



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 4, 2019 REPORT NO. PC-19-034
HEARING DATE: April 11, 2019
SUBJECT: SUNROAD OTAY 50. Process Five Decision
PROJECT NUMBER: [538140](#)
OWNER/APPLICANT: Sunroad Otay Partners, Limited Partnership/Kimley Horn & Associates

SUMMARY

Issue: Should the Planning Commission recommend the City Council approve the construction of four industrial buildings totaling 845,226 square feet on a vacant 49.1-acre site located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and west of State Route 125, within the Otay Mesa Community Plan area?

Staff Recommendations:

1. Recommend the City Council **ADOPT** Addendum No. 538140 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032 and **ADOPT** the associated Mitigation, Monitoring and Reporting Program;
2. Recommend the City Council **APPROVE** Community Plan Amendment/General Plan Amendment No. 2267188;
3. Recommend the City Council **APPROVE** Vesting Tentative Map No. 1905127;
4. Recommend the City Council **APPROVE** Site Development Permit No. 19050126;
5. Recommend the City Council **APPROVE** Planned Development Permit No. 1905121;
6. Recommend the City Council **APPROVE** Public Right-of-Way Vacation No. 1905124; &
7. Recommend the City Council **APPROVE** Public Easement Vacation No. 1905122

Community Planning Group Recommendation: On June 21, 2017, the Otay Mesa Community Planning Group voted unanimously (two members abstaining) to recommend approval of the project, with no conditions (Attachment 13).

Environmental Review: Addendum No. 538140 to the Otay Mesa Community Plan Update (CPU) Program Environmental Impact Report (PEIR) No. [30330/304032/SCH No. 2004651076](#) has been prepared for this project in accordance with California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project for impacts related to Air Quality, Biological Resources, Historical Resources, Paleontological Resources and Transportation/Circulation. The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified CPU PEIR.

Fiscal Impact Statement: None with this action. All costs are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project is an industrial business park and would not have an impact on the provision of housing. The project site is currently vacant and no existing housing would be displaced with project implementation.

BACKGROUND

The vacant 49.1-acre site is located north of State Route (SR) 905, south of Otay Mesa Road, east of La Media Road, and west of SR-125 (Attachment 2). Onsite undeveloped public rights-of-way include Piper Ranch Road near the center of the site, St. Andrews Avenue on the western half of the site and Avenida Costa Azul which runs along the western border of the site. The site is located in the Airport District of the [Otay Mesa Community Plan](#) which designates the site for Heavy Commercial, which provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and services. The [General Plan](#) designates the site for Industrial Employment. The site is zoned [IL-1-3](#), which is a light industrial zone that allows a wide range of manufacturing and distribution activities. The site is also located in the Community Plan Implementation Overlay Zone "A", Brown Field Airport Compatibility & Safety Overlay Zones, Brown Field Airport Influence Review Area, Federal Aviation Administration (FAA) Part 77 Noticing Area, and the Very High Fire Hazard Severity Zone.

The previously graded site consists of 11 existing lots and is generally level with onsite elevations ranging from approximately 485 feet above mean sea level (AMSL) at the west to 520 feet AMSL at the east. The site consists of 46.8 acres of non-native grasslands (Tier IIIB habitat) and 2.3 acres of disturbed lands (Tier IV habitat) and is considered occupied burrowing owl habitat and Environmentally Sensitive Lands (ESL). The site is not within or adjacent to Multi-Habitat Planning Area (MHPA) lands. Surrounding development includes the planned SR-125/SR-905 interchange to the southeast with various industrial uses including international trade logistics support, warehousing, distribution, auto salvaging, and truck yards for cross-border goods movement to the north, west, and south. Brown Field Municipal Airport is located approximately 1.5 miles to the west of the project site. Immediately east of the project site is the La Media Retail project, which is currently in discretionary review for a commercial center under [Project No. 334235](#).

DISCUSSION

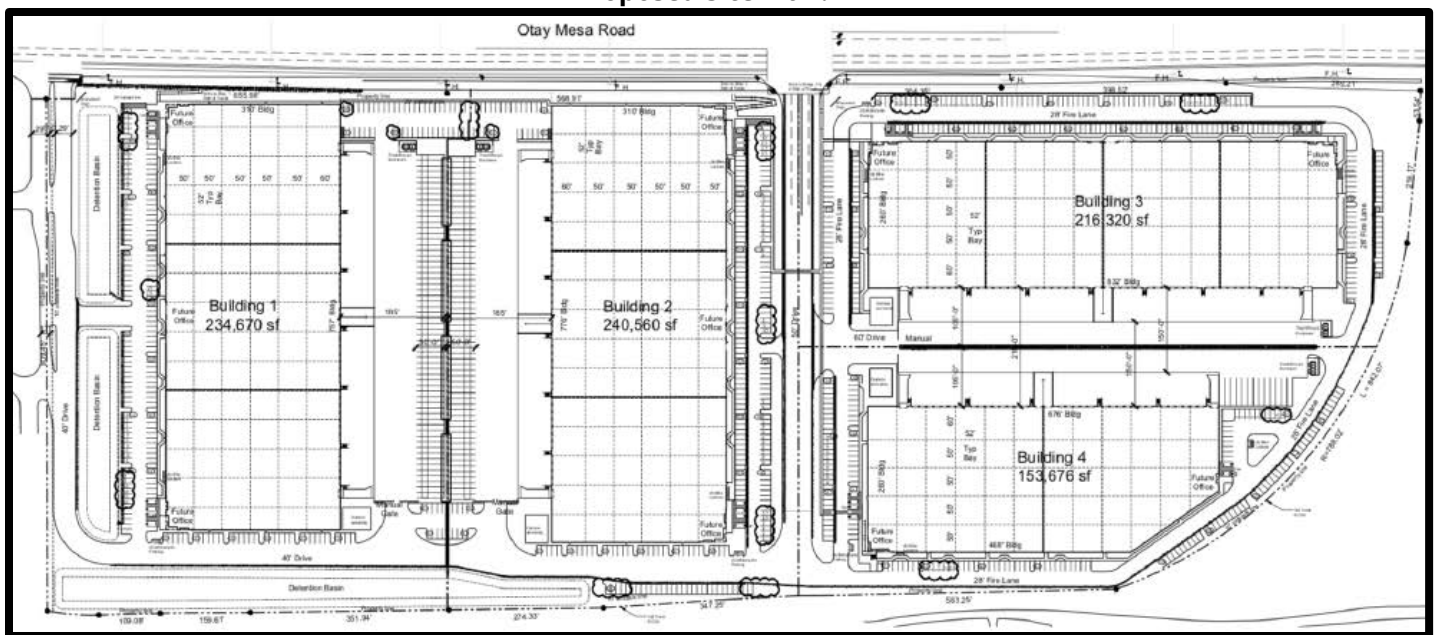
Project Description:

The Sunroad Otay 50 project would develop an industrial business park consisting of four buildings totaling 845,226 square feet on four separate lots, as summarized below:

| Parcel No. | Building Square Feet | Lot Size Acres | Trailer Parking Provided | Car Parking Provided | Building No. |
|----------------|----------------------|----------------|--------------------------|----------------------|--------------|
| 4 | 234,670 | 15.49 | 64 | 235 | 1 |
| 3 | 240,560 | 13.33 | 64 | 241 | 2 |
| 1 | 216,320 | 11.73 | 0 | 256 | 3 |
| 2 | 153,676 | 7.52 | 15 | 162 | 4 |
| Totals: | 845,226 | 48.07* | 143 | 894 | |

* The proposed lots total 48.07 acres where the project site is 49.1 acres due to required street dedications.

Proposed Site Plan:



The buildings would range in height from 36 to 40 feet and would comply with all applicable development regulations, including height, setback, landscape and parking standards. The applicant is requesting a deviation from the requirement that all lots provide at least 75 feet of street frontage, as discussed in the *Planned Development Permit* section below. A total of 894 car parking spaces would be provided where 846 are required and 19 motorcycle spaces would be provided where 19 are required.

The four, concrete, tilt-up-construction industrial buildings would incorporate warehouse and office space with loading dock areas. The project includes a landscape plan that incorporates street, screening and parking area shade trees, ground cover, vegetated water treatment basins and employee amenity areas.

As described in the Climate Action Plan (CAP) Checklist (Attachment 15) that was prepared for this project, the applicant will provide shower and locker facilities in each building, 48 bicycle parking spaces where 46 are required, 51 electric vehicle parking spaces and 86 clean air vehicle/vanpool parking spaces where 76 are required.

Internal vehicular access to the four proposed lots and structures would be provided via private driveways with reciprocal access agreements. The vacation of the undeveloped Piper Ranch Road, St. Andrews Avenue and Avenida Costa Azul public rights-of-way is included in the project scope as further described in the *Required Approvals* section below.

The project would be developed in two phases. Phase One would construct Buildings Three and Four on the eastern half of the site with vehicular access provided by constructing a driveway at the existing signalized intersection of Otay Mesa Road and Piper Ranch Road. Phase Two would construct Buildings One and Two on the western half of the site and would include a second vehicular access point as a private driveway at the west side of the property on the existing undeveloped Avenida Costa Azul right-of-way onto Otay Mesa Road. This private driveway would be shared with the adjacent, under-review La Media Retail project through a private shared access agreement, which is a condition of this project.

The project has been conditioned to dedicate and improve 19.5-28.2 feet of additional right-of-way adjacent to the site on Otay Mesa Road and to modify the existing traffic signal at Otay Mesa Road and Piper Ranch Road to accommodate the new project driveway. In addition, Phase One of the project is conditioned to provide an exclusive northbound right-turn lane at La Media Road and Otay Mesa Road prior to occupancy, in accordance with the Otay Mesa Community Plan Update EIR. Other required and conditioned public improvements include the undergrounding of existing overhead utilities, installation of new street lights, curbs, curb ramps, gutters and sidewalks, including sidewalk along the entire Otay Mesa Road frontage.

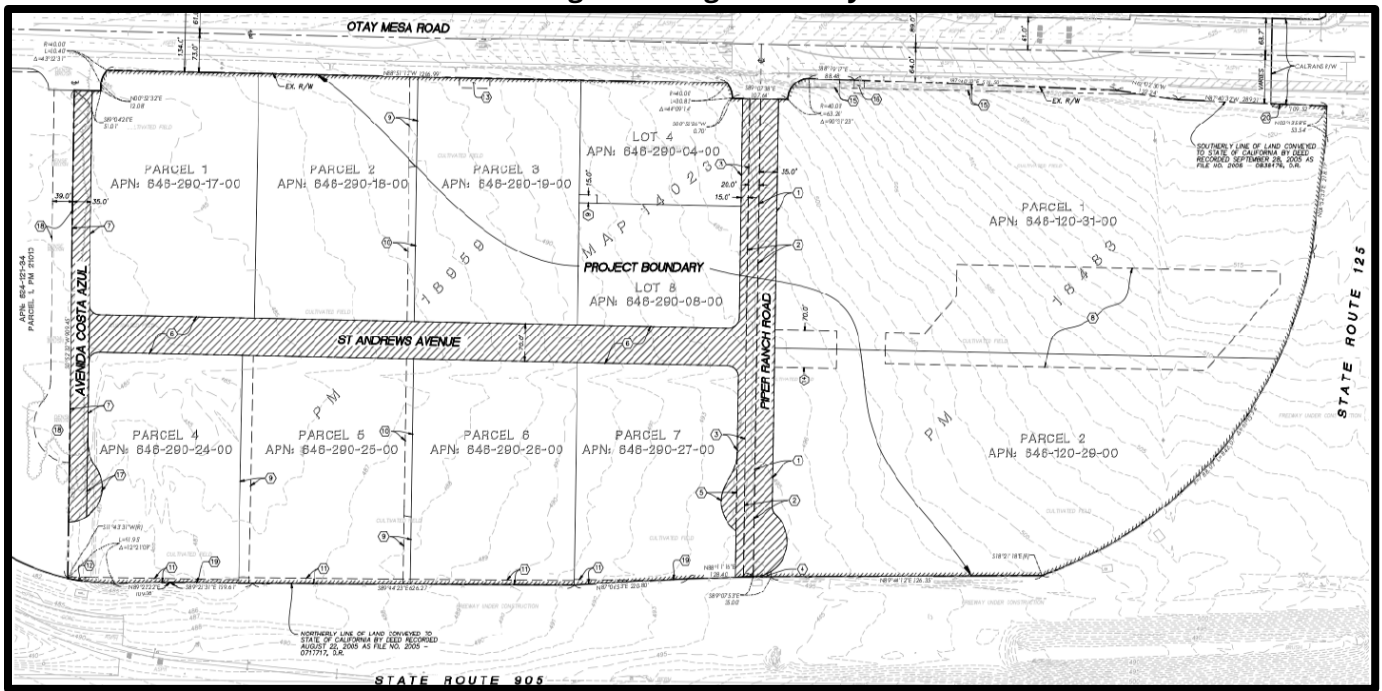
Required Approvals:

- Vesting Tentative Map (VTM) – In accordance with San Diego Municipal Code (SDMC) Section [125.0410](#) and [144.0120](#), a Process Three TM is required to consolidate the 11 existing parcels into four parcels, each to be developed with one industrial building. As proposed the project meets all required lot size and dimension requirements. Please see the VTM resolution (Attachment 6) and conditions (Attachment 7) for additional information.
- Site Development Permit (SDP) – In accordance with SDMC Section [126.0502](#), a Process Four SDP is required because the project would impact 47 acres of Environmentally Sensitive Lands (ESL) in the form of non-native grasslands, which are considered occupied burrowing owl habitat. All ESL impacts would be fully mitigated offsite as outlined in Addendum No. 538140 to EIR No. 30330/304032, which was prepared for the project.
- Planned Development Permit (PDP) – In accordance with SDMC Section [143.0402](#), a Process Four PDP is required to allow the requested deviation from the lot frontage requirement on proposed Parcel 2, located in the southeast corner of the site. SDMC Section [131.0631](#),

Table 131-06C requires that lots in the IL-3-1 zone provide at least 75 feet of street frontage. Parcel 2 of the VTM will not have frontage on a street and therefore a deviation from Section 131.0631 is required. Staff is supportive of this deviation request as the site can be properly accessed via the proposed private driveways and reciprocal access agreements. Additionally, the requested deviation and vacation of the onsite undeveloped public rights-of-way results in a more efficient use of available land onsite, leaving more room available for the industrial development and associated landscaping. Please see PDP resolution (Attachment 4) and permit conditions (Attachment 5) for additional information.

- Public Right-of-Way Vacations** – In accordance with SDMC Section [125.0910](#), a Process Five Public Right-of-Way Vacation is required to vacate the onsite, undeveloped public rights-of-way, including approximately 890 linear feet of Piper Ranch Road near the center of the site, approximately 1,260 linear feet of St. Andrews Avenue on the western half of the site and approximately 800 linear feet of Avenida Costa Azul which runs along the western border of the site. The onsite dedicated St. Andrews Avenue and Piper Ranch Road rights-of-way would be vacated via the VTM. Avenida Costa Azul runs along the western boundary of the site with half located on the project site and half located on the adjacent property. The onsite Avenida Costa Azul is dedicated right-of-way and would be vacated with the VTM as a Subdivision Map Act vacation (Attachment 6). The offsite portion to of Avenida Costa Azul to the west would be vacated separate from the VTM as a California Streets and Highways Code vacation (Attachment 8).

Existing Public Rights-of-Way and Lots:



- Public Easement Vacation – In accordance with SDMC Section [125.1010](#), a Public Easement Vacation is required to vacate existing but unused onsite flood water storage and drainage easements. These onsite easements are located parallel to the Otay Mesa Road frontage at the north of the site and along the southern property line adjacent to SR-905. City staff has determined these easements are no longer required and is supportive of the vacation, which would be accomplished through the VTM.
- Community Plan Amendment (CPA)/General Plan Amendment (GPA) – In accordance with SDMC Section [122.0102](#), a CPA is required to remove Avenida Costa Azul from the OMCP Roadway Classification Network (Attachment 10). The proposed project would provide access via a four-lane private driveway in the location of the Avenida Costa Azul right-of-way. The private driveway has been designed to accommodate the future vehicles accessing both the subject project site and the adjacent La Media Retail project site, which is currently in discretionary review under Project No. 334235. On September 17, 2017, the Planning Commission approved the CPA Initiation, which included unanimous support of the Otay Mesa Community Planning Group (Attachment 11). Please see the *Community Plan Analysis* Section below for additional information. In conjunction with the CPA, a GPA is included in the project scope to remove the subject portion of Avenida Costa Azul from the General Plan Land Use and Street System Map to ensure consistency with the OMCP.

Community Plan Analysis:

The proposed project is consistent with the goals and policies of the General Plan and OMCP. The project proposes an industrial business park on a 49.1-acre site designated Heavy Commercial, which provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and services. The proposed project's use would be consistent with the Heavy Commercial land use designation. The General Plan Economic Prosperity Element identifies Otay Mesa as a Sub-regional Employment Center. The proposed industrial business park would help implement Community Plan Land Use Element goals and policies by creating an employment center to support industry related to international trade and the border economy.

The project also proposes a CPA to remove Avenida Costa Azul, a four-lane Collector, from the Community Plan mobility network. The project proposes to provide access via a four-lane private driveway designed to accommodate the appropriate number of vehicles accessing both the project site and the adjacent La Media Retail project. The proposed private driveway would maintain pedestrian and vehicle access to the sites, consistent with the Community Plan Mobility Element Goal to provide a complete and interconnected street system that balances the needs of drivers, bicyclists, and pedestrians.

The proposed project site is located along Otay Mesa Road, east of Avenida Costa Azul. Avenida Costa Azul is identified as a 4-lane Collector in the Roadway Classification network of the Community Plan. The roadway serves the project site and the adjacent La Media Retail project site to the east and both sites have frontage on Otay Mesa Road. Avenida Costa Azul terminates at the southern boundary of both sites, therefore access to other properties would not be impeded with the

vacation of Avenida Costa Azul. As a part of the community plan update process (adopted by Council in 2014), the traffic analysis assumed Avenida Costa Azul would provide vehicle access to two large retail establishments on both sides of the roadway. The proposed 49.1-acre industrial business park is anticipated to generate fewer vehicle trips as compared to what was envisioned through the community plan update process. Additionally, the adjacent property to the west proposes to develop approximately 130,000 square feet of retail use. The proposed retail project is also anticipated to generate fewer vehicle trips as compared to what was envisioned through the community plan update. Both properties are served by Avenida Costa Azul and are proposed at lower development intensities than originally envisioned through the community plan update process. Additionally, the proposed project would provide public right-of-way improvements along Otay Mesa Road consistent with the Goal to ensure transportation infrastructure and operations investments that facilitate goods movement, while fostering economic prosperity within the community.

Consistent with the policies of the Urban Design Element, the proposed project would provide landscaping to enhance aesthetics and minimize impacts to connectivity, consistent with the citywide landscape regulations within the Municipal Code. Additionally, the proposed project proposed to locate loading areas within the rear of project, off of the public right-of-way, to not distract from the streetscape. Consistent with the Sustainability policies of the Urban Design Element, the project incorporates best management practices to prevent storm water runoff onto adjacent properties.

Environmental Analysis:

Addendum No. 538140 to the OMCP Update PEIR No. [30330/304032/SCH No. 2004651076](#) has been prepared for this project in accordance with CEQA guidelines. An MMRP would be implemented with this project for impacts related to Air Quality, Biological Resources, Historical Resources, Paleontological Resources and Transportation/Circulation. The proposed project would not result in any additional significant impacts, nor would it result in an increase in the severity of impacts from that described in the previously certified CPU PEIR. Please see Addendum No. 538140 and the associated MMRP for a detailed discussion of the project impacts and required mitigation. The EIR Addendum resolution and MMRP are included as Attachment 9 of this report.

Project implementation would impact the entire 49.1-acre project site, in addition to 1.8 acres for required offsite adjacent to the developed Otay Mesa Road and La Media Road rights-of-way. Of these 50.9 acres of impact, 47 acres would be to non-native grasslands (Tier IIIB habitat), 3.8 acres to disturbed lands (Tier IV habitat) and 0.1 acre to developed lands. The 47 acres of Tier IIIB non-native grassland habitat to be impacted are considered occupied burrowing owl habitat, which is a State Species of Special Concern and a City Multiple Species Conservation Program (MSCP) covered species.

The project would mitigate for non-native grassland impacts through the preservation and enhancement of a vacant 18.75-acre parcel located approximately 0.4 mile north of the project site, adjacent to other existing biological mitigation land, which is referred to as the Turecek parcel.

A Resource Management Plan (RMP) to ensure the enhancement, maintenance and permanent preservation of the mitigation land has been reviewed and accepted by City staff in coordination with U.S. Fish and Wildlife and California Department of Fish and Game staff. Implementation of the RMP is required as part of the MMRP. The remaining 4.75 acres of required non-native grassland mitigation would be satisfied through the acquisition of non-native grassland credits from the Ramona Grasslands Preserve in San Diego County. Please see the Addendum No. 538140 to PEIR No. 30330/304032 for a more detailed discussion.

Conclusion:

City 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 the OMCP, General Plan and regulations of the Land Development Code. Staff has provided draft findings and conditions of approval to support the proposed project. Staff recommends that the Planning Commission recommend City Council approve the project as conditioned.

ALTERNATIVES

1. Recommend the City Council adopt Addendum No. 538140 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032 and the associated Mitigation, Monitoring and Reporting Program, and approve Community Plan Amendment/General Plan Amendment No. 2267188, Vesting Tentative Map No. 1905127, Site Development Permit No. 19050126, Planned Development Permit No. 1905121, Public Right-of-Way Vacation No. 1905124 and Public Easement Vacation No. 1905122, with modifications.
2. Recommend the City Council not adopt Addendum No. 538140 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032 and the associated Mitigation, Monitoring and Reporting Program, and deny Community Plan Amendment/General Plan Amendment No. 2267188, Vesting Tentative Map No. 1905127, Site Development Permit No. 19050126, Planned Development Permit No. 1905121, Public Right-of-Way Vacation No. 1905124 and Public Easement Vacation No. 1905122, if the findings required to approve the project cannot be affirmed.


Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department



Paul Godwin
Development Project Manager
Development Services Department

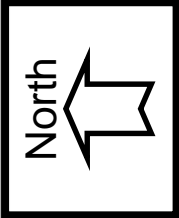
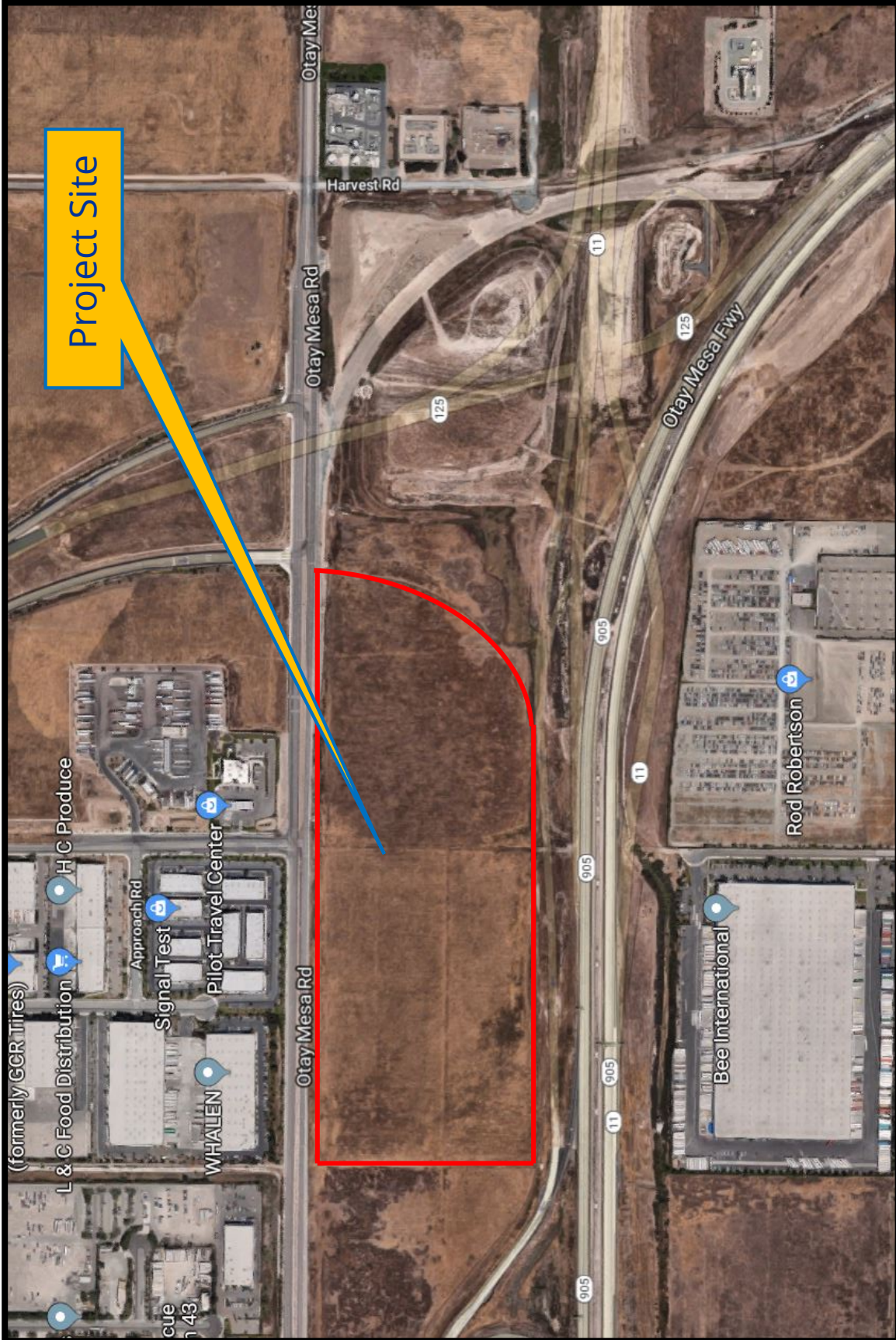


Laura C. Black, AICP
Deputy Director
Planning Department

FITZGERALD/PBG

Attachments:

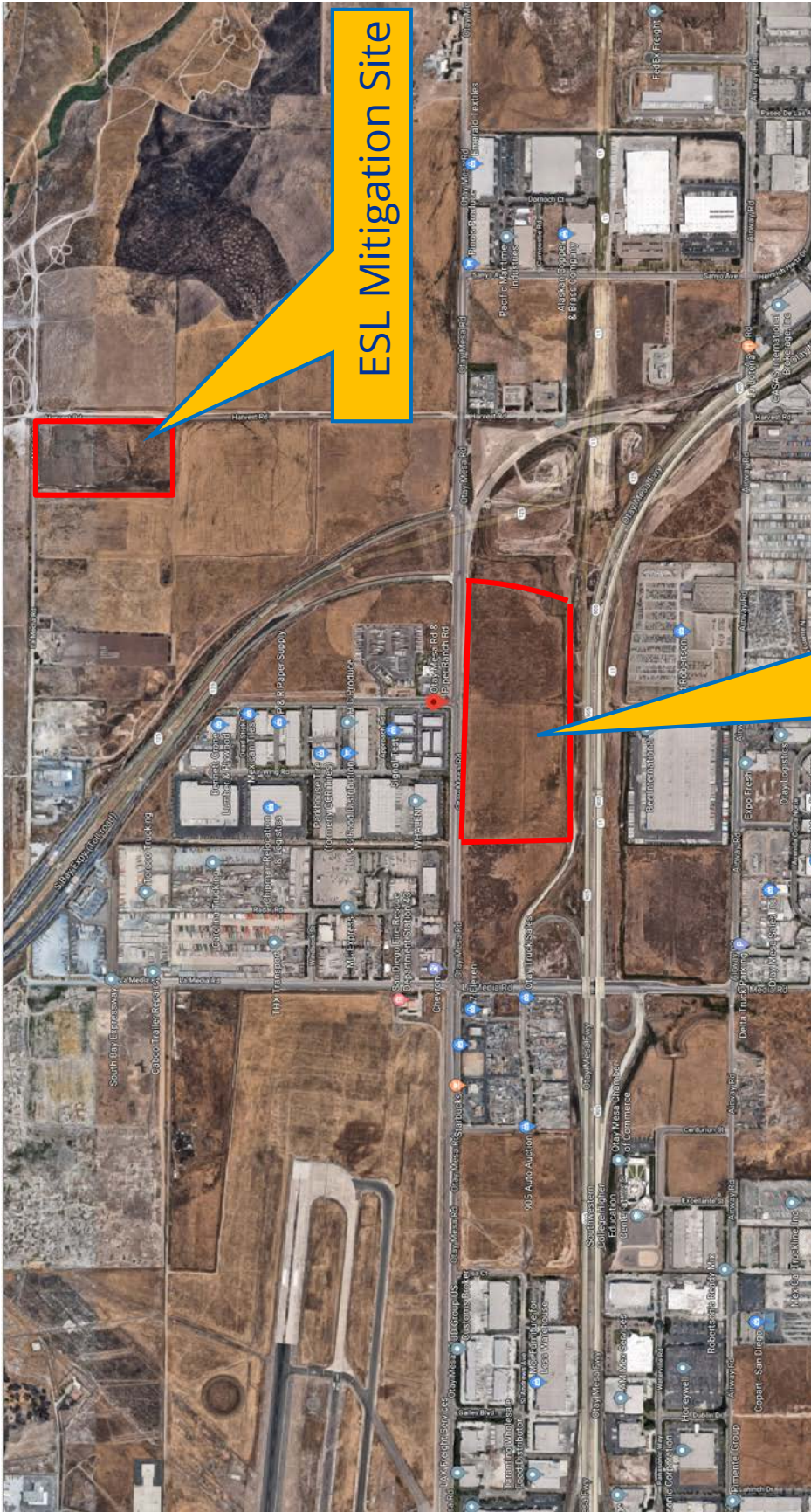
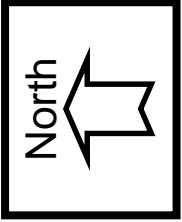
1. Aerial Photographs
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Vesting Tentative Map Resolution with Findings
7. Draft Vesting Tentative Map Conditions
8. Draft Public Right-of-Way Vacation Resolution and Exhibits
9. Draft Environmental Resolution with MMRP
10. Draft Community Plan/General Plan Amendment
11. Community Plan Initiation Documents
12. Project Plans and Vesting Tentative Map
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Climate Action Plan Checklist
16. Site Photographs



Aerial Photo

Sunroad Otay 50 VTM/PDP/SDP / South of Otay Mesa Road, North of I-805
PROJECT NO. 538140



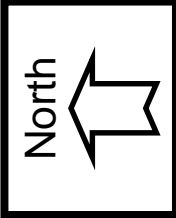
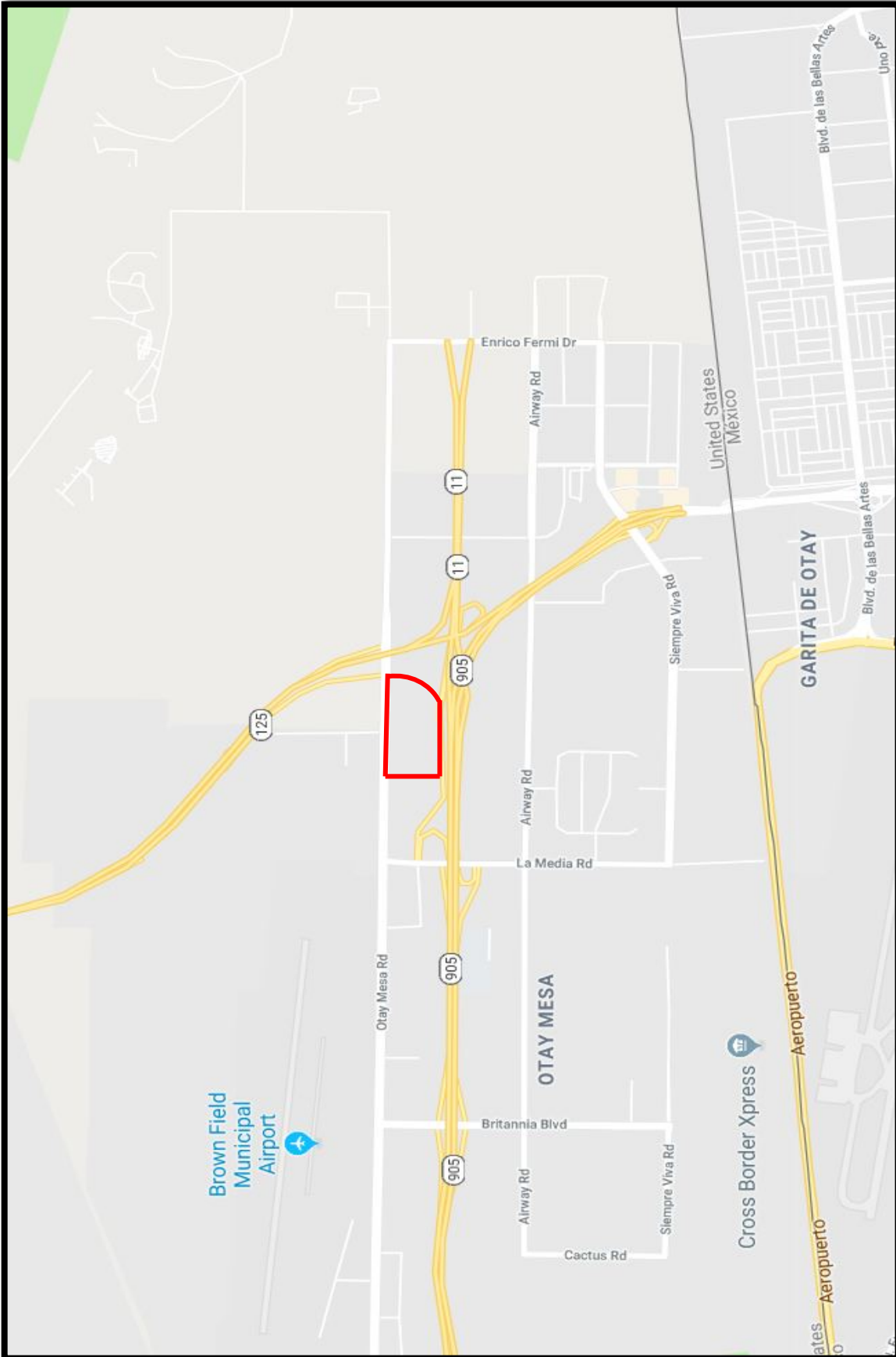


Aerial Photo

Sunroad Otay 50 VTM/PDP/SDP / South of Otay Mesa Road, North of I-805

PROJECT NO. 538140

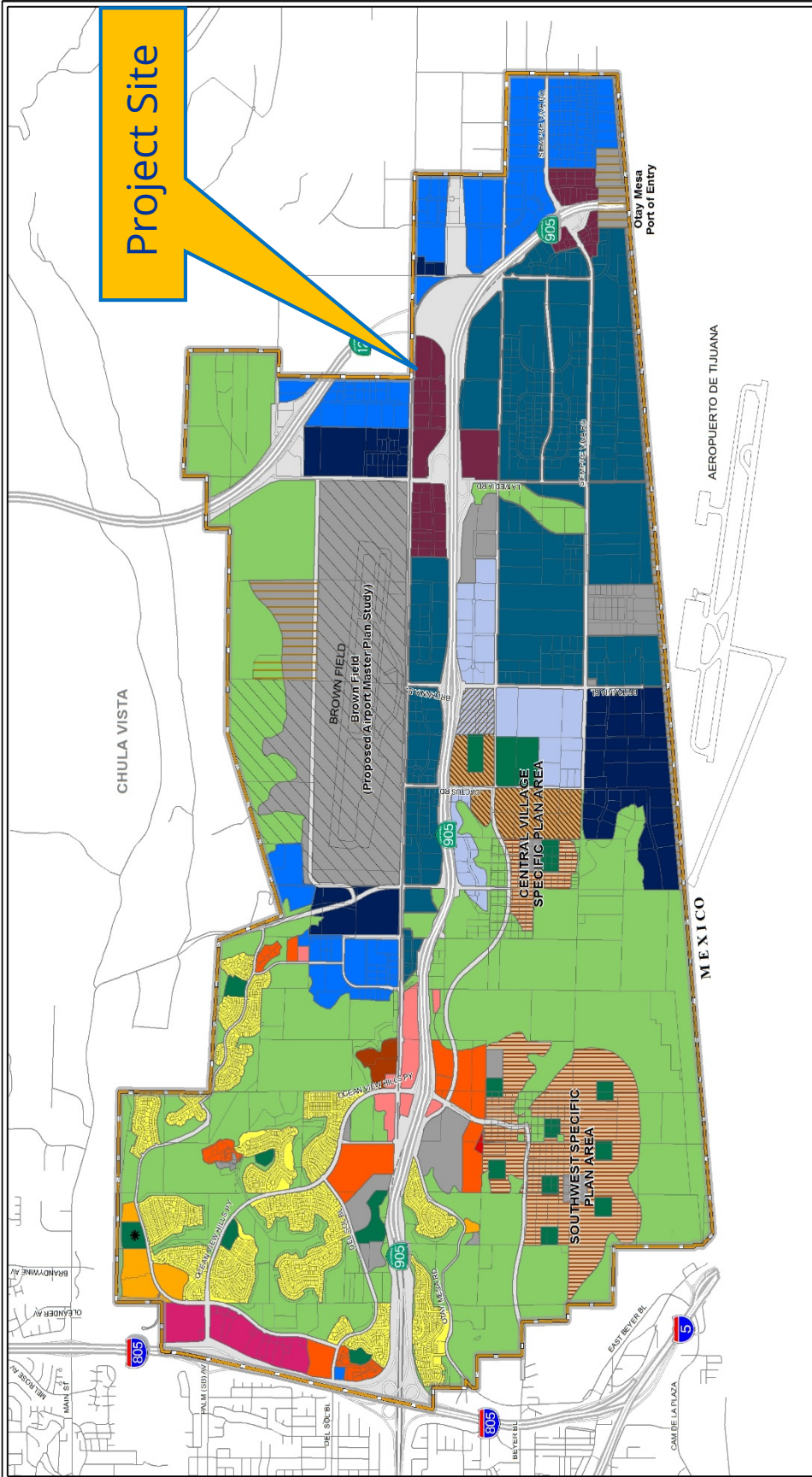




Project Location Map

Sunroad Otay 50 VTM/PDP/SDP / South of Otay Mesa Road, North of I-805
 PROJECT NO. 538140





OTAY MESA COMMUNITY PLAN UPDATE - Figure 2-1

Legend

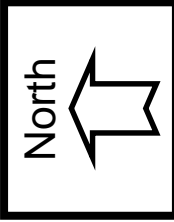
- Parks, Open Space, and Institutional
 - Open Space
 - Parks
 - Institutional
- Village Centers
 - Neighborhood Village
 - Community Village
- Residential
 - Residential - Low (5-9 du/ac)
 - Residential - Low Medium (10-14 du/ac)
 - Residential - Medium (15-29 du/ac)
 - Residential Medium High (30-44 du/ac)
 - Residential - High (30-35 du/ac)
 - Community Village
- Commercial - Residential Prohibited
 - Community Commercial
 - Regional Commercial
 - Heavy Commercial
 - Neighborhood Commercial
 - Potential Residential Site
 - * If Park Relocated
- Industrial
 - Light Industrial
 - Heavy / Industrial
 - Business Park - Residential Permitted
 - Business and International Trade
- Other
 - Business Park - Office Permitted
 - U.S. Government Facility
 - Right-Of-Way
 - Brown Field Boundary
 - Planning Area

Scale: 0 100 200 Feet

North Arrow

DATE: 11/15/2014

THE CITY OF SAN DIEGO
PLANNING, NEIGHBORHOOD & ECONOMIC DEVELOPMENT DEPARTMENT
3/11/2014



Land Use Map

Sunroad Otay 50 VTM/PDP/SDP / South of Otay Mesa Road, North of I-805
PROJECT NO. 538140



CITY COUNCIL RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT NO. 1905126
PLANNED DEVELOPMENT PERMIT NO. 1905121
SUNROAD OTAY 50 - PROJECT NO. 538140 [MMRP]

WHEREAS, Sunroad Otay Partners, Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for Site Development Permit No. 1905126 and Planned Development Permit No. 1905121 to construct four industrial buildings totaling 845,226 square feet, known as the Sunroad Otay 50 project, located on a vacant, 49.1-acre site north of State Route 905, south of Otay Mesa Road, east of La Media Road, and west of State Route 125, and legally described as: Parcels 1 through 7 of Parcel Map No. 14023, together with Parcels 1 and 2 of Parcel Map No. 18483, in the City of San Diego, County of San Diego, State of California, excepting therefrom that land conveyed to the State of California in deeds recorded August 22, 2005, as File No. 2005-0717717 and September 28, 2005, as File No. 2005-0838476, in the Otay Mesa Community Plan area, in the IL-1-3 zone; and

WHEREAS, on April 11, 2019, the Planning Commission of the City of San Diego considered Site Development Permit No. 1905126 and Planned Development Permit No. 1905121 and pursuant to Resolution No. ____-PC voted to recommend 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 Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1905126 and Planned Development Permit No. 1905121:

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

A. Findings for all Site Development Permits:

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

The vacant 49.1-acre project site is located north of State Route (SR) 905, south of Otay Mesa Road, east of La Media Road, and west of SR-125 and is surrounded by existing and under-review commercial and industrial development. Project implementation would combine the 11 existing parcels to create four parcels for the development of four industrial buildings totaling 845,256 square feet. The project scope includes the vacation of undeveloped portions of Piper Ranch Road, St. Andrews Avenue and Avenida Costa Azul public rights-of-way as well as public easement vacations for several unused flood storage and drainage easements onsite.

The Otay Mesa Community Plan (OMCP) designates the site for Heavy Commercial uses and the General Plan designates the site for Industrial Employment. The proposed subdivision would implement the OMCP and General Plan land use designation by providing an industrial business park development that includes warehouse, industrial and office uses with truck loading docks and truck parking.

The project would further the OMCP Policy No. 2.3-4 to allow Heavy Commercial, a mix of industrial and commercial uses, near the Port of Entry and along Otay Mesa Road. The proposed industrial park with office and warehouse uses would be located immediately south of Otay Mesa Road and approximately 2.1 miles north of the Port of Entry. The project would also further OMCP Policy No. 3.1-1 to provide a sidewalk system and improved street scape through the provision of new sidewalk along the Otay Mesa Road frontage which includes substantial landscaping with street trees, shrubs and ground cover.

The project scope includes a Community Plan Amendment (CPA) and General Plan Amendment (GPA) to remove Avenida Costa Azul from the OMCP Roadway Classification Network and from the General Plan Land Use and Street System Map.

The project would provide access via a four-lane private driveway in the location of the Avenida Costa Azul right-of-way, which would be vacated with this project. The private driveway has been designed to accommodate the future vehicles accessing both the subject project site and the adjacent La Media Retail project site, which is currently in discretionary review under Project No. 334235. The CPA would further the OMCP Policy No. 3.3-1 to provide an interconnected network of public streets and internal project circulation systems by providing two private driveway access points for the project site onto the Otay Mesa Road right-of-way in a manner that provides efficient site access and better utilization of the land for industrial uses, as designated by the OMCP. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

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

The project has been conditioned to dedicate and improve 19.5-28.2 feet of additional right-of-way adjacent to the site on Otay Mesa Road and to modify the existing traffic signal at Otay Mesa Road and Piper Ranch Road to accommodate the new project driveway. In addition, Phase One of the project is conditioned to provide an exclusive northbound right-turn lane at La Media Road and Otay Mesa Road prior to occupancy, in accordance with the Otay Mesa Community Plan Update EIR. Other required and conditioned public improvements include the undergrounding of existing overhead utilities, installation of new street lights, curbs, curb ramps, gutter and sidewalk including sidewalk along the entire Otay Mesa Road frontage.

Addendum No. 538140 to the Otay Mesa Community Plan Update (CPU) Program Environmental Impact Report (PEIR) No. 30330/304032 has been prepared for this project in accordance with California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to mitigate impacts related to Air Quality, Biological Resources, Historical Resources, Paleontological Resources and Transportation/Circulation. The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified CPU EIR. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The vacant 49.1-acre project site is located north of SR-905, south of Otay Mesa Road, east of La Media Road, and west of SR-125 and is surrounded by existing and under-review commercial and industrial development. Project implementation would combine the 11 existing parcels to create four parcels for the development of four industrial buildings totaling 845,256 square feet. The site is zoned IL-1-3, which is a light industrial zone that allows a wide range of manufacturing and distribution activities including the proposed industrial business park development that includes warehouse, industrial and office uses with truck loading docks and truck parking.

As proposed the subdivision meets all applicable zoning and development regulations, including lot size and dimensions. The project scope includes a request to deviate from the lot frontage requirement on Parcel 2, located in the southeast corner of the site, which is allowed as described in SDMC Section [143.0402](#) with the approval of a Process Four PDP. SDMC Section [131.0631](#), Table 131-06C, requires that lots in the IL-3-1 zone provide at least 75 feet of street frontage. Parcel 2 of the VTM will not have frontage on a street and therefore a deviation is required. Staff is supportive of this deviation request as Parcel 2 can be properly accessed via the proposed private driveways and reciprocal access agreements. Additionally, the requested deviation and vacation of the undeveloped public rights-of-way results in a more efficient use of available land onsite, allowing more area for industrial development and landscaping in compliance with the OMCP, IL-1-3 zone and Land Development Code requirements.

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.

B. Supplemental Findings – Environmentally Sensitive Lands:

1. 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 vacant 49.1-acre project site is located north of SR-905, south of Otay Mesa Road, east of La Media Road, and west of SR-125 and is surrounded by existing and under-review commercial and industrial development. Project implementation would combine the 11 existing parcels to create four parcels for the development of an industrial park with four buildings totaling 845,256 square feet. The previously graded project site is relatively level with onsite elevations ranging from approximately 485 feet above mean sea level (AMSL) at the west to 520 feet AMSL at the east. The project site is served by all existing utilities and fronts on Otay Mesa Road, which would be accessed via private driveways with reciprocal access agreements.

The site is not located within or adjacent to Multi-Habitat Planning Area (MHPA) lands, however project implementation would result in impacts to 47 acres of Environmentally Sensitive Lands (ESL) in the form of non-native grasslands (Tier IIIB habitat). All project ESL impacts would be mitigated through the restoration and preservation of an offsite 18.75-acre parcel and the purchase of 4.75 acres of grassland credits at an existing preserve, as required by the Mitigation, Monitoring and Reporting Program (MMRP) associated with the project's PEIR Addendum No. 538140. The site is not located in a flood plain and is not associated with any known geologic, hazardous materials site or other physical condition that would preclude the proposed development. Therefore, the site is physically suitable for the type and density of development.

Addendum No. 538140 to PEIR No. 30330/304032 has been prepared for this project in accordance with CEQA guidelines. An MMRP would be implemented with this project to mitigate potentially significant impacts to Air Quality, Biological Resources, Historical Resources, Paleontological Resources and Transportation/Circulation to below a level of significance.

Technical studies have been prepared to address the environmental impacts of the project and have not identified any constraints that would prevent the development from being physically suitable for the project. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. 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 previously graded site is generally level with onsite elevations ranging from approximately 485 feet above mean sea level (AMSL) at the west to 520 feet AMSL at the east and the proposed project would substantially maintain these elevations and drainage patterns. The project would not be subject to undue geologic risk as no known active faults traverse the project site. The site does not contain nor is adjacent to any watercourses and is not located in a flood zone hazard area. The project would not result in undue risk from fire hazards as it is located in a developed, industrial area, surrounded by existing and under-review commercial/industrial development as well as the improved Otay Mesa right-of-way to the north, SR-905 to the south and SR-125 to the east. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

Project implementation would impact the entire 49.1-acre project site, in addition to 1.8 acres for required offsite right-of-way improvements adjacent to the developed Otay Mesa Road and La Media Road rights-of-way.

Of these 50.9 acres of impact, 47 acres would be to non-native grasslands (Tier IIIB habitat), 3.8 acres to disturbed lands (Tier IV habitat) and 0.1 acre to developed lands. The 47 acres of Tier IIIB non-native grassland habitat to be impacted are considered occupied burrowing owl habitat, which is a State Species of Special Concern and a City Multiple Species Conservation Program (MSCP) covered species. All on- and off-site project ESL impacts would be mitigated through the restoration and preservation of an offsite 18.75-acre parcel and the purchase of 4.75 acres of grassland credits at an existing preserve, as required by the MMRP associated with the project's Addendum No. 538140 to PEIR No. 30330/304032.

The site is immediately adjacent to Otay Mesa Road and existing commercial and industrial development to the north, the SR-905 and existing industrial development to the south and grading for SR-125 and existing industrial development to the east. There are environmentally sensitive lands located immediately west of the site on the La Media Retail project site, which is currently in discretionary review. Similar to the project site, the La Media Retail site is not located in the MHPA. but does contain non-native grasslands, which is considered ESL. The La Media Retail site proposal would impact all ESL on that project site and is required to identify appropriate mitigation similar to this project. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The project site does not contain nor is adjacent to MSCP area lands. However, the 47 acres of Tier IIIB non-native grassland habitat to be impacted with project implementation are considered occupied burrowing owl habitat (BUOW), which is a State Species of Special Concern and a City MSCP covered species. All on- and off-site project ESL impacts would be mitigated through the restoration and preservation of an offsite 18.75-acre parcel (Turecek parcel) and the purchase of 4.75 acres of grassland credits at an existing preserve, as required by the MMRP associated with the project's Addendum No. 538140 to EIR No. 30330/304032.

Typically, impacts to non-native grasslands located outside of the MHPA that are mitigated outside of the MHPA require a mitigation ratio of 1:1. However, after attempts to locate BUOW mitigation sites available for acquisition within the City were unsuccessful, the Turecek parcel was considered a potential site due to its proximity to the site (0.4-mile north of site) and adjacency to existing BUOW habitat preserves. Consequently, Wildlife Agency concurrence was necessary on selection of this parcel because the mitigation land is located outside of the City's jurisdiction.

Because the Turecek parcel is part of an identified "node", i.e. it has been identified by the Wildlife Agencies, the County of San Diego, and the City of San Diego as a preferred location to concentrate preservation and restoration/enhancement of burrowing owl habitat, and the MMRP requires enhancement of the parcel. It was determined by City staff and State/Federal Wildlife Agency staff that a 0.5:1 mitigation ratio is appropriate to reduce impacts to occupied BUOW habitat to below a level of significance.

Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The project would implement water quality measures and Best Management Practices to prevent adverse impacts to environments downstream from the site. The project is located approximately 10 miles from a public beach and would not require the use of beach sand for any purpose. The project has been conditioned to comply with the current State of California water quality standards and therefore will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. 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 propose development.

Addendum No. 538140 to PEIR No. 30330/304032 has been prepared for the project in accordance with CEQA Guidelines. An MMRP would be implemented with this project to reduce potential impacts to below a level of significance. All of the mitigation measures required as conditions of the permit are appropriate and proportional for the project in consideration of the current accepted best practices and scientific analysis standards. None of the mitigation measures are without rational basis in fact or accepted best practices and scientific analysis standards. The SDMC, Land Development Manual, Community Plan, General Plan, CEQA Significance Thresholds, PEIR and Addendum, and technical studies prepared for the development were utilized to determine project impacts and required mitigation. 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.

PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

A. Findings for all Planned Development Permits:

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

As described in Site Development Permit Finding (A)(1) above, with the approval of the VTM and CPA/GPA, the proposed development will not adversely affect the applicable land use plan.

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

As described in Site Development Permit Finding (A)(2) above, the proposed development will not be detrimental to the public health, safety, and welfare.

- 3. The proposed development will comply with the regulations of the Land Development Code including any 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.**

The vacant 49.1-acre project site is located north of SR-905, south of Otay Mesa Road, east of La Media Road, and west of SR-125 and is surrounded by existing and under-review commercial and industrial development. Project implementation would combine the 11 existing parcels to create four parcels for the development of an industrial park with four buildings totaling 845,256 square feet. The site is zoned IL-1-3, which is a light industrial zone that allows a wide range of manufacturing and distribution activities including the proposed development which includes warehouse, industrial and office uses with loading docks and truck parking.

As proposed the subdivision meets all applicable zoning and development regulations, including lot size and dimensions. The project scope includes a request to deviate from the lot frontage requirement on Parcel 2, located in the southeast corner of the site, which is allowed as described in SDMC Section [143.0402](#) with the approval of a Process Four PDP. SDMC Section [131.0631](#), Table 131-06C, requires that lots in the IL-3-1 zone provide at least 75 feet of street frontage. Parcel 2 of the VTM will not have frontage on a street and therefore a deviation is required. Staff is supportive of this deviation request as Parcel 2 can be properly accessed via the proposed private driveways and reciprocal access agreements. Additionally, the requested deviation and vacation of the undeveloped public rights-of-way results in a more efficient use of available land onsite, allowing more area for industrial development, landscaping and employee amenities such as outdoor eating areas, in compliance with the OMCP and IL-1-3 zone

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

BE IT FURTHER RESOLVED, that Site Development Permit No. 1905126 and Planned Development Permit No. 1905121 is granted to Sunroad Otay Partners, Limited Partnership, 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 the Otay Mesa Community Plan.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____.

Attorney name

Deputy City Attorney

Initials~

Date~

Or.Dept: INSERT~

Case No.360009

R-INSERT~

Form=inloto.frm(61203wct)

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: 24007193

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1905126
PLANNED DEVELOPMENT PERMIT NO. 1905121
SUNROAD OTAY 50 - PROJECT NO. 538140 [MMRP]
CITY COUNCIL

This Site Development Permit No. 1905126 and Planned Development Permit No. 1905121 is granted by the City Council of the City of San Diego to Sunroad Otay Partners Limited Partnership, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502 (Site Development Permit) and 126.0602 (Planned Development Permit). The 49.1-acre site is located north of State Route 905, south of Otay Mesa Road, west of State Route 125 and east of Avenida Costa Azul in the IL-3-1 zone of the Otay Mesa Community Plan. The project site is legally described as: Parcels 1 through 7 of Parcel Map No. 18959, together with Lots 4 and 8 of Map No. 14023, excepting therefrom that land conveyed to the State of California in deeds recorded August 22, 2005, as File No. 2005-0717717 and September 28, 2005, as File No. 2005-0838476.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop an industrial business park with four buildings totaling 845,226 square feet, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Four industrial buildings totaling 845,226 square feet with loading dock and truck parking areas;
- b. A deviation to allow the creation of Lot 2 without street frontage, with access to all lots to be provided via private driveways with reciprocal access easements between the lots;
- c. Vacation of the undeveloped, on-site portions of the Piper Ranch Road and Avenida Costa Azul public rights-of-way, and the offsite portion of Avenida Costa Azul located immediately west of the project site;

- d. A Community Plan Amendment/General Plan Amendment to remove Avenida Costa Azul from the Otay Mesa Community Plan Roadway Classification Network and from the General Plan Land Use and Street System Map;
- e. Vacation of existing but unneeded on-site drainage and flood water storage easements;
- f. Landscaping (planting, irrigation and landscape related improvements);
- g. Off-street parking;
- h. 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 **[ENTER DATE typically 3 years, including the appeal time]**.
2. 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.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third

Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394.

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

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

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

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

10. 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.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees.

The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

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. 538140 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032/SCH No. 2004651076, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 538140 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032/SCH No. 2004651076, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Air Quality, Biological Resources, Historical Resources, Paleontological Resources and Transportation/Circulation

CLIMATE ACTION PLAN REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

17. The Planned Development and Site Development Permits shall comply with all Conditions of the Final Map for Tentative Map No. 1905127.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure that all onsite utilities serving the subdivision shall be undergrounded. The Owner/Permittee shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
20. Prior to the issuance of any construction permits, the Owner/Permittee shall install new street lights, per Exhibit 'A', adjacent to the site on Otay Mesa Road, per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18.
21. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an approval from CALTRANS for the proposed work in their right-of-way.
22. 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.
23. The proposed drainage system, as shown on the Exhibit 'A', is subject to approval by the City Engineer.
24. Prior to the issuance of any construction permits, the Owner/Permittee shall grant to the City of San Diego a flood storage easement. The applicant shall construct drainage detention basins, the design, location, and size of which are subject to approval by the City Engineer. The design shall be such that the discharge from the improved area will be no more than the discharge would have been from the land in the unimproved state. The Owner/Permittee shall be responsible for the maintenance of the drainage detention facilities within the flood storage easement, satisfactory to the City Engineer.
25. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss for the public drainage entering the project site from the Right-of-Way due to the design of the storm water drainage system.
26. Prior to the issuance of any construction permit, the applicant shall grant to the City of San Diego Public Storm Drain Easements for public storm drains located on private properties satisfactory to the City Engineer.

ATTACHMENT 5

27. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private connections to public storm drain systems.
28. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
29. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
30. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
31. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
32. 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.
33. 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.
34. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional right of way along the project frontage on Otay Mesa Road per Exhibit 'A', satisfactory to the City Engineer.
35. 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.
36. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a private shared access easement from the adjacent west property owner.

37. Prior to the issuance of any building permits, the Owner/Permittee shall construct a new 50-foot driveway at the proposed private drive adjacent property owner to the west, adjacent to site in the Otay Mesa Road right of way, per current City standards, satisfactory to the City Engineer.

38. Prior to the issuance of any building permits, the Owner/Permittee shall construct curb ramps on both sides of the proposed intersection adjacent to site in the Otay Mesa Road right-of-way, per current City standards, satisfactory to the City Engineer.

39. Prior to the issuance of any building permits associated with Phase 1, as described in the approved environmental document, of the project, the Owner/Permittee shall construct curb ramps on both sides of the proposed intersection adjacent to the site in the Otay Mesa Road right-of-way, per current City standards, satisfactory to the City Engineer.

40. Prior to the issuance of any building permits associated with Phase 2, as described in the approved environmental document of the project, the Owner/Permittee shall construct a new 50-foot driveway at the proposed private drive (in the same approximate location as the vacated Avenida Costa Azul right-of-way), adjacent to site in the Otay Mesa Road right-of-way, per current City standards, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

41. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

42. 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.

43. 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.

44. 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.

45. 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.

46. 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

MULTIPLE SPECIES CONSERVATION PROGRAM:

47. Prior to issuance of any construction permits including, but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, a covenant or conservation easement shall be recorded over the 18.75 acres offsite burrowing owl mitigation property located at the corner of Harvest Road and Lonestar Road in East Otay Mesa County known as the Turecek Parcel. The covenant or conservation easement shall be granted in favor of the County, City, and Wildlife Agencies for the sole purpose of habitat conservation in-perpetuity.

48. Prior to issuance of any construction permits including, but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Owner/Permittee shall submit a Property Analysis Record (PAR) or equivalent for the establishment of endowment to generate in-perpetuity habitat management funds for implementation of "Resource Management Plan for the Turecek Off-Site Mitigation Parcel" (Alden 2019). A long-term funding mechanism is subject to City and Wildlife Agencies approval.

49. Prior to release of construction bond or grading permit, enhancement of the 18.75-acre Turecek parcel must be approved by City Mitigation, Monitoring Coordination staff, Multiple Species Conservation Program staff, and Wildlife Agency staff. Additionally, prior to final sign off of the enhancement of the 18.75-acre Turecek parcel, the owner/permittee shall identify a Qualified Long-Term Habitat Resource Manager subject to County, City, and Wildlife Agency approval. If long-term management responsibilities are not transferred to a qualified entity, the Owner/Permittee shall remain responsible to maintain the Turecek Off-Site Mitigation Parcel in a burrowing owl habitat appropriate condition to avoid regression into a non-suitable burrowing owl habitat condition until responsibility is transferred to and/or accepted by the Qualified Long-Term Habitat Resource Manager.

PLANNING/DESIGN REQUIREMENTS:

50. Owner/Permittee shall maintain a minimum of 846 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

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

53. 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.

TRANSPORTATION REQUIREMENTS:

54. 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.

55. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to dedicate and improve between 19.5- to 28.2-foot right-of-way on the project frontage on Otay Mesa Road as shown on Exhibit 'A', satisfactory to the City Engineer.

56. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to dedicate adequate right-of-way on the project's driveway to keep all curb ramps and their landing areas and all equipment related to traffic signal within public right-of-way, as shown on Exhibit 'A', satisfactory to the City Engineer.

57. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to modify the existing traffic signal at Otay Mesa Road/Piper Ranch Road to accommodate the project driveway as the fourth leg of the intersection, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

58. The project drains to the existing temporary pump station 23 (PS 23T). In addition to the site-specific sewer study, the Owner/Permittee is required to provide an accepted Pump Station 23 sewer basin study based upon proposed zoning designations, satisfactory to the Public Utilities Director and the City Engineer, for all proposed public sewer facilities associated with Pump Station 23T upgrade in accordance with the City of San Diego's current Sewer Design Guide.

59. Prior to the issuance of any building permit, Owner/Permittee shall: (1) install components of the Permanent Pump Station 23; (2) install components of the Permanent Pump Station 23 and contribute proportionately based on the project size and impact to upgrade the affiliated sewer infrastructure; or (3) contribute proportionately based on the project size and impact to upgrade the affiliated sewer infrastructure, all in a manner satisfactory to the Public Utilities Director and the City Engineer. The components or contributions required shall be determined pursuant to the Permanent Pump Station 23 Sewer Basin Study in effect at the time of building permit application.

60. The Owner/Permittee is required to install all facilities, as required by the accepted sewer study, necessary to serve this project.

61. In the event a tenant has sewer needs exceeding the cumulative 24 EDU's per the approved sewer study for the project, the Owner/Permittee is required to submit for an amendment to this SDP/PDP specific to sewer due to lack of available capacity at Pump Station 23T. The approval of the amendment will be pending upon requirement of a preparing a basin sewer study as described above.

62. Prior to the issuance of any building permit, the Owner/Permittee shall provide evidence to the Public Utilities Director and the City Engineer indicating that all on-site sewer and off-site sewer basin requirements have been satisfied.

63. 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% simple interest from 3-12-08 (21351-D-O).

64. The Owner/Permittee will be required to provide evidence, satisfactory to the Public Utilities Department Director, indicating that each lot will have its own sewer lateral or provide CC&Rs for the operation and maintenance of on-site private sewer facilities that serve more than one lot.

65. All proposed sewer facilities must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards, and practices pertaining thereto.

66. All on-site sewer facilities shall be private.

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

ATTACHMENT 5

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

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

ATTACHMENT 5

Permit Type/PTS Approval No.: SDP No. 1905127

PDP No. 19051521

Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin
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.

Sunroad Otay Partners, Limited Partnership
Owner/Permittee

By _____
NAME
TITLE

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

CITY COUNCIL RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 1905127

SUNROAD OTAY 50 - PROJECT NO. 538140 [MMRP]

WHEREAS, Sunroad Otay Partners, Limited Partnership, Subdivider, and Michael Knapton, Engineer, submitted an application to the City of San Diego for Vesting Tentative Map No. 1905127, which includes public right-of-way and easement vacations, for the consolidation of 11 parcels into four parcels and the construction of four industrial buildings totaling 845,226 square feet. The vacant project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and west of State Route 125, in the IL-1-3 Zone, in the Otay Mesa Community Plan. The property is legally described as: Parcels 1 through 7 of Parcel Map No. 14023, together with Parcels 1 and 2 of Parcel Map No. 18483, in the City of San Diego, County of San Diego, State of California, excepting therefrom that land conveyed to the State of California in deeds recorded August 22, 2005, as File No. 2005-0717717 and September 28, 2005, as File No. 2005-0838476; and

WHEREAS, the Map proposes the Subdivision of a 49.1-site into four (4) lots for an industrial development; and

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

WHEREAS, on April 11, 2019, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1905127, including Public Right-of-Way and Easement Vacations pursuant to Resolution No. **[INSERT Planning Commission Resolution No.]**, the Planning Commission voted to recommend City Council approve the map; 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. 1905127, including Public Right-of-Way and Easement Vacations, and pursuant to San Diego Municipal Code sections 125.0440, 125.0941 and 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. 1905127:

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

The vacant 49.1-acre project site is located north of State Route (SR) 905, south of Otay Mesa Road, east of La Media Road, and west of SR-125 and is surrounded by existing and under-review commercial and industrial development. Project implementation would combine the 11 existing parcels to create four parcels for the development of an industrial park with four buildings totaling 845,256 square feet. The project scope includes the vacation of undeveloped portions of Piper Ranch Road, St. Andrews Avenue and Avenida Costa Azul public rights-of-way as well as public easement vacations for unused flood storage and drainage easements onsite.

The Otay Mesa Community Plan (OMCP) designates the site for Heavy Commercial uses, which includes wholesale, distribution, storage, and vehicular sales and services, and the General Plan designates the site for Industrial Employment. The proposed subdivision would implement the OMCP and General Plan land use designation by providing an industrial business park development that includes warehouse, industrial and office uses with loading docks and truck parking.

The project would further the OMCP Policy No. 2.3-4 to allow Heavy Commercial and a mix of industrial and commercial uses near the Port of Entry and along Otay Mesa Road. The proposed industrial park with office and warehouse uses would be located immediately south of Otay Mesa Road and approximately 2.1 miles north of the Port of Entry. The project would also further OMCP Policy No. 3.1-1 to provide a sidewalk system and improved street scape through the provision of new sidewalk along the Otay Mesa Road frontage which includes substantial landscaping with street trees, shrubs and ground cover.

The project scope includes a Community Plan Amendment (CPA) and General Plan Amendment (GPA) to remove Avenida Costa Azul from the OMCP Roadway Classification Network and from the General Plan Land Use and Street System Map. The project would provide access via a four-lane private driveway in the location of the Avenida Costa Azul right-of-way, which would be vacated with this project. The private driveway has been designed to accommodate the future vehicles accessing both the subject project site and the adjacent La Media Retail project site, which is currently in discretionary review under Project No. 334235. The CPA would further the OMCP Policy No. 3.3-1 to provide an interconnected network of public streets and internal project circulation systems by facilitating the provision of two private driveway access points for the project site onto the Otay Mesa Road right-of-way in a manner that provides efficient site access and better utilization of the land for industrial uses, as designated by the OMCP. 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 vacant 49.1-acre project site is located north of SR-905, south of Otay Mesa Road, east of La Media Road, and west of SR-125 and is surrounded by existing and under-review commercial and industrial development. Project implementation would combine the 11 existing parcels to create four parcels for the development of an industrial park with four buildings totaling 845,256 square feet. The site is zoned IL-1-3, which is a light industrial zone that allows a wide range of manufacturing and distribution activities including the proposed development which includes warehouse, industrial and office uses with loading docks and truck parking.

As proposed the subdivision meets all applicable zoning and development regulations, including lot size and dimensions. The project scope includes a request to deviate from the lot frontage requirement on Parcel 2, located in the southeast corner of the site, which is allowed as described in SDMC Section [143.0402](#) with the approval of a Process Four PDP. SDMC Section [131.0631](#), Table 131-06C, requires that lots in the IL-3-1 zone provide at least 75 feet of street frontage. Parcel 2 of the VTM will not have frontage on a street and therefore a deviation is required. Staff is supportive of this deviation request as the Parcel 2 can be properly accessed via the proposed private driveways and reciprocal access agreements. Additionally, the requested deviation and vacation of the undeveloped public rights-of-way results in a more efficient use of available land onsite, allowing more area for industrial development and landscaping in compliance with the OMCP and IL-1-3 zone requirements, as described in the PDP Resolution (Attachment 4).

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 vacant 49.1-acre project site is located north of SR-905, south of Otay Mesa Road, east of La Media Road, and west of SR-125 and is surrounded by existing and under-review commercial and industrial development. Project implementation would combine the 11 existing parcels to create four parcels for the development of an industrial park with four buildings totaling 845,256 square feet. The previously graded project site is relatively level with onsite elevations ranging from approximately 485 feet above mean sea level (AMSL) at the west to 520 feet AMSL at the east. The project site is served by all existing utilities and fronts on Otay Mesa Road, which would be accessed via private driveways with reciprocal access agreements.

The site is not located within or adjacent to Multi-Habitat Planning Area (MHPA) lands, however, project implementation would impact Environmentally Sensitive Lands (ESL) in the form of 47 acres of non-native grasslands (Tier IIIB habitat). All project ESL impacts would be mitigated through the restoration and preservation of an offsite 18.75-acre parcel and the purchase of 4.75 acres of grassland credits at an existing preserve, as required by the Mitigation, Monitoring and Reporting Program (MMRP) associated with the project's Addendum No. 538140 to the OMCP Update Program Environmental Impact Report (PEIR) No. 30330/304032. The site is not located in a flood plain and is not associated with any known geologic, hazardous materials site or other physical condition that would preclude the proposed development. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site is not located within or adjacent to MHPA lands, however project implementation would result in ESL impacts to 47 acres of non-native grasslands (Tier IIIB habitat). The 47 acres is considered occupied burrowing owl habitat, which is a State Species of Special Concern and a City Multiple Species Conservation Program (MSCP) covered species. All project ESL impacts would be mitigated through the restoration and preservation of an offsite 18.75-acre parcel and the purchase of 4.75 acres of grassland credits at an existing preserve, as required by the MMRP associated with the project's PEIR Addendum No. 538140. The site does not contain nor is adjacent to any watercourses that would result in direct project impacts to water habitats. The project has been conditioned to comply with all applicable storm water treatment requirements to avoid water quality runoff impacts.

The PEIR Addendum No. 538140 to PEIR No. 30330/304032 determined that with implementation of the MMRP and mitigation measures summarized above, there would be no significant environmental impacts associated with project implementation. 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 subdivision will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The project has been conditioned to dedicate and improve 19.5-28.2 feet of additional right-of-way adjacent to the site on Otay Mesa Road and to modify the existing traffic signal at Otay Mesa Road and Piper Ranch Road to accommodate the new project driveway. In addition, Phase One of the project is conditioned to provide an exclusive northbound right-turn lane at La Media Road and Otay Mesa Road prior to occupancy, in accordance with the Otay Mesa Community Plan Update EIR. Other required and conditioned public improvements include the undergrounding of existing overhead utilities, installation of new street lights, curbs, curb ramps, gutter and sidewalk including sidewalk along the entire Otay Mesa Road frontage.

Addendum No. 538140 to PEIR No. 30330/304032 has been prepared for this project in accordance with California Environmental Quality Act (CEQA) guidelines. The MMRP would be implemented with this project to mitigate impacts related to Air Quality, Biological Resources, Historical Resources, Paleontological Resources and Transportation/Circulation. The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified CPU PEIR. 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 scope includes the vacation of existing public right-of-way and flood storage and drainage easements, none of which are currently developed, utilized for their intended purpose or required for development of the project, as discussed in detail in Findings 9-16 below. Site access would be provided via two private driveways and internal vehicular access would be provided via private driveways with reciprocal access agreements which are project conditions. With approval of the requested public right of way and easement vacations, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed industrial business park development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and provides substantial landscaping including parking lot shade trees. The four industrial buildings would range in height from 36 to 40 feet tall and be separated by internal streets, truck loading dock areas and landscaping, allowing for cross-ventilation. The design does not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed industrial business park development would be developed on a vacant site zoned and designated by the OMCP for such development. Therefore, the proposed subdivision would not impact the housing needs of the region as no existing housing would be removed and the projected amount of housing to be provided in the region would not be altered with approval of this industrial subdivision. All public services required to serve the subdivision are available to the site and the project is conditioned to provide and/or pay the appropriate fees related to required public improvements (i.e. street improvements, curb, gutter, sidewalk and sewer system improvements). As described in Finding No. 4 above, the project would mitigate for all ESL impacts as described in the Addendum No. 538140 to PEIR No. 30330/304032 and the associated MMRP. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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 Piper Ranch Road, St. Andrews Avenue and Avenida Costa Azul and unused drainage and flood water storage easements, located within the project boundaries as shown in Vesting Tentative Map No. 1905127, shall be vacated, contingent upon the recordation of the approved Parcel 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. (San Diego Municipal Code § 125.1040(a))**

The project scope includes the vacation of onsite unused public easements for flood water storage and drainage that do not have potential for future utilization and are no longer required. The drainage easement to be vacated at the northern portion of the site parallel to Otay Mesa Road was originally granted to the State of California but was relinquished to the City of San Diego in 2015. Based on the configuration of Otay Mesa Road this easement is no longer required. The flood water storage easement to be vacated is located at the southern portion of the site parallel to SR-905 and is also no longer utilized or required due to construction of the SR-905. The project includes the granting of a new flood water storage easement on the Vesting Tentative Map, to the City of San Diego to accommodate the needs of the proposed development. 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. (San Diego Municipal Code § 125.1040(b))**

The project scope includes the vacation of onsite, unused public easements for flood water storage and drainage that do not have potential for future utilization and are no longer required. Removing the encumbrance of these easements allows for better utilization of the land for heavy commercial and industrial development consistent with the OMCP land use designation and the IL-1-3 zoning allowed uses. The areas of public easement proposed for vacation are long, narrow sections which run parallel to the northern and southern site boundaries that would be utilized for water quality drainage basins and landscaping with approval of the project. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

- 11. The vacation is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c))**

The public easements proposed for vacation are not required or referenced in the OMCP. Removing the encumbrance of these unneeded easements allows for better utilization of the land for heavy commercial and industrial development consistent with the OMCP land use designation. Therefore, the public easement vacations are 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. (San Diego Municipal Code § 125.1040(d))**

The project scope includes the vacation of onsite unused public easements for flood water storage and drainage that do not have potential for future utilization and are no longer required. The drainage easement to be vacated at the northern portion of the site parallel to Otay Mesa Road was originally granted to the State of California but was relinquished to the

City of San Diego in 2015. The flood water storage easement to be vacated is located at the southern portion of the site parallel to SR-905 and is also no longer utilized or required due to construction of the SR-905. Please see Finding No. 9 above for additional information. The project has been conditioned to grant a new flood storage easement to the City of San Diego to accommodate the needs of the proposed development.

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. (San Diego Municipal Code § 125.0941(a))

The project scope includes the vacation of onsite, undeveloped public rights-of-way, including approximately 890 linear feet of Piper Ranch Road near the center of the site, approximately 1,260 linear feet of St. Andrews Avenue on the western half of the site and approximately 800 linear feet of Avenida Costa Azul which runs along the western border of the site. The St. Andrews Avenue and Piper Ranch Road rights-of-way both terminate on the project site and do not provide connectivity to any adjacent properties, have never been developed or used as public streets and are not required to provide access to the proposed subdivision. Internal vehicular access to the four proposed lots and structures would be provided via private driveways with reciprocal access agreements.

The undeveloped Avenida Costa Azul right-of-way which runs along the western half of the project site is located half on the project site and half on the adjacent La Media Retail project site, which is currently in review under discretionary Project No. 334235. This right-of-way terminates onsite and does not provide access to any other properties other than the adjacent La Media Retail project site to the west. The onsite half of Avenida Costa Azul would be vacated by this Vesting Tentative Map No. 1905127 and the offsite portion would be vacated by a separate California Streets and Highways Code Vacation No. 1905124, as described in Attachment 8.

The existing Avenida Costa Azul right-of-way does provide access to both the project site and adjacent La Media Retail site, however, this right-of-way is not required because access would be provided as a private driveway on the existing undeveloped Avenida Costa Azul right-of-way onto Otay Mesa Road. This private driveway would be shared with the adjacent La Media Retail project through a private shared access agreement, which is a condition of this project. 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. (San Diego Municipal Code § 125.0941(b))

Internal vehicular access to the four proposed lots and structures would be provided via private driveways with reciprocal access agreements. In addition, the Avenida Costa Azul right-of-way to be vacated would be developed as a shared, private driveway with the adjacent La Media Retail project to the west via a shared access agreement, which is a condition of this project. The St. Andrews Avenue and Piper Ranch Road rights-of-way do not provide

connectivity to any adjacent properties, have never been developed or used as public streets and are not required to provide access to the proposed subdivision and project.

Removing the encumbrance of these unneeded rights-of-way allows for better utilization of the land for heavy commercial and industrial development consistent with the OMCP land use designation and the IL-1-3 zoning allowed uses. The project includes shared driveways and access, allowing more area for the industrial development, substantial landscaping, truck parking and employee amenities such as patio and outdoor eating areas. 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. (San Diego Municipal Code § 125.0941(c))

With the exception of Avenida Costa Azul, the rights-of-way proposed for vacation are not listed as required Mobility Element streets in the OMCP. The project scope includes a Community Plan Amendment (CPA) to remove Avenida Costa Azul from the OMCP Roadway Classification Network and a General Plan Amendment (GPA) to remove Avenida Costa Azul from the General Plan Land Use and Street System Map, as discussed in detail in the draft CPA/GPA (Attachment 10).

The project would provide access via a four-lane private driveway in the location of the Avenida Costa Azul right-of-way, which would be vacated with this project. The private driveway has been designed to accommodate the future vehicles accessing both the subject project site and the adjacent La Media Retail project site, which is currently in review under Project No. 334235. The CPA and requested right-of-way vacations would further the OMCP Policy No. 3.3-1 to provide an interconnected network of public streets and internal project circulation systems by providing two private driveway access points for the project site onto the Otay Mesa Road right-of-way in a manner that provides efficient site access and better utilization of the land for industrial uses, as designated by the OMCP. Therefore, the vacation does not adversely affect 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. (San Diego Municipal Code § 125.0941(d))

The project scope includes the vacation of onsite, undeveloped public rights-of-way, including approximately 890 linear feet of Piper Ranch Road near the center of the site, approximately 1,260 linear feet of St. Andrews Avenue on the western half of the site and approximately 800 linear feet of Avenida Costa Azul which runs along the western border of the site. The St. Andrews Avenue and Piper Ranch Road rights-of-way both terminate on the project site and do not provide connectivity to any adjacent properties, have never been developed or used as public streets, and are not required to provide access to the proposed subdivision. Internal vehicular access to the four proposed lots and structures would be provided via private driveways with reciprocal access agreements.

The undeveloped Avenida Costa Azul right-of-way which runs along the western half of the project site is located half on the project site and half on the adjacent La Media Retail project

site, which is currently in review under discretionary Project No. 334235. This right-of-way terminates onsite and does not provide access to any other properties other than the La Media Retail project site to the west. The onsite half of Avenida Costa Azul would be vacated by this Vesting Tentative Map No. 1905127 and the offsite portion would be vacated by a separate California Streets and Highways Code Vacation No. 1905124, as described in Attachment 8.

The existing Avenida Costa Azul right-of-way does provide access to both the project site and adjacent La Media Retail site, however, this right-of-way is not required because access would be provided as a private driveway on the existing undeveloped Avenida Costa Azul right-of-way onto Otay Mesa Road. This private driveway would be shared with the adjacent La Media Retail project through a private shared access agreement, which is a condition of this project. Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 1905127, with associated Public Right-of-Way and Easement Vacations is hereby granted to Sunroad Otay Partners, Limited Partnership, 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 the Otay Mesa Community Plan and R-_____ approving Public Right-of-Way Vacation No. 1905124 for the offsite portion of Avenida Costa Azul located adjacent to the subdivision.

APPROVED: MARA ELLIOT, City Attorney

By _____
[Attorney]
Deputy City Attorney

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24007193

CITY COUNCIL RESOLUTION NUMBER R-_____

CONDITIONS FOR VESTING TENTATIVE MAP NO. 1905127

SUNROAD OTAY 50 - PROJECT NO. 538140 [MMRP]

GENERAL

1. This Vesting Tentative Map will expire **[IF PROCESS 5 INSERT:** Blank line for City Clerk to insert date].
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 Parcel Map, unless otherwise noted.
3. Prior to the expiration of the Vesting Tentative Map, a Parcel Map to subdivide Parcels/Lots shall be recorded in the office of the County Recorder.
4. Prior to the recordation of the Parcel 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 compliance fee to avoid delaying the recordation of the Parcel Map.
5. The Parcel Map shall conform to the provisions of Public Right-of-Way Vacation No. 1905124, Site Development Permit No. 1905126 and Planned Development Permit No. 1905121.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Subdivider shall vacate onsite and offsite portions of Avenida Costa Azul Right-of-Way, per Exhibit 'A' and Drawing No. [REDACTED] Exhibit "B", satisfactory to the City Engineer.
8. The Subdivider shall vacate the Piper Ranch Road and the St. Andrews Avenue Right-of-Way, per Exhibit 'A', satisfactory to the City Engineer.

9. 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

10. The Parcel 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.
11. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
12. 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.
13. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

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.).

ATTACHMENT 7

- 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. 24007193

CITY COUNCIL RESOLUTION NUMBER R-_____
PUBLIC RIGHT-OF-WAY VACATION NO. 1905124
SUNROAD OTAY 50 – PROJECT NO. 538140 [MMRP]
VACATION OF WESTERN HALF OF AVENIDA COSTA AZUL
LOCATED SOUTH OF OTAY MESA ROAD

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.0901 *et seq.* provide a procedure for the vacation of public rights-of-way by City Council resolution; and

WHEREAS, it is proposed that the western half of Avenida Costa Azul, located immediately south of Otay Mesa Road, Public Right-of-Way Vacation No. 1905124 be vacated; 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 was required by law implicating due process rights of individuals affected by the decision, and 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 Council of the City of San Diego, that with respect to the vacation of the western half of Avenida Costa Azul, located immediately south of Otay Mesa Road, the Council finds that:

- (a) There is no present or prospective use for the public right-of-way, either for the facility for which originally acquired, or for any other public use of a like nature that can be anticipated.**

The project scope includes the vacation of both the onsite and offsite portions of Avenida Costa Azul, which is located immediately south of Otay Mesa Road and terminating on the project site and adjacent site. As described in the Vesting Tentative Map No. 1905127 resolution (Attachment 7) the onsite eastern half of Avenida Costa Azul would be vacated via the VTM. The adjacent, offsite portion of Avenida Costa Azul to the west would be vacated via this resolution as a California Streets and Highways Code vacation. This right-of-way has never

been developed or used as a public street and is not required to provide access to the parcels located on either side. Additionally, this portion of Avenida Costa Azul right-of-way terminates onsite and does not provide access to any other parcels.

The western half of the Avenida Costa Azul right-of-way considered in this resolution is located on the La Media Retail project site, which is in review under PTS No. 334235. The Avenida Costa Azul right-of-way is not required because the properties on both sides have frontage on Otay Mesa Road. Project implementation would provide a private driveway on the existing undeveloped Avenida Costa Azul right-of-way onto Otay Mesa Road. This private driveway would be shared by the subject project and the adjacent La Media Retail project through a private shared access agreement, which is a condition of this project. 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.

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

The western half of the Avenida Costa Azul right-of-way considered in this resolution is located on the La Media Retail project site, which is in review under PTS No. 334235. The Avenida Costa Azul right-of-way is not required because the properties on both sides have frontage on Otay Mesa Road. Project implementation would provide a private driveway on the existing undeveloped Avenida Costa Azul right-of-way onto Otay Mesa Road which would serve both project sites. This private driveway would be shared by the subject project and the adjacent La Media Retail project through a private shared access agreement, which is a condition of this project.

Removing the encumbrance of these unneeded rights-of-way allows for better utilization of the land for heavy commercial and industrial development consistent with the OMCP land use designation and the IL-1-3 zoning allowed uses. Vacating this undeveloped and unneeded right-of-way will allow more area for the industrial development as designated by the OMCP and IL-1-3 zoning, substantial landscaping, truck parking and employee amenities such as patio and outdoor eating areas. Therefore, the public will benefit from the action through improved use of the land made available by the vacation.

(c) The vacation does not adversely affect any applicable land use plan.

The project scope includes a Community Plan Amendment (CPA) to remove Avenida Costa Azul from the OMCP Roadway Classification Network and a General Plan Amendment (GPA) to remove Avenida Costa Azul from the General Plan Land Use and Street System Map, as discussed in detail in the draft CPA/GPA (Attachment 10).

The project would provide access via a four-lane private driveway in the location of the Avenida Costa Azul right-of-way, which would be vacated with this project. The private driveway has been designed to accommodate the future vehicles accessing both the subject project site and the adjacent La Media Retail project site, which is currently in review under Project No. 334235. The CPA and requested right-of-way vacations would further the OMCP Policy No. 3.3-1 to provide an interconnected network of public streets and internal project circulation systems by providing two private driveway access points for the project site onto the Otay Mesa Road right-of-way in a manner that provides efficient site access and better

utilization of the land for industrial uses, as designated by the OMCP. Therefore, the vacation does not adversely affect any applicable land use plan.

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

The project scope includes the vacation of both the onsite and offsite portions of Avenida Costa Azul, which is located immediately south of Otay Mesa Road and terminates on the project site. As described in the Vesting Tentative Map No. 1905127 resolution (Attachment ??) the onsite eastern half of Avenida Costa Azul would be vacated via the VTM. The adjacent, offsite portion of Avenida Costa Azul to the west would be vacated via this resolution as a California Streets and Highways Code vacation. This right-of-way has never been developed or used as a public street and is not required to provide access to the parcels located on either side. Additionally, this portion of Avenida Costa Azul right-of-way terminates onsite and does not provide access to any other parcels.

The western half of the Avenida Costa Azul right-of-way considered in this resolution is located on the La Media Retail project site, which is in review under PTS No. 334235. The Avenida Costa Azul right-of-way is not required because the properties on both sides have frontage on Otay Mesa Road. Project implementation would provide a private driveway on the existing undeveloped Avenida Costa Azul right-of-way onto Otay Mesa Road. This private driveway would be shared by the subject project and the adjacent La Media Retail project through a private shared access agreement, which is a condition of this project. 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.

BE IT FURTHER RESOLVED, that the referenced portion of Avenida Costa Azul, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 41292-B marked as Exhibit "B," which said drawing is attached hereto and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that said street vacation is conditioned upon approval of related Vesting Tentative Map No. 1905127 and completion of the Parcel Map required to vacate the eastern half of Avenida Costa Azul. In the event this condition is not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

ATTACHMENT 8

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: MARA ELLIOT, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
JO: [INSERT JO Number]
Drawing No.: [INSERT Drawing Number]
R-R-[Reso Code]

**EXHIBIT 'A'
LEGAL DESCRIPTION**

**VACATION OF IRREVOCABLE OFFER TO DEDICATE (I.O.D.) FOR STREET
PURPOSES IN PARCEL MAP 21010**

ALL THAT PORTION OF AVENIDA COSTA AZUL AS SHOWN ON PARCEL MAP 21010, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA SPECIFICALLY DESCRIBED ON SAID PARCEL MAP AS "IRREVOCABLE OFFER TO DEDICATE PUBLIC STREET", RECORDED NOVEMBER 7, 2012 AS DOCUMENT NO. 2012-0696721, OFFICIAL RECORDS OF SAID COUNTY.

ATTACHED HERETO IS A DRAWING NO. 41292-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

CONTAINING 0.673 ACRES, MORE OR LESS.



MICHAEL JAMES KNAPTON
P.L.S.8012 EXPIRES 12/31/18
REVISED 3/26/2019



PTS: 538140

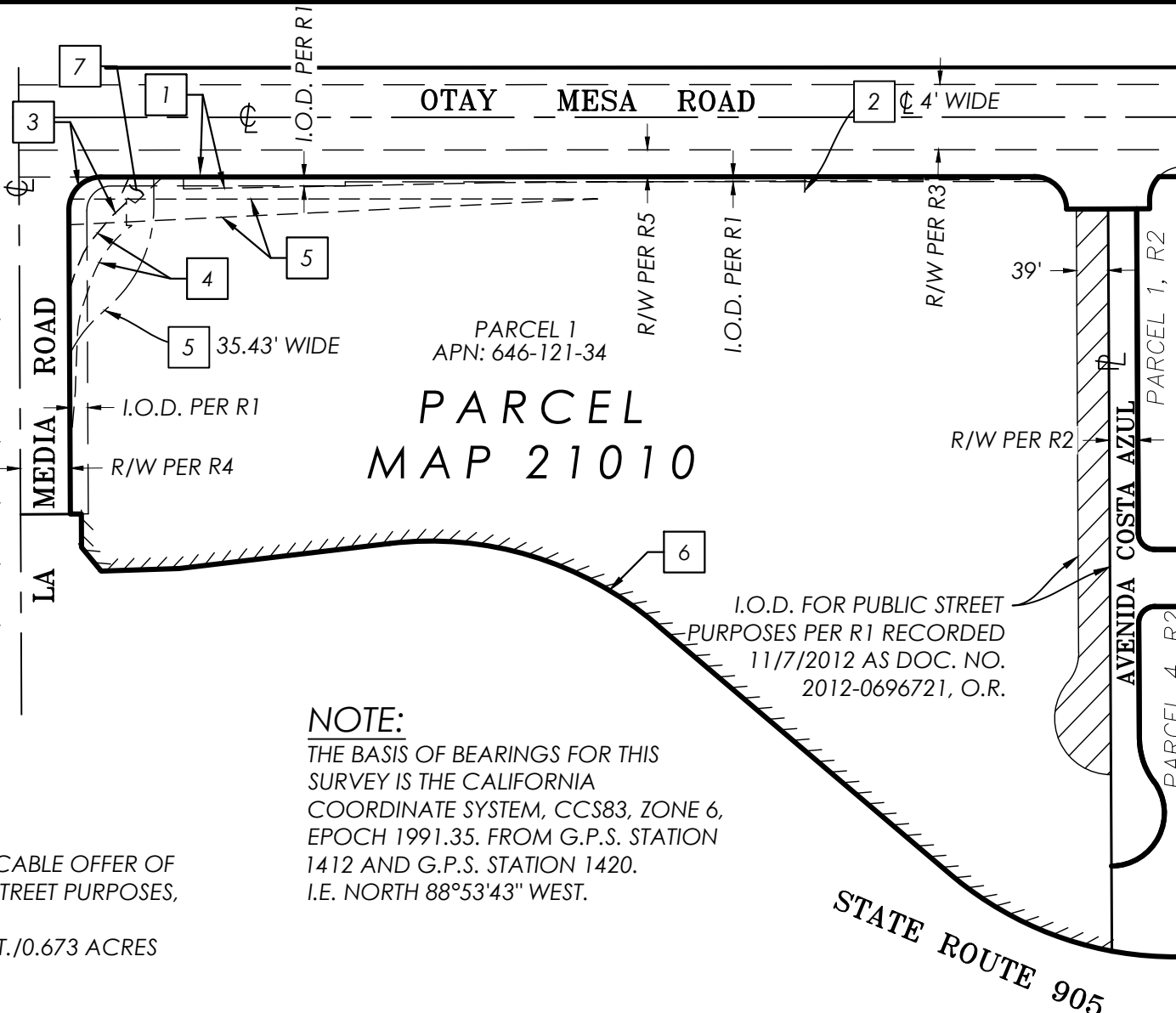
I.O. 24007193

DWG # 41292-B

EXHIBIT B

REFERENCES

- R1 PARCEL MAP 21010
- R2 PARCEL MAP 18959
- R3 DOC. NO. 89-298693, REC. 6/30/1989 O.R.
- R4 RES. NO. 274037, ADOPTED 7/24/1989
- R5 DOC. NO. 1991-0013611, REC. 1/10/1991 O.R.
- R6 DOC. NO. 98-0382534, REC. 6/23/1998 O.R.
- R7 DOC. NO. 1998-0578719, REC. 9/11/1998 O.R.
- R8 DOC. NO. 1998-0859468, REC. 12/30/1998 O.R.
- R9 DOC. NO. 1998-0859470, REC. 12/30/1998 O.R.
- R10 DOC. NO. 2006-0119991, REC. 2/21/2006 O.R.
- R11 DOC. NO. 83-247872, REC. 7/20/1983 O.R.



NOTE:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35. FROM G.P.S. STATION 1412 AND G.P.S. STATION 1420. I.E. NORTH 88°53'43" WEST.

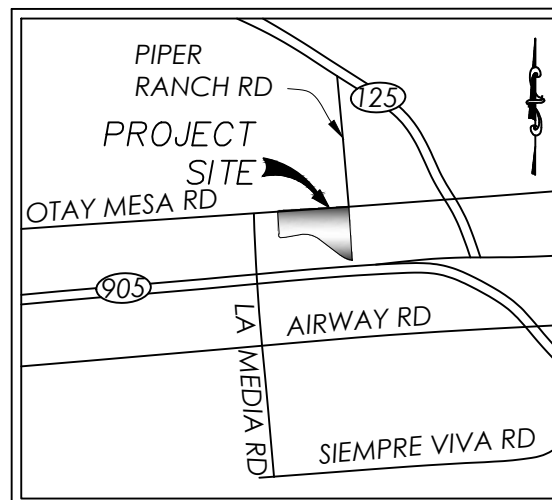
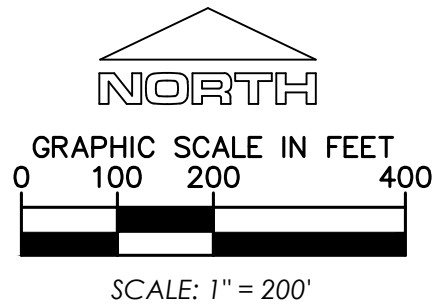
LEGEND

- INDICATES IRREVOCABLE OFFER OF DEDICATION FOR STREET PURPOSES, VACATED HEREON
AREA: 29,299 SQ. FT./0.673 ACRES
- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY

EXISTING EASEMENTS

- 1 EASEMENT TO THE CITY OF SAN DIEGO FOR SLOPE, TEMPORARY CONSTRUCTION AND DRAINAGE PER R6.
- 2 EASEMENT TO THE CITY OF SAN DIEGO FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER R7.
- 3 EASEMENT TO THE CITY OF SAN DIEGO FOR CONSTRUCTION AND MAINTENANCE OF EARTH EXCAVATION OR EMBANKMENT SLOPES PER R8.
- 4 EASEMENT TO THE CITY OF SAN DIEGO FOR STORM DRAINS, INGRESS AND EGRESS PER R9.
- 5 EASEMENT TO THE CITY OF SAN DIEGO FOR PUBLIC ROAD, DRAINAGE, CONSTRUCTION AND TEMPORARY CONSTRUCTION PER R10.
- 6 ABUTTERS RIGHTS RELINQUISHED PER R10.
- 7 EASEMENT TO THE CITY OF SAN DIEGO FOR SLOPES AND DRAINAGE PER R11.

SEE SHEET 2 FOR ADDITIONAL EASEMENTS



VICINITY MAP
NOT TO SCALE



PROJECT 095128024

Kimley»Horn

401 B Street, SUITE 600 SAN DIEGO, CA 92101
TEL: (619) 234-9411

5/17/18

MICHAEL J. KNAPTON
P.L.S. 8012

DATE

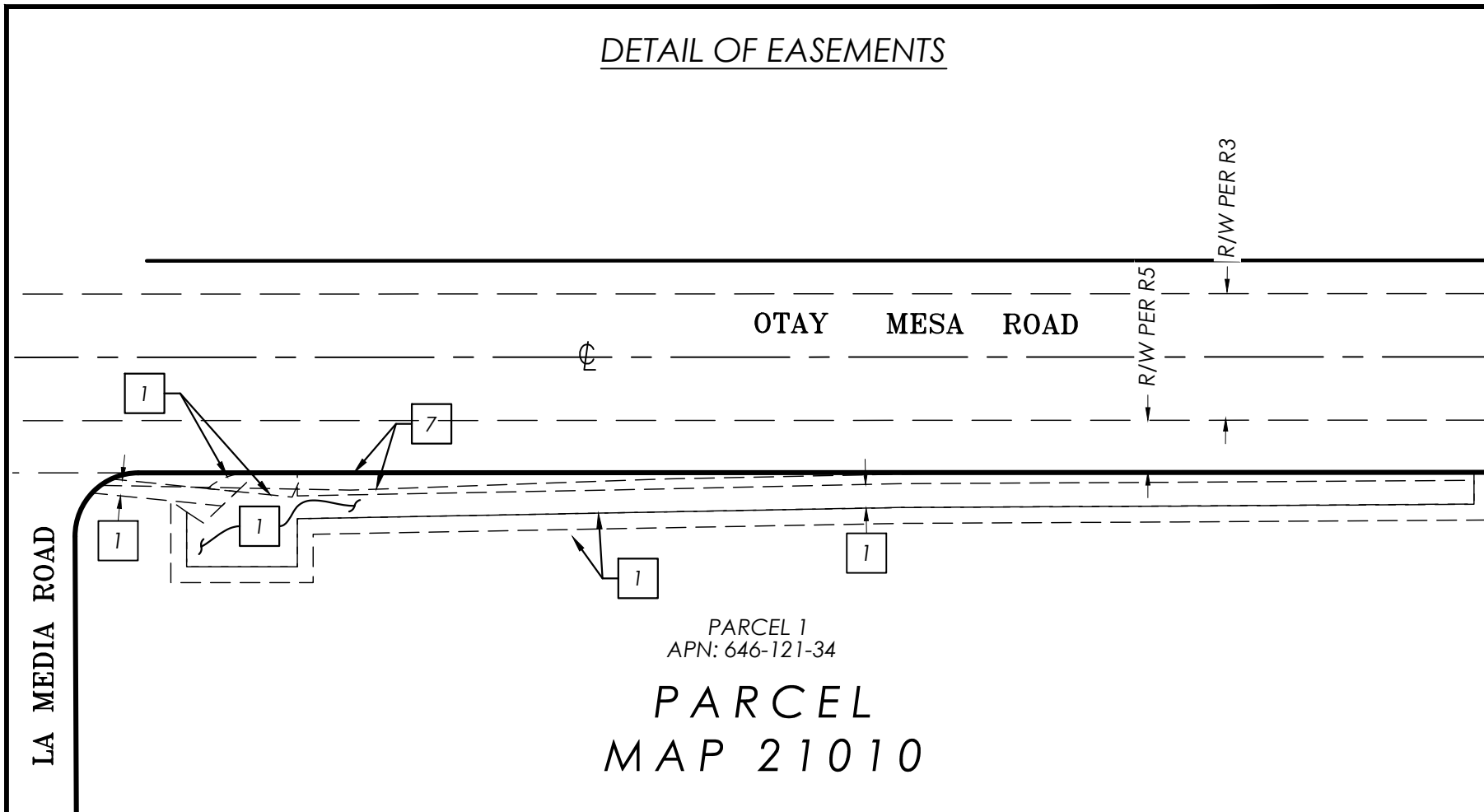
RESOLUTION NO. _____
RECORDED _____
DOCUMENT NO. _____
RECORDED _____

VACATION OF IRREVOCABLE OFFER TO DEDICATE (I.O.D.) FOR PUBLIC STREET PURPOSES IN PARCEL MAP 21010

| DESCRIPTION | BY | APPRV'D | DATE | FILMED | CITY OF SAN DIEGO, CALIFORNIA | P.T.S. 538140 |
|-------------|----|---------|------|--------|-------------------------------|---------------------------------|
| | | | | | SHEET 1 OF 2 SHEETS | IO NO. 24007193 |
| | | | | | FOR CITY LAND SURVEYOR | 1786-6344 NAD 83 COORDINATES |
| | | | | | | 142-1781 LAMBERT COORDINATES |
| | | | | | | 41292-B |
| | | | | | STATUS | |

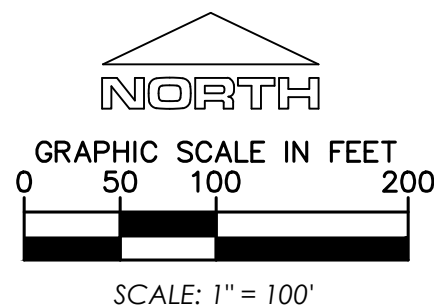
EXHIBIT B

DETAIL OF EASEMENTS



EXISTING EASEMENTS

- 1 EASEMENT TO THE CITY OF SAN DIEGO FOR SLOPE, TEMPORARY CONSTRUCTION AND DRAINAGE PER R6.
- 7 EASEMENT TO THE CITY OF SAN DIEGO FOR SLOPES AND DRAINAGE PER R11.



PROJECT 095128024

Kimley»Horn

401 B Street, SUITE 600 SAN DIEGO, CA 92101
TEL: (619) 234-9411

5/17/18

MICHAEL J. KNAPTON
P.L.S. 8012

DATE

RESOLUTION NO. _____
RECORDED _____
DOCUMENT NO. _____
RECORDED _____

VACATION OF IRREVOCABLE OFFER TO DEDICATE (I.O.D.) FOR PUBLIC STREET PURPOSES IN PARCEL MAP 21010

| DESCRIPTION | BY | APPRV'D | DATE | FILMED | CITY OF SAN DIEGO, CALIFORNIA | P.T.S. 538140 |
|-------------|----|---------|------|--------|-------------------------------|---------------------------------|
| | | | | | SHEET 2 OF 2 SHEETS | IO NO. 24007193 |
| | | | | | FOR CITY LAND SURVEYOR | 1786-6344 NAD 83 COORDINATES |
| | | | | | DATE | 142-1781 LAMBERT COORDINATES |
| | | | | | | 41292-B |
| | | | | | STATUS | |

ENVIRONMENTAL RESOLUTION
RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on March 25, 2014, the City Council of the City of San Diego considered an update to the Otay Mesa Community Plan; and

WHEREAS, on March 25, 2014, as part of that consideration, the City of San Diego City Council adopted Resolution No. 308809, certifying the Program Environmental Impact Report 30330/304032, SCH No. 2004651076, a copy of which is on file in the Development Services Department 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 April 11, 2017, applicant 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 Environmental Impact Report if such Addendum meets the requirements of CEQA; and

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, has been reviewed and considered by this 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 Environmental Impact Report 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 Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report.
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 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 Development Services Department.

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

7. That Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: MARA ELLIOTT, CITY ATTORNEY

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

**Sunroad Otay 50 Project: Vesting Tentative Map, Planned Development Permit, Site
Development Permit, Community Plan Amendment/General Plan Amendment and Public
Right-of-Way & Easement Vacations**
PROJECT NO. 538140

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Environmental Impact Report No. 30330/304032, SCH No. 2004651076 shall be made conditions of future development projects, as may be further described below.

V. MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

The Sunroad Otay 50 Project shall be required to comply with all mitigation measures outlined within the Mitigation, Monitoring and Reporting Program of the previously certified OMCP FEIR No. 30330/304032, SCH No. 2004651076 and the Project-specific subsequent technical studies required in accordance with the OMCP FEIR Mitigation Framework. The following MMRP identifies measures which specifically apply to this development proposal that would implement this Project.

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

The above Mitigation Monitoring and Reporting Program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

Air Quality

CPU EIR Mitigation Measures

Construction Emissions

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

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

Mitigation Measure AQ-1 is further expanded to include the following project- specific mitigation measure:

f. Low-Volatile Organic Compounds (VOC) architectural coatings should be used for all buildings. In addition, no more than 85 gallons of paint should be used per day for architectural coatings, including both interior and exterior surfaces.

Biological Resources

CPU EIR Mitigation Measures

Sensitive Plants and Animals

BIO-1: *To reduce potentially significant impacts that would cause a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present within the CPU area, all subsequent projects implemented in accordance with the CPU shall be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City of San Diego Biology Guidelines (2012). The locations of any sensitive plant species, including listed, rare, and narrow endemic species, as well as the potential for occurrence of any listed or rare wildlife species shall be recorded and presented in a biological resources report. Based on available habitat within CPU area, focused presence/absence surveys shall be conducted in accordance with the biology guidelines and applicable resource agency survey protocols to determine the potential for impacts resulting from the future projects on these species. Engineering design specifications based on project-level grading and site plans shall be incorporated into the design of future projects to minimize or eliminate direct impacts on sensitive plant and wildlife species consistent with the FESA, MBTA, Bald and Golden Eagle Protection Act, California Endangered Species Act (CESA), MSCP Subarea Plan, and ESL Regulations.*

In addition to the requirements detailed above, specific measures shall be implemented when the biological survey results in the identification of Burrowing Owls on the project site. Future projects shall be required to conduct a habitat assessment to determine whether or not protocol surveys are needed. Should burrowing owl habitat or sign be encountered on or within 150 meters of the project site, breeding season surveys shall be conducted. If occupancy is determined, site-specific avoidance and mitigation measures shall be developed in accordance with the protocol established in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). Measures to avoid and minimize impacts to burrowing owl shall be included in a Conceptual Burrowing Owl Mitigation Plan which includes take avoidance (pre- construction) surveys, site surveillance, and the use of buffers, screens, or other measures to minimize construction-related impacts.

Mitigation for Impacts to Sensitive Upland Habitats

Future projects implemented in accordance with the CPU resulting in impacts to sensitive upland Tier I, II, IIIA, or IIIB habitats shall implement avoidance and minimization measures consistent with the City Biology Guidelines and MSCP Subarea Plan and provide suitable mitigation in accordance with the City's Biology Guidelines (Table 5.4-7) MSCP Subarea Plan. Future project- level grading and site plans shall incorporate project design features to minimize direct impacts on sensitive vegetation communities including but not limited to riparian habitats, wetlands, oak woodlands, coastal sage scrub, and consistent with federal, state, and City guidelines. Any required mitigation for impacts on sensitive vegetation

communities shall be outlined in a conceptual mitigation plan following the outline provided in the City Biology Guidelines.

Mitigation for impacts to sensitive vegetation communities shall be implemented at the time future development projects are proposed. Project- level analysis shall determine whether the impacts are within or outside of the MHPA. Any MHPA boundary adjustments shall be processed by the individual project applicants through the City and Wildlife Agencies during the early project planning stage.

Mitigation for impacts to sensitive upland habitats shall occur in accordance with the MSCP mitigation ratios as specified within the City's Biology Guidelines (City of San Diego 2012a). These mitigation ratios are based on Tier level of the vegetation community, the location of the impact and the location of the mitigation site(s). For example, impacts to lands inside of the MHPA and mitigated outside the MHPA would have the highest mitigation ratio whereas impacts to lands outside the MHPA and mitigated inside the MHPA would have the lowest mitigation ratio.

If mobility element roads (i.e., Beyer Boulevard, Airway Road, and Del Sol Boulevard) impact existing conserved lands, an additional 1:1 ratio shall be added to the City required mitigation ratio in order to replace the lands that were previously preserved as open space. Mitigation lands purchased to compensate for impacts to areas within conserved lands shall be located in the Otay Mesa area if feasible.

Migratory Wildlife

BIO-2: *Mitigation for future projects to reduce potentially significant impacts that would interfere with the nesting, foraging, or movement of wildlife species within the CPU area, shall be identified in site-specific biological resources surveys prepared in accordance with City of San Diego Biology Guidelines as further detailed in BIO-1 during the discretionary review process. The Biology Report shall include results of protocol surveys and recommendations for additional measures to be implemented during construction-related activities; shall identify the limits of any identified local-scale wildlife corridors or habitat linkages and analyze potential impacts in relation to local fauna, and the effects of conversion of vegetation communities (e.g., non-native grassland to riparian or agricultural to developed land) to minimize direct impacts on sensitive wildlife species and to provide for continued wildlife movement through the corridor.*

Measures that shall be incorporated into project-level construction documents to minimize direct impacts on wildlife movement, nesting or foraging activities shall be addressed in the Biology report and shall include recommendations for preconstruction protocol surveys to be conducted during established breeding seasons, construction noise monitoring and implementation of any species specific mitigation plans (such as a Burrowing Owl Mitigation Plan) in order to comply with the FESA, MBTA, Bald and Golden Eagle Protection Act, State Fish and Game Code, and/or the ESL Regulations.
Sensitive Habitat

BIO-3: *Please refer to Mitigation Framework BIO-1.*

In accordance with **BIO-1** and **BIO-2**, the following project-specific mitigation measures shall be implemented.

BIO-1/BIO-2a. *Biological Resource Protection During Construction Including General Avian Protection*

I. Prior to Construction

A. Biologist Verification: The owner/permittee shall provide a letter to the City's MMC Section stating that Project Biologist (Qualified Biologist), as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

B. Pre-construction Meeting: The Qualified Biologist shall attend a pre- construction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.

C. Biological Documents: The Qualified Biologist shall submit all required documentation to Mitigation Monitoring Coordination verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, MSCP, ESL Ordinance, project permit conditions; CEQA; endangered species acts; and/or other local, State or Federal requirements.

a.

D. Biological Construction Mitigation/Monitoring Exhibit: The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit which includes the biological documents in C, above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements, avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director/MMC. The Biological Construction Mitigation/Monitoring Exhibit shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The Biological Construction Mitigation/Monitoring Exhibit shall be approved by MMC and referenced in the construction documents.

E. Resource Delineation: Prior to construction activities, the Qualified Biologist shall supervise the placement of silt and orange construction fencing or equivalent along the limits of disturbance and verify compliance with any other project conditions as shown on the Biological Construction Mitigation/Monitoring Exhibit. This phase shall include, as applicable, flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora and fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

F Education: Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian buffers and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

A. Monitoring: All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the Biological Construction Mitigation/Monitoring Exhibit. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record. The Consultant Site Visit Record shall be e-mailed to Mitigation Monitoring Coordination on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

The Qualified Biologist shall monitor, as is feasible, for the presence of sensitive animal species and shall, if practicable, direct or move these animals out of harm's way (i.e., to a location of suitable habitat outside the impact footprint).

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

III. Post Construction

In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL Ordinance and MSCP, CEQA, and other applicable local, State and Federal laws. The Qualified Biologist shall submit a final Biological Construction Mitigation/Monitoring Exhibit /report to the satisfaction of the City Assistant Deputy Director /MMC within 30 days of construction completion.

Direct Impacts to Upland Vegetation

- Mitigation for impacts to 47.0 acres of burrowing owl-occupied non-native grassland from the project shall occur at a ratio of 0.5:1. To, in part, satisfy the required 23.5 acres of non-native grassland mitigation, the 18.75-acre (net) Turecek parcel is proposed to be preserved and enhanced for the burrowing owl. Results of initial site monitoring would be monitored, and the applicant would provide interim management and annual reporting for three years with the goal of establishing and maintaining 75 percent cover by vegetation dominated by low growing plant species to support ground squirrel and burrowing owl. Long-term management of the site would commence following completion of the Initial Tasks and a three-year interim monitoring and reporting period.

Prior to the issuance of the Grading Permit, the following would be required:

1. Evidence of completion of the initial tasks of the RMP to the satisfaction of the City and Wildlife Agencies, including fencing/access control, trash/debris removal, mowing, dethatching, weed removal, berm placement, and brush pile placement.
2. Recordation of a covenant of easement or conservation easement over the 18.75-acre off-site burrowing owl mitigation property (Turecek Parcel).
3. Preparation of a PAR based on the list of management tasks in Table 2 of the RMP and approval by the City and Wildlife Agencies.
4. Acquisition of Credits in the Ramona Grasslands Preserve. The remaining required 4.75 acres of non-native grassland mitigation would be satisfied through acquisition of non-native grassland credits from the Ramona Grasslands Preserve in San Diego County. Evidence of credits purchase is required prior to issuance of the grading permit.

Direct Impacts to San Diego Black-tailed Jackrabbit, Raptor Foraging, and California Horned Lark

Direct impacts to San Diego black-tailed jackrabbit, raptor foraging, and California horned lark non-native grassland habitat from the project shall be mitigated by implementation of Mitigation for Direct Impacts to Upland Vegetation (1-4) as listed in the prior section.

Impacts to Burrowing Owl Occupied Habitat

Mitigation proposed for impacts to non-native grassland from the project considered occupied by the burrowing owl shall be mitigated through implementation of Mitigation for Direct Impacts to Upland Vegetation as listed (1-4) above, and through enhancement, preservation, and management of the Turecek parcel as described in the Resource Management Plan for the Turecek Off-Site Mitigation Parcel for the Sunroad Otay Project.

1. Prior to the issuance of the Certificate of Occupancy, the following would be required to ensure adequate long-term management:

Enhancement of the 18.75-acre Turacek parcel must be approved by MMC, MSCP and the Wildlife Agencies. Additionally, prior to final sign off of the enhancement of the 18.75-acre Turacek parcel, the owner/permittee shall identify a Qualified Long-Term Habitat Resource Manager subject to County or City, and Wildlife Agency approval. If long-term management responsibilities are not transferred to a qualified entity, the owner/permittee shall remain responsible to maintain the Turecek Off-Site Mitigation Parcel in a burrowing owl habitat appropriate condition to avoid regression into a non-suitable burrowing owl habitat condition until responsibility is transferred to and/or accepted by the qualified Habitat Resource Manager.

Potential Direct Impacts to Individual Burrowing Owls or Burrowing Owl Burrows

Mitigation for potential direct impacts to Individual Burrowing Owls or Burrowing Owl Burrows shall occur through the following:

Preconstruction Survey Element

Prior to Permit or Notice to Proceed Issuance:

1. As this project site has been determined to be burrowing owl occupied or to have burrowing owl occupation potential, the Permit Holder shall submit evidence to the Assistant Deputy Director of Entitlements (or designated designee) 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 burrowing owl Biologist (or their designated biological representative) shall attend the pre-construction meeting to inform construction personnel about the City's burrowing owl requirements and subsequent survey schedule.

Prior to Start of Construction:

1. The 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 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 (WAs) and/or City MSCP staff prior to construction or burrowing owl eviction(s) and shall include maps of the project site and burrowing owl 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.)
3. 24 hours prior to commencement of ground disturbing activities, the Qualified Biologist shall verify results of pre-construction/take avoidance surveys. Verification shall be provided to the City's Mitigation Monitoring and Coordination (MMC) Section. If results of the pre-construction surveys

have changed and burrowing owl are present in areas not previously identified, immediate notification to the City and WAs shall be provided prior to ground disturbing activities.

During Construction:

1. Best Management Practices shall be employed as burrowing owls are known to use open pipes, culverts, excavated holes, and other burrow-like structures at construction sites. Legally-permitted active construction projects which are burrowing owl occupied and have followed all protocol in this mitigation section, or sites within 450 feet of occupied burrowing owl areas, should undertake measures to discourage burrowing owls from re-colonizing 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 burrowing owl Detection - If burrowing owls or active burrows are not detected during the pre-construction surveys, Section "A" below shall be followed. If burrowing owls 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 burrowing owls to be injured or killed outside or within the MHPA. In addition, impacts to burrowing owls within the MHPA must be avoided.

A. Post Survey Follow-Up if burrowing owl 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 Appendix D protocol 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) If no active burrows are found but burrowing owls are observed to occasionally (one-three 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 burrowing owls are observed during follow-up monitoring to repeatedly (four or more sightings) use the site for roosting or foraging, the City's MMC Section shall be notified, and any portion of the site where owls have been observed and that has not been graded or otherwise disturbed shall be avoided until further notice.

3) If a burrowing owl 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 WAs.

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 of the 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 burrowing owls within the MHPA SHALL be avoided.

2) If one or more burrowing owls 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 WAs regarding eviction/collapsing burrows and shall enlist appropriate City biologist for on-going coordination with the WAs and the Qualified burrowing owl Biologist. No construction shall occur within 300 feet of an active burrow without written concurrence from the WAs. 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 burrowing owl is using a burrow on site outside the breeding season (i.e., September 1 – January 31), the burrowing owl may be evicted after the qualified burrowing owl 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 WAs for eviction is obtained prior to implementation.

b) During Breeding Season - If a burrowing owl is using a burrow on-site during the breeding season (February 1– August 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 burrowing owls can be evicted. Eviction requires written concurrence from the WAs prior to implementation.

3) Survey Reporting During Construction - Details of construction surveys and evictions (if applicable) carried out shall be immediately (within five working days or sooner) reported to the City's MMC Section and the WAs and must be provided in writing (as by e-mail) and acknowledged to have been received by the required agencies and Development Services Department Staff member(s).

Post Construction:

1. Details of the all surveys and actions undertaken on site with respect to burrowing owls (i.e., occupation, eviction, locations, etc.) shall be reported to the City's MMC Section and the WAs 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, maps of the project site, and burrowing owl locations on aerial photos.

Historical Resources

CPU EIR Mitigation Measures

Archaeological Resources

HIST-1: *Prior to issuance of any permit for a future development project implemented in accordance with the CPU area that could directly affect an archaeological resource, the City shall require the following steps be taken to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources which may be impacted by a development activity. Sites may include, but are not limited to, residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with prehistoric Native American activities.*

INITIAL DETERMINATION

The environmental analyst will determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g. Archaeological Sensitivity Maps, the Archaeological Map Book, and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego") and conducting a site visit. If there is any evidence that the site contains archaeological resources, then a historic evaluation consistent with the City Guidelines would be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City Guidelines.

STEP 1:

Based on the results of the Initial Determination, if there is evidence that the site contains historical resources, preparation of a historic evaluation is required. The evaluation report would generally include background research, field survey, archaeological testing and analysis. Before actual field reconnaissance would occur, background research is required which includes a record search at the SCIC at San Diego State University and the San Diego Museum of Man. A review of the Sacred Lands File maintained by the NAHC must also be conducted at this time. Information about existing archaeological collections should also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

In addition to the record searches mentioned above, background information may include, but is not limited to: examining primary sources of historical information (e.g., deeds and wills), secondary sources (e.g., local histories and genealogies), Sanborn Fire Maps, and historic cartographic and aerial photograph sources; reviewing previous archaeological research in similar areas, models that predict site distribution, and archaeological, architectural, and historical site inventory files; and conducting informant interviews. The results of the background information would be included in the evaluation report.

Once the background research is complete, a field reconnaissance must be conducted by individuals whose qualifications meet the standards outlined in the City Guidelines. Consultants are encouraged to employ innovative survey techniques when conducting enhanced reconnaissance, including, but not limited to, remote sensing, ground penetrating radar, and other soil resistivity techniques as determined on a case-by-case basis. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or traditional cultural properties. If through background research and field surveys historical resources are identified, then an evaluation of significance must be performed by a qualified archaeologist.

STEP 2:

Once a historical resource has been identified, a significance determination must be made. It should be noted that tribal representatives and/or Native American monitors will be involved in making recommendations regarding the significance of prehistoric archaeological sites during this phase of the process. The testing program may require reevaluation of the proposed project in consultation with the Native American representative which could result in a combination of project redesign to avoid and/or preserve significant resources as well as mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). An archaeological testing program will be required which includes evaluating the horizontal and vertical dimensions of a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. A thorough discussion of testing methodologies, including surface and subsurface investigations, can be found in the City Guidelines.

The results from the testing program will be evaluated against the Significance Thresholds found in the Guidelines. If significant historical resources are identified within the Area of Potential Effect, the site may be eligible for local designation. At this time, the final testing report must be submitted to Historical Resources Board staff for eligibility determination and possible designation. An agreement on the appropriate form of mitigation is required prior to distribution of a draft environmental document. If no significant resources are found, and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a

survey and/or assessment will require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation (DPR) site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required.

STEP 3:

Preferred mitigation for historical resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Data Recovery Program is required, which includes a Collections Management Plan for review and approval. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA, Section 21083.2. The data recovery program must be reviewed and approved by the City's Environmental Analyst prior to draft CEQA document distribution. Archaeological monitoring may be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site, but cannot be recovered prior to grading due to obstructions such as, but not limited to, existing development or dense vegetation.

A Native American observer must be retained for all subsurface investigations, including geotechnical testing and other ground-disturbing activities, whenever a Native American Traditional Cultural Property or any archaeological site located on City property or within the Area of Potential Effect of a City project would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of Public Resources Code Section 5097 must be followed. These provisions are outlined in the Mitigation Monitoring and Reporting Program (MMRP) included in the environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.

STEP 4:

Archaeological Resource Management reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the Guidelines. The discipline shall be tailored to the resource under evaluation. In cases involving complex resources, such as traditional cultural properties, rural landscape districts, sites involving a combination of prehistoric and historic archaeology, or historic districts, a team of experts will be necessary for a complete evaluation.

Specific types of historical resource reports are required to document the methods (see Section III of the Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; to document the appropriate curation of archaeological collections (e.g. collected materials and the associated records); in the case of potentially significant impacts to historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation and monitoring programs, if required.

Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation "Archaeological Resource Management Reports: Recommended Contents and Format" (see Appendix C of the Guidelines), which will be used by Environmental Analysis Section staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. This requirement will standardize the content and format of all archaeological technical reports submitted to the City. A confidential appendix must be submitted (under separate cover) along with historical resources reports for archaeological sites and traditional cultural properties containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects which result in a substantial collection of artifacts and must address the management and

research goals of the project and the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City. Appendix D (Historical Resources Report Form) may be used when no archaeological resources were identified within the project boundaries.

STEP 5:

For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial related artifacts, catalog information, and final reports recovered during public and/or private development projects must be permanently curated with an appropriate institution, one which has the proper facilities and staffing for insuring research access to the collections consistent with state and federal standards. In the event that a prehistoric and/or historic deposit is encountered during construction monitoring, a Collections Management Plan would be required in accordance with the project MMRP. The disposition of human remains and burial related artifacts that cannot be avoided or are inadvertently discovered is governed by state (i.e., Assembly Bill 2641 and California Native American Graves Protection and Repatriation Act of 2001) and federal (i.e., Native American Graves Protection and Repatriation Act) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

In accordance with **HIST-1**, the following project-specific mitigation measures shall be implemented.

HIST-1a: Unanticipated Discovery of Cultural Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under NHPA, additional work such as data recovery excavation may be warranted.

HIST-1b: Unanticipated Discovery of Human Remains

If human remains are found, State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In accordance with this code, in the event of an unanticipated discovery of human remains, the San Diego County Coroner would be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD would complete the inspection of the APE within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Paleontological Resources

CPU EIR Mitigation Measures

PALEO-1: *Prior to the approval of subsequent development projects implemented in accordance with the CPU, the City shall determine the potential for impacts to paleontological resources based on review of the project application submitted under CPIOZ TYPE B, and recommendations of a project-level analysis completed in accordance with the steps presented below. Future projects shall be sited and designed to minimize impacts on paleontological resources in accordance with the City's Paleontological Resources Guidelines and CEQA Significance Thresholds. Monitoring for paleontological resources required during construction activities shall be implemented at the project-level and shall provide mitigation for the loss of important fossil remains with future subsequent development projects that are subject to environmental review.*

I. Prior to Project Approval

- b. *A. The environmental analyst shall complete a project-level analysis of potential impacts on paleontological resources. The analysis shall include a review of the applicable USGS Quad maps to identify the underlying geologic formations, and shall determine if construction of a project would:*
- *Require over 1,000 cubic yards of excavation and/or a 10-foot, or greater, depth in a high resource potential geologic deposit/formation/rock unit.*
 - *Require over 2,000 cubic yards of excavation and/or a 10-foot, or greater, depth in a moderate resource potential geologic deposit/formation/rock unit.*
 - *Require construction within a known fossil location or fossil recovery site. Resource potential within a formation is based on the Paleontological Monitoring Determination Matrix.*
- c. *B. If construction of a project would occur within a formation with a moderate to high resource potential, monitoring during construction would be required.*
- *Monitoring is always required when grading on a fossil recovery site or a known fossil location.*
 - *Monitoring may also be needed at shallower depths if fossil resources are present or likely to be present after review of source materials or consultation with an expert in fossil resources (e.g., the San Diego Natural History Museum).*
 - *Monitoring may be required for shallow grading (<10 feet) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.*
 - *Monitoring is not required when grading documented artificial fill. When it has been determined that a future project has the potential to impact a geologic formation with a high or moderate fossil sensitivity rating a Paleontological MMRP shall be implemented during construction grading activities.*

In accordance with mitigation measure **PALEO-1**, the project would also implement the following project-specific measures to reduce impacts to paleontological resources to below a level of significance.

PALEO-1a:

- 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 CSVR 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.
 - 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

CPU EIR Mitigation Measures

TRF-1: *Intersections shall be improved per the intersection lane designations identified in Figure 5.12-4a-g of the Otay Mesa Community Plan Update CPU.*

Specific to the proposed project and in accordance with Otay Mesa Community Plan Update EIR Mitigation Measure **TRF-1**, the following project-specific mitigation measures shall be implemented.

TRF-1a: *Phase 1*

Prior to the issuance of any building permit, the applicant shall assure by permit and bond the construction of an exclusive northbound right-turn lane at La Media Road and Otay Mesa Road via widening of La Media Road, satisfactory to the City Engineer. The existing northbound left-turn and shared through right lanes would remain. The improvements must be completed and accepted by the City Engineer prior to first occupancy.

TRF-1b: *Phase 2*

The construction of an exclusive northbound right-turn lane in addition to the existing shared northbound through and right-turn lane identified as mitigation for Phase 1 would also mitigate the impact at the intersection of La Media Road and Otay Mesa Road for Phase 2 project traffic. No additional direct impacts would result from addition of Phase 2 project traffic.

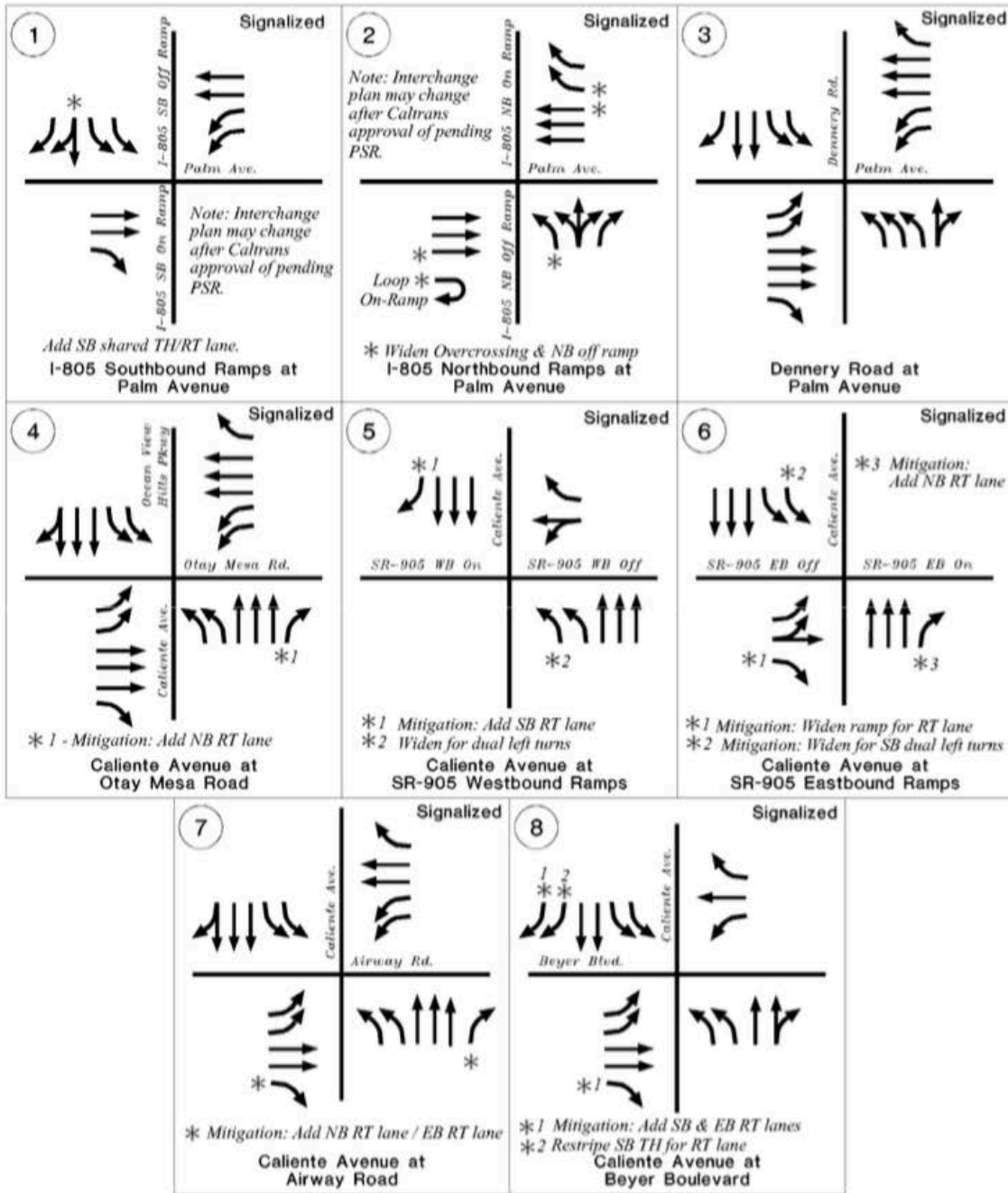


FIGURE 5.12-4a
 Buildout Lane Configurations 1-8

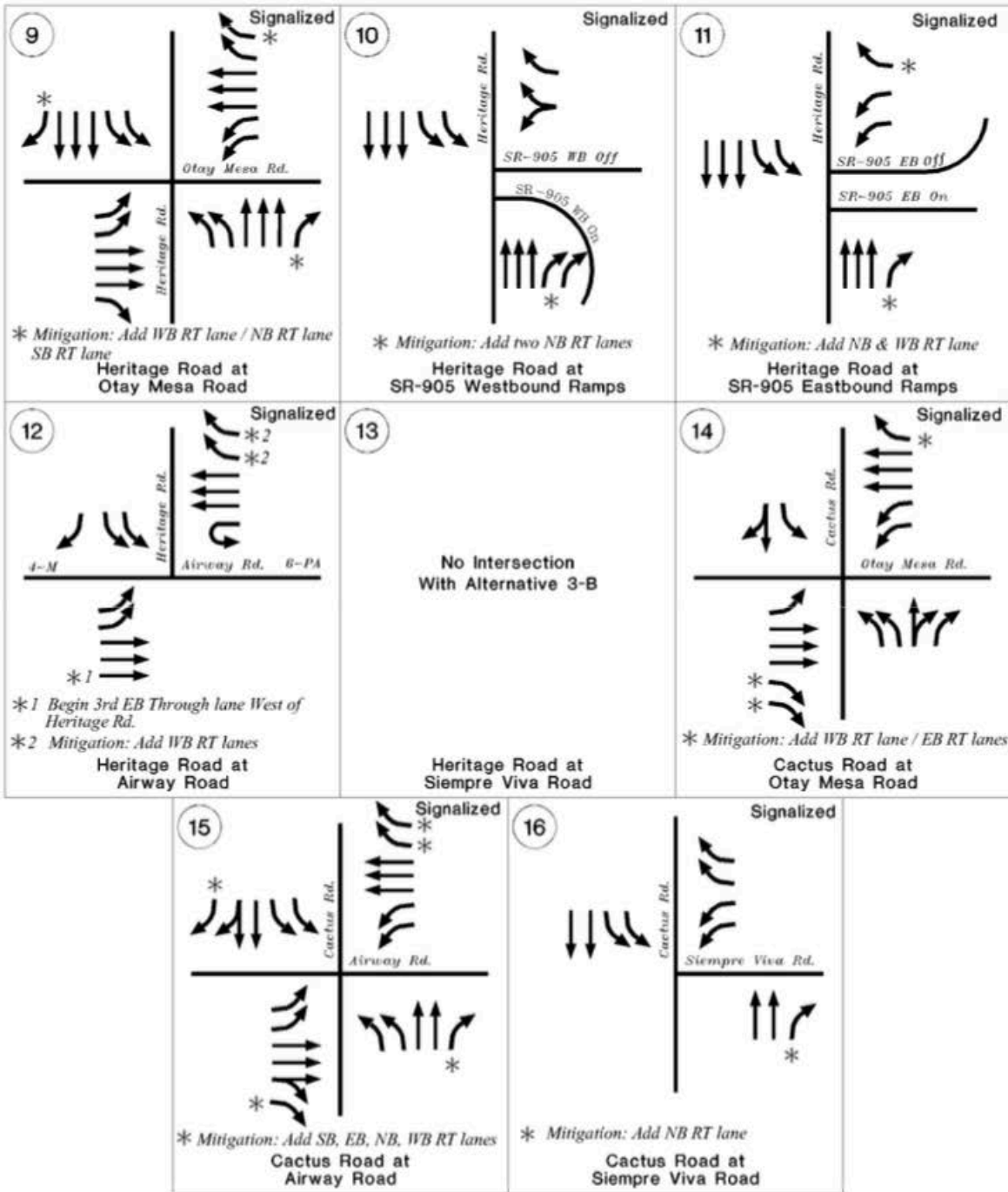


FIGURE 5.12-4b
 Buildout Lane Configurations 9-16

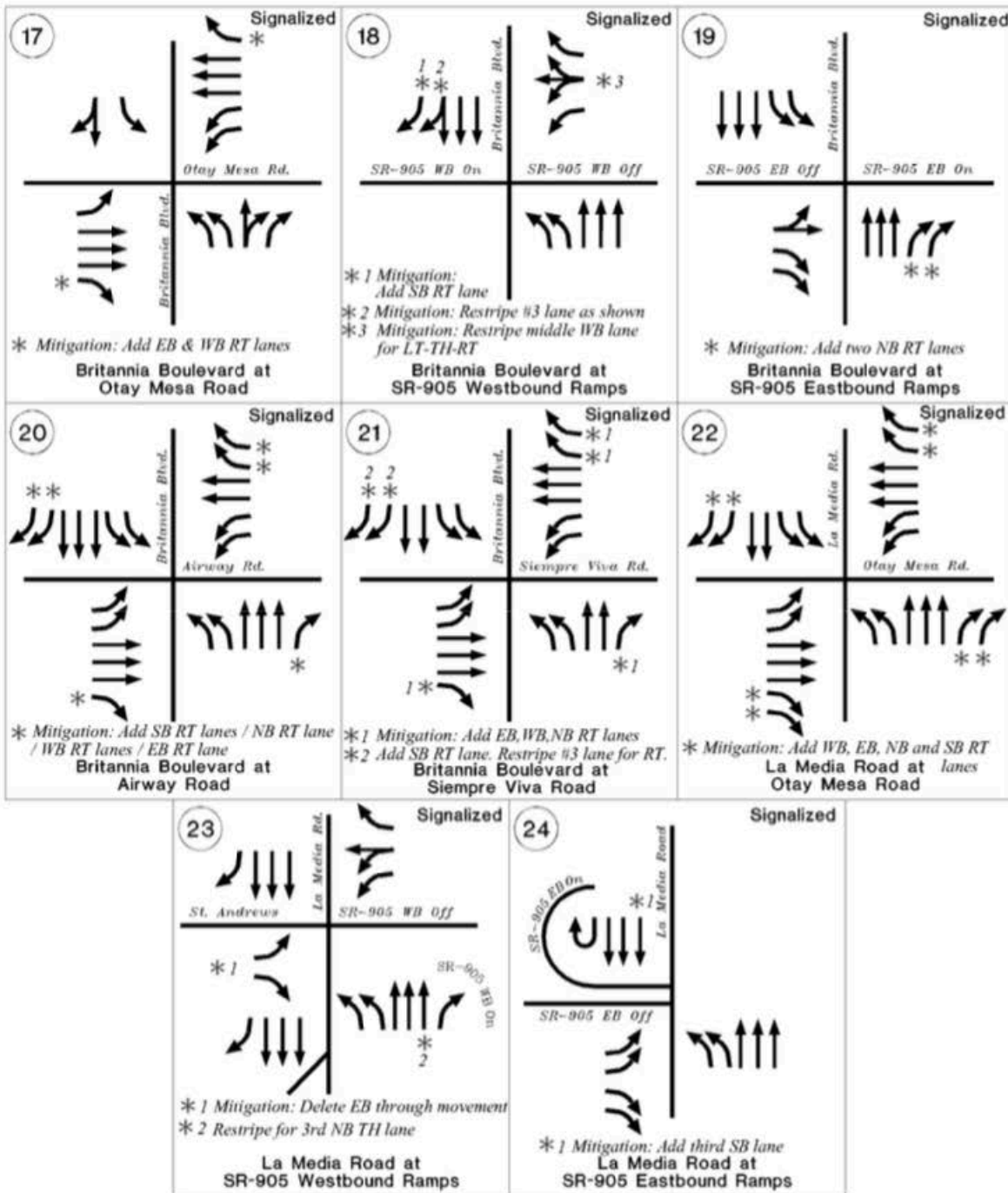


FIGURE 5.12-4c
 Buildout Lane Configurations 17-24

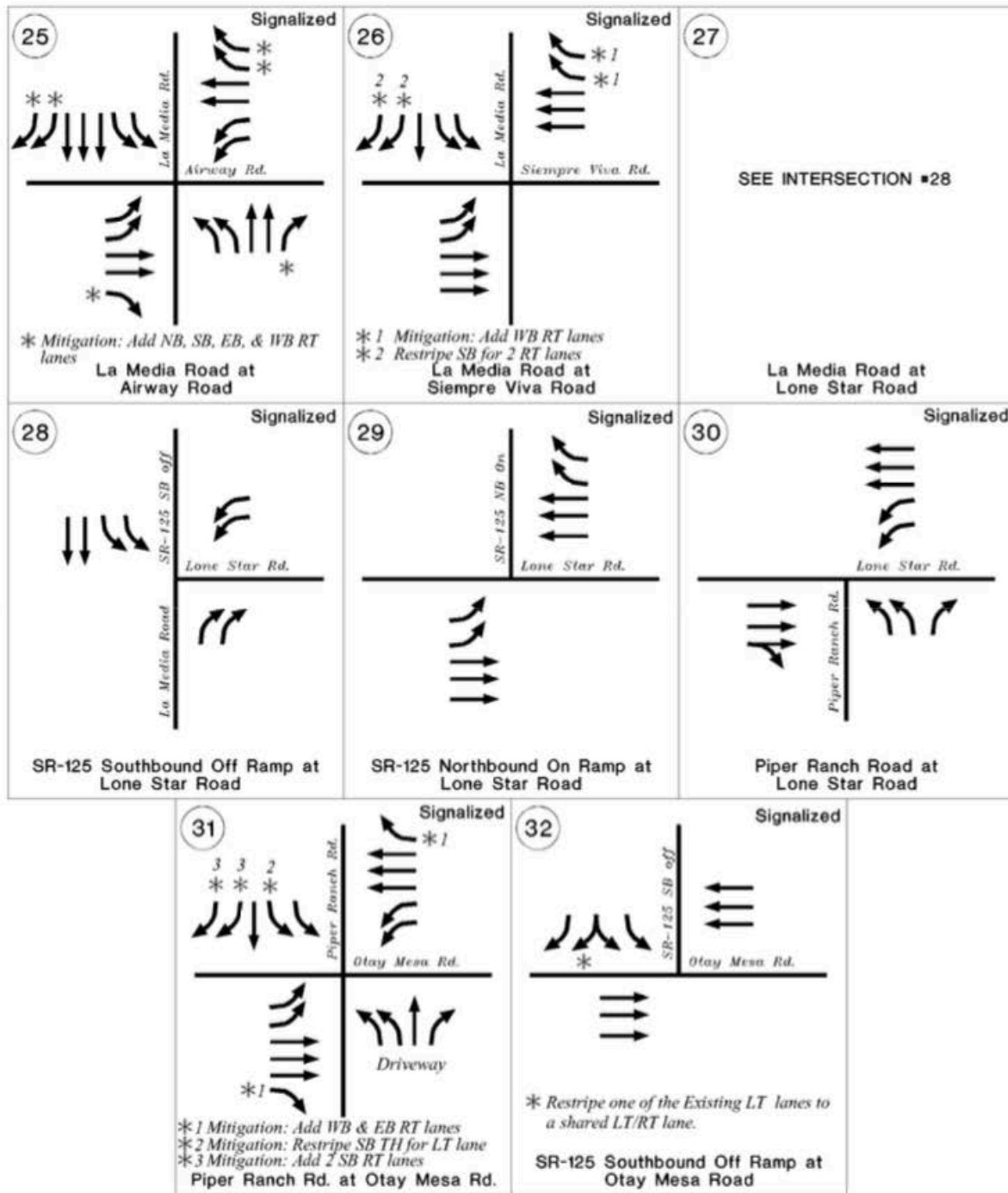


FIGURE 5.12-4d
 Buildout Lane Configurations 25-32

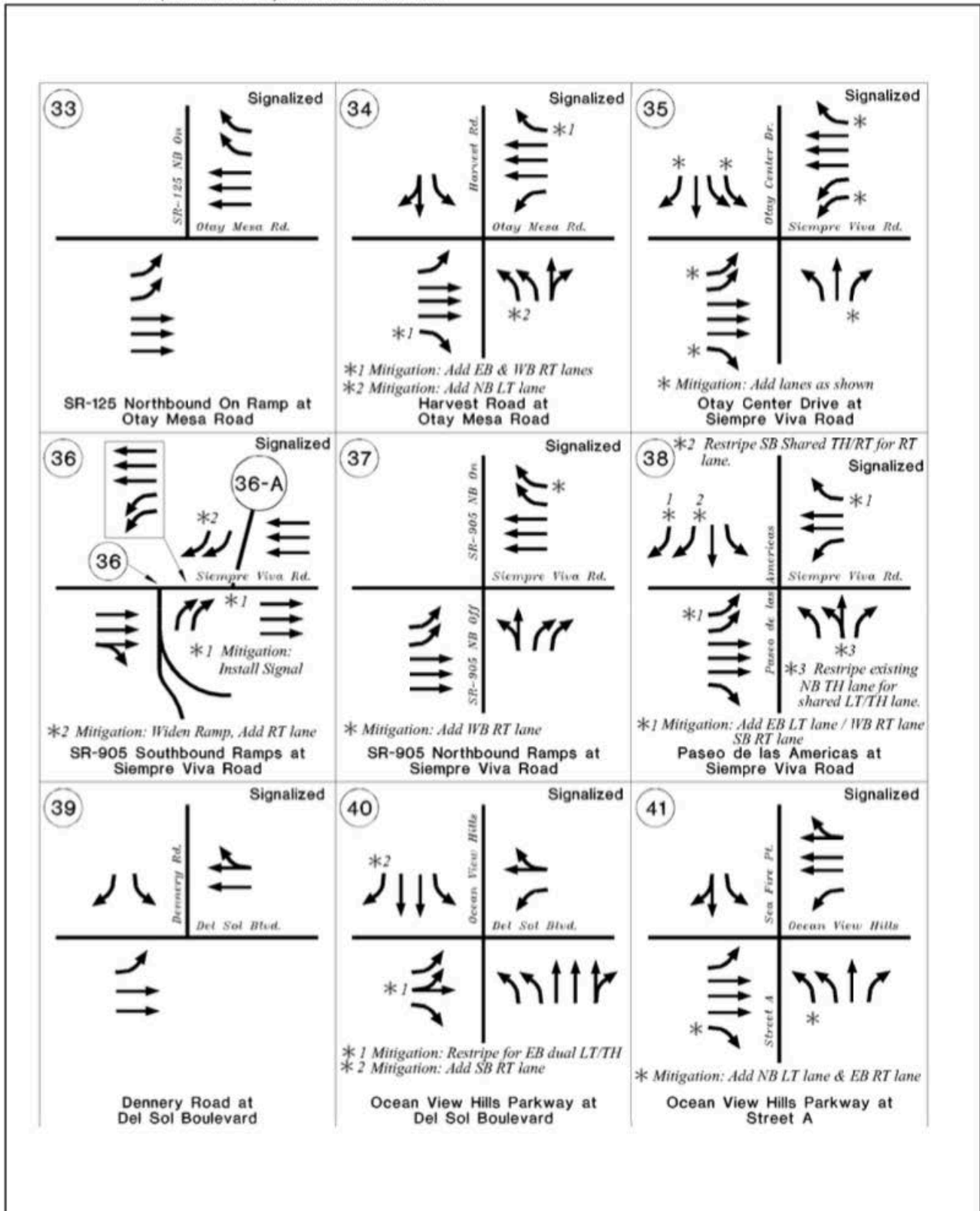


FIGURE 5.12-4e
Buildout Lane Configurations 33-41

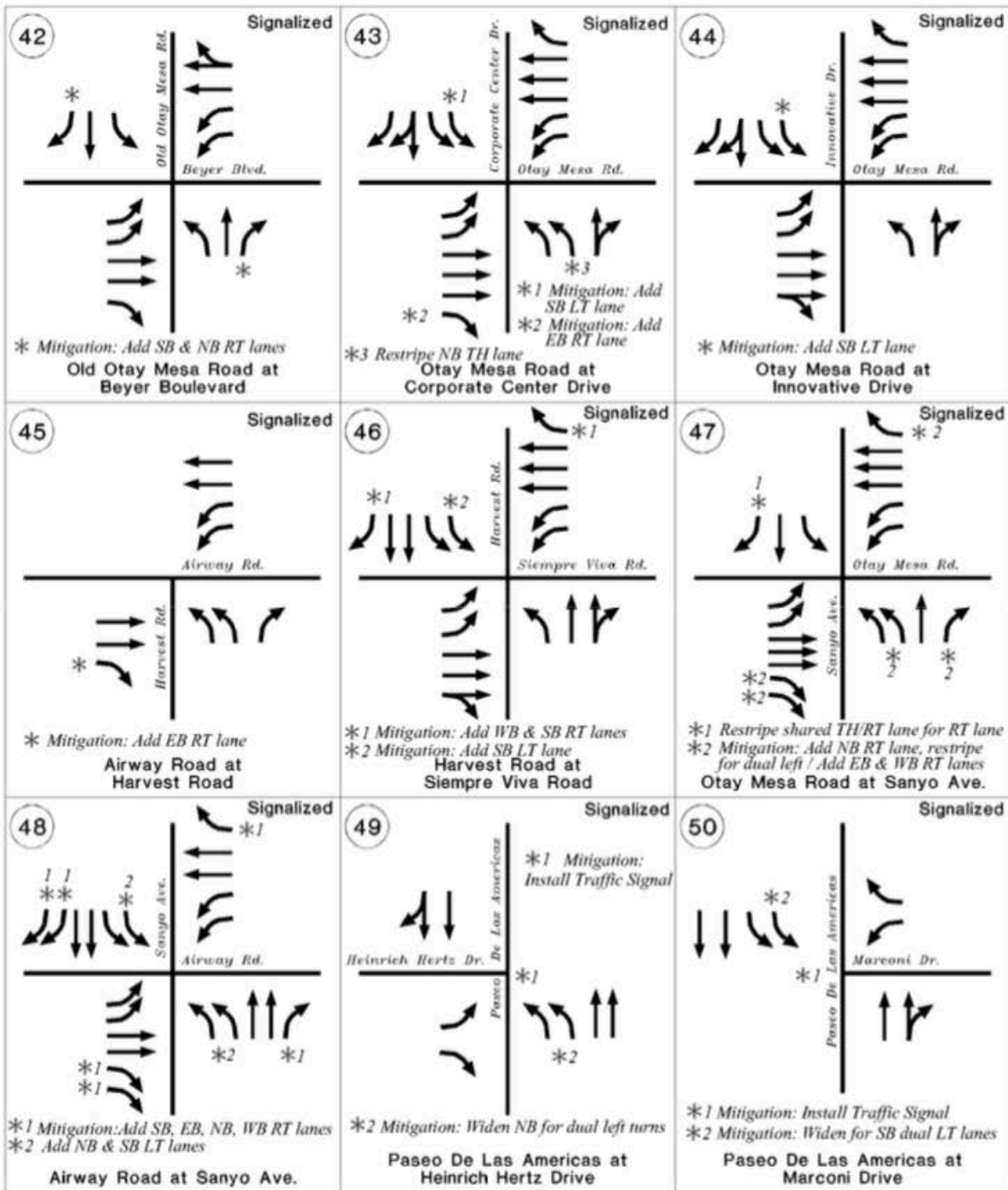


FIGURE 5.12-4f
 Buildout Lane Configurations 42-50

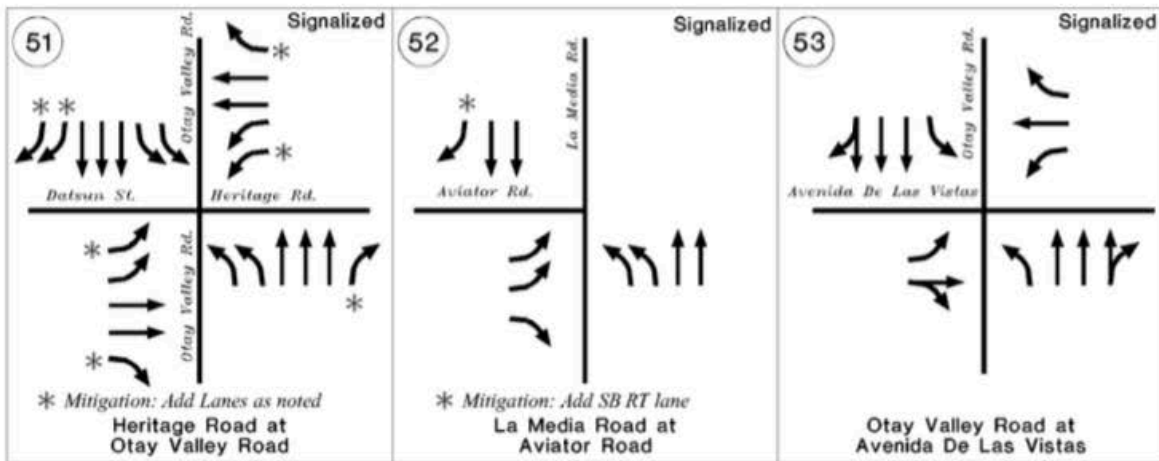


FIGURE 5.12-4g
Buildout Lane Configurations 51-53

To mitigate the project traffic cumulative impacts, the following mitigations were identified. The proposed project would be pay its fair share to complete the improvements based on the City's standard fair share calculations.

Harvest Road and Otay Mesa Road: A traffic signal is required at this intersection. Prior to the issuance of any building permit, Owner/Permittee shall make 2.78 percent fair share contribution towards a traffic signal at Otay Mesa Road and Harvest Road, satisfactory to the City Engineer.

La Media Road and Otay Mesa Road: In addition to the construction of an exclusive northbound right-turn lane assumed to be added as a direct project impact mitigation, the following lanes would be needed to mitigate the intersection to LOS D during the peak hours:

- 2nd southbound through
- 2nd northbound through
- 2nd northbound left-turn
- Northbound right-turn lane overlap phase
- 2nd eastbound left-turn
- 2nd westbound left-turn

Prior to the issuance of any building permit, Owner/Permittee shall make a 10.90 percent fair share contribution to the widening of the Otay Mesa Road/La Media Road intersection to provide the above lane configuration and operation, satisfactory to the City Engineer.

Cactus Road and Otay Mesa Road: construction of the following lanes would be needed to mitigate the intersection to LOS D during the peak hours:

- 2nd westbound left-turn

Prior to the issuance of any building permit, Owner/Permittee shall make a 4.14 percent fair share contribution to the widening of Otay Mesa Rd to provide a 2nd westbound left lane at the intersection of Otay Mesa Rd/Cactus Rd, satisfactory to the City Engineer.

Heritage Road and Otay Mesa Road: The following lanes would be needed to mitigate impacts at this intersection to LOS D during the peak hours:

- Addition of three northbound lanes to have two left-turn, two through, and one right-turn
- Addition of two southbound lanes to have two left-turn, two though, and one right-turn

Prior to the issuance of any building permit, Owner/Permittee shall make a 2.64 percent fair share contribution to the widening of Otay Mesa Road/Heritage Road to provide the above lane configuration, satisfactory to the City Engineer.

Caliente Avenue/Ocean View Hills Parkway and Otay Mesa Road: The following lanes would be needed to achieve the ultimate configuration identified in the Community Plan and mitigate the intersection impact:

- 2nd eastbound left-turn
- 3rd eastbound through
- 2nd and 3rd westbound through
- 2nd northbound left-turn
- 3rd northbound through

This configuration does not return operations to LOS D or better, but is the ultimate intersection configuration identified in the CPU. The mitigation would result in the intersection continuing to operate at LOS F but with reduced delay compared to Horizon Year 2062 baseline conditions. The Otay Mesa CPU EIR identified this intersection as a significant impact with LOS F during both peak hours. Therefore, the results are consistent with the Otay Mesa CPU EIR findings. Prior to the

ATTACHMENT 9

issuance of any building permit, Owner/Permittee shall make a 2.45 percent fair share contribution towards the widening of Otay Mesa Road/Caliente/Ocean View Hills Parkway to provide the above lane configuration, satisfactory to the City Engineer.

CITY COUNCIL RESOLUTION NUMBER R- _____
GENERAL PLAN/COMMUNITY PLAN AMENDMENT NO. 2267188
SUNROAD OTAY 50 – PROJECT NO. 538140 [MMRP]

A RESOLUTION APPROVING AN AMENDMENT TO THE GENERAL PLAN AND OTAY MESA COMMUNITY PLAN TO REMOVE A PORTION OF AVENIDA COSTA AZUL IMMEDIATELY SOUTH OF OTAY MESA ROAD FROM THE GENERAL PLAN LAND USE AND STREET SYSTEM MAP AND THE OTAY MESA COMMUNITY PLAN ROADWAY CLASSIFICATION NETWORK

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

WHEREAS, Sunroad Otay Partners, Limited Partnership, requested an amendment to the General Plan and the Otay Mesa Community Plan to remove the portion of Avenida Costa Azul located immediately south of Otay Mesa Road from the General Plan Land Use and Street System map and the Otay Mesa Community Plan Roadway Classification Network. The site is legally described as: All that portion of Avenida Costa Azul as shown on Parcel Map 21010, in the City of San Diego, County of San Diego, State of California, recorded November 7, 2012, Document No. 2012-0696721; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan and Otay Mesa Community Plan in that proposed industrial business park is anticipated to generate fewer vehicle trips compared to what was provided for in the Otay Mesa Community Plan and access to the both the project site and adjacent project site would be maintained through a private driveway; 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 was required by law implicating due process rights of individuals affected by the decision, and the

ATTACHMENT 10

Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; 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 amendment to the General Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____ ; and

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendment 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 ELLIOT, City Attorney

By _____

Deputy City Attorney

MJL:pev

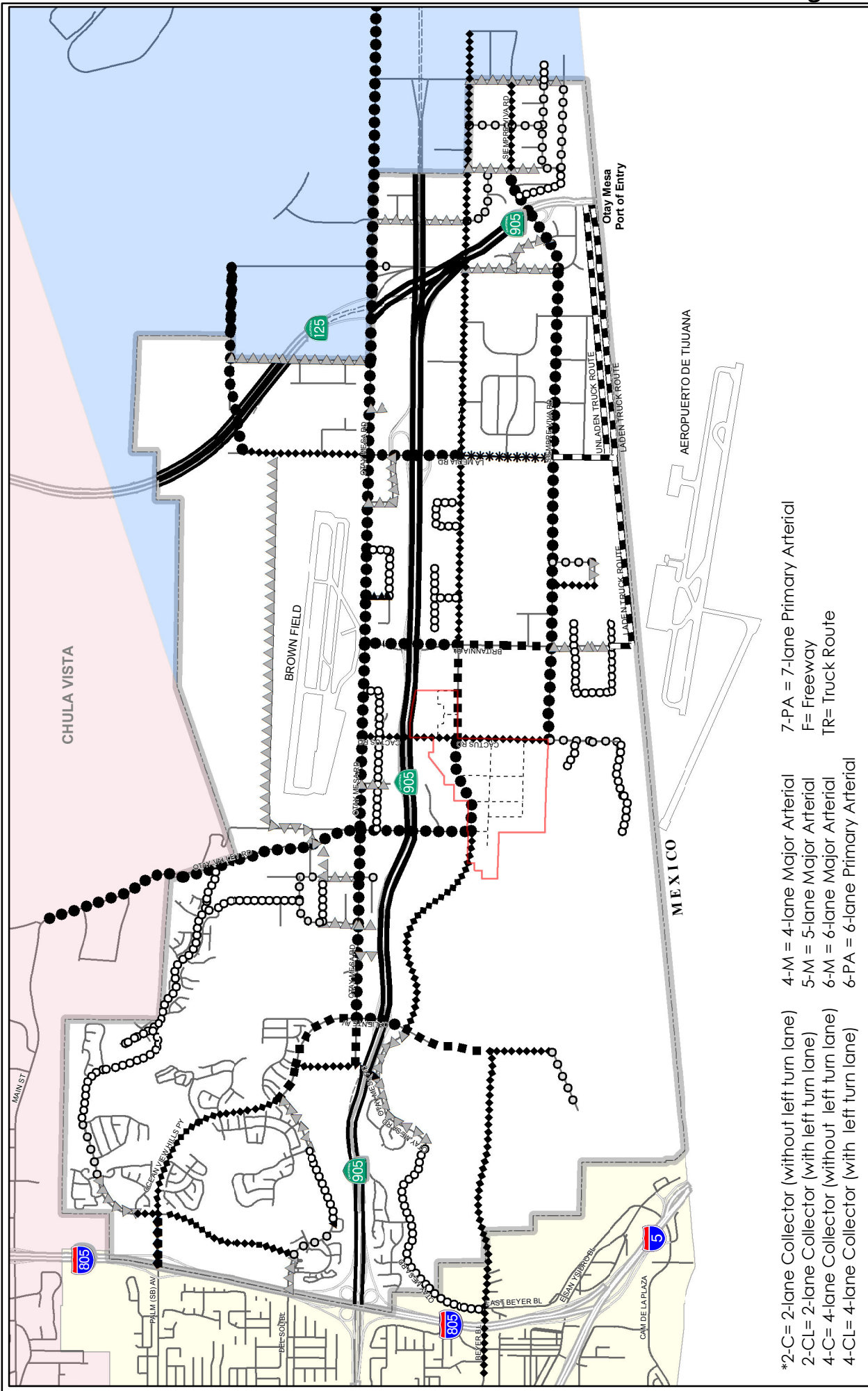
INSERT Date

Or.Dept:DSD

R-2016- INSERT

Form=r-t.frm(61203wct)

Revised 2-19-16 PJF



OTAY MESA ROADWAY CLASSIFICATION - Figure 3-2

- *2-C= 2-lane Collector (without left turn lane)
- 2-CL= 2-lane Collector (with left turn lane)
- 4-C= 4-lane Collector (without left turn lane)
- 4-CL= 4-lane Collector (with left turn lane)
- 4-M = 4-lane Major Arterial
- 5-M = 5-lane Major Arterial
- 6-M = 6-lane Major Arterial
- 6-PA = 6-lane Primary Arterial
- 7-PA = 7-lane Primary Arterial
- F= Freeway
- TR= Truck Route

Legend

- 2-C*
- 2-CL*
- ▲-▲-▲-▲ 4-C*
- ▲-▲-▲-▲ 4-CL*
- ◆-◆-◆-◆ 4-M*
- ◆-◆-◆-◆ 5-M*
- 6-M*
- 6-PA*
- 7-PA*
- F*
- TR*
- F*
- F*
- Central Village Boundary

Refer to Central Village Specific Plan for additional detail and Roadway Classification



THE CITY OF SAN DIEGO

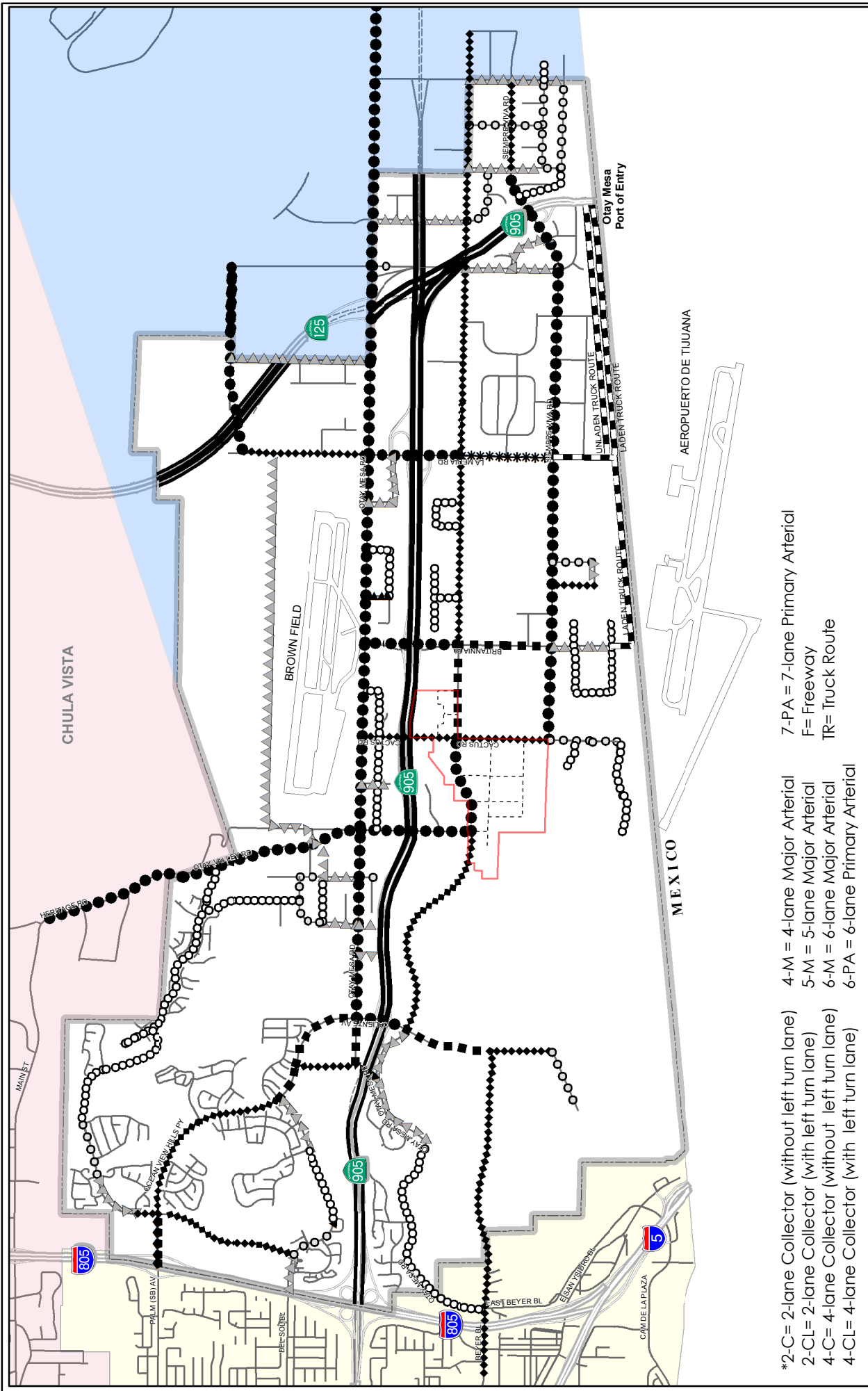
NOTE: For illustrative purposes only does not reflect future alignments.

Scale
0 750 1500 3000 Feet

North Arrow
N

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OTAY MESA ROADWAY CLASSIFICATION - Figure 3-2

- *2-C= 2-lane Collector (without left turn lane)
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- 7-PA = 7-lane Primary Arterial
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- TR= Truck Route

THE CITY OF SAN DIEGO

NOTE: For illustrative purposes only does not reflect future alignments.

Legend

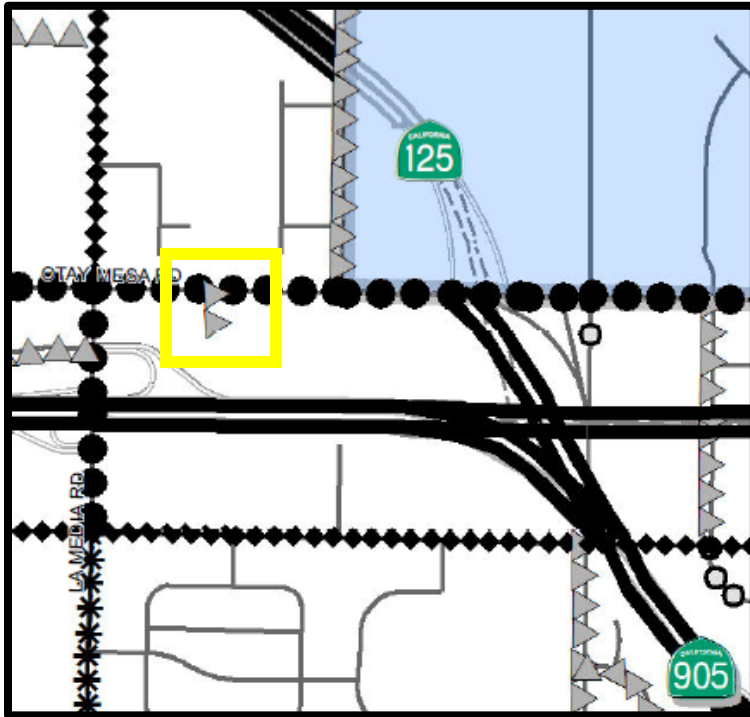
- 2-CL* 2-CL* (with left turn lane)
- ▲-▲-▲-▲ 4-CL* 4-CL* (with left turn lane)
- ▲-▲-▲-▲ 4-C* 4-C* (without left turn lane)
- ◆-◆-◆-◆ 4-M* 4-M* (Major Arterial)
- 5-M* 5-M* (Major Arterial)
- 6-PA* 6-PA* (Primary Arterial)
- 6-M* 6-M* (Major Arterial)
- 7-PA* 7-PA* (Primary Arterial)
- ▬▬▬▬ F* F* (Freeway)
- ▬▬▬▬ TR* TR* (Truck Route)
- ▬▬▬▬ Central Village Boundary
- ▬▬▬▬ Refer to Central Village Specific Plan for additional detail and Roadway Classification

Scale: 0 to 3,000 feet

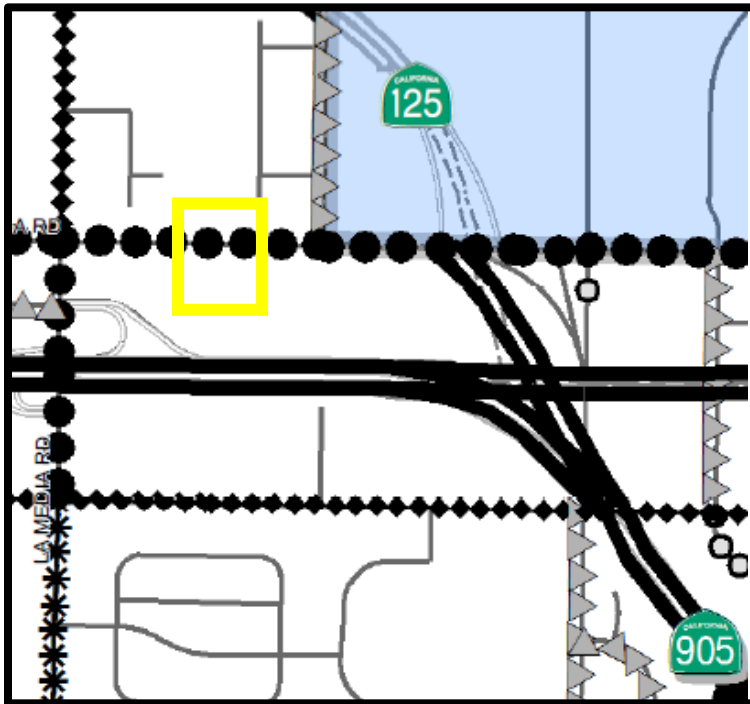
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THIS PLAN IS THE PROPERTY OF SAFICIS. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PURPOSES. SAFICIS AND ITS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Existing Community Plan - Avenida Costa Azul



Revised Community Plan - Avenida Costa Azul removed





THE CITY OF SAN DIEGO
General Plan
Land Use and Community Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

DRAFT

Figure LU-2
General Plan Land Use and Street System

Street System

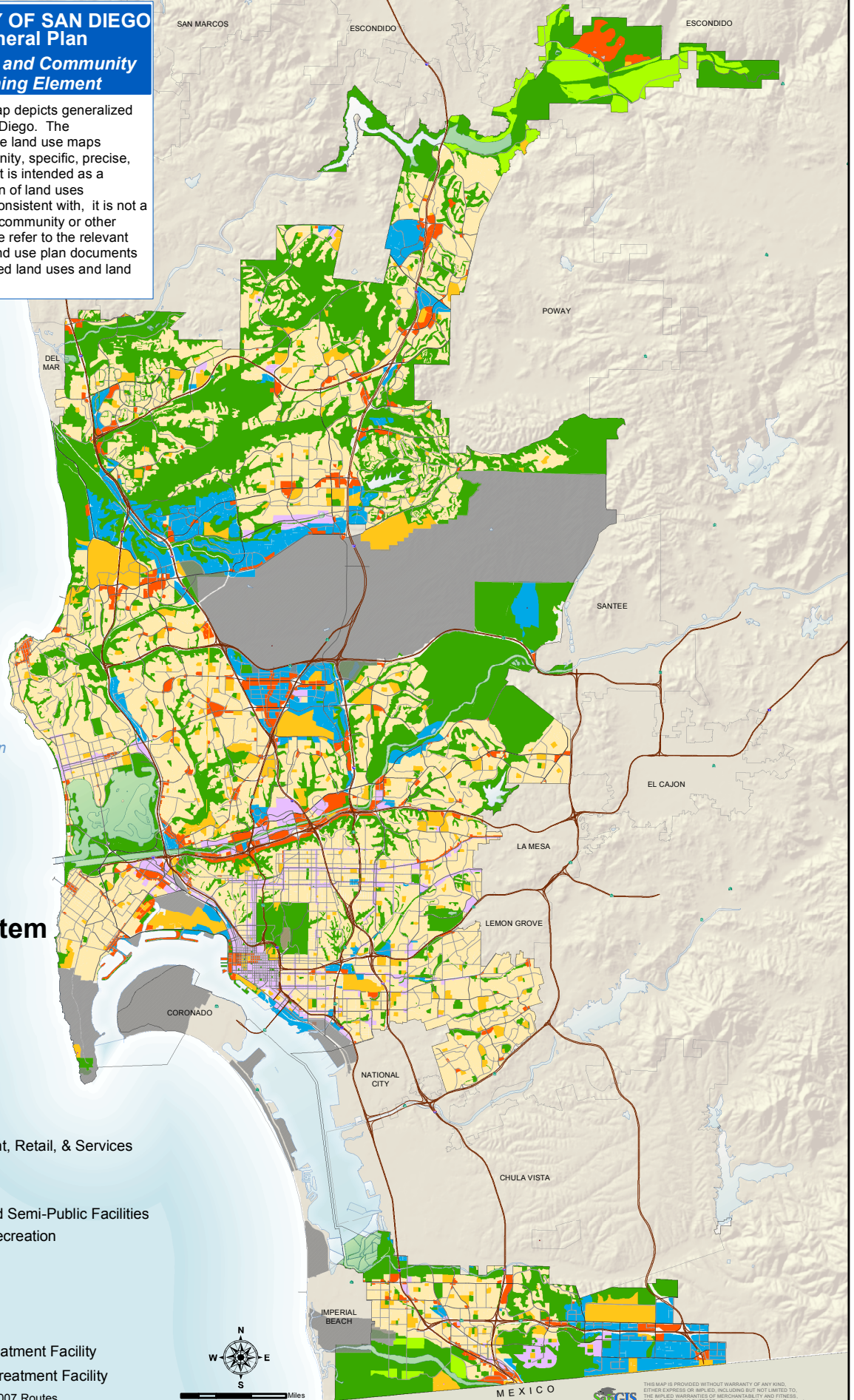
- Freeways
- Prime Arterials
- Major Arterials
- Collectors (local & rural)

General Plan Land Use

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture

Other Features

- Military Use
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility



Source: SANDAG 2007 RTP; MTS 2007 Routes

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THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 12, 2017 REPORT NO. 17-081

HEARING DATE: September 21, 2017

SUBJECT: Otay Mesa Community Plan Amendment Initiation for Sunroad Otay 50

PROJECT NUMBER: 538140

OWNER/APPLICANT: Sunroad Enterprises

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Otay Mesa Community Plan to remove Avenida Costa Azul, a 4-lane Collector, from the Community Plan?

Staff Recommendation: **INITIATE the plan amendment process.**

Community Planning Group Recommendation: On August 16, 2017, the Otay Mesa Planning Group voted 13-0-1 in support of initiating an amendment to the Otay Mesa Community Plan (Attachment 1).

City Strategic Plan Goal and Objectives: The proposed amendment to the Community Plan is aligned with the following City of San Diego Strategic Plan goals and objectives: Goal 2 (Work in partnership with all of our communities to achieve safe and livable neighborhoods) and Goal 3 (Create and sustain a resilient and economically prosperous City).

Environmental Review: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Impact Statement: None with this action. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

The proposed amendment site is located within the Otay Mesa community planning area and is identified as a 4-lane Collector that connects Otay Mesa Road to a site designated for Heavy Commercial use (Attachment 2). The site is surrounded by a mixture of industrial, heavy commercial, and institutional uses. The site is located north of SR-905, south of Otay Mesa Road, east of La Media Road, and west of SR-125.

The applicant for the 49-acre Sunroad Otay 50 Project site is proposing to build an industrial business park consisting of four buildings totaling approximately 845,000 square feet. An application has been submitted to the City for discretionary review and is currently in process. The proposed industrial business park would be consistent with the Heavy Commercial land use designation of the Community Plan. Otay Mesa's heavy commercial lands allow for a variety of commercial and industrial uses ranging from retail and commercial services to office and light industrial. While the heavy commercial land use designation allows for a diversity of commercial uses, it is intended for heavier commercial uses such as distribution, storage, and large retail establishments.

The subject site of the Sunroad Otay 50 Project is located along Otay Mesa Road, east of Avenida Costa Azul. Avenida Costa Azul is identified as a 4-lane Collector in the Roadway Classification network of the Community Plan (Attachment 3). As part of the community plan update process (completed in 2014), the traffic analysis assumed Avenida Costa Azul would provide vehicle access to two large retail establishments on both sides of the roadway. The proposed 49-acre industrial business park is anticipated to generate fewer vehicle trips as compared to what was envisioned through the community plan update process. Additionally, the adjacent property to the west has submitted a development application titled "La Media Retail", which proposes to develop approximately 129,700 square feet of retail use. The proposed retail project is also anticipated to generate fewer vehicle trips as compared to what was envisioned through the community plan update. Both properties are served by Avenida Costa Azul and are proposed at lower development intensities than originally envisioned through the community plan update process.

As a result, the applicant is requesting the initiation of a community plan amendment to remove the roadway from the Community Plan mobility network. The applicant is proposing to provide access via a 4-lane private driveway designed to accommodate the appropriate number of vehicles accessing both the Sunroad Otay 50 project site and the adjacent "La Media Retail" project. As part of the current discretionary review process for the Sunroad Otay 50 project, a transportation analysis will be conducted regarding vacating Avenida Costa Azul and the construction of a four-lane private drive.

DISCUSSION

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the City's General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria are addressed by the proposed amendment:

- (a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The proposed amendment, to remove Avenida Costa Azul from the Otay Mesa Community Plan Roadway Classification network, would not adversely affect the goals and policies of the General Plan and Community Plan. Avenida Costa Azul is identified as a 4-lane collector intended to provide access to Heavy Commercial lands between Otay Mesa Road and SR-905. The planned roadway is approximately 1,800 linear feet and serves two properties; both properties also have frontage on Otay Mesa Road. The proposed Sunroad Otay 50 industrial business park and the adjacent La Media retail project are anticipated to generate fewer vehicle trips as compared to the more intensive commercial uses contemplated as part of the community plan update's traffic analysis.

Both properties currently have discretionary permit applications in process with the City that are consistent with the Heavy Commercial land use designation. The proposed projects will provide a four-lane private driveway for access. The proposed private driveway would maintain pedestrian and vehicle access to the sites, consistent with the Community Plan Mobility Element Goal to provide a complete and interconnected street system that balances the needs of drivers, bicyclists, pedestrians and others. Additionally, the proposed project will provide public right-of-way improvements along Otay Mesa Road consistent with the Goal to ensure transportation infrastructure and operations investments that facilitate goods movement, while fostering economic prosperity and a high quality of life within the community.

The General Plan Economic Prosperity Element identifies Otay Mesa as a Sub-regional Employment Center. The community plan Land Use Element contains goals and policies for creating employment centers for a strong economy, increased industrial capacity, and support for industry related to international trade and the border economy. With approval of the respective discretionary permits, these community plan goals would be advanced.

- (b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.**

Avenida Costa Azul proposes the vacation of the roadway and its removal from the Community Plan Roadway Classification network, since both properties can be adequately served via a four-lane private drive that will be shared by the two adjacent properties. The removal of Avenida Costa Azul from the Mobility Element will allow the street to be vacated by the City thereby eliminating approximately a third-of-a-mile of a four-lane public street and the attendant maintenance costs that would otherwise be a taxpayer responsibility. Additionally, the removal of Avenida Costa Azul and installation of a 4-lane private drive reduces the City's liability related to construction and maintenance of this section of the road. This area of Avenida Costa Azul is not a through street, serving only two property owners who have agreed to construct and maintain a shared 4-lane private drive in its place.

- (c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

All necessary public services appear to be available to both properties along Avenida Costa Azul. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

As outlined above, it is staff's recommendation that the proposed initiation meets all of the criteria as described. The following land use issues have been identified by City staff. If initiated, these issues, as well as other that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Impacts of the proposed roadway network change on the broader circulation network;
- Impacts of the proposed roadway network change on bicycle and pedestrian circulation;
- Appropriate size and boundary for the amendment site; and
- Provision for additional benefit to the community.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Michael Prinz
Senior Planner
Planning Department



Laura C. Black, AICP
Deputy Director
Planning Department

Attachments:

1. Otay Mesa Community Planning Group Draft Minutes for August 16, 2017
2. Vicinity Map
3. Otay Mesa Community Plan Roadway Classification Map
4. Ownership Disclosure Statement

Otay Mesa Planning Group Meeting

August 16, 2017

Meeting called to order at 3:05 p.m. by Rob Hixson and introductions were made across the room.

Members present:

Rob Hixson
Tony Blas
Mark Freed
Chris Holder
Rita Mahoney
Alejandra Mier y Teran
Kaitlin Arduino
Felipe Nuno
Tom Ricotta
Tom Story
Ronnie Lee Taylor
Clarissa Falcon
Joe Street

Members absent:

Jimmy Ayala
Wayne Dickey
Lisa Golden
Richard Martinez
Antonio Martinez
Ted Shaw

Approval of minutes:

- **Motion:** Approve minutes from June 21, 2017
- **Vote:** Motion carried
- **Resolved:** Minutes from the meeting on June 21, 2017 approved, with modification of Assembly Member Hueso to Senator Hueso and Kim Peterson Future to Kim Peterson

Public Input: Kim Peterson, resident near Dennery Road, had residential parking concerns. Rita Mahoney of Colrich suggested she seek HOA assistance as they are responsible for enforcing residential area parking.

Chairman's Report:

Items received reviewed:

1. Public Notice of Preparation of a Program Environmental Report- Storm Water Department
2. Notice of Future Decision Easement Vacation- Mission Imprintables
3. Notice Application- CUP- 7-11 Otay Mesa, La Media
4. Notice Application- CUP- Ocean View Hills 7-11
5. Notice of Public Hearing- Neighborhood Development Permit - AT&T Romero McNally
6. Notice of Application-Public Right of Way and Tentative Map, Process 5
7. Mission Imprintables ESMT VAC
8. Metropolitan Airpark SCR- Substantial Conformance Review
9. Ocean View 7-11/CUP/SDP
10. Report to the Planning Commission- AT&T Romero McNally- Process Four Decision Four
11. Lumina Tentative Map

Government Liaison Report

- a. **COUNCILMAN ALVAREZ'S OFFICE. - Vivian Moreno** South Bay rapid bus to connect from Otay Mesa to Downtown. Brownfield Airport to hold an open house August 24, 2017. Councilman letter of support of cleaning of Nestor Community.
- b. **MAYOR'S OFFICE.** – No report given
- c. **SUPERVISOR COX'S OFFICE.** - No report given.
- d. **SENATOR HUESOS' OFFICE. -Ana Molina.** –Senator with Community Choice Program to attend a State-wide hearing.
- e. **POLICE DEPARTMENT. - CARLOS LaCarra, Community Relations Officer SDPD.** – Closure of Southbound freeways September 23-25, 2017. Gun buyback program September 30, 2017
- f. **FIRE DEPARTMENT.** - No report given.
- g. **IMMIGRATION & CUSTOMS DEPARTMENT:** No report given.
- h. **CITY ATTORNEY'S OFFICE.** - No report given

Monthly Report:

CPC- Mark Freed: CIP- La Media Road project already submitted. September 2017 last month to submit. No expensive projects. Maintenance of storm water detention 2016-2017 completed. State collation meeting at Mission Valley Library, accessory dwelling meeting for creation of mini dorms- informational presentation held June 23rd.

Border Transportation- Alejandra Mier y Teran: Newsletter sent; proposed modification of transit bus route 905 A & 905B. Freeways to be closed September 23 – 25, 2017.

Community Plan-Kaitlin Arduino: City task force meeting update: Otay Mesa Phase 4, Council meeting September 19, 2017 for approval- Eastern portion only. La Media Truck Route raised level of importance with the City. Next meeting will determine if the City will take over construction. Short window to apply for FBA funds.

La Media West Wetlands- Rob Hixson: Airpark working on design. Approximately four months to finalize renderings. One month for resolution.

San Diego Airport Advisory Committee- Lisa Golden: Project Manager has left for other projects. Richard Sax is Project Manager.

Code Enforcement: None

Chamber Update- Alejandra Mier y Teran: New Administrador Maquiladora Compliance Seminar.

East Otay Mesa Property Owner's Association Update: Caltrans Phase 2 doing appraisals along border. Border porotype protests are concerns. Will handle accordingly. Proposed a tent to house homeless. Not permitted, did not approve new ordinance.

Action Items:

Motion: La Media 7/11 expansion for diesel pumps and new driveway- Travis Vincent

Vote: None- needs to come back with Environmental and Traffic Impact Report

Resolved: None

Abstained: None

Motion: Vacate Costa Azul, east of La Media Plan Amendment-Tom Story

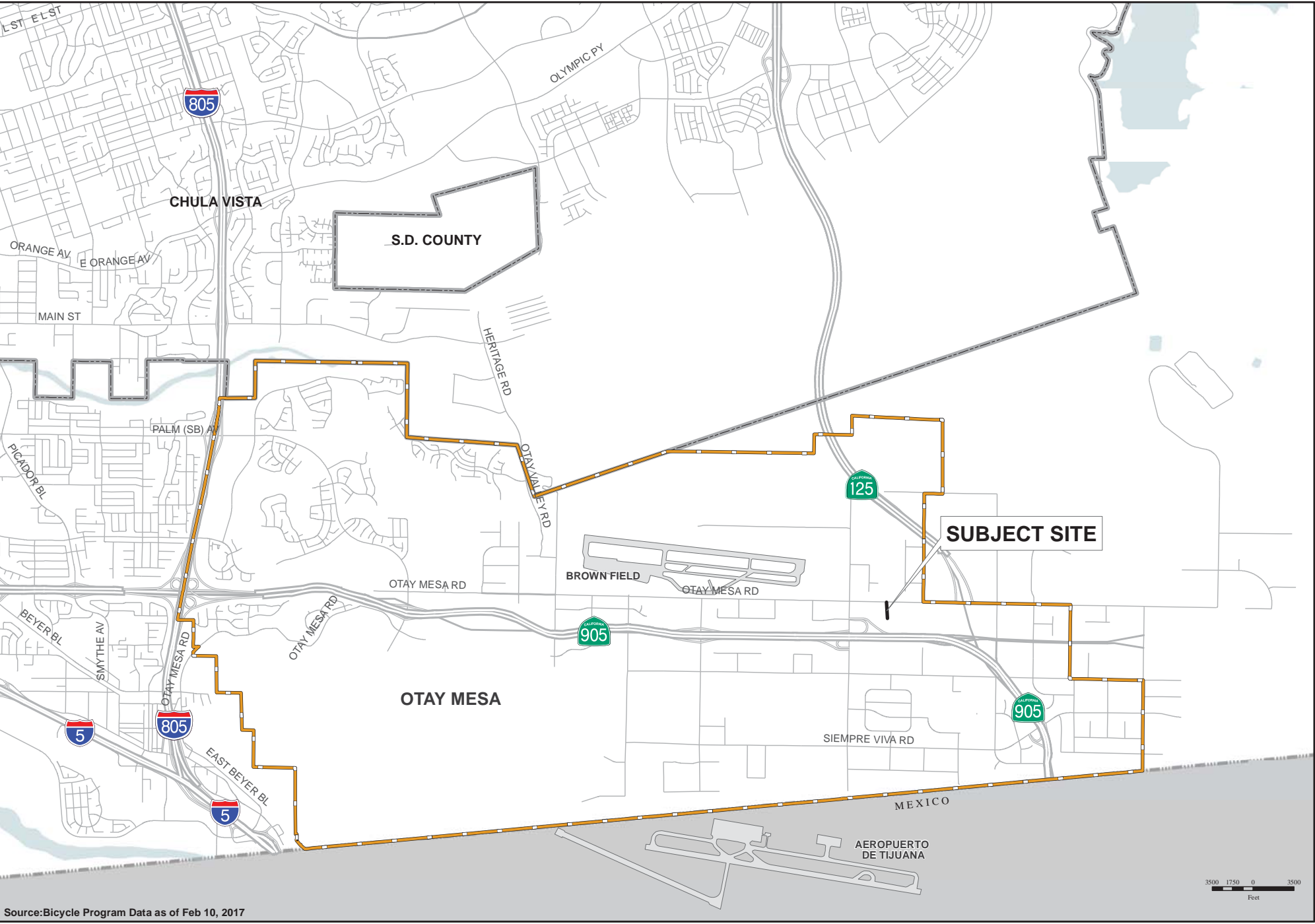
Vote: Kaitlin Arduino

Resolved: Motion carried

Abstained: Chris Holder

Old Business: No old business

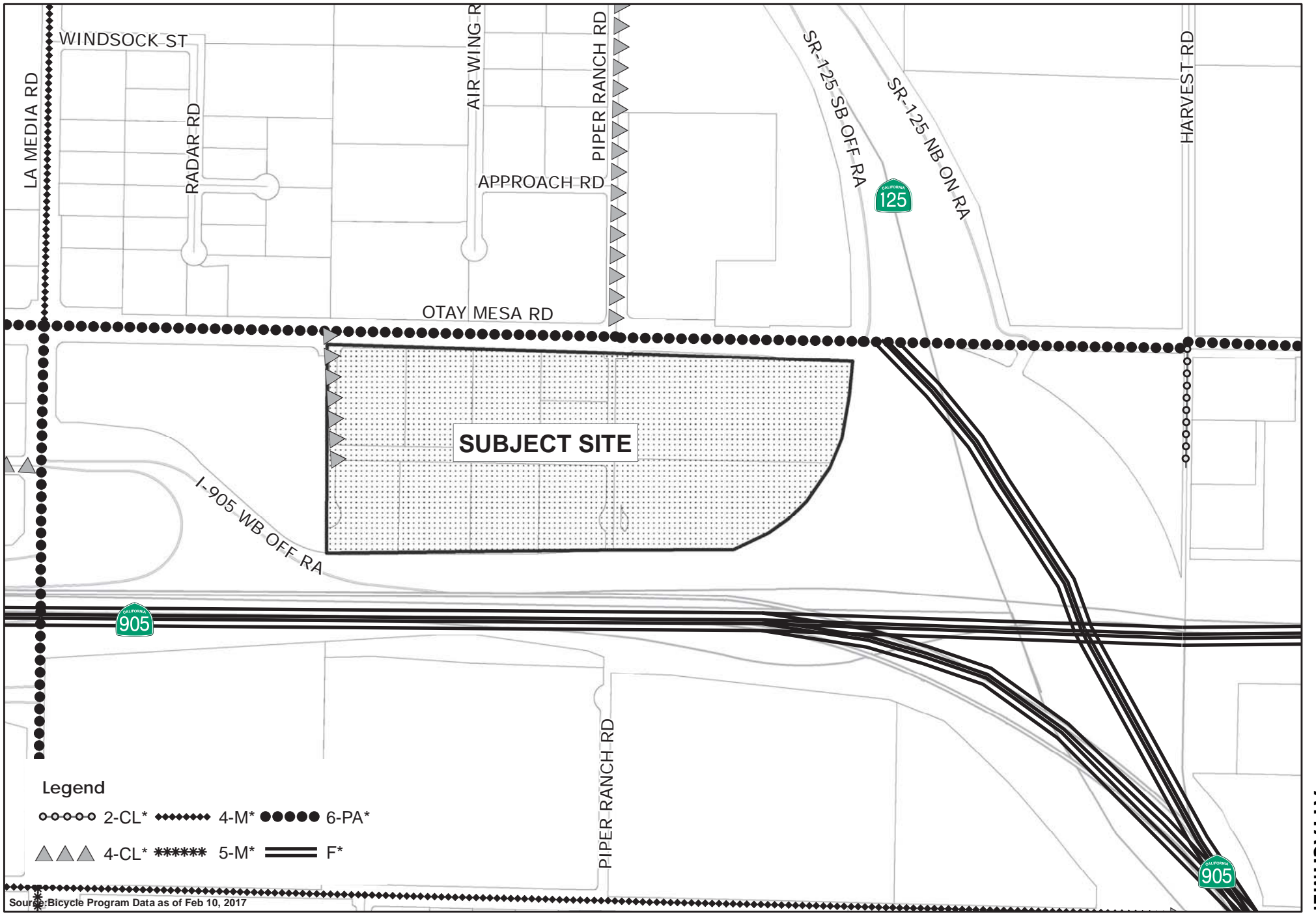
Meeting adjourned at 4:15 p.m. by Chairman, Rob Hixson



Source: Bicycle Program Data as of Feb 10, 2017

DRAFT







City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

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 Street Vacation

Project Title

Sunroad Otay

Project No. For City Use Only

538140

Project Address:

East and west of Piper Ranch Road, south of Otay Mesa Road and north of SR-905

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:

| | |
|---------------------------------------|--|
| Project Title: Sunroad Otay | 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):
Sunroad Otay Partners,L.P.

Owner Tenant/Lessee


Street Address:
4445 Eastgate Mall Road, Suite 400

City/State/Zip:
San Diego,CA 92121

Phone No: (858) 362-8500 **Fax No:** (858)362-8448

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

Title (type or print):
President

Signature:  **Date:** January 26,2016

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:

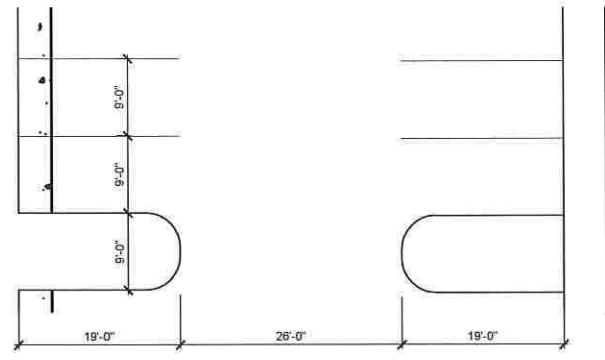
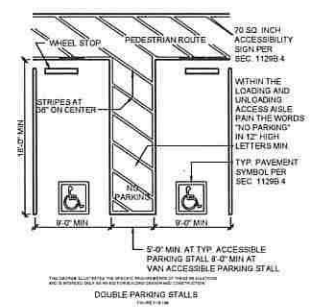
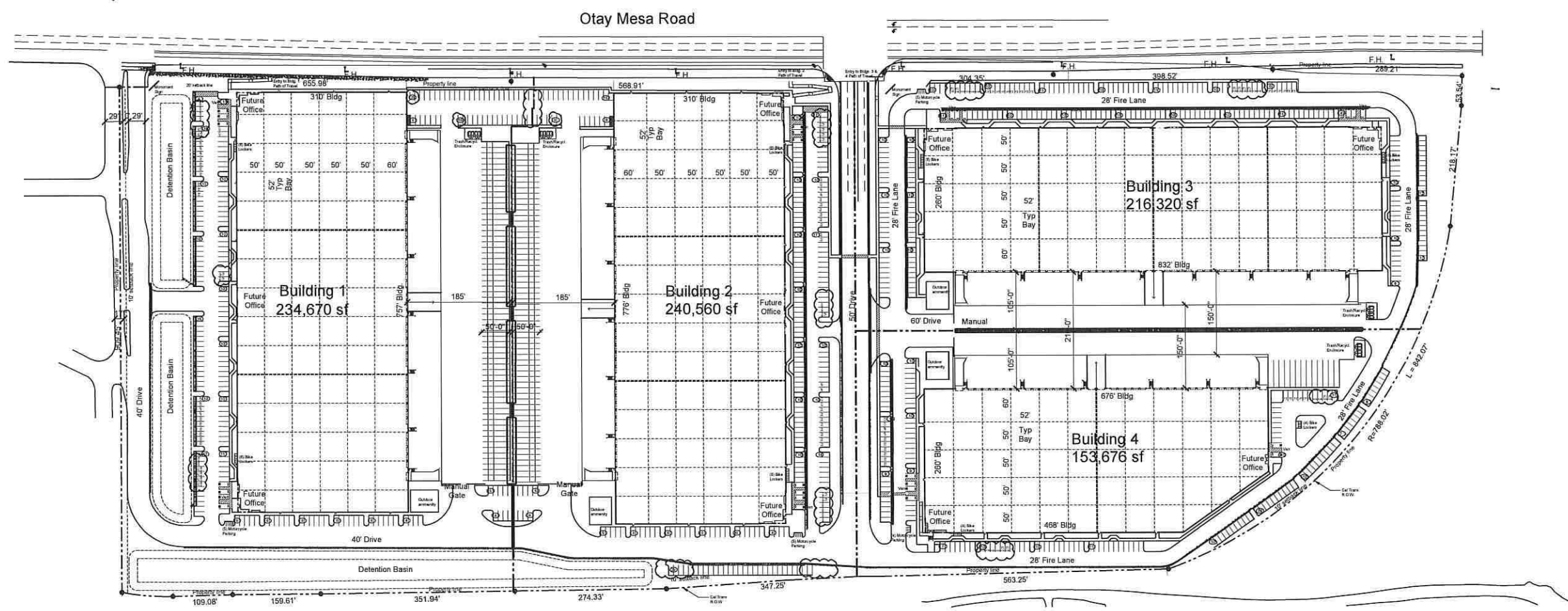
City/State/Zip:

Phone No: **Fax No:**

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

Title (type or print):

Signature : **Date:**



BUILDING DATA

| | Site Area (Acres) | Building Area (SF) | Coverage (%) | Landscape provided % | Trailer Parking Provided (10x50) | Car Parking Required (1:1,000) | Car Parking Provided (9x19) | Motorcycle Parking Required | Motorcycle Parking Provided (3'Wx6'L) | Accessible Parking Req'd (Prov'd) | Clean Air/Vanpool parking Req'd (Prov'd) | EV Spaces w/Chargers Provided (F) Conduit for future chargers | Bike Parking (Lockers) Req'd (Provid) |
|------------|-------------------|--------------------|--------------|----------------------|----------------------------------|--------------------------------|-----------------------------|-----------------------------|---------------------------------------|-----------------------------------|--|---|---------------------------------------|
| Building 1 | 15.4910 | 234,670 | 34.78% | 19.12% | 64 | 235 | 235 | 5 | 5 | 7 (8) | 23 (24) | 6 EV spaces 6 future chargers | 12 (12) |
| Building 2 | 13.3284 | 240,560 | 41.43% | 13.28% | 64 | 241 | 241 | 5 | 5 | 7 (8) | 24 (24) | 8 EV spaces 7 future chargers | 12 (14) |
| Building 3 | 11.7306 | 216,320 | 42.33% | 16.54% | 0 | 216 | 256 | 5 | 5 | 7 (8) | 26 (26) | 6 EV spaces 6 future chargers | 14 (14) |
| Building 4 | 7.5230 | 153,676 | 46.89% | 10.64% | 15 | 154 | 162 | 4 | 4 | 6 (6) | 16 (16) | 6 EV spaces 6 future chargers | 8 (8) |
| Total | 48.0741 | 845,226 | 40.38% | | 143 | 846 | 894 | 19 | 19 | 27 (30) | 76 (86) | 26 EV Spaces provided 25 future chargers to be prov. | 46 (48) |

ACCESSIBLE PARKING SPACE (TYP.) C SCALE: 1/8"=1'-0"

TYPICAL STANDARD PARKING SPACE B SCALE: 1/8"=1'-0"

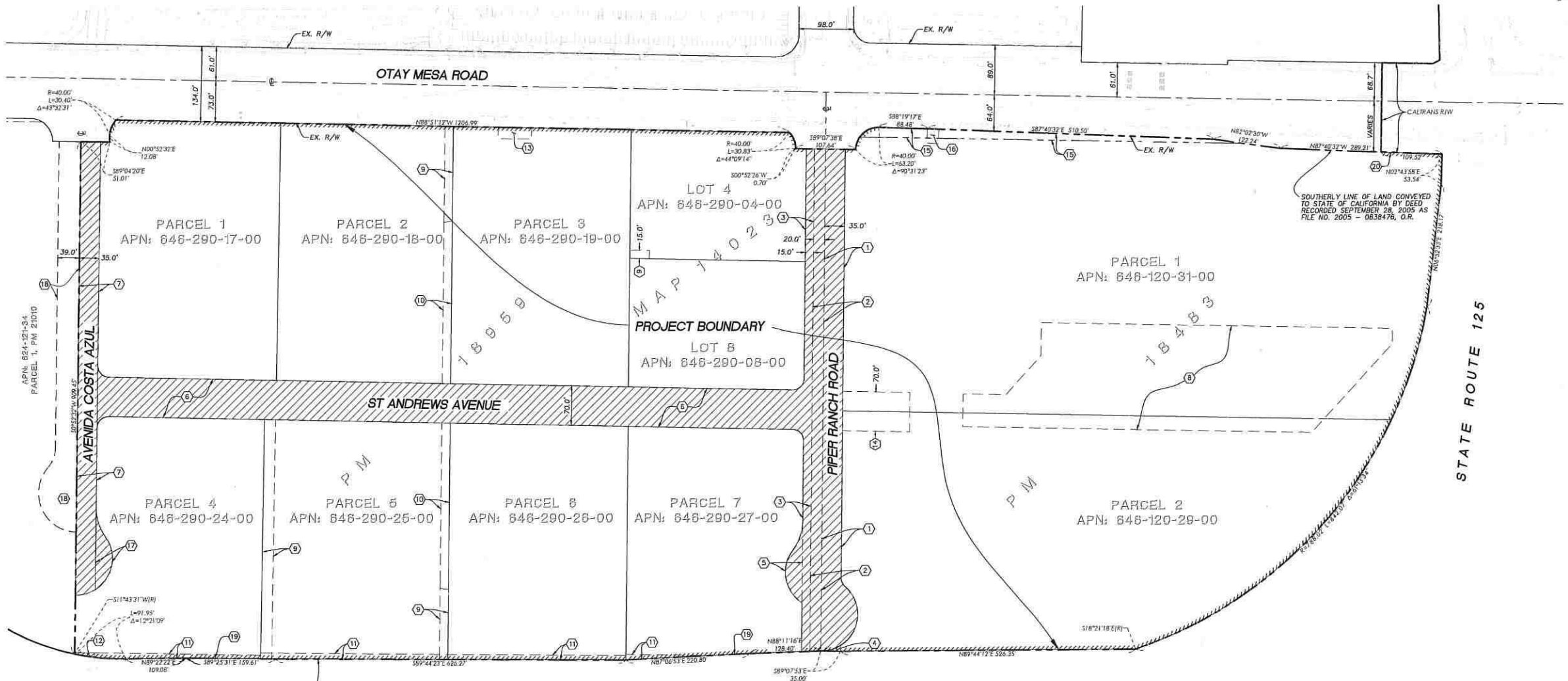
EXHIBIT 24 REV 6/21/18
 SITE PLAN A SCALE: 1"=80'-0"

MASTER SITE PLAN
 PROPOSED INDUSTRIAL PROJECT
 OTAY MESA DRIVE
 OTAY MESA, CA

COMMERCE CONSTRUCTION CO., L.P.
 13191 Crossroads Parkway North
 Sixth Floor
 City of Industry, California 91746-3457
 Telephone: (951) 989-0425
 License No. 723302

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
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| | | | |

CCC JOB NO. 7088
 SHEET NO. MS1
 DRAWN BY DATE JT 6/21/18



NORTHERLY LINE OF LAND CONVEYED TO STATE OF CALIFORNIA BY DEED RECORDED AUGUST 22, 2005 AS FILE NO. 2005-0717717, O.R.

SOUTHERLY LINE OF LAND CONVEYED TO STATE OF CALIFORNIA BY DEED RECORDED SEPTEMBER 28, 2005 AS FILE NO. 2005-0838476, O.R.

LEGEND

- SUBDIVISION BOUNDARY
- CENTERLINE
- PUBLIC RIGHT-OF-WAY TO BE VACATED
- EASEMENTS
- FOUND STANDARD WELL MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED

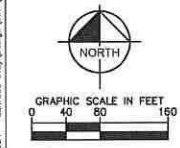
BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS DRAWING IS THE CENTERLINE OF OTAY MESA ROAD PER MAP NO. 14023 I.E. NORTH 88°51'12" WEST

CCS83 COORDINATES INDEX
 1784-6341

LAMBERT COORDINATES
 144-1781 (NAD 27)

- EASEMENTS TO REMAIN**
- (19) ACCESS RIGHTS RELINQUISHED PER DOCUMENT RECORDED 6/22/2005 AS DOCUMENT NO. 2005-0717717, O.R.
 - (20) ACCESS RIGHTS RELINQUISHED PER DOCUMENT RECORDED 9/28/2005 AS DOCUMENT NO. 2005-0838476, O.R.
 - (21) AVIGATION EASEMENT PER MAP 14023 AND PARCEL MAP 18483. BLANKET IN NATURE.

- EASEMENTS TO BE VACATED**
- (1) PORTION OF PIPER RANCH ROAD DEDICATED PER PARCEL MAP 18483
 - (2) PORTION OF PIPER RANCH ROAD DEDICATED PER DOCUMENT RECORDED 7/21/1897 IN BOOK 257 PAGE 293, O.R.
 - (3) PORTION OF PIPER RANCH ROAD DEDICATED PER MAP 14023
 - (4) IRREVOCABLE OFFER TO DEDICATE PORTION OF PIPER RANCH ROAD PER PARCEL MAP 18483
 - (5) PORTION OF PIPER RANCH ROAD DEDICATED PER PARCEL MAP 18959
 - (6) PORTION OF ST. ANDREWS AVENUE DEDICATED PER MAP 14023
 - (7) AVENIDA COSTA AZUL DEDICATED PER MAP 14023
 - (8) FLOOD WATER STORAGE EASEMENT PER PARCEL MAP 18483
 - (9) DRAINAGE EASEMENT PER MAP 14023
 - (10) DRAINAGE EASEMENT PER PARCEL MAP 18959
 - (11) FLOOD WATER STORAGE EASEMENT PER MAP 14023
 - (12) FLOOD WATER STORAGE EASEMENT PER PARCEL MAP 18959
 - (13) DRAINAGE EASEMENT DEDICATED PER DOCUMENT RECORDED 10/03/1897 AS DOCUMENT NO. 1897-0494025, O.R.
 - (14) ACCESS EASEMENT PER PARCEL MAP 18483
 - (15) IRREVOCABLE OFFER TO DEDICATE PUBLIC STREET AND LIGHT RAIL RIGHT-OF-WAY PER PARCEL MAP 18483
 - (16) DRAINAGE EASEMENT TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED 6/11/2007 AS DOCUMENT NO. 2007-0391849, O.R. SAID EASEMENT WAS RELINQUISHED TO THE CITY OF SAN DIEGO, TOGETHER WITH PORTIONS OF OTAY MESA ROAD, PER CALIFORNIA TRANSPORTATION COMMISSION RESOLUTION NO. R-3944, RECORDED 12/24/2015 AS FILE NO. 2015-0859315, O.R.
 - (17) AVENIDA COSTA AZUL DEDICATED PER PARCEL MAP 18959
 - (18) IRREVOCABLE OFFER TO DEDICATE PUBLIC STREET PER PARCEL MAP 21010 TO BE VACATED PER SEPARATE CITY B-SHEET.



401 B Street - Suite 600 - San Diego, Ca. - 92101
 Tel: (619) 234-8411

SUNROAD OTAY
 OTAY MESA ROAD & PIPER RANCH ROAD
 SAN DIEGO, CALIFORNIA

| REVISIONS | |
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PREPARED BY:
 NAME: KIMLEY HORN AND ASSOCIATES, INC.
 ADDRESS: 401 B STREET, SUITE 600, SAN DIEGO, CA. 92101
 PHONE: (619) 234-8411

PROJECT ADDRESS:
 OTAY MESA ROAD & PIPER RANCH RD
 SAN DIEGO, CALIFORNIA
 92164

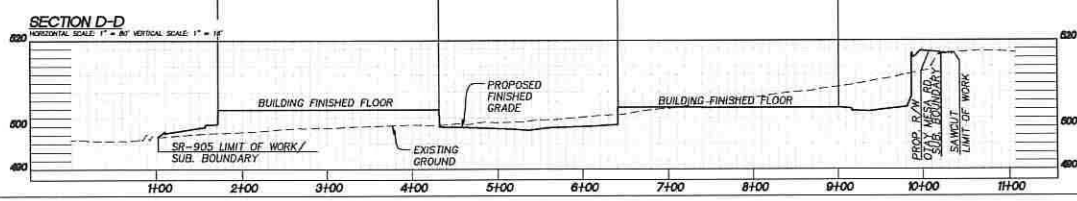
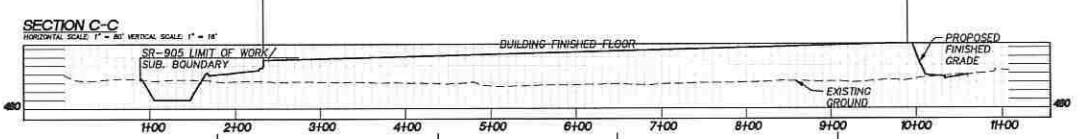
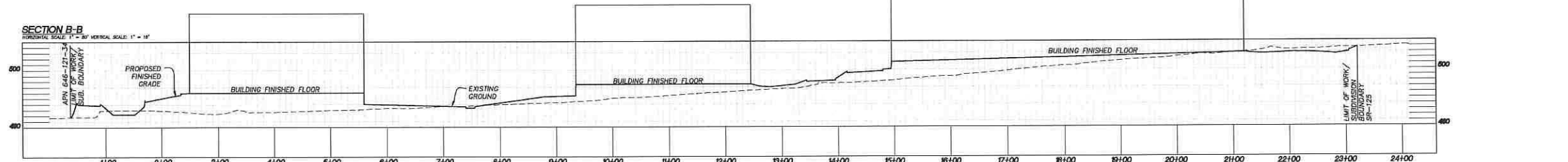
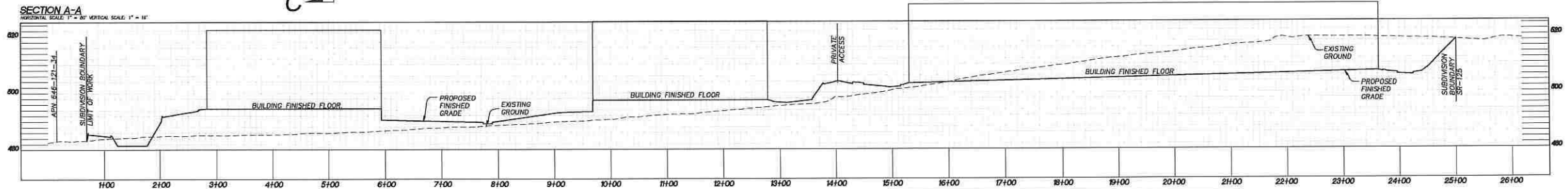
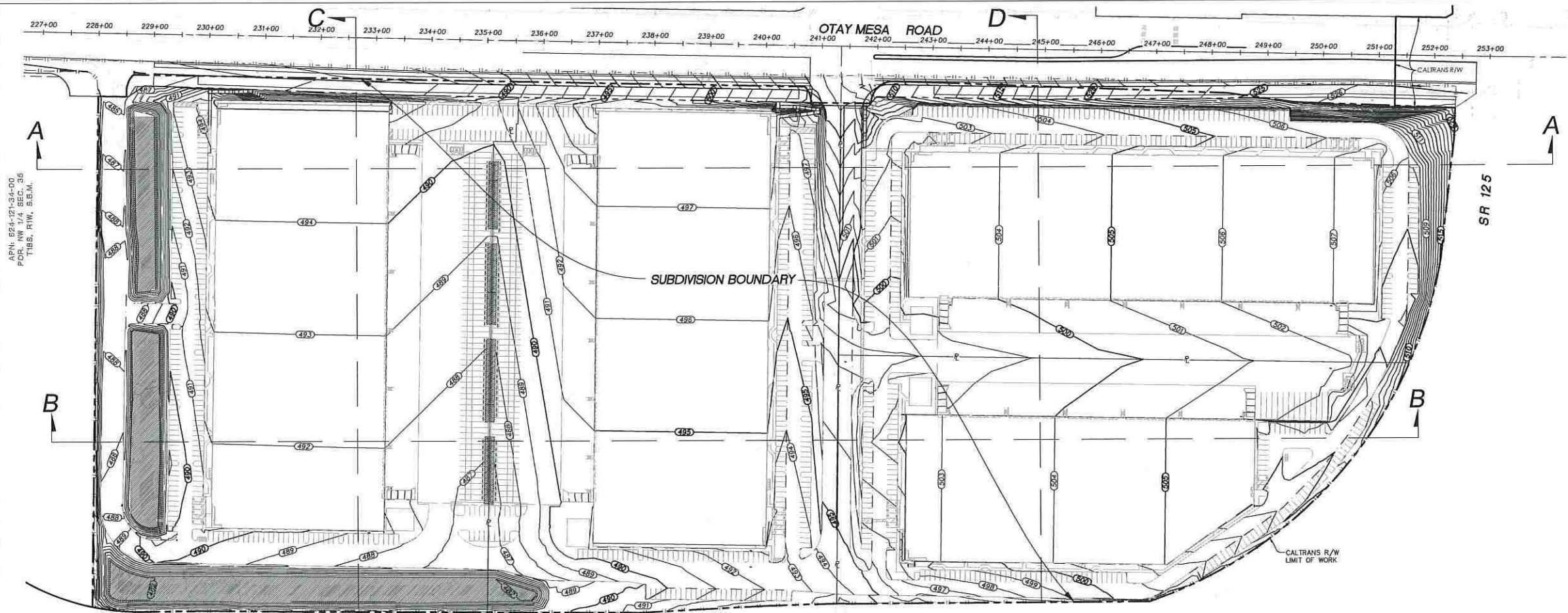
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 SUNROAD OTAY

SHEET TITLE:
 EXISTING LOT LINES AND EASEMENTS

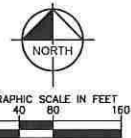
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 REVISION 13: _____
 REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: 7/2/09
 REVISION 7: 8/2/09
 REVISION 6: 5/8/08
 REVISION 5: 3/3/07
 REVISION 4: 1/3/07
 REVISION 3: 10/2/07
 REVISION 2: 10/2/07
 REVISION 1: 4/9/07

SUBMITTAL DATE: 2/1/2011
 SHEET 3 OF 8

PDF No. _____
 NIP No. _____
 SOP No. _____
 BY No. _____
 VTY No. _____
 CCRS: TR4-6341



K:\SUNROAD\05120204 - sunroad - site\Design\CDP\120204-500-04.dwg 7:02:10 PM 2/11/01

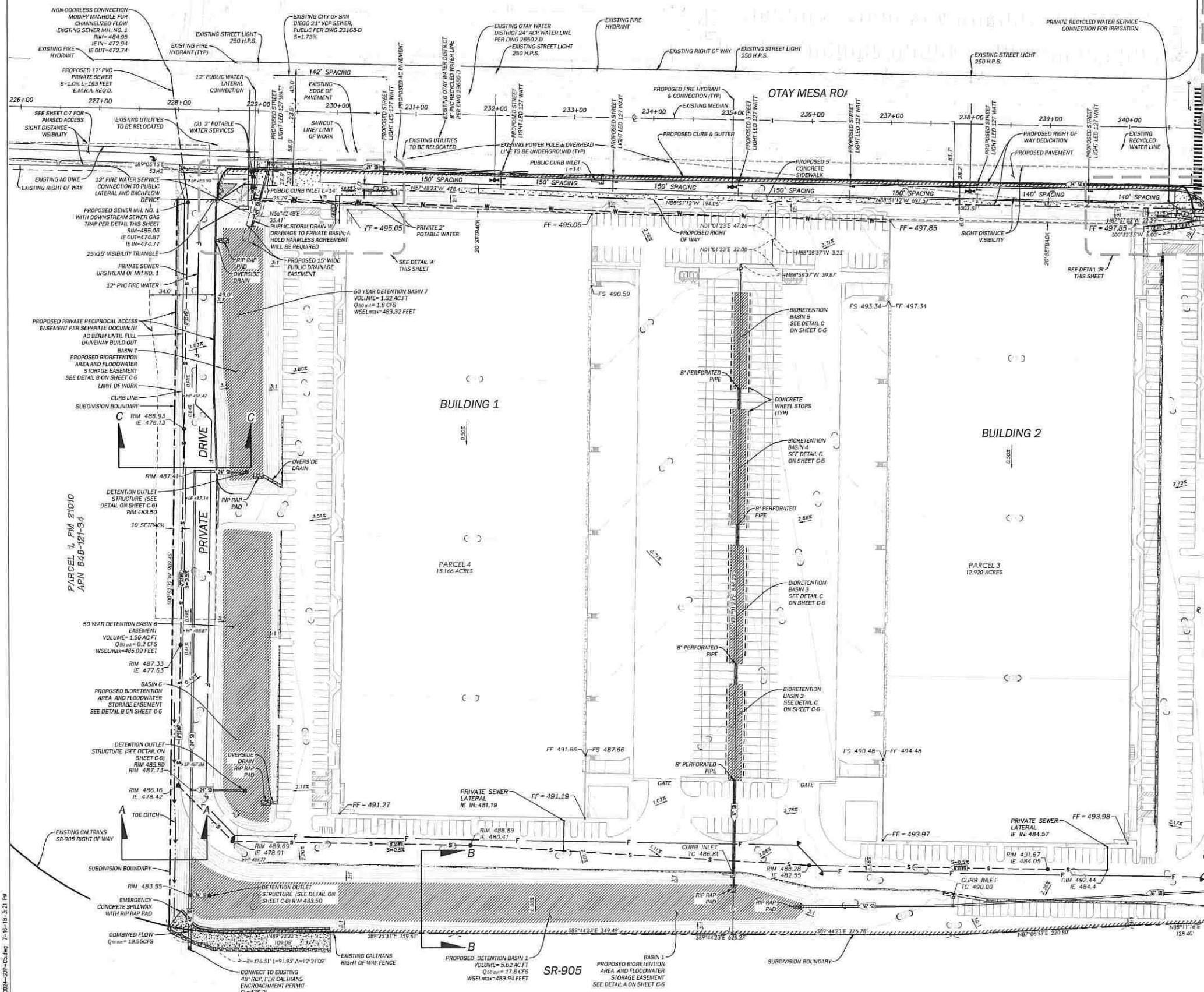


Kimley»Horn
 401 B Street, Suite 600 - San Diego, CA - 92101
 Tel: (619) 234-5411

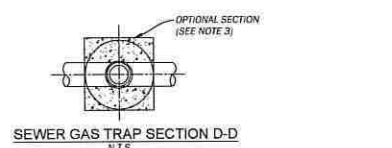
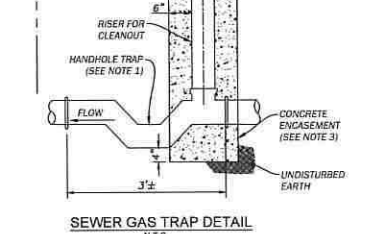
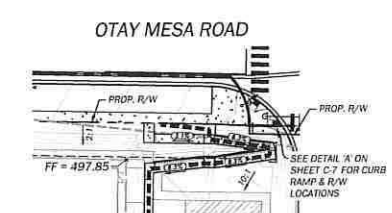
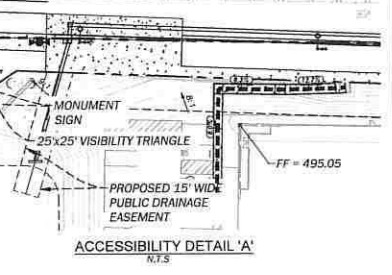
| | |
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| PREPARED BY: NAME: KIMLEY HORN AND ASSOCIATES, INC. ADDRESS: 421 B STREET, SUITE 600 SAN DIEGO, CA 92101 PHONE: (619) 234-5411 PROJECT ADDRESS: OTAY MESA ROAD & PIPER RANCH RD SAN DIEGO, CALIFORNIA 92154 PROJECT NAME: SUNROAD OTAY SHEET TITLE: SITE SECTIONS | REVISION 4: _____ REVISION 3: _____ REVISION 2: _____ REVISION 1: _____ REVISION 4: 1/2/00 REVISION 3: 1/23/00 REVISION 2: 7/8/00 REVISION 1: 1/13/01 SUBMITTAL DATE: 2/1/01 SHEET 4 OF 8 POP No. _____ NIP No. _____ SDF No. _____ SV No. _____ VTH No. _____ CC&S: P&M-6341 |
|--|--|

SUNROAD OTAY
 OTAY MESA ROAD & PIPER RANCH ROAD
 SAN DIEGO, CALIFORNIA

| | |
|---------------|-----|
| REVISIONS | |
| Scale | |
| Printed No. | |
| SITE SECTIONS | |
| Sheet | C-4 |



MATCHLINE SEE SHEET C-6



- NOTES:**
- HANDHOLE TRAP MAY BE FABRICATED OR MITERED SECTION AS SHOWN HEREON, OR OF A SINGLE UNIT WITH CURVED SEGMENTS.
 - PLAN END PIPE MAY BE USED IN LIEU OF BELL (SOCKET) AND SPIGOT FITTED PIPE PROVIDED APPROVED COUPLINGS ARE USED.
 - THE CONCRETE ENCASUREMENT AROUND THE RISER ABOVE THE TOP OF THE HOUSE CONNECTION TEE MAY BE CIRCULAR OR RECTANGULAR IN CROSS SECTION. FROM THE BOTTOM OF THE ENCASUREMENT TO THE TOP OF THE HOUSE CONNECTION TEE, THE ENCASUREMENT SHALL BE RECTANGULAR IN CROSS SECTION. ENCASUREMENT SHALL BE CLASS 4200-2000 CONCRETE.
 - THE RISER SHALL BE SEALED WITH A CAP AND 1 INCH THICK TYPE "F" MORTAR AROUND THE CIRCUMFERENCE OF THE CAP.
 - THE HANDHOLE TRAP SHALL BE BEDDED IN THE SAME MANNER AS THE HOUSE CONNECTION SEWER.

NOTE:
ALL STORM DRAIN, SEWER, AND WATER WITHIN PROPERTY BOUNDARIES ARE PRIVATE. PUBLIC UTILITIES ARE INDIVIDUALLY IDENTIFIED ON PLAN AS NOTED.

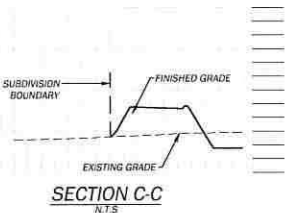
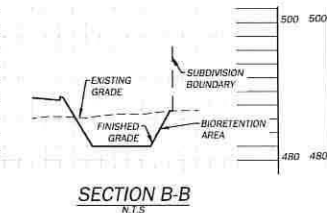
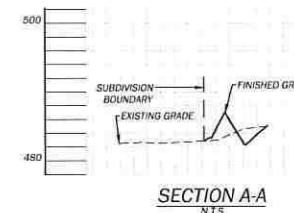
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|--|----------------------------------|
| PREPARED BY: NAME: KIMLEY HORN AND ASSOCIATES, INC. | REVISION 14: _____ |
| ADDRESS: 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 | REVISION 13: _____ |
| PHONE: (619) 234-9411 | REVISION 12: _____ |
| | REVISION 11: _____ |
| | REVISION 10: 1/2/2018 |
| | REVISION 9: 4/13/2018 |
| | REVISION 8: 5/5/2018 |
| | REVISION 7: 7/9/2018 |
| | REVISION 6: 10/2/2018 |
| | REVISION 5: 10/2/2018 |
| | REVISION 4: 10/2/2018 |
| | REVISION 3: 10/2/2018 |
| | REVISION 2: 10/2/2018 |
| | REVISION 1: 4/10/2017 |
| PROJECT ADDRESS: OTAY MESA ROAD + PIPER RANCH RD SAN DIEGO, CALIFORNIA 92124 | SUBMITTAL DATE: 1/17/2021 |
| PROJECT NAME: SUNROAD OTAY | SHEET E OF B |
| SHEET TITLE: GRADING AND DRAINAGE | POP No. _____ |
| | NDP No. _____ |
| | SDP No. _____ |
| | SV No. _____ |
| | VPI No. _____ |
| | CC&S: 1184-6341 |

SUNROAD OTAY
OTAY MESA ROAD + PIPER RANCH ROAD
SAN DIEGO, CALIFORNIA

| | |
|-----------|-----------------------------|
| REVISIONS | Scale |
| | Project No. |
| | GRADING AND DRAINAGE |
| | Sheet |
| | C-5 |

Kimley Horn

401 B Street, Suite 600 - San Diego, Ca - 92101
Tel: (619) 234-2411

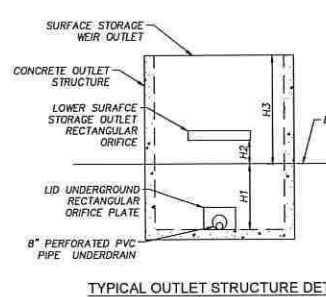
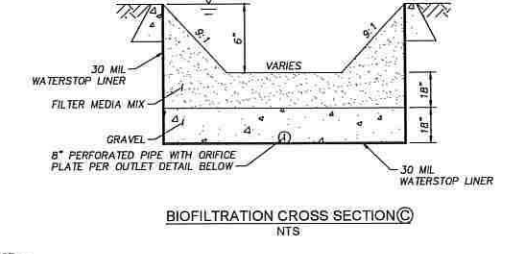
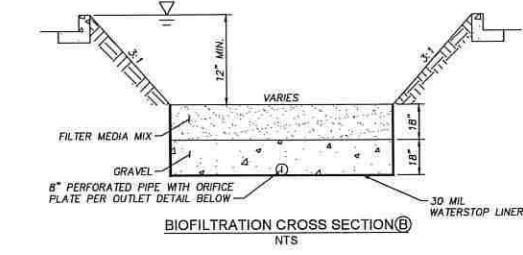
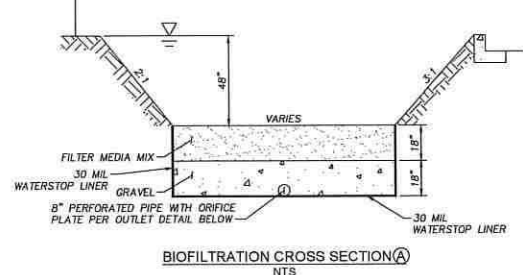
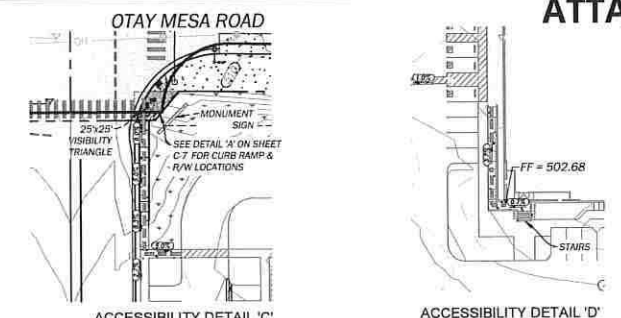
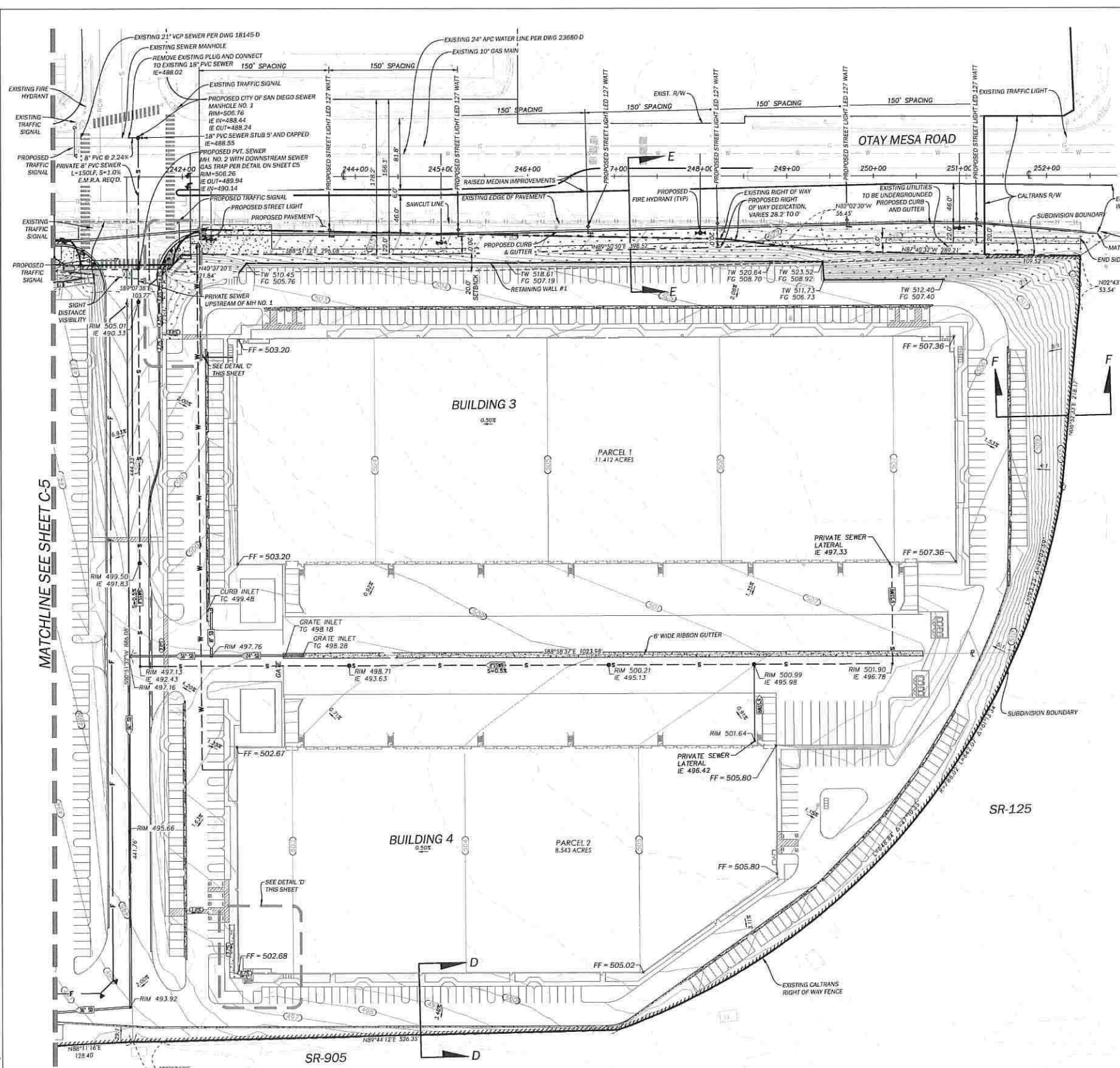


SUNROAD OTAY
 OTAY MESA ROAD @ PIPER RANCH ROAD
 SAN DIEGO, CALIFORNIA

REVISIONS

GRADING AND DRAINAGE

C-6



| BASIN ID | LID ORIFICE PLATE | | LOWER SURFACE RECTANGULAR ORIFICE | | | SURFACE STORAGE WEIR OUTLET | |
|----------|-------------------|-----------------|-----------------------------------|---------------|---------------|-----------------------------|-----------|
| | H1 INCHES | DIAMETER INCHES | H2 INCHES | LENGTH INCHES | HEIGHT INCHES | H3 FT | LENGTH FT |
| 1 | 36 | 2.5 | 6 | 48 | 6 | 3.3 | 18 |
| 2 | 36 | 1.5 | N/A | N/A | N/A | 0.5 | 10 |
| 3 | 36 | 1.5 | N/A | N/A | N/A | 0.5 | 10 |
| 4 | 36 | 1.75 | N/A | N/A | N/A | 0.5 | 10 |
| 5 | 36 | 1.75 | N/A | N/A | N/A | 0.5 | 10 |
| 6 | 36 | 2 | 6 | 12 | 1 | 1.3 | 12 |
| 7 | 36 | 2 | 6 | 12 | 1 | 2 | 12 |

- ABBREVIATIONS**
- FC FINISHED GRADE
 - FL FLOW LINE
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - FF FINISHED FLOOR
 - CL CENTER LINE
 - PL PROPERTY LINE
 - PROP. PROPOSED
 - EX EXISTING
 - SR STATE ROUTE

NOTE:
 ALL STORM DRAIN, SEWER, AND WATER WITHIN PROPERTY BOUNDARIES ARE PRIVATE. PUBLIC UTILITIES ARE INDIVIDUALLY IDENTIFIED ON PLAN AS NOTED.

RETAINING WALL DATA

| RW # | MAX HEIGHT | LENGTH | MATERIAL |
|------|------------|-----------|----------|
| 1 | 15.00 FT | 840.00 FT | CONCRETE |

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

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

PROJECT ADDRESS: OTAY MESA ROAD @ PIPER RANCH RD, SAN DIEGO, CALIFORNIA 92154

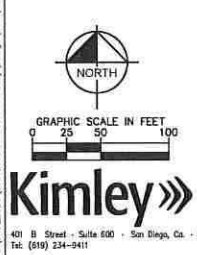
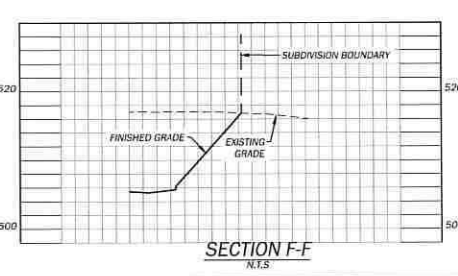
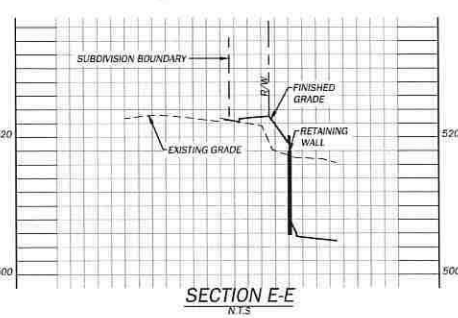
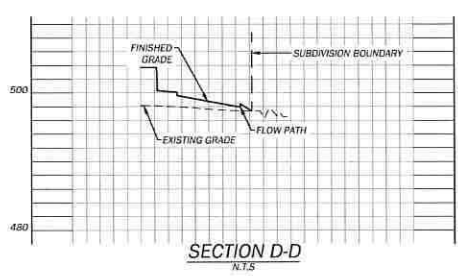
PROJECT NAME: SUNROAD OTAY

SHEET TITLE: GRADING AND DRAINAGE

REVISION 1: 4/23/2015
 REVISION 2: 7/20/2015
 REVISION 3: 8/25/2015
 REVISION 4: 10/28/2015
 REVISION 5: 12/22/2015
 REVISION 6: 2/10/2016
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 REVISION 10: 1/20/2017
 REVISION 11: 4/22/2017

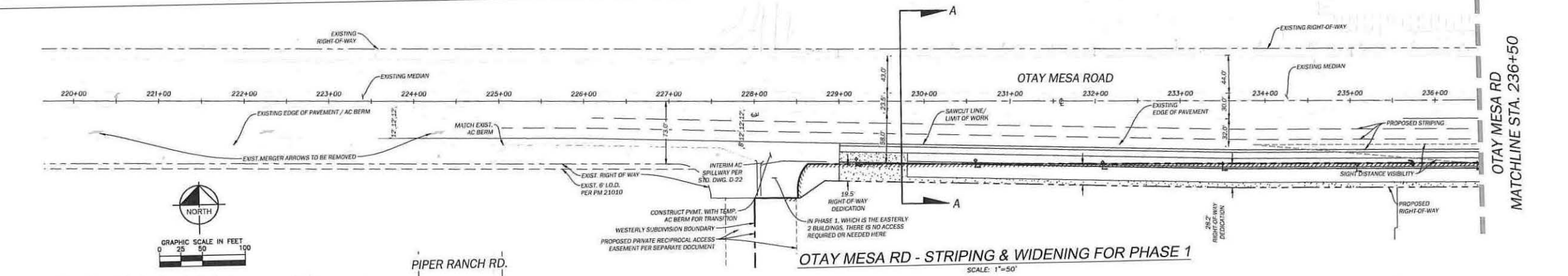
SUBMITTAL DATE: 2/10/2017
 SHEET 6 OF 8

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 NDF No. _____
 SDP No. _____
 SV No. _____
 VTH No. _____
 C0463, 1084-6341

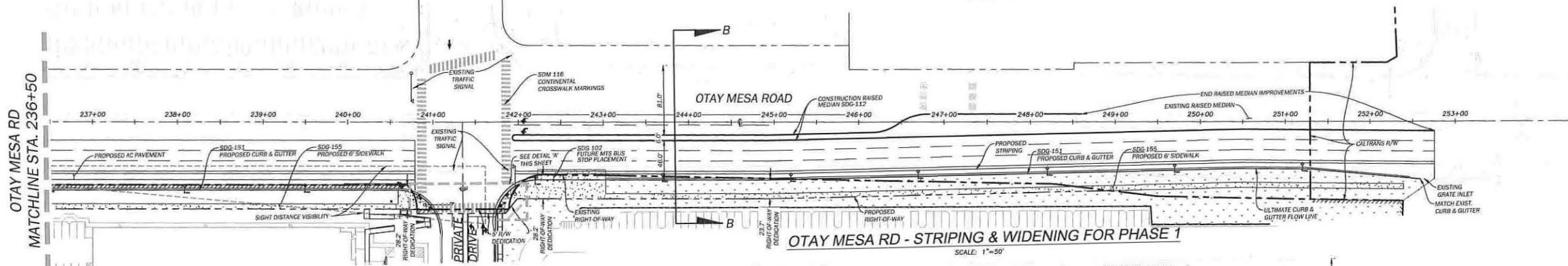


Kimley Horn
 401 B Street - Suite 600 - San Diego, CA - 92101
 Tel: (619) 234-9411

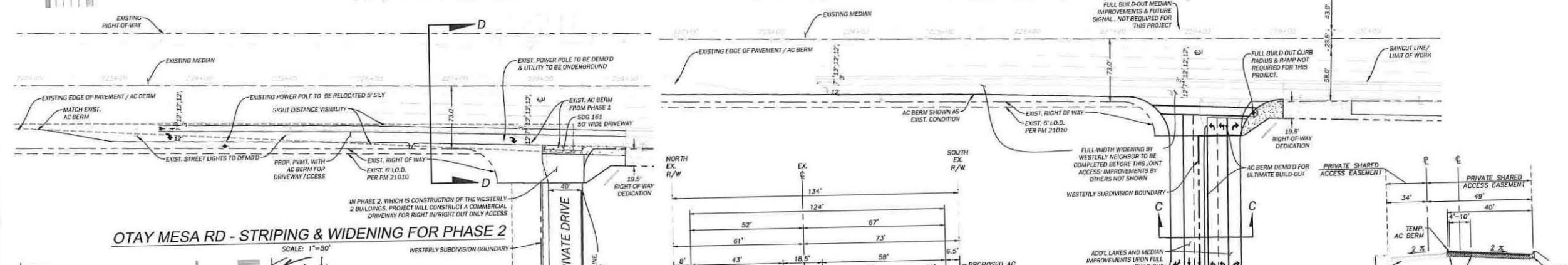
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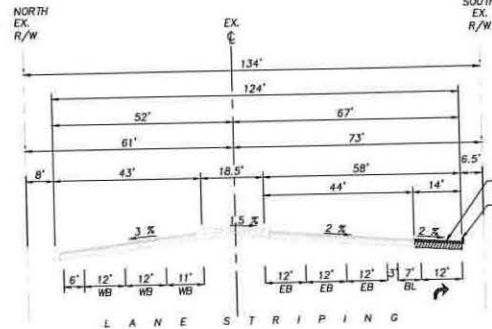
OTAY MESA RD - STRIPING & WIDENING FOR PHASE 1
SCALE: 1"=50'



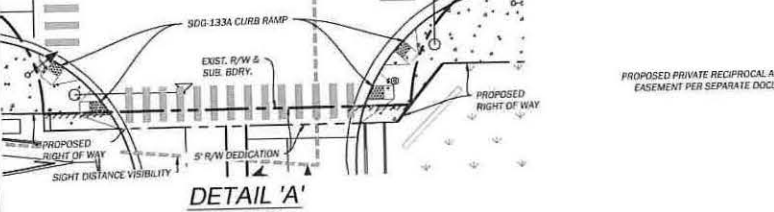
OTAY MESA RD - STRIPING & WIDENING FOR PHASE 1
SCALE: 1"=50'



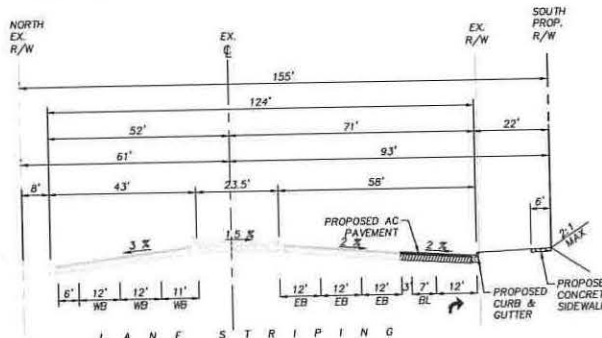
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SCALE: 1"=50'



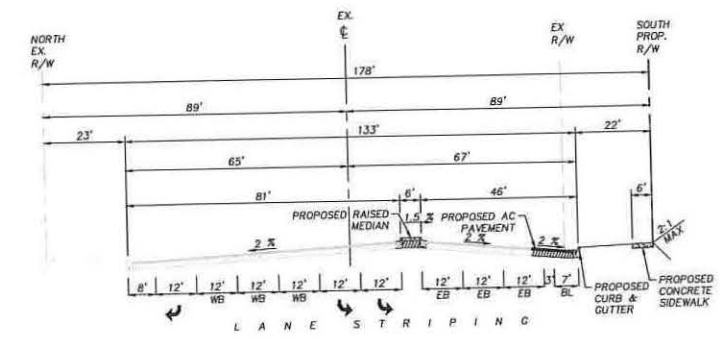
OTAY MESA ROAD - SECTION 'D-D'
N.T.S.



DETAIL 'A'
SCALE: 1"=20'

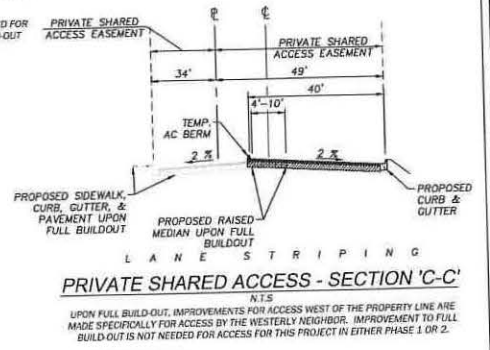


OTAY MESA ROAD - SECTION 'A-A'
N.T.S.



OTAY MESA ROAD - SECTION 'B-B'
N.T.S.

PRIVATE SHARED ACCESS
UPON NEIGHBOR BUILDOUT
SCALE: 1"=50'



LANE STRIPING
PRIVATE SHARED ACCESS - SECTION 'C-C'
N.T.S.

UPON FULL BUILD-OUT, IMPROVEMENTS FOR ACCESS WEST OF THE PROPERTY LINE ARE MADE SPECIFICALLY FOR ACCESS BY THE WESTERLY NEIGHBOR. IMPROVEMENT TO FULL BUILD-OUT IS NOT NEEDED FOR ACCESS FOR THIS PROJECT IN EITHER PHASE 1 OR 2.

LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- CONTINENTAL CROSSWALK
- FUTURE BUS STOP
- PAVEMENT INSTALLATION
- LIMITS OF GRADING

| | | |
|---|-------------|----------|
| PREPARED BY: NAME: KIMLEY HORN AND ASSOCIATES, INC. | REVISION H | _____ |
| ADDRESS: 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 | REVISION G | _____ |
| PHONE: (619) 234-5411 | REVISION F | _____ |
| | REVISION E | _____ |
| | REVISION D | _____ |
| | REVISION C | _____ |
| | REVISION B | _____ |
| | REVISION A | _____ |
| PROJECT ADDRESS: OTAY MESA ROAD & PIPER RANCH RD SAN DIEGO, CALIFORNIA 92124 | REVISION 1 | 10/2025 |
| | REVISION 2 | 8/5/2025 |
| | REVISION 3 | 3/2/2025 |
| | REVISION 4 | 10/2023 |
| | REVISION 5 | 10/2023 |
| | REVISION 6 | 10/2023 |
| | REVISION 7 | 10/2023 |
| | REVISION 8 | 10/2023 |
| | REVISION 9 | 10/2023 |
| | REVISION 10 | 10/2023 |
| | REVISION 11 | 10/2023 |
| PROJECT NAME: SUNROAD OTAY | REVISION 12 | _____ |
| SHEET TITLE: ROADWAY LAYOUT | REVISION 13 | _____ |
| | REVISION 14 | _____ |
| | REVISION 15 | _____ |
| | REVISION 16 | _____ |
| | REVISION 17 | _____ |
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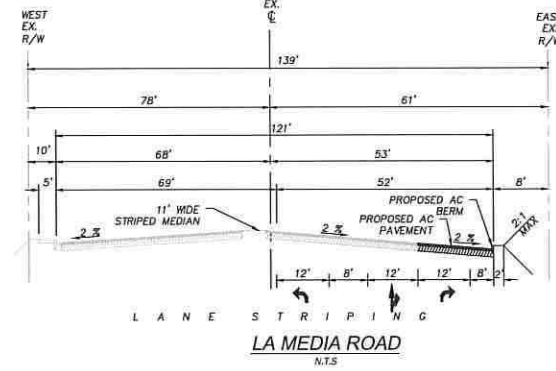
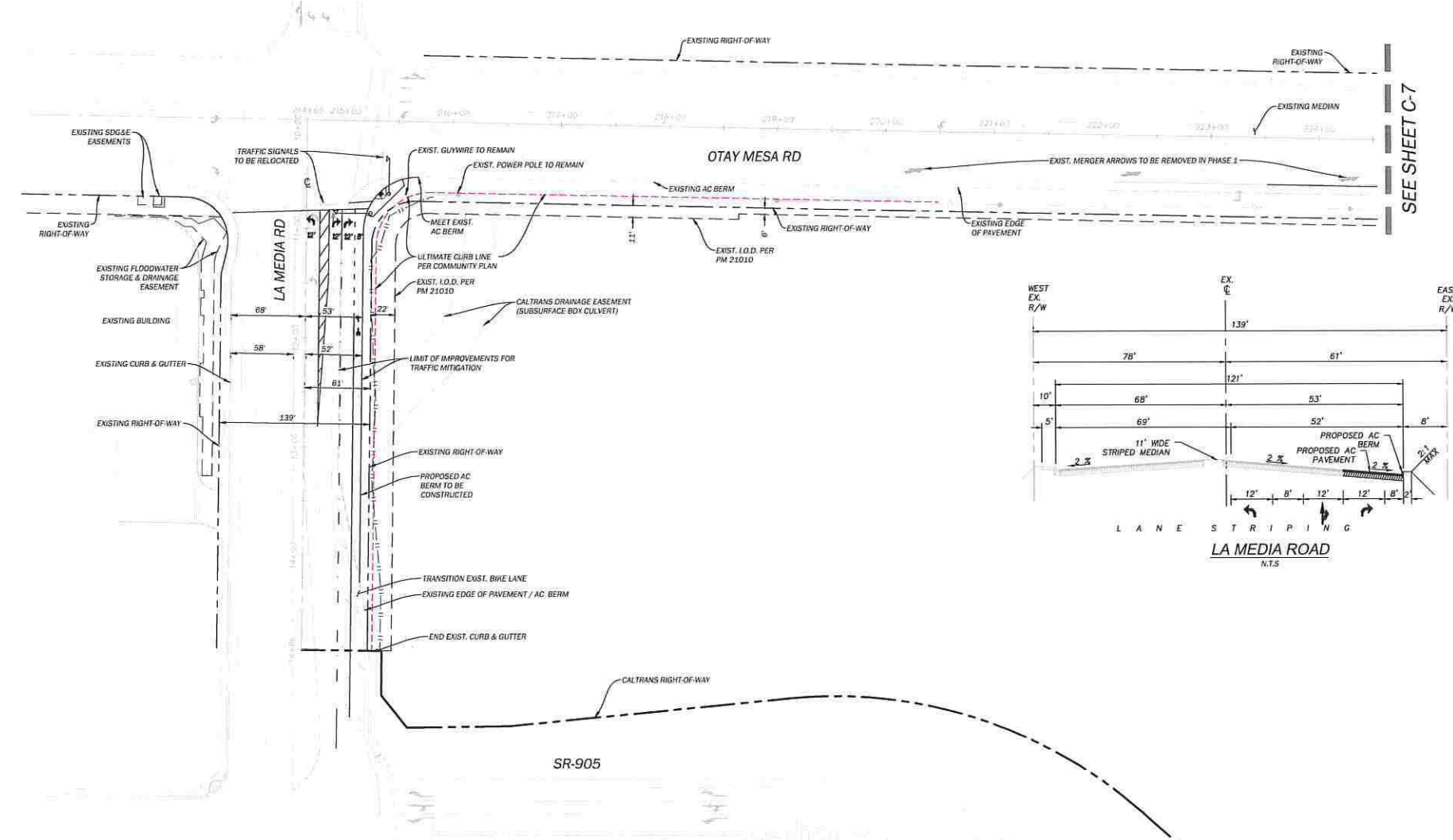
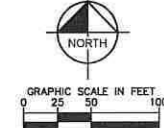
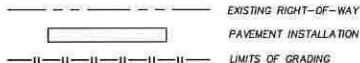
SUNROAD OTAY
OTAY MESA ROAD & PIPER RANCH ROAD
SAN DIEGO, CALIFORNIA

REVISIONS

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| Scale | _____ |
| Product No. | _____ |
| ROADWAY LAYOUT | |
| Sheet | C-1 |

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LEGEND



NEAR TERM OFF-SITE TRAFFIC MITIGATION (CONSTRUCT NB RIGHT TURN)

SUNROAD OTAY
OTAY MESA ROAD & PIPER RANCH ROAD
SAN DIEGO, CALIFORNIA

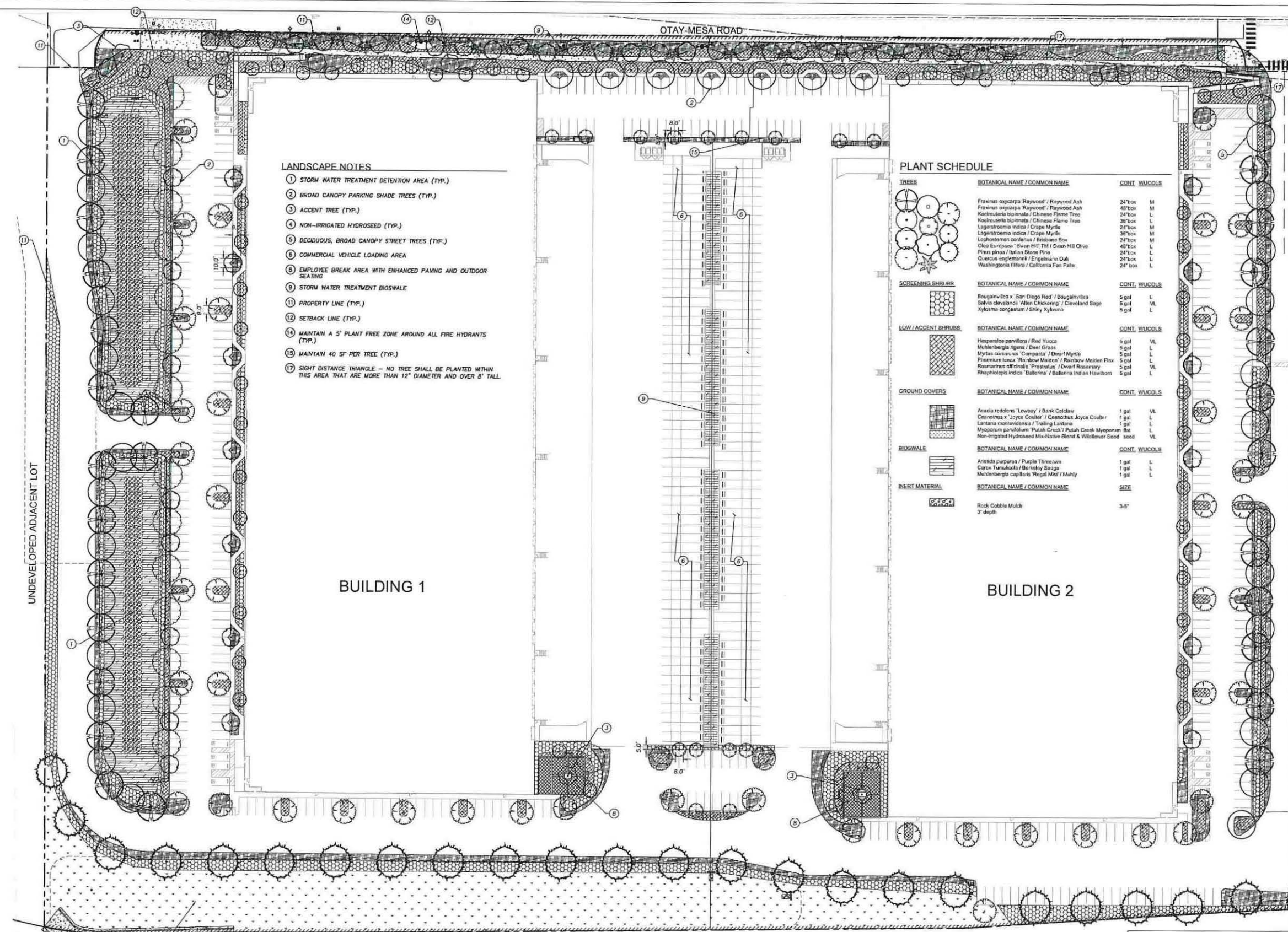
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OFFSITE IMPROVEMENTS

C-8

Kimley»Horn
 401 B Street, Suite 600 - San Diego, Ca. 92101
 Tel: (619) 234-3411
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|--|---|
| PREPARED BY: NAME: KIMLEY HORN AND ASSOCIATES, INC. ADDRESS: 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 PHONE #: (619) 234-3411 | REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 9: _____ REVISION 8: 10/2018 REVISION 7: 6/15/2018 REVISION 6: 5/25/2018 REVISION 5: 2/8/2018 REVISION 4: 1/15/2017 REVISION 3: 10/9/2011 REVISION 2: 7/6/2011 REVISION 1: 4/10/2011 |
| PROJECT ADDRESS: OTAY MESA ROAD & PIPER RANCH RD. SAN DIEGO, CALIFORNIA 92154 | SUBMITTAL DATE: 2/1/2017 |
| PROJECT NAME: SUNROAD OTAY | SHEET 8 OF 8 |
| SHEET TITLE: OFFSITE IMPROVEMENTS | PDP No. _____ NDP No. _____ SDP No. _____ BY No. _____ VTR No. _____ CC663, 1184-6341 |



- LANDSCAPE NOTES**
- 1 STORM WATER TREATMENT DETENTION AREA (TYP.)
 - 2 BROAD CANOPY PARKING SHADE TREES (TYP.)
 - 3 ACCENT TREE (TYP.)
 - 4 NON-IRRIGATED HYDROSEED (TYP.)
 - 5 DECIDUOUS, BROAD CANOPY STREET TREES (TYP.)
 - 6 COMMERCIAL VEHICLE LOADING AREA
 - 8 EMPLOYEE BREAK AREA WITH ENHANCED PAVING AND OUTDOOR SEATING
 - 9 STORM WATER TREATMENT BIOSWALE
 - 11 PROPERTY LINE (TYP.)
 - 12 SETBACK LINE (TYP.)
 - 14 MAINTAIN A 5' PLANT FREE ZONE AROUND ALL FIRE HYDRANTS (TYP.)
 - 15 MAINTAIN 40 SF PER TREE (TYP.)
 - 17 SIGHT DISTANCE TRIANGLE - NO TREE SHALL BE PLANTED WITHIN THIS AREA THAT ARE MORE THAN 12" DIAMETER AND OVER 8' TALL

PLANT SCHEDULE

| TREES | BOTANICAL NAME / COMMON NAME | CONT. | WU/COLS |
|-------|--|---------|---------|
| | Fraxinus oxycarpa 'Raywood' / Raywood Ash | 24" box | M |
| | Fraxinus oxycarpa 'Raywood' / Raywood Ash | 48" box | M |
| | Koeberlinia bipinnata / Chinese Flame Tree | 24" box | L |
| | Koeberlinia bipinnata / Chinese Flame Tree | 36" box | L |
| | Lagerstroemia indica / Crape Myrtle | 24" box | M |
| | Lagerstroemia indica / Crape Myrtle | 36" box | M |
| | Lophocarpum confertus / Brisbane Box | 24" box | M |
| | Olea europaea 'Swan Hill' TM / Swan Hill Olive | 48" box | L |
| | Pinus glabra / Italian Stone Pine | 24" box | L |
| | Quercus engelmannii / Engelmann Oak | 24" box | L |
| | Washingtonia filifera / California Fan Palm | 24" box | L |

| SCREENING SHRUBS | BOTANICAL NAME / COMMON NAME | CONT. | WU/COLS |
|------------------|---|-------|---------|
| | Bougainvillea x 'San Diego Red' / Bougainvillea | 5 gal | L |
| | Salvia davestandi 'Allen Chickering' / Cleveland Sage | 5 gal | VL |
| | Xylosma congestum / Shiny Xylosma | 5 gal | L |

| LOW / ACCENT SHRUBS | BOTANICAL NAME / COMMON NAME | CONT. | WU/COLS |
|---------------------|--|-------|---------|
| | Hesperaloe parviflora / Red Yucca | 5 gal | VL |
| | Muhlenbergia rigens / Deer Grass | 5 gal | L |
| | Myrtus communis 'Compacta' / Dwarf Myrtle | 5 gal | L |
| | Phormium tenax 'Rainbow Maiden' / Rainbow Maiden Flax | 5 gal | L |
| | Rhus glabra 'Prostrata' / Dwarf Rosemary | 5 gal | VL |
| | Rhapidochloa indica 'Ballena' / Ballena Indian Hairgrass | 5 gal | L |

| GROUND COVERS | BOTANICAL NAME / COMMON NAME | CONT. | WU/COLS |
|---------------|--|-------|---------|
| | Acacia reddiana 'Lowboy' / Bank Cotdwar | 1 gal | VL |
| | Ceanothus x 'Joyce Coulter' / Ceanothus Joyce Coulter | 1 gal | L |
| | Lantana montevidensis / Trailing Lantana | 1 gal | L |
| | Myoporum laetifolium 'Puka Puka' / Puka Puka Myoporum | 1 gal | L |
| | Non-irrigated Hydroseed Mix-Native Blend & Wildflower Seed | seed | VL |

| BIOSWALE | BOTANICAL NAME / COMMON NAME | CONT. | WU/COLS |
|----------|---|-------|---------|
| | Anatida purpurea / Purple Threeaum | 1 gal | L |
| | Carex tumulicola / Berkeley Sedge | 1 gal | L |
| | Muhlenbergia capillaris 'Rugel Mat' / Multy | 1 gal | L |

| INERT MATERIAL | BOTANICAL NAME / COMMON NAME | SIZE |
|----------------|------------------------------|----------|
| | Rock Cobble Mulch | 3-5" |
| | | 3" depth |

MATCHLINE SEE SHEET L-2

SUNROAD OTAY
 OTAY MESA ROAD & PIPER RANCH ROAD
 SAN DIEGO, CALIFORNIA



REVISIONS

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Scale: _____
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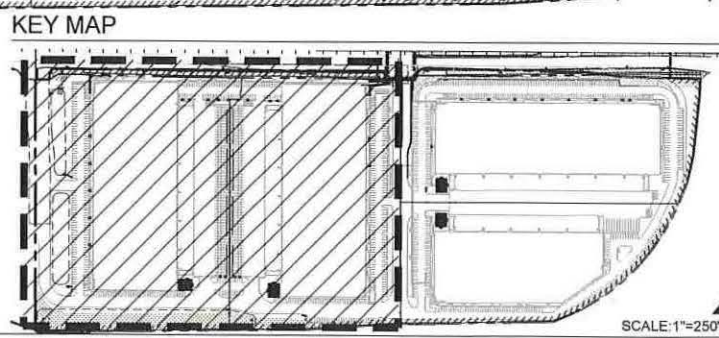
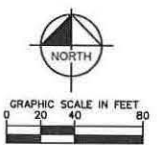
LANDSCAPE PLAN

L-1

BUILDING 1

BUILDING 2

- Minimum Tree separation distance shall be as follows:
- Traffic signals / stop signs - 20 feet
 - Underground utility lines - 5 feet (10' for sewer)
 - Above ground utility structures - 10 feet
 - Driveway (entries) - 10 feet
 - Intersections (intersecting curb lines of two streets) - 25 feet



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

PROJECT ADDRESS: OTAY MESA ROAD & PIPER RANCH RD, SAN DIEGO, CALIFORNIA 92124

PROJECT NAME: SUNROAD OTAY

SHEET TITLE: LANDSCAPE PLAN

REVISION 1: _____
 REVISION 2: _____
 REVISION 3: _____
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 REVISION 10: _____

SUBMITTAL DATE: _____
 SHEET 1 OF 3

PDF No: _____
 NFP No: _____
 SDF No: _____
 SIF No: _____
 VFI No: _____
 CCB#s: FIM-624

Kimley Horn

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

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
 Michael P. Madson
 MICHAEL P. MADSON, LIA 5798

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WATER CONSERVATION STATEMENT

The project planting plan incorporates drought tolerant plant material arranged in specific hydrozones to save water. Mulch (shredded bark or decomposed granite) shall be used under all shrub plantings to conserve soil moisture and keep soil cool. The irrigation system shall be an efficient system with the water applied in amounts to meet actual plant needs.

Design features include: bioswales in parking lot, drought adapted plants, a mixture of evergreen and deciduous trees to provide shade where needed. The layout allows for visibility throughout. The design intent is to break up the possible perception of a large parking lot area through the use of different tree species in zones. Further, the design capitalizes on rainfall through the use of bioswales in the parking lot. In addition to providing water to the parking lot trees, the bioswales will capture and improve the water quality of the site runoff. The plant palette is one that features xeric and drought adapted plants but also provides the street trees required by the Otay Mesa Community Plan Update. As suggested in the OMCPU, deciduous trees are planted on the south side of the buildings as a means to allow for winter sun to passively warm the site structures.

GENERAL NOTES

- All trees shall be a minimum 24-inch box size
- All landscape and irrigation shall conform to the standards of the City-wide Landscape Regulations, the City of San Diego Land Development Manual Landscape Standards, and all other landscape related City and Regional Standards.
- Minimum Tree separation distance shall be as follows:
 - Traffic signals / stop signs - 20 feet
 - Underground utility lines - 5 feet (10' for sewer)
 - Above ground utility structures - 10 feet
 - Driveway (entries) - 10 feet
 - Intersections (intersecting curb lines of two streets) - 25 feet
- 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. This project will implement a mixed use of drip, overhead spray, and tree bubblers.
- Maintenance: All required landscape areas shall be maintained by the owner. Landscape and irrigation areas in the public right-of-way shall also be maintained by the owner. The 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. 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).

SUNROAD OTAY
OTAY MESA ROAD & PIPER RANCH ROAD
SAN DIEGO, CALIFORNIA



REVISIONS

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Scale _____
Project No. _____
SHEET _____ OF 3
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PREPARED BY: KIMLEY HORN AND ASSOCIATES, INC.
ADDRESS: 401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: (619) 234-9411

PROJECT ADDRESS: OTAY MESA ROAD & PIPER RANCH ROAD, SAN DIEGO, CALIFORNIA 92104

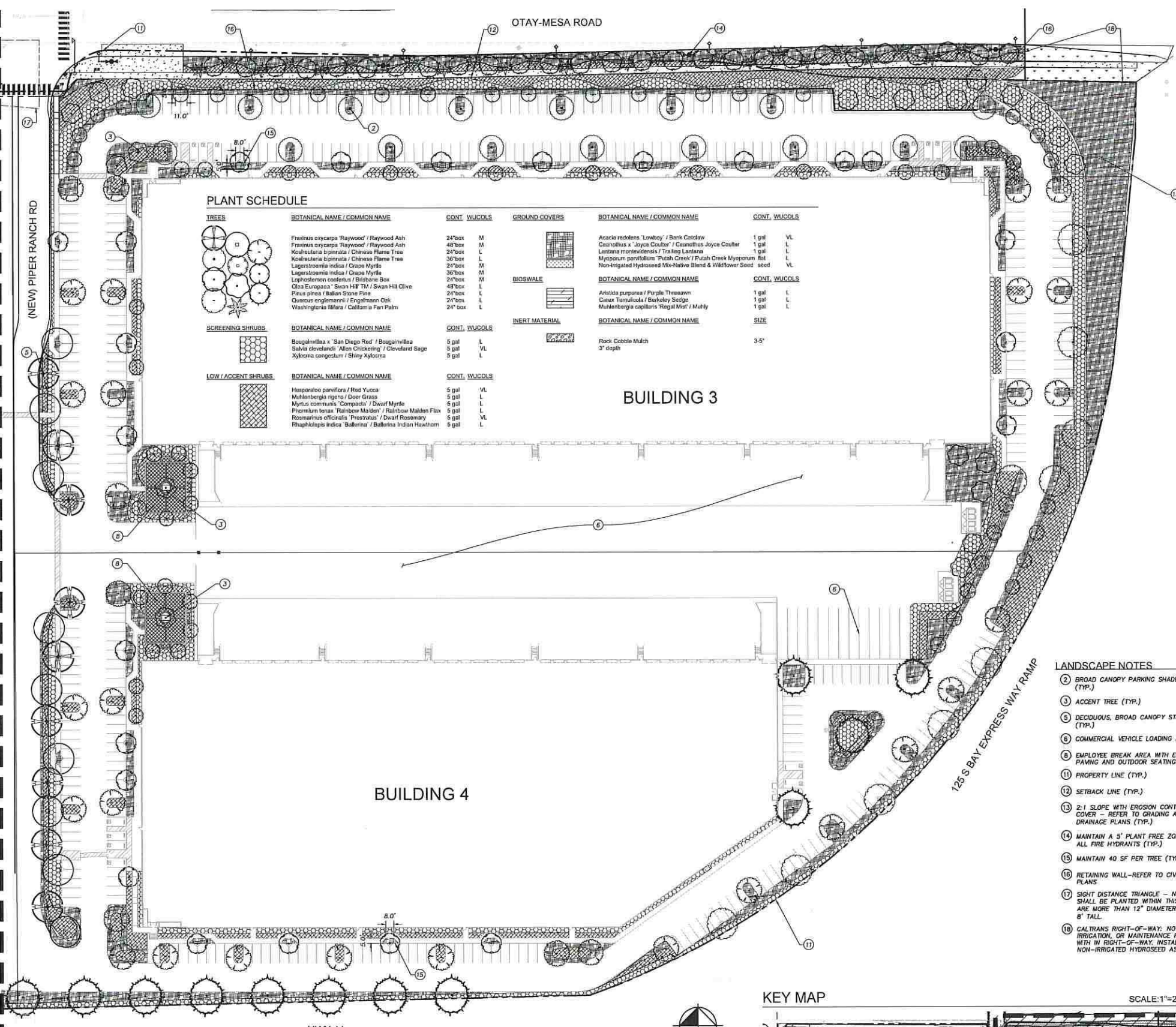
PROJECT NAME: SUNROAD OTAY

SHEET TITLE: LANDSCAPE PLAN

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REVISION 13: _____
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REVISION 1: _____

SUBMITTAL DATE: _____
SHEET 3 OF 3

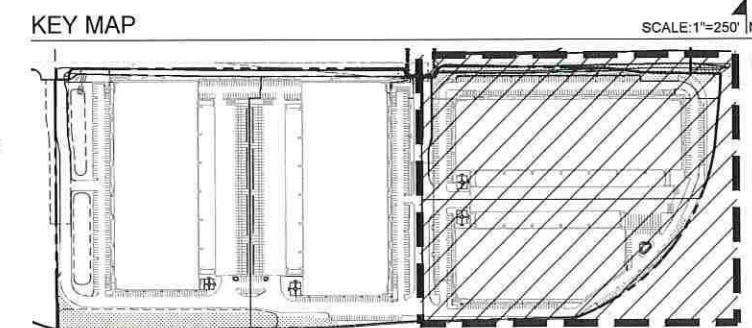
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SV No. _____
VTH No. _____
CDS&S: T04-63E



PLANT SCHEDULE

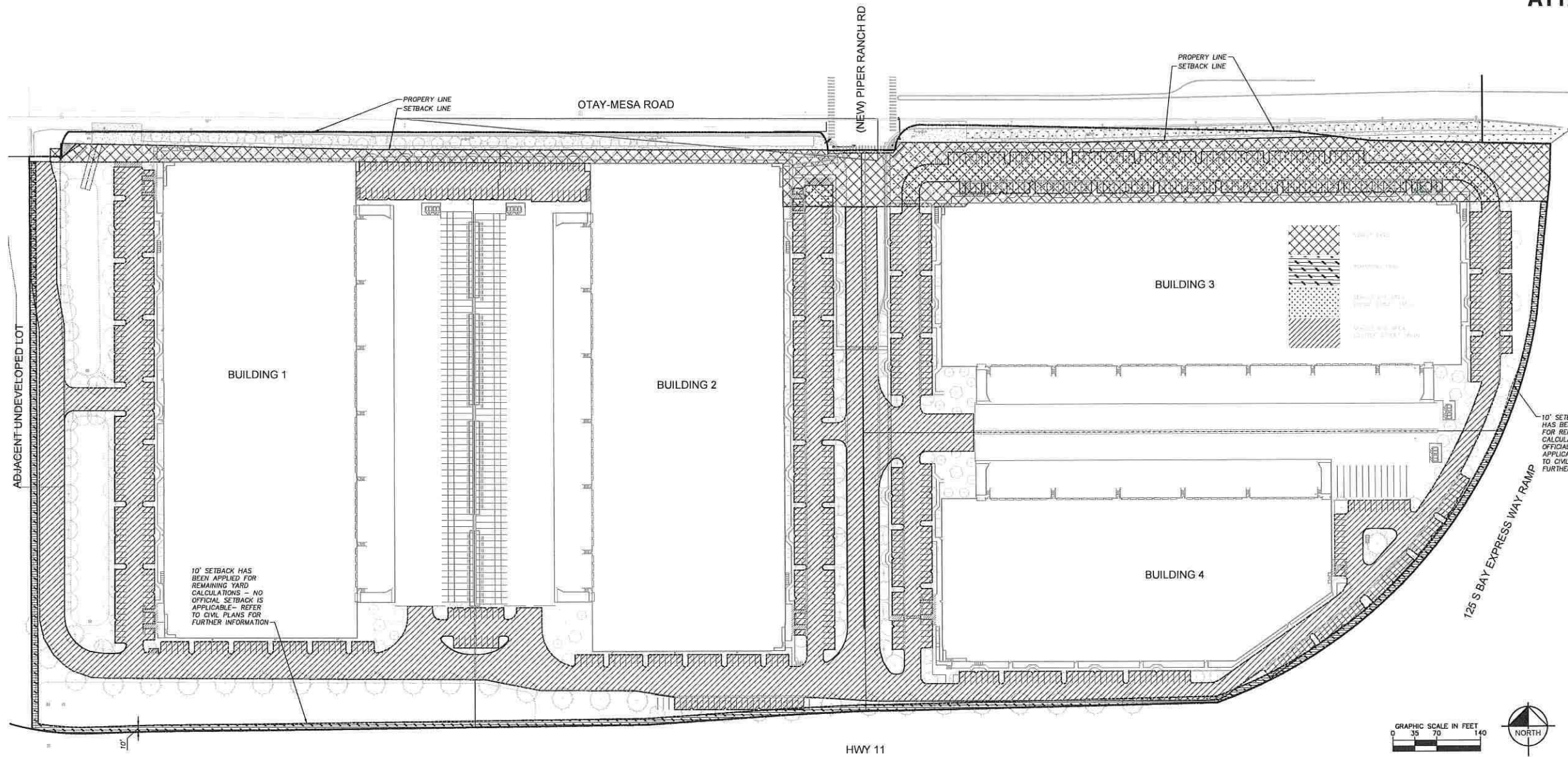
| TREES | BOTANICAL NAME / COMMON NAME | CONT. | WUCOLS | GROUND COVERS | BOTANICAL NAME / COMMON NAME | CONT. | WUCOLS |
|---|---|--------|--------|---------------|--|-------|--------|
| | Fraxinus oxycarpa / Raywood / Raywood Ash | 24"box | M | | Acacia redolens / Lowboy / Bank Catclaw | 1 gal | VL |
| | Fraxinus oxycarpa / Raywood / Raywood Ash | 48"box | M | | Ceanothus x 'Joyce Coulter' / Ceanothus Joyce Coulter | 1 gal | L |
| | Koeleria bipinnata / Chinese Flame Tree | 24"box | L | | Leostema monilevittata / Trailing Lantana | 1 gal | L |
| | Leguminosia indica / Craze Myrtle | 36"box | M | | Mycoporum parvifolium / Putah Creek Myoporum flat | 1 gal | L |
| | Leguminosia indica / Craze Myrtle | 24"box | M | | Non-irrigated Hydroseed Mix-Native Blend & Wildflower Seed | seed | VL |
| | Leguminosia indica / Craze Myrtle | 36"box | M | | | | |
| | Leguminosia indica / Craze Myrtle | 24"box | M | | | | |
| | Leguminosia indica / Craze Myrtle | 48"box | L | | | | |
| Olea europaea 'Swan Hill' TM / Swan Hill Olive | 24"box | L | | | | | |
| Pinus pinea / Italian Stone Pine | 24"box | L | | | | | |
| Quercus engelmannii / Engelmann Oak | 24"box | L | | | | | |
| Washingtonia filifera / California Fan Palm | 24"box | L | | | | | |
| | Bougainvillea x 'San Diego Red' / Bougainvillea | 5 gal | L | | BOTANICAL NAME / COMMON NAME | CONT. | WUCOLS |
| | Salvia clevelandii / Allen Chickering / Cleveland Sage | 5 gal | VL | | Astilbe purpurea / Purple Thymeaseen | 1 gal | L |
| | Xylosma congestum / Shiny Xylosma | 5 gal | L | | Carex tumulicola / Berkeley Sedge | 1 gal | L |
| | BOTANICAL NAME / COMMON NAME | CONT. | WUCOLS | | BOTANICAL NAME / COMMON NAME | SIZE | |
| | Hesperaloe parviflora / Red Yucca | 5 gal | VL | | Rock Cobble Mulch | 3-5" | |
| | Muhlenbergia rigens / Deer Grass | 5 gal | L | | | | |
| | Myrtus communis 'Compacta' / Dwarf Myrtle | 5 gal | L | | | | |
| | Promelia lewisii 'Rainbow Maiden' / Rainbow Maiden Flax | 5 gal | L | | | | |
| | Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary | 5 gal | VL | | | | |
| Rhapidolepia indica 'Ballarina' / Ballarina Indian Hawthorn | 5 gal | L | | | | | |

- LANDSCAPE NOTES**
- BROAD CANOPY PARKING SHADE TREES (TYP.)
 - ACCENT TREE (TYP.)
 - DECIDUOUS, BROAD CANOPY STREET TREES (TYP.)
 - COMMERCIAL VEHICLE LOADING AREA
 - EMPLOYEE BREAK AREA WITH ENHANCED PAVING AND OUTDOOR SEATING
 - PROPERTY LINE (TYP.)
 - SETBACK LINE (TYP.)
 - 2:1 SLOPE WITH EROSION CONTROL GROUND COVER - REFER TO GRADING AND DRAINAGE PLANS (TYP.)
 - MAINTAIN A 5' PLANT FREE ZONE AROUND ALL FIRE HYDRANTS (TYP.)
 - MAINTAIN 40 SF PER TREE (TYP.)
 - RETAINING WALL-REFER TO CIVIL/GRADING PLANS
 - SIGHT DISTANCE TRIANGLE - NO TREE SHALL BE PLANTED WITHIN THIS AREA THAT ARE MORE THAN 12" DIAMETER AND OVER 8' TALL
 - CALTRANS RIGHT-OF-WAY: NO TREES, IRRIGATION, OR MAINTENANCE FACILITIES WITHIN RIGHT-OF-WAY. INSTALL NON-IRRIGATED HYDROSEED AS SPECIFIED.



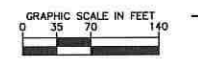
MATCHLINE SEE SHEET L-1

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10' SETBACK HAS BEEN APPLIED FOR REMAINING YARD CALCULATIONS - NO OFFICIAL SETBACK IS APPLICABLE - REFER TO CIVIL PLANS FOR FURTHER INFORMATION

10' SETBACK LINE HAS BEEN APPLIED FOR REMAINING YARD CALCULATIONS - NO OFFICIAL SETBACK IS APPLICABLE - REFER TO CIVIL PLANS FOR FURTHER INFORMATION



City of San Diego Development Services Landscape Calculations Worksheet Industrial Development in RM and C Zones Commercial Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD

Industrial and Commercial Development (except Auto Service Stations; see below):

| Planting Area Required [142.0404] | Planting Area Provided | Excess Area Provided |
|---|------------------------|----------------------|
| Total Area 145,952 sq. ft. x 25% = 36,488 sq. ft. | 69,745 sq. ft. | 33,257 sq. ft. |

| Planting Points Required [142.0404] | Plant Points Provided - To be achieved with trees only | Excess Points Provided |
|--|--|------------------------|
| Total Area 145,952 sq. ft. x 0.05 = 7,298 points | 7,310 points | 12 points |

Auto Service Stations Only

| Planting Area Required [142.0405(c)(2)] | Planting Area Provided | Excess Area Provided |
|---|------------------------|----------------------|
| Total Area sq. ft. x 15% = sq. ft. | sq. ft. | sq. ft. |

| Planting Points Required [142.0405(c)(2)] | Plant Points Provided | Excess Points Provided |
|---|-----------------------|------------------------|
| Total Area sq. ft. x 0.03 = points | points | points |

Note: All required Street Yard planting area located outside the Vehicular Use Area (VUA) except for auto service stations may consist of hardscape or unattached unit pavers, excluding the minimum area required for trees [142.0405(c)(1)].

REMAINING YARD

| Planting Area Required [142.0404] | Planting Area Provided | Excess Area Provided |
|--|------------------------|----------------------|
| Total Area 38,037 sq. ft. x 30% = 11,411 sq. ft. | 35,315 sq. ft. | 23,904 sq. ft. |

| Planting Points Required [142.0404] | Plant Points Provided | Excess Points Provided |
|---|-----------------------|------------------------|
| Total Area 38,037 sq. ft. x 0.05 = 1,902 points | 2,115 points | 213 points |

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City of San Diego Development Services Landscape Calculations Worksheet Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 33 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. lowest trunk height) is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

| Plant Points Required | Plant Points Provided | Excess Points Provided |
|-----------------------------------|-----------------------|------------------------|
| Total VUA sq. ft. x 0.05 = points | points | points |

Points achieved through trees (at least half) = points

VEHICULAR USE AREA (≥6,000 sf) [142.0406 - 142.0407]

| Required Planting Area | Planting Area Provided | Excess Area Provided |
|---|------------------------|----------------------|
| VUA inside Street Yard 53,905 sq. ft. x 0.05 = 2,695 sq. ft. | 3,293 sq. ft. | 598 sq. ft. |
| VUA outside Street Yard 444,030 sq. ft. x 0.03 = 13,320 sq. ft. | 16,490 sq. ft. | 3,170 sq. ft. |

| Required Plant Points | Plant Points Provided | Points Provided with Trees (at least half) |
|--|-----------------------|--|
| VUA inside Street Yard 62,311 sq. ft. x 0.05 = 3,115 points | 3,715 points | 2,500 points |
| VUA outside Street Yard 444,030 sq. ft. x 0.03 = 13,320 points | 18,805 points | 5,585 points |

TEMPORARY VEHICULAR USE AREA [142.0408]

| Required Planting Area | Planting Area Provided |
|--|------------------------|
| Length of Public Right-of-Way adjacent to VUA: ft. x 5 ft. = sq. ft. | sq. ft. |

- Provide planting area between Public Right-of-Way and VUA.
- Plant with ivygreen shrubs.
- Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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NOTE: THESE CALCULATIONS ARE BASED ON A PRELIMINARY DESIGN AND WILL REFLECT MORE ACCURATELY IN THE FINAL DESIGN.

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

PROJECT ADDRESS: OTAY MESA ROAD @ PIPER RANCH RD SAN DIEGO, CALIFORNIA 92154

PROJECT NAME: SUNROAD OTAY

SHEET TITLE: LANDSCAPE CALCULATIONS

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

SUBMITTAL DATE: SHEET 3 OF 3

POP No. _____
 NDP No. _____
 SDP No. _____
 BV No. _____
 VTI No. _____
 CC663, 1764-6341

SUNROAD OTAY
 OTAY MESA ROAD @ PIPER RANCH ROAD
 SAN DIEGO, CALIFORNIA



REVISIONS

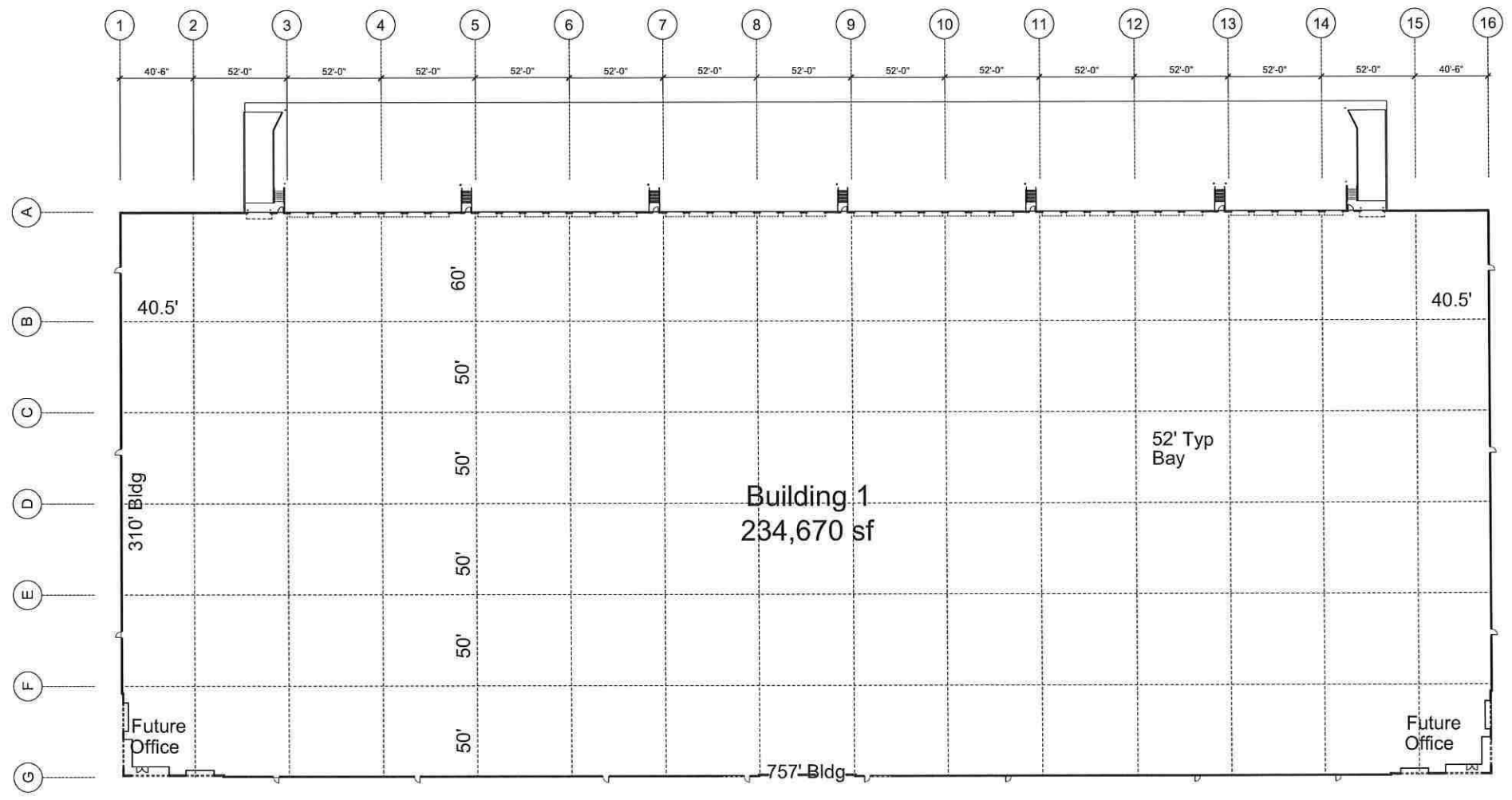
Scale _____

Project No. _____

Street _____

L-3

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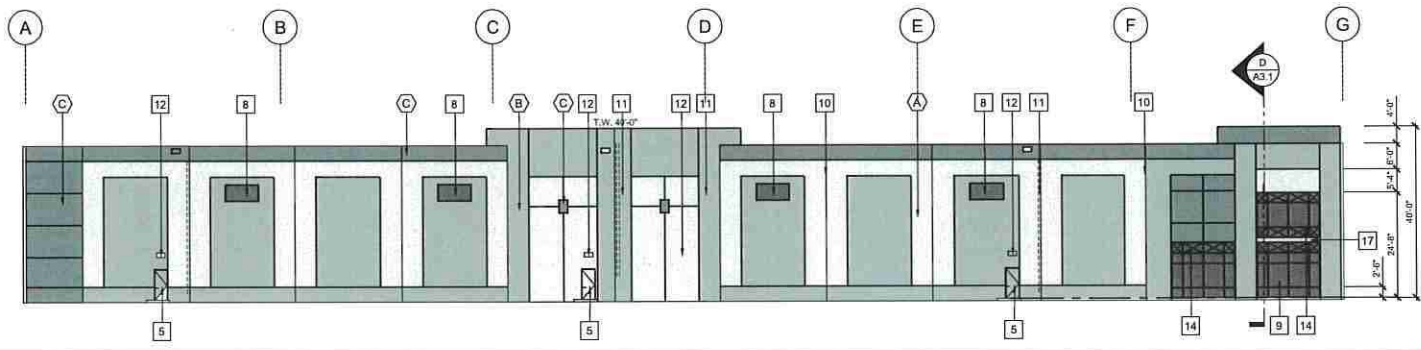


LOADING SUMMARY

| | |
|----------------------|--------------------------------|
| Zone: | IL-3-1 |
| Front Setback: | 20' Std. |
| Street Site Setback: | 20' Min. |
| Side Setback: | 10' Min. |
| Rear Setback: | 15' Min. |
| Parking Required: | 1/1,000 (Office and Warehouse) |
| Detention Provided: | 57,4250 s.f. (at bottom) |

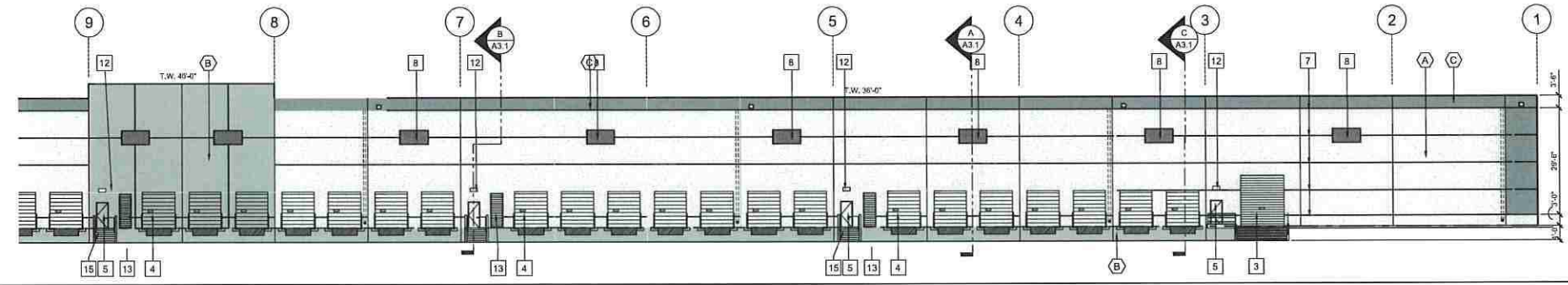
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|---|-------------------------|
| <p>COMMERCE CONSTRUCTION CO., L.P. 13181 Conquistador Parkway North Suite 100, Industry, California 91746-3487 Telephone: (626) 699-9453 License No. 723302</p> | |
| <p>BUILDING 1 PROPOSED INDUSTRIAL PROJECT OTAY MESA DRIVE OTAY MEASA, CA.</p> | |
| <p>DRAWING NO. 7088</p> | <p>DATE 3/15/17</p> |
| <p>SHEET NO. A1.1</p> | |

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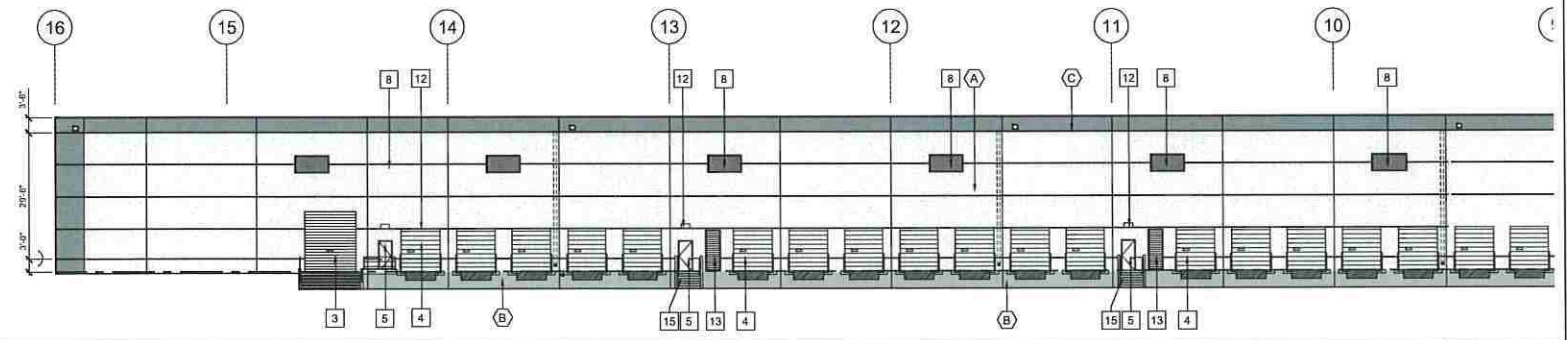
NORTH ELEVATION

A SCALE: 1/16"=1'-0"



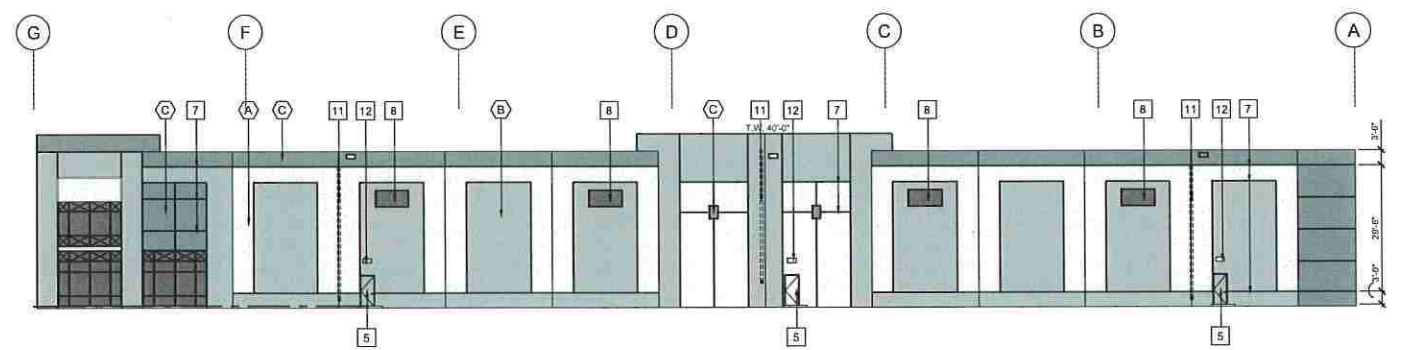
PARTIAL EAST ELEVATION

B SCALE: 1/16"=1'-0"



PARTIAL EAST ELEVATION

C SCALE: 1/16"=1'-0"



SOUTH ELEVATION

D SCALE: 1/16"=1'-0"

KEYNOTES

- | | |
|---|---|
| 1 PAIR 3'-0" W x 8'-0" H STOREFRONT ENTRY DOORS | 10 PANEL JOINT |
| 2 10H x 15W (NOC) OUT PANELS FOR FUTURE STOREFRONT | 11 INTERIOR DOWNSPOUT AND EXTERIOR OVERFLOW SCUPPER |
| 3 PAINTED 12'-0" WIDE x 14'-0" HIGH VERTICAL LIFT TRUCK DOOR | 12 EXTERIOR WALL MOUNTED LIGHTS |
| 4 PAINTED 9'-0" WIDE x 10'-0" HIGH VERTICAL LIFT TRUCK DOOR | 13 3'-4" W x 8'-0" H LOUVER PAINTED TO MATCH THE BUILDING |
| 5 PAINTED 3'-0" W x 7'-0" H HOLLOW METAL DOOR | 14 SPANDRAL GLASS |
| 6 42" HIGH CONCRETE RAMP WALL | 15 EXTERIOR STAIR |
| 7 V-GROOVE | 16 NOT USED |
| 8 8'-0" WIDE x 4'-0" HIGH SOLAR COOL GREY CLERESTORY WINDOW RECESSED 3" FROM FACE OF WALL | 17 CLEAR ALUMINUM FASCIA BAND |
| 9 SOLAR COOL GREY GLASS AND CLEAR ANODIZED ALUMINUM FRAMING SYSTEM | 18 NOT USED |
| | 19 7'-0" H x 16'-0" W (NOC) OUT FOR FUTURE STOREFRONT |

- (A) SHERWIN WILLIAMS SW 6231 ROC CANDY
- (B) SHERWIN WILLIAMS SW 6234 UNCERTAIN GRAY
- (C) SHERWIN WILLIAMS SW 6235 FOGGY DAY

COLOR SCHEDULE

COMMERCE CONSTRUCTION CO., L.P.
 13191 Crossroads Parkway North
 Sixth Floor
 City of Industry, California 91746-3497
 Telephone: (626) 688-6453
 License No. 723302

BUILDING 1 ELEVATIONS
 PROPOSED INDUSTRIAL PROJECT
 OTAY MESA DRIVE
 OTAY MEASA, CA.

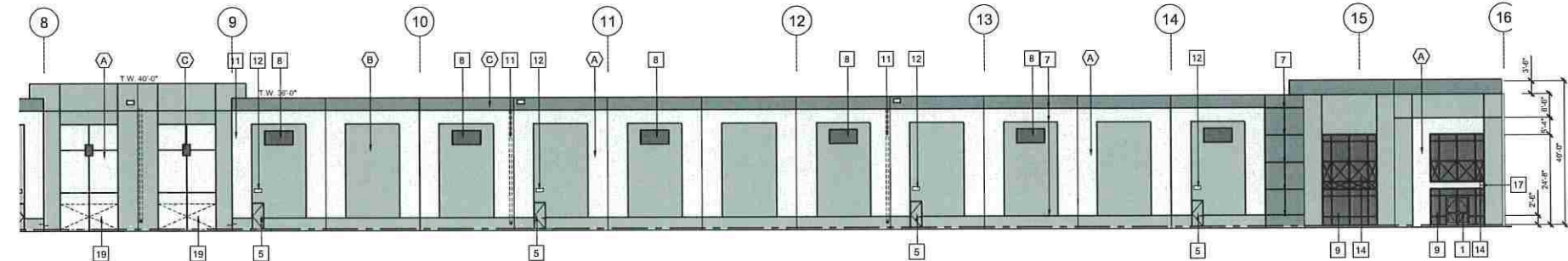
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 exactly 1 inch long the physical size
 of this drawing is changed.

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 JT 3/15/17

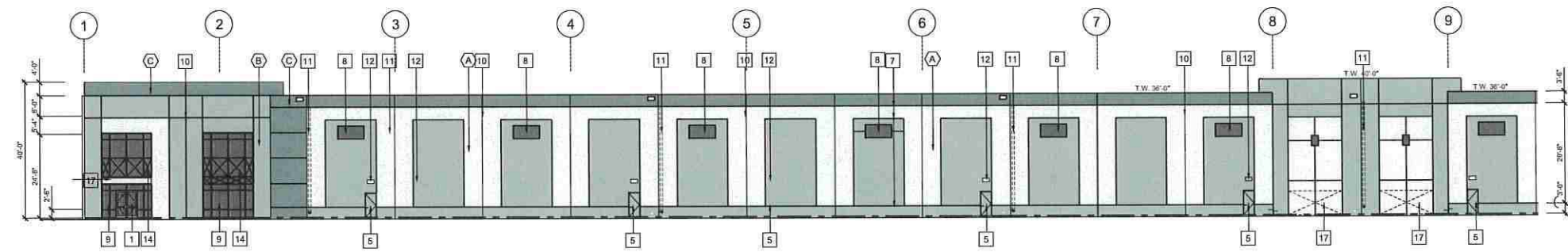
CCC JOB NO.
 7088

SHEET NO.
 A2.1

REVISIONS
 BY DATE REVISIONS



PARTIAL WEST ELEVATION A SCALE: 1/16"=1'-0"



PARTIAL WEST ELEVATION B SCALE: 1/16"=1'-0"

KEYNOTES

- | | |
|---|---|
| 1 PAIR 3'-0" W x 8'-0" H STOREFRONT ENTRY DOORS | 10 PANEL JOINT |
| 2 10H x 15W [NOCC] OUT PANELS FOR FUTURE STOREFRONT | 11 INTERIOR DOWNSPOUT AND EXTERIOR OVERFLOW SCUPPER |
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| | 19 7'-0" H x 16'-0" W [NOCC] OUT FOR FUTURE STOREFRONT |

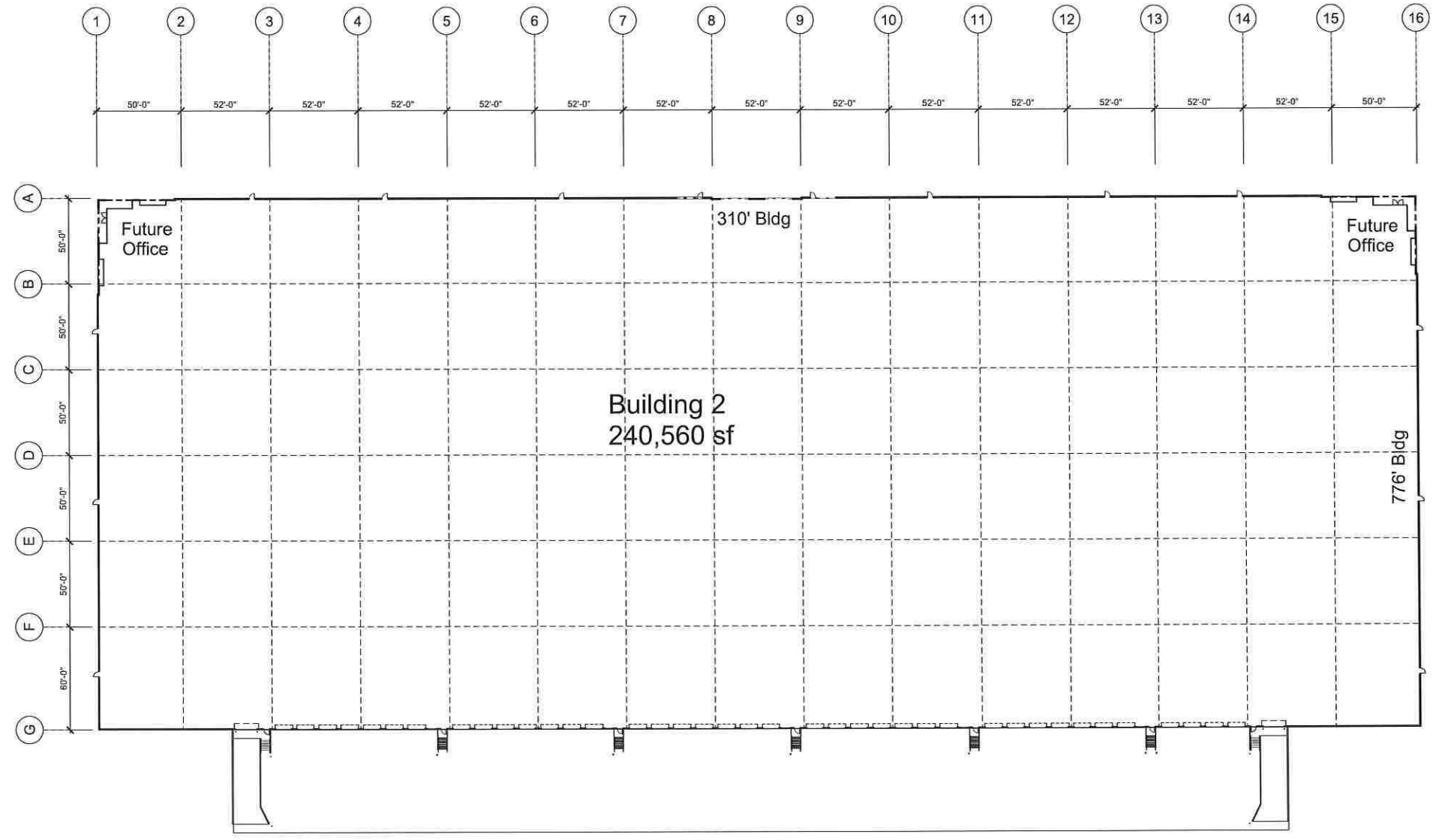
(A) SHERWIN WILLIAMS
SW 6231
ROC CANDY

(B) SHERWIN WILLIAMS
SW 6234
UNCERTAIN GRAY

(C) SHERWIN WILLIAMS
SW 6235
FOGGY DAY

COLOR SCHEDULE

| | |
|--|-----------------------------|
| COMMERCIAL CONSTRUCTION CO., L.P. 13181 Crossroads Parkway North Sixth Floor, Industry, California 91746-3487 Telephone: (562) 698-6453 License No. 723302 | |
| BUILDING 1 ELEVATIONS PROPOSED INDUSTRIAL PROJECT OTAY MESA DRIVE OTAY MEASA, CA. | |
| Drawing Plot Bar Use this plot bar to confirm that this drawing was plotted in color. If you are not seeing the colors as intended, please contact the printer. If you are not seeing the colors as intended, please contact the printer. If you are not seeing the colors as intended, please contact the printer. | DRAWN BY DATE JT 3/15/17 |
| CCC JOB NO. 7088 | SHEET NO. A2.2 |
| REVISIONS BY DATE | |



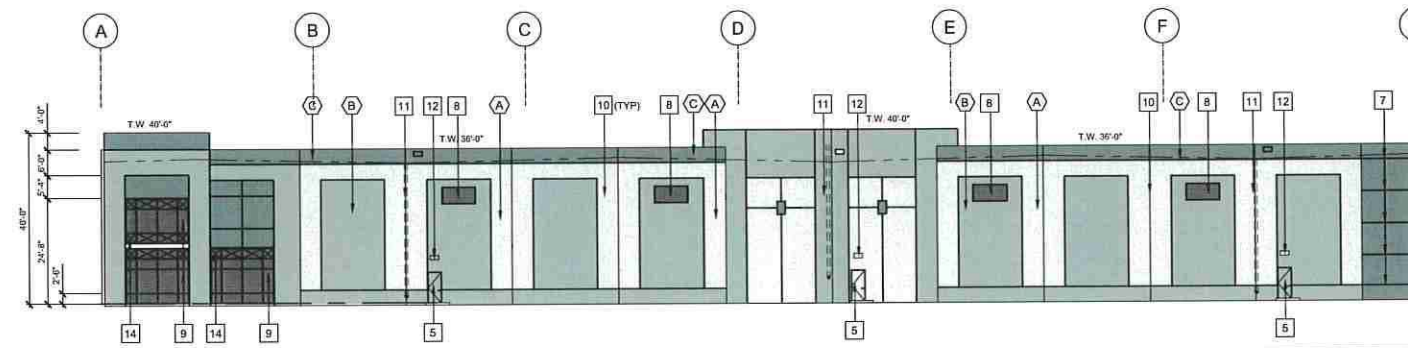
NOTING SUMMARY

- One: IL-3-1
- Front Setback: 20' Std.
- Street Site Setback: 20' Min.
- Side Setback: 10' Min.
- Rear Setback: 15' Min.
- Parking Required: 1/1,000 (Office and Warehouse)
- Detention Provided: 57,4250 s.f. (at bottom)

| REVISIONS | | DATE | BY |
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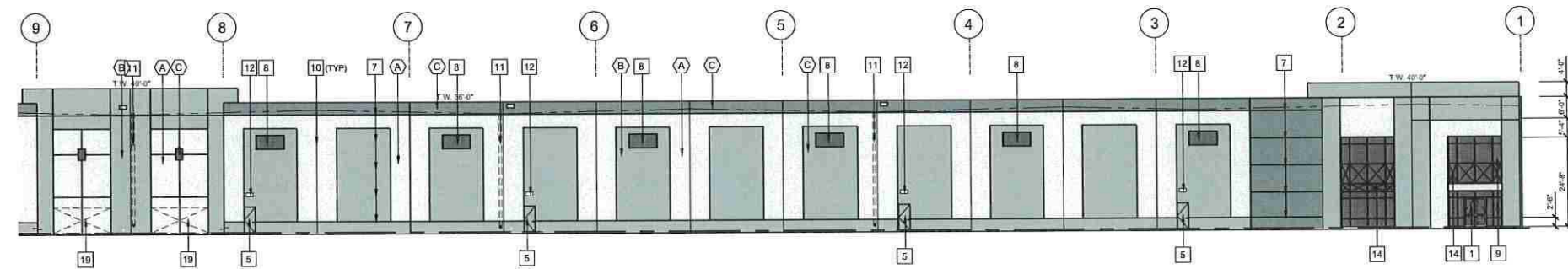
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| <p>COMMERCE CONSTRUCTION CO., L.P. 13181 Crossroads Parkway North Sixth Floor City of Industry, California 91746-5497 Telephone: (951) 899-9453 License No. 723302</p> | |
| <p>BUILDING 2 PROPOSED INDUSTRIAL PROJECT OTAY MESA DRIVE OTAY MEASA, CA.</p> | |
| <p>Drawing Plot Bar 0" = 1'-0" Use this plot bar to compare drawing has not been reduced or enlarged from original. If the plot bar is not exactly 1 inch long, the physical size of the drawing is changed.</p> | <p>DRAWN BY DATE JT 3/15/17</p> |
| <p>CCC JOB NO. 7088</p> | <p>SHEET NO. A1.2</p> |

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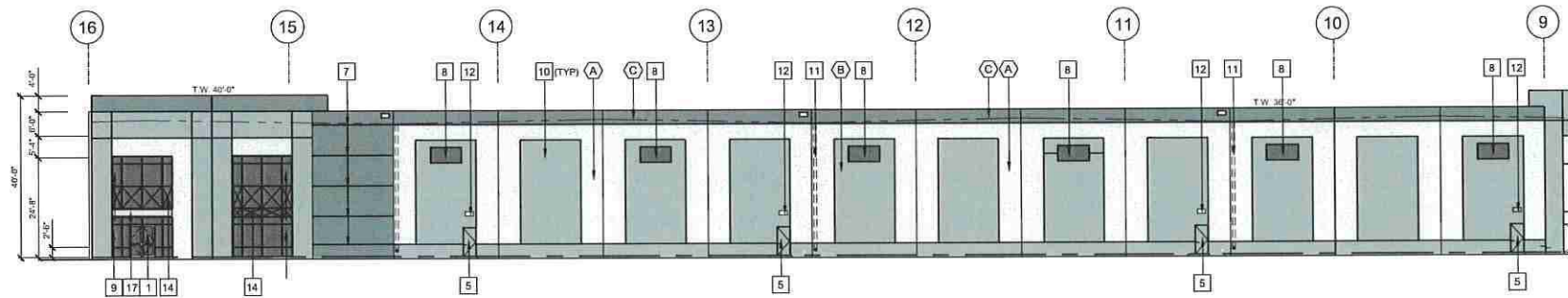
NORTH ELEVATION

A SCALE: 1/16"=1'-0"



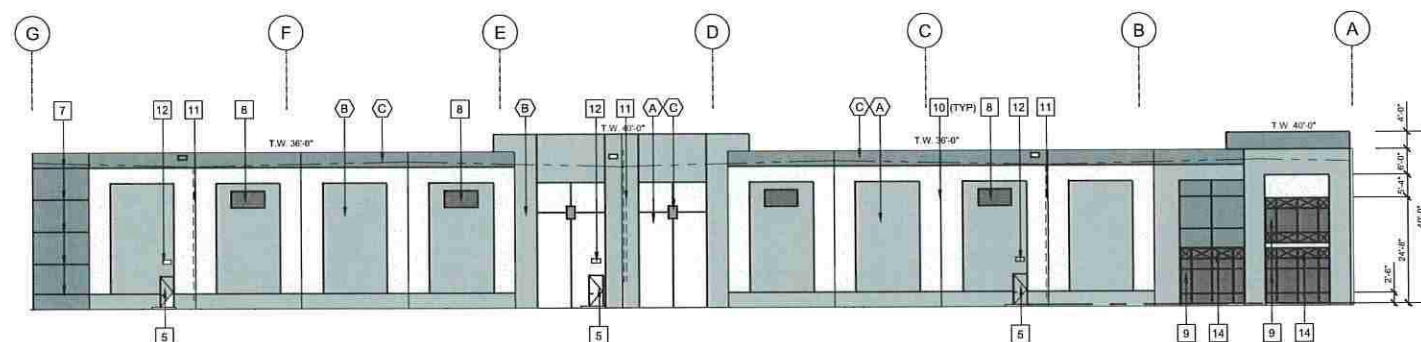
PARTIAL EAST ELEVATION

B SCALE: 1/16"=1'-0"



PARTIAL EAST ELEVATION

C SCALE: 1/16"=1'-0"



SOUTH ELEVATION

D SCALE: 1/16"=1'-0"

KEYNOTES

- | | |
|---|---|
| 1 PAIR 3'-0" W x 8'-0" H STOREFRONT ENTRY DOORS | 10 PANEL JOINT |
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| 3 PAINTED 12'-0" WIDE x 14'-0" HIGH VERTICAL LIFT TRUCO® DOOR | 12 EXTERIOR WALL MOUNTED LIGHTS |
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- | | |
|---|---|
| (A) SHERWIN WILLIAMS SW 6231 ROC® CANDY | (B) SHERWIN WILLIAMS SW 6234 UNCERTAIN GRAY |
| (C) SHERWIN WILLIAMS SW 6235 FOGGY DAY | |

COLOR SCHEDULE

COMMERCIAL CONSTRUCTION CO., L.P.
13151 Crossroads Parkway North
Sixth Floor
City of Industry, California 91745-3497
Telephone: (626) 598-0453
License No. 723302

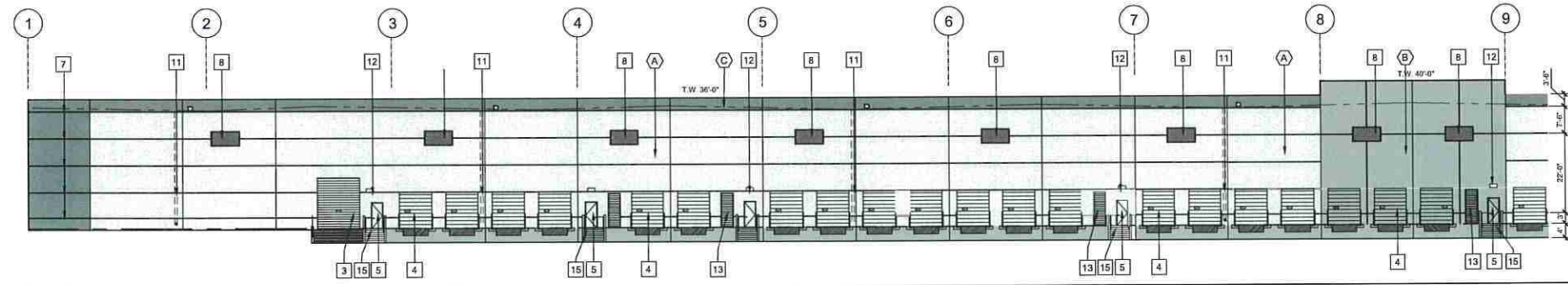
BUILDING 2 ELEVATIONS
PROPOSED INDUSTRIAL PROJECT
OTAY MESA DRIVE
OTAY MEASA, CA.

Drawing Plot No. 1
This drawing is to be used for construction purposes only. It is not to be used for any other purpose without the written consent of the architect. It is the responsibility of the contractor to verify the accuracy of the information shown on this drawing.

DRAWN BY DATE
JT 3/15/17

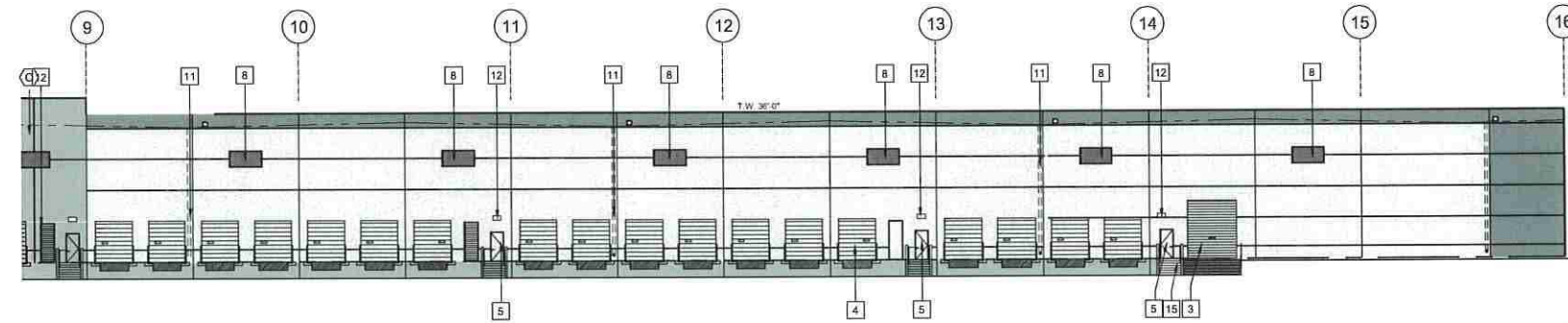
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7088

SHEET NO.
A2.3



PARTIAL WEST ELEVATION

A SCALE: 1/16"=1'-0"



PARTIAL WEST ELEVATION

B SCALE: 1/16"=1'-0"

KEYNOTES

- | | |
|---|---|
| 1 PAIR 3'-0" W x 8'-0" H STOREFRONT ENTRY DOORS | 10 PANEL JOINT |
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| | 19 7'-0" H x 16'-0" W INOC OUT FOR FUTURE STOREFRONT |

(A) SHERWIN WILLIAMS
SW 6231
ROCK CANDY

(B) SHERWIN WILLIAMS
SW 6234
UNCERTAIN GRAY

(C) SHERWIN WILLIAMS
SW 6235
FOGGY DAY

COLOR SCHEDULE

COMMERCE CONSTRUCTION CO., L.P.
13151 Crossroads Parkway North
City of Industry, California 91746-3487
Telephone: (626) 999-0453
License No. 723302

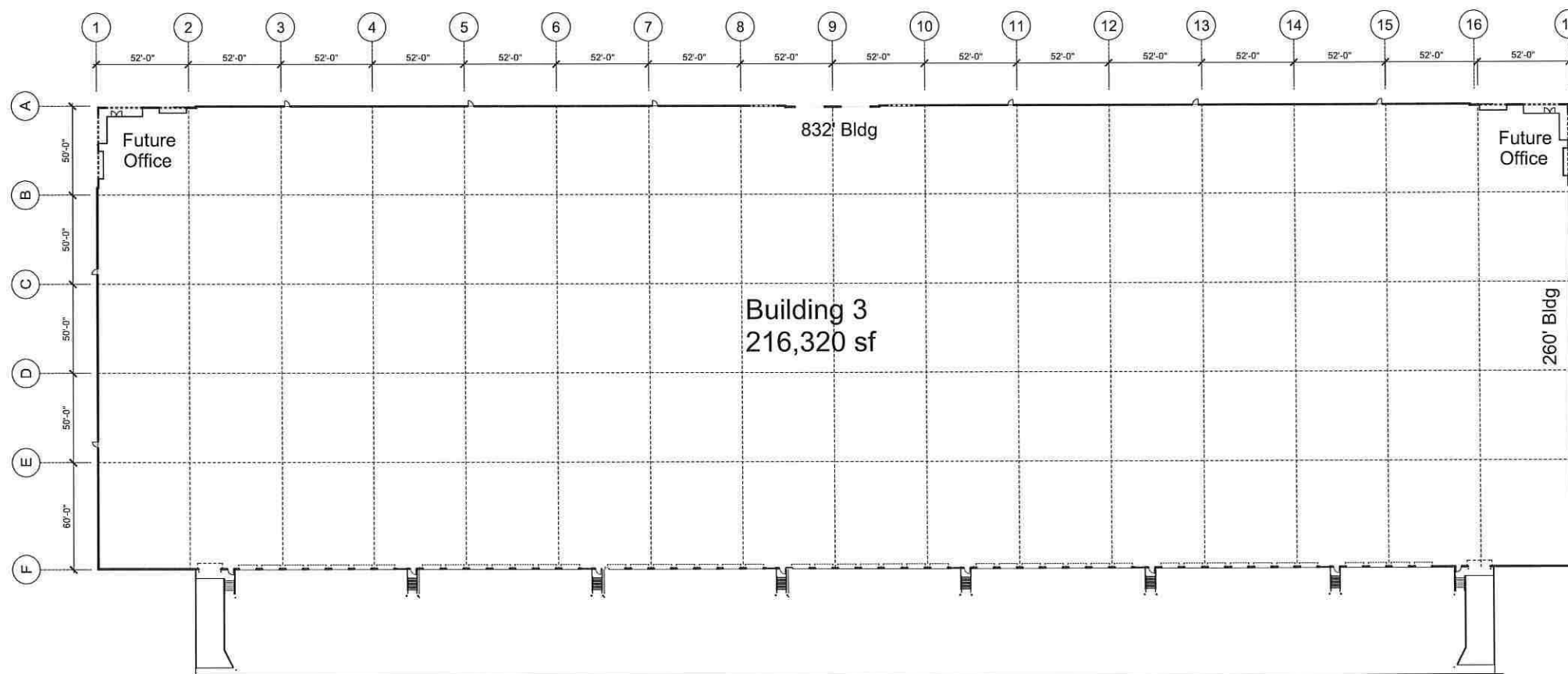
BUILDING 2 ELEVATIONS
PROPOSED INDUSTRIAL PROJECT
OTAY MESA DRIVE
OTAY MEASA, CA.

DRAWN BY DATE
JT 3/15/17

CCC JOB NO.
7088

SHEET NO.
A2.4

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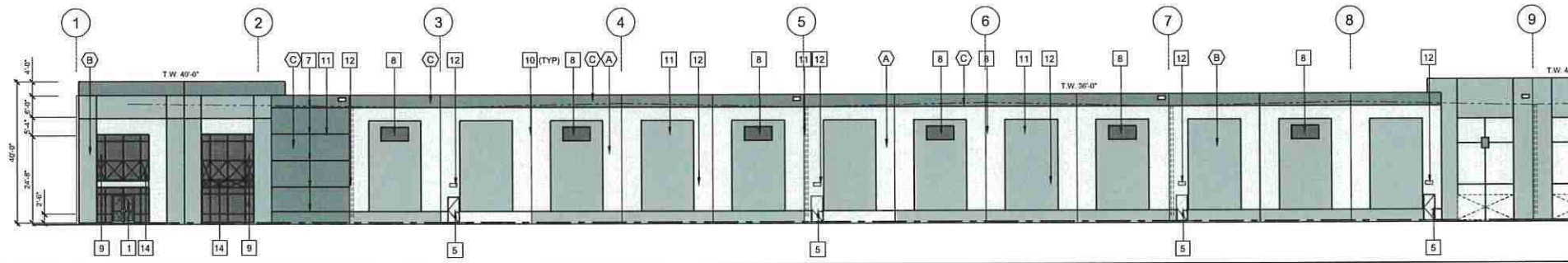
LOADING SUMMARY
 Zone: IL-3-1
 Front Setback: 20' Std.
 Street Site Setback: 20' Min.
 Side Setback: 10' Min.
 Rear Setback: 15' Min.
 Parking Required: 1/1,000 (Office and Warehouse)
 Detention Provided: 57,4250 s.f. (at bottom)

| COMMERCIAL CONSTRUCTION CO., L.P. 13191 Concession Parkway North City of Industry, California 91746-3497 Telephone: (626) 659-4453 License No. 723902 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------------------------|---|------|-----------|----|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING 3 PROPOSED INDUSTRIAL PROJECT OTAY MESA DRIVE OTAY MESA, CA. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drawing Plot Bar 1" = 30' Use this plot bar to confirm drawings have not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawings has changed. | DRAWN BY DATE JT 3/15/17 | CCC JOB NO. 7088 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SHEET NO. A1.3 | | REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | NO. | REVISIONS | BY | DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO. | REVISIONS | BY | DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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FLOOR PLAN A SCALE: 1"=30'

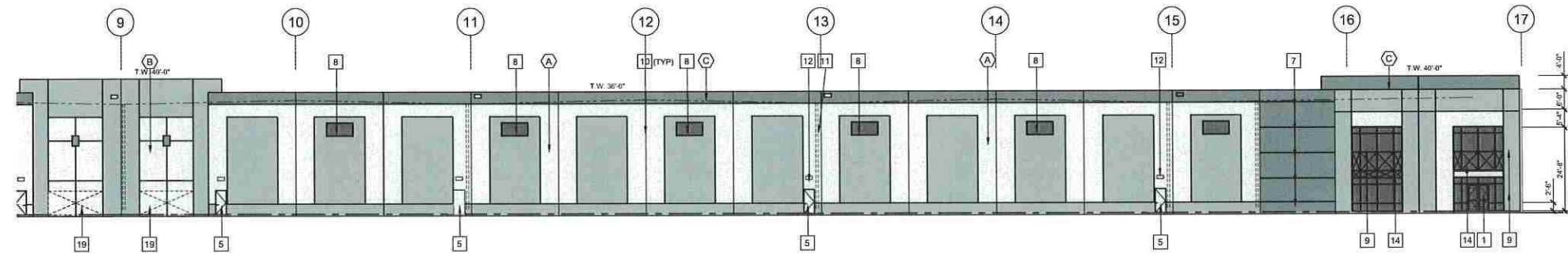
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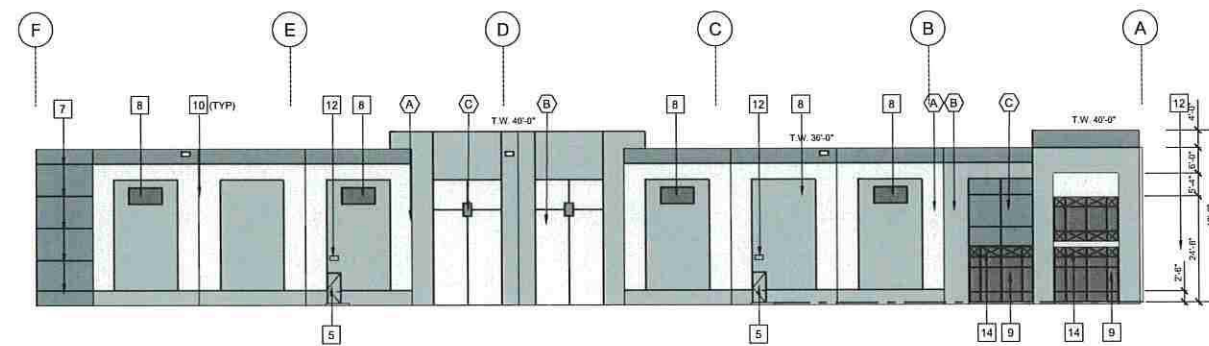
PARTIAL NORTH ELEVATION

A SCALE: 1/16"=1'-0"



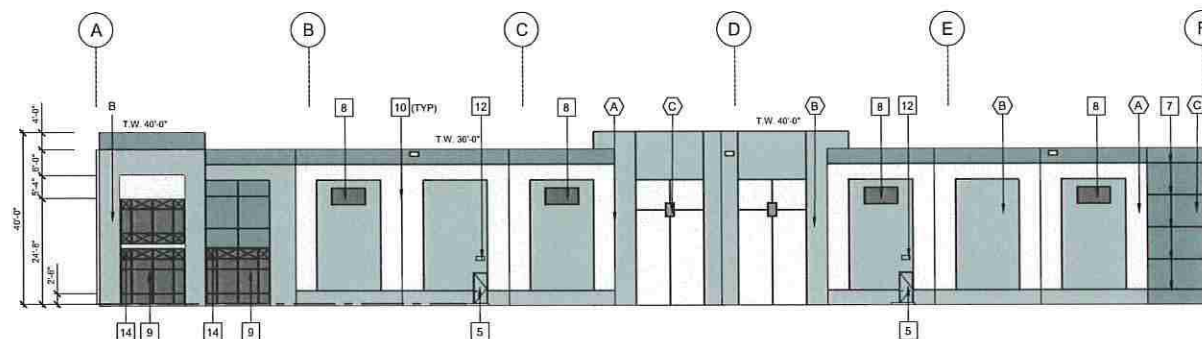
PARTIAL NORTH ELEVATION

B SCALE: 1/16"=1'-0"



EAST ELEVATION

C SCALE: 1/16"=1'-0"



WEST ELEVATION

D SCALE: 1/16"=1'-0"

KEYNOTES

- | | |
|---|---|
| 1 PAIR 3'-0" W x 8'-0" H STOREFRONT ENTRY DOORS | 10 PANEL JOINT |
| 2 10' x 15' W NOC OUT PANELS FOR FUTURE STOREFRONT | 11 INTERIOR DOWNSPOUT AND EXTERIOR OVERFLOW SCUPPER |
| 3 PAINTED 12'-0" WIDE x 14'-0" HIGH VERTICAL LIFT TRUC DOOR | 12 EXTERIOR WALL MOUNTED LIGHTS |
| 4 PAINTED 9'-0" WIDE x 10'-0" HIGH VERTICAL LIFT TRUC DOOR | 13 3'-4" W x 8'-0" H LOUVER PAINTED TO MATCH THE BUILDING |
| 5 PAINTED 3'-0" W x 7'-0" H HOLLOW METAL DOOR | 14 SPANDRAL GLASS |
| 6 42" HIGH CONCRETE RAMP WALL | 15 EXTERIOR STAIR |
| 7 V-GROOVE | 16 NOT USED |
| 8 8'-0" WIDE x 4'-0" HIGH SOLAR COOL GREY CLERESTORY WINDOW RECESSED 3" FROM FACE OF WALL | 17 FASCIA BAND WITH CLEAR ALUMINUM FINISH |
| 9 SOLAR COOL GREY GLASS AND CLEAR ANODIZED ALUMINUM FRAMING SYSTEM | 18 NOT USED |
| | 19 7'-0" H x 16'-0" W NOC OUT FOR FUTURE STOREFRONT |

- (A) SHERWIN WILLIAMS SW 6231 ROCCO CANDY
- (B) SHERWIN WILLIAMS SW 6234 UNCERTAIN GRAY
- (C) SHERWIN WILLIAMS SW 6235 FOGGY DAY

COLOR SCHEDULE

COMMERCE CONSTRUCTION CO., L.P.
 13151 Crossroads Parkway North
 Sixth Floor
 City of Industry, California 91746-3497
 Telephone: (626) 895-0453
 License No. 723302

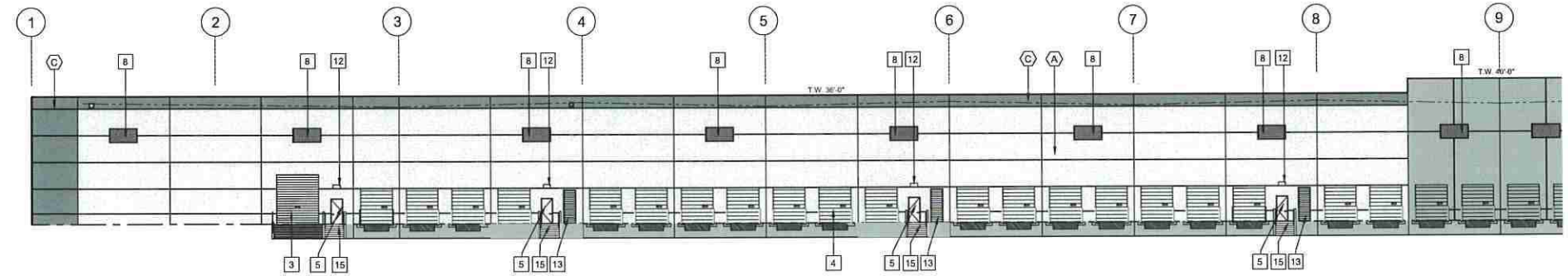
BUILDING 3 ELEVATIONS
 PROPOSED INDUSTRIAL PROJECT
 OTAY MESA DRIVE
 OTAY MEASA, CA.

DRAWING: JT
 DATE: 3/15/17

CCC JOB NO. 7088
 SHEET NO. A2.5

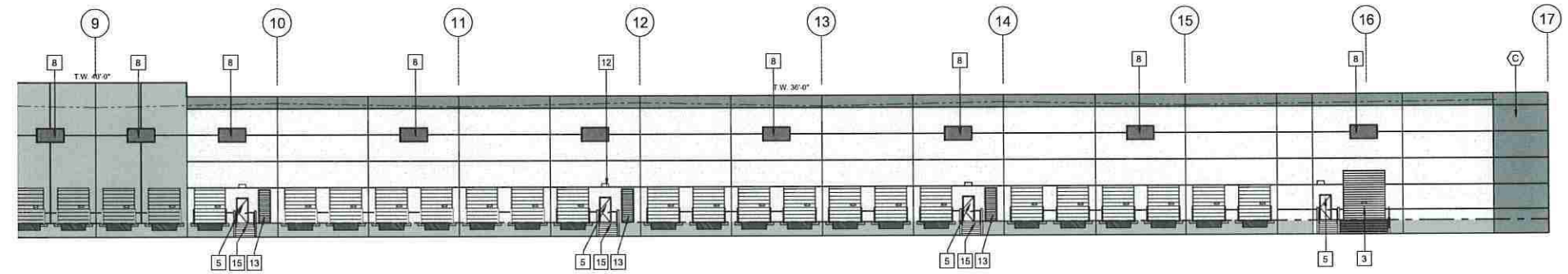
REVISIONS

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PARTIAL SOUTH ELEVATION

A SCALE: 1/16"=1'-0"



PARTIAL SOUTH ELEVATION

B SCALE: 1/16"=1'-0"

KEYNOTES

- | | |
|---|---|
| 1 PAIR 3'-0" W x 8'-0" H STOREFRONT ENTRY DOORS | 10 PANEL JOINT |
| 2 10H x 15W [NOC] OUT PANELS FOR FUTURE STOREFRONT | 11 INTERIOR DOWNSPOUT AND EXTERIOR OVERFLOW SCUPPER |
| 3 PAINTED 12'-0" WIDE x 14'-0" HIGH VERTICAL LIFT TRUCK DOOR | 12 EXTERIOR WALL MOUNTED LIGHTS |
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| 5 PAINTED 3'-0" W x 7'-0" H HOLLOW METAL DOOR | 14 SPANDRAL GLASS |
| 6 42" HIGH CONCRETE RAMP WALL | 15 EXTERIOR STAIR |
| 7 V-GROOVE | 16 14'-0" HIGH CONCRETE SCREEN WALL |
| 8 8'-0" WIDE x 4'-0" HIGH SOLAR COOL GREY CLERESTORY WINDOW RECESSED 3" FROM FACE OF WALL | 17 3D METAL SUN CANOPY W/ CLEAR ALUMINUM FINISH |
| 9 SOLAR COOL GREY GLASS AND CLEAR ANODIZED ALUMINUM FRAMING SYSTEM | 18 NOT USED |
| | 19 7'-0" H x 15'-0" W [NOC] OUT FOR FUTURE STOREFRONT |

(A) SHERWIN WILLIAMS
SW 6231
ROCK CANDY

(B) SHERWIN WILLIAMS
SW 6234
UNCERTAIN GRAY

(C) SHERWIN WILLIAMS
SW 6235
FOGGY DAY

COLOR SCHEDULE

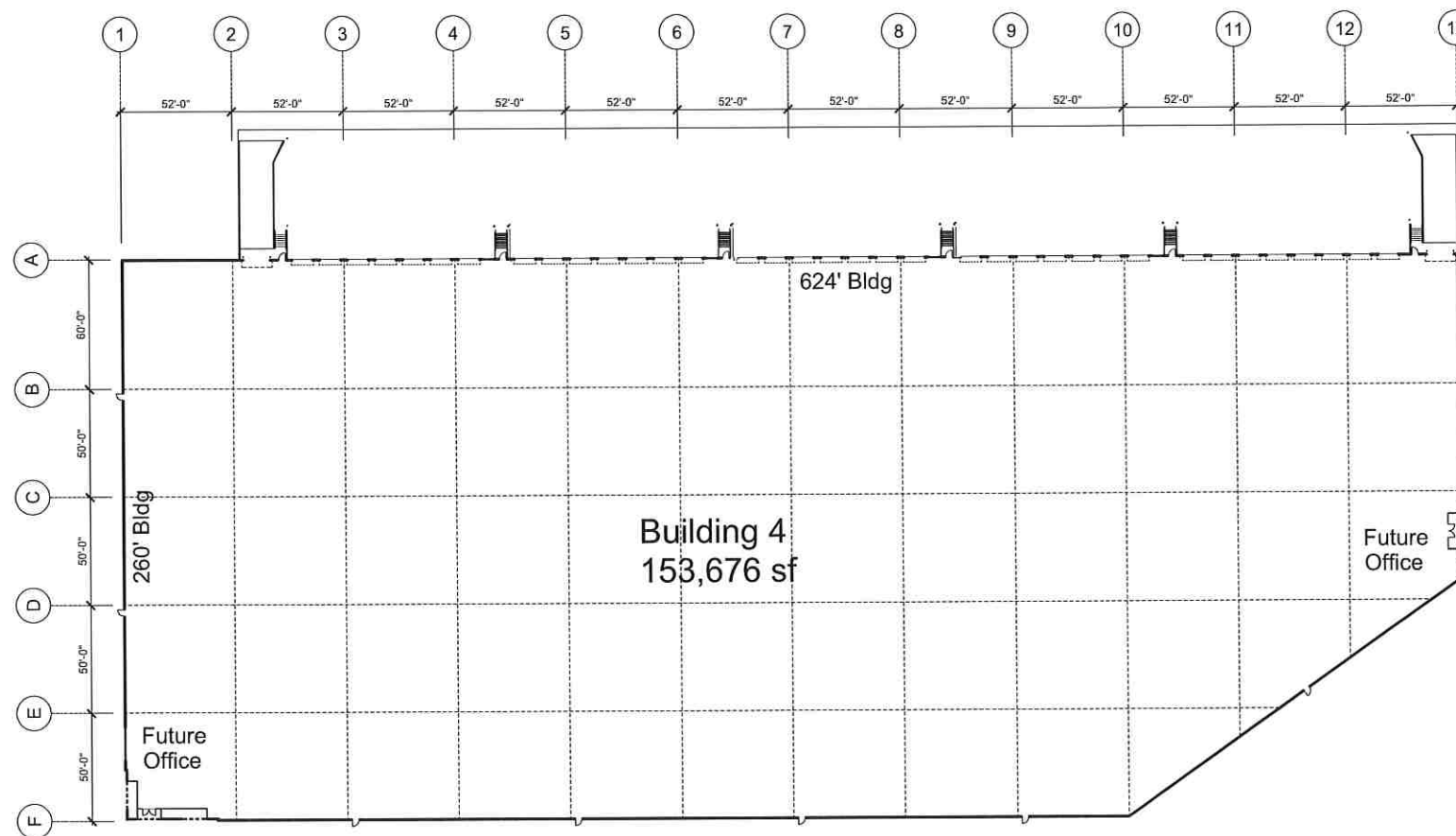
COMMERCE CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Suite 106
Chico, California 91746-3487
Telephone: (562) 599-0453
License No. 723302

BUILDING 3 ELEVATIONS
PROPOSED INDUSTRIAL PROJECT
OTAY MESA DRIVE
OTAY MEASA, CA.

Drawing Plot Bar
Use this plot bar to confirm drawing files and sheet numbers on subplots. If the plot bar is not ready, it may be that the physical plot bar has not been changed.
DRAWN BY DATE
JT 2/8/17

CCC JOB NO.
7088

SHEET NO.
A2.6



ZONING SUMMARY

Zone: IL-3-1
 Front Setback: 20' Std.
 Street Site Setback: 20' Min.
 Side Setback: 10' Min.
 Rear Setback: 15' Min.
 Parking Required: 1/1,000 (Office and Warehouse)
 Detention Provided: 57,4250 s.f. (at bottom)

Drawing Plot Bar

Use the plot bar to confirm drawings are not been prepared or enlarged from original. If the plot bar is not exactly 1 inch along the physical axis and drawing has been enlarged.

DRAWN BY DATE
 JT 3/23/17

CCC JOB NO.
 7088

SHEET NO.

A1.4

FLOOR PLAN A



SCALE:
 1"=30'

COMMERCE CONSTRUCTION CO., L.P.
 1319 Crossroads Parkway North
 City of Industry, California 91746-3497
 Telephone: (626) 699-0453
 License No. 723302



BUILDING 4
PROPOSED INDUSTRIAL PROJECT
OTAY MESA DRIVE
 OTAY MEASA, CA.

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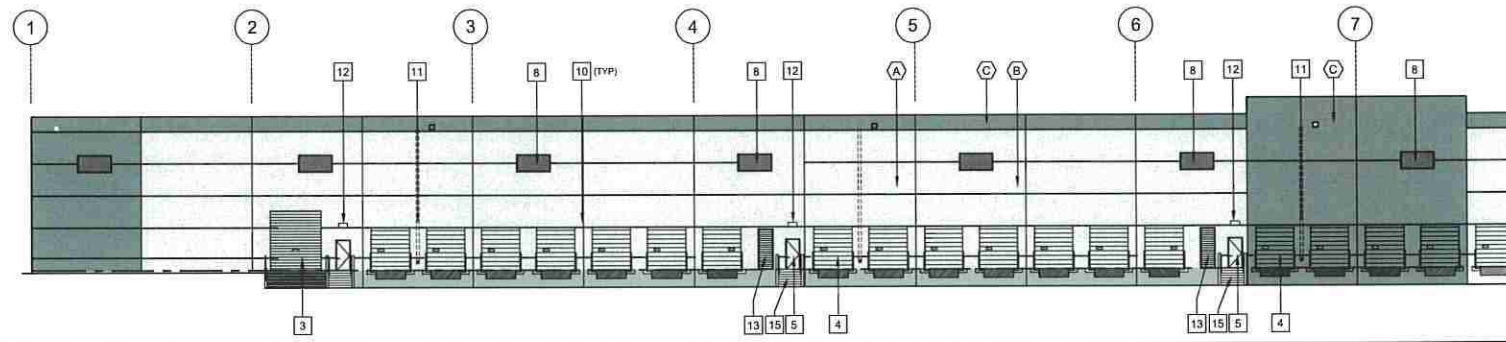
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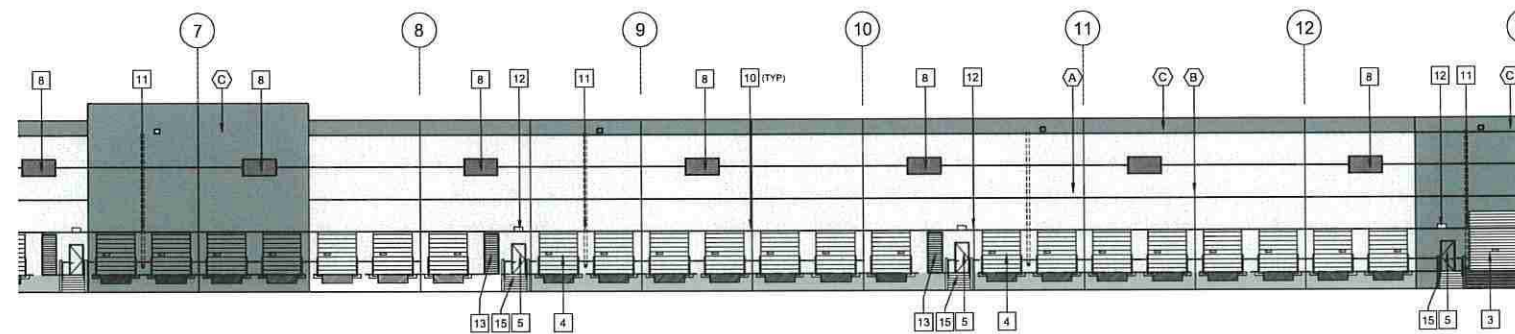
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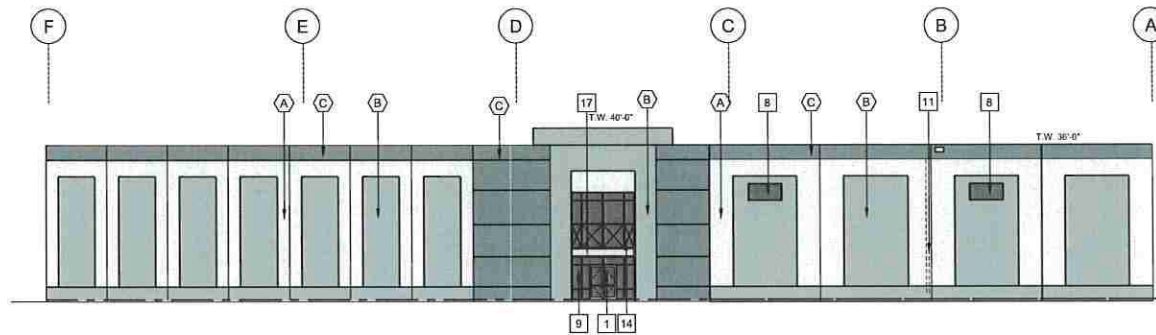
PARTIAL NORTH ELEVATION

A SCALE: 1/16"=1'-0"



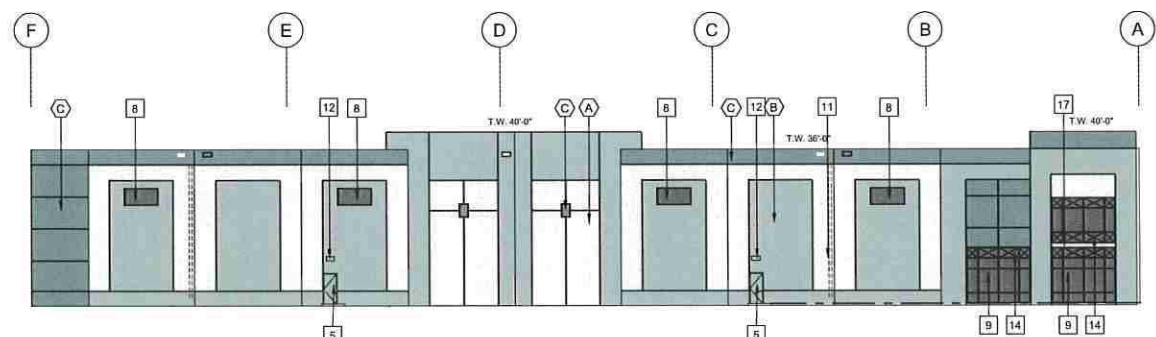
PARTIAL NORTH ELEVATION

B SCALE: 1/16"=1'-0"



EAST ELEVATION

C SCALE: 1/16"=1'-0"



WEST ELEVATION

D SCALE: 1/16"=1'-0"

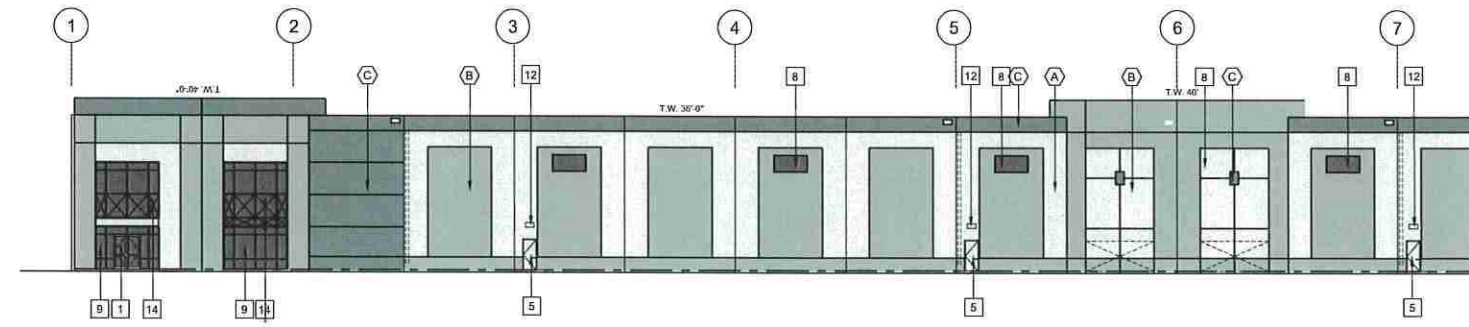
KEYNOTES

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|---|---|
| 1 PAIR 3'-0" W x 8'-0" H STOREFRONT ENTRY DOORS | 10 PANEL JOINT |
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| | 19 7'-0" H x 16'-0" W (NOC) OUT FOR FUTURE STOREFRONT |

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|--|--|---|
| <p>(A) SHERWIN WILLIAMS SW 6231 ROCK CANDY</p> | <p>(B) SHERWIN WILLIAMS SW 6234 UNCERTAIN GRAY</p> | <p>(C) SHERWIN WILLIAMS SW 6235 FOGGY DAY</p> |
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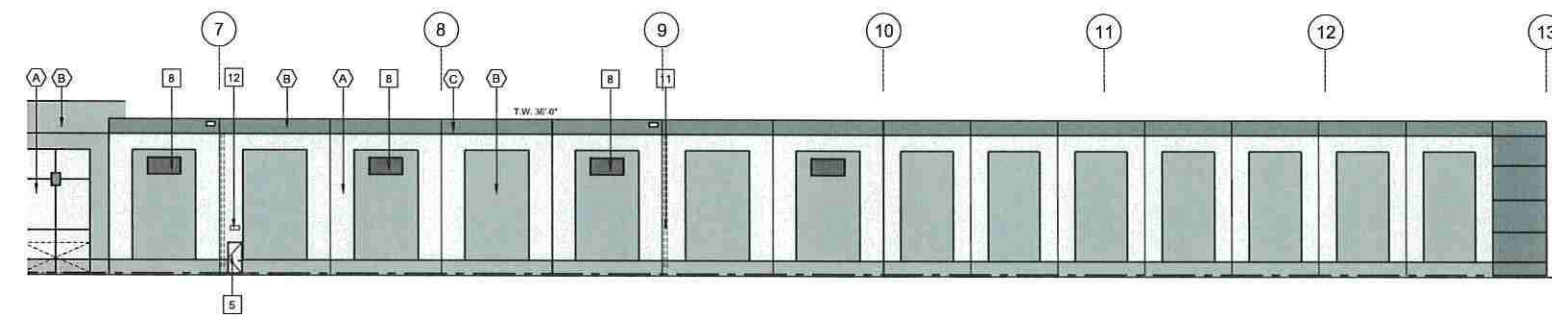
COLOR SCHEDULE

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|---|---|
| COMMERCIAL CONSTRUCTION CO., L.P. 13181 Crossroads Parkway North Sixth Floor Los Angeles, California 91746-3497 Telephone: (862) 689-4453 License No. 723302 | |
| BUILDING 4 ELEVATIONS PROPOSED INDUSTRIAL PROJECT OTAY MESA DRIVE OTAY MEASA, CA. | Drawing Plot Bar Size this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical job will not meet the drawing. |
| DRAWN BY DATE JT 3/15/17 | CCC JOB NO. 7088 |
| SHEET NO. A2.7 | |



PARTIAL SOUTH ELEVATION

A SCALE: 1/16"=1'-0"



PARTIAL SOUTH ELEVATION

B SCALE: 1/16"=1'-0"

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COMMERCE CONSTRUCTION CO., L.P.
 13181 Crossroads Parkway North
 Sixth Floor
 City of Industry, California 91746-3497
 Telephone: (626) 959-0423
 License No. 723302

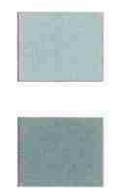
KEYNOTES

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A SHERWIN WILLIAMS SW 6231 ROCCO CANDY

B SHERWIN WILLIAMS SW 6234 UNCERTAIN GRAY

C SHERWIN WILLIAMS SW 6235 FOGGY DAY



COLOR SCHEDULE

BUILDING 4 ELEVATIONS
 PROPOSED INDUSTRIAL PROJECT
 OTAY MESA DRIVE
 OTAY MEASA, CA.

DRAWING BY DATE
 JT 3/15/17
 CCC JOB NO.
 7088
 SHEET NO.
 A2.8

Otay Mesa Planning Group Meeting

June 21, 2017

Meeting called to order at 3:06 p.m. by Rob Hixson and introductions were made across the room.

Members present:

Rob Hixson
Jimmy Ayala
Mark Freed
Chris Holder
Rita Mahoney
Richard Martinez
Alejandra Mier y Teran
Kaitlin Arduino
Felipe Nuno
Tom Ricotta
Ted Shaw
Tom Story
Ronnie Lee Taylor

Members absent:

Wayne Dickey
Clarissa Falcon
Lisa Golden
Richard Martinez
Antonio Martinez
Joe Street

Approval of minutes:

- **Motion:** Approve minutes from April 19, 2017
- **Vote:** Motion carried
- **Resolved:** Minutes from the meeting on 14 January 2013 approved, with modification of the Month from April to February 2017.

Public Input: Kim Peterson Future of Dennerly Road and affordable housing, she was referred to the Fire Department and will consult with the City Planner

Chairman's Report:

Items received reviewed:

1. Notice of Application- Sunroad Otay 50 VTM/PDP/SDP
2. Notice of Application- Heritage Road CUP
3. Notice of Application- AT&T Romero and McNally

4. ASLA San Diego Community Grant Announcement
5. PPA- Runway 8L-26R Rehab
6. Street Auto Dismantling Amendment Project #537267
7. Heritage Road SDP/CUP
8. Street Auto Dismantling Amend- CUP
9. BBP- Truck .net Submittal Requirements
10. 7-11 Otay Mesa CUP

Government Liaison Report

- a. **COUNCILMAN ALVAREZ'S OFFICE.** - Vivian Moreno City proposed Homeless Plan- Super 8 Motel
- b. **MAYOR'S OFFICE.** – No report given
- c. **SUPERVISOR COX'S OFFICE.** - No report given.
- d. **ASSEMBLY MEMBER HUESOS' OFFICE.** -Ana Molina. – School annual budget increase \$183B Trans Bill SB103 pulled last week to vote on June 30, 2017 might be pushed back to August 2017. CTC.
- e. **POLICE DEPARTMENT.** - CARLOS LaCARRA, Community Relations Officer SDPD. - September 30, 2017 event, Gun Buy Back at Ocean View Hills Church. Chief Walk July 8, 2017-open house
- f. **FIRE DEPARTMENT.** - No report given.
- g. **IMMIGRATION & CUSTOMS DEPARTMENT:** No report given.
- h. **CITY ATTORNEY'S OFFICE.** - No report given

Monthly Report:

CPC- Mark Freed: Community opportunity for other electrical options (Community Choice Program) Information discussion on Qualcomm Stadium

Border Transportation- Alejandra Mier y Teran: Transit under construction, new bus route. Meeting with GSA. Port of Entry to be closed 1-5 weeks during the summer, duration is unknown.

Community Plan-Kaitlin Arduino: City meeting and waiting on Metropolitan Airpark to submit remaining documents to reroute truck route traffic. Approval of easements to be submitted by Richard Sax.

La Media West Wetlands- Rob Hixson: Push meeting back July 2, 2017

San Diego Airport Advisory Committee- Lisa Golden: update-ongoing Ground maintenance open

Code Enforcement: None

Chamber Update- Alejandra Mier y Teran: July 22, 2017 Golf event

East Otay Mesa Property Owner's Association Update: Caltrans and Otay II break ground December 2017. Certain concerns remain: Sharing of toll fees, timing, and negotiating costs. Sunroad moving forward on mix use plan pending County response/comments.

Action Items:

Motion: Rowland dismantling yard CUP from auto part sales to dismantling yard. Rita Mahoney requested an Environmental Report and more information before item can be considered for a vote.

Vote: No Vote- need environmental report.

Resolved: None

Abstained:

Motion: Mixed Used Development Otay Heights Court- Mike Farraher

Proposed 13,00 sq. ft. building- Use permissible. No studies presented no environmental report.

Vote: None – needs to come back with more information.

Resolved: None

Abstained:

Motion: Otay State Route 11- Majestic Realty Piper Ranch Road addendum to Community Plan

Vote: Jimmy Ayala, Rita Mahoney Seconded

Resolved: Motion Carried

Abstained: Tom Story Chris Holder

Old Business: No old business

Meeting adjourned at 4:25 p.m. by Chairman, Rob Hixson



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

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 Street Vacation

Project Title

Project No. For City Use Only

Sunroad Otay

538140

Project Address:

East and west of Piper Ranch Road, south of Otay Mesa Road and north of SR-905

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
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 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

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| Project Title: Sunroad Otay | Project No. (For City Use Only) |
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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):
Sunroad Otay Partners, L.P.

Owner Tenant/Lessee

Street Address:
4445 Eastgate Mall Road, Suite 400

City/State/Zip:
San Diego, CA 92121

Phone No: Fax No:
(858) 362-8500 (858)362-8448

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

Title (type or print):
President

Signature: Date:
January 26, 2016

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

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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:

Sunroad Otay 50 – Project No. 538140

List of Individuals in “Sunroad Otay Partners, Limited Partnership”:

The individuals associated with the partnership are Aaron Feldman, Uri Feldman and Dan Feldman.

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Vice President and Counsel
Sunroad Enterprises
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CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).¹

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

¹ Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

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CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- ❖ The Checklist is required only for projects subject to CEQA review.²
- ❖ If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in [Chapter 11: Land Development Procedures](#) of the City's Municipal Code.
- ❖ The requirements in the Checklist will be included in the project's conditions of approval.
- ❖ The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Contact Information

Project No./Name: _____

Property Address: _____

Applicant Name/Co.: _____

Contact Phone: _____ Contact Email: _____

Was a consultant retained to complete this checklist? Yes No If Yes, complete the following

Consultant Name: _____ Contact Phone: _____

Company Name: _____ Contact Email: _____

Project Information

1. What is the size of the project (acres)? _____

2. Identify all applicable proposed land uses:

- Residential (indicate # of single-family units): _____
- Residential (indicate # of multi-family units): _____
- Commercial (total square footage): _____
- Industrial (total square footage): _____
- Other (describe): _____

3. Is the project or a portion of the project located in a Transit Priority Area? Yes No

4. Provide a brief description of the project proposed: _____

² Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.



CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

| Step 1: Land Use Consistency | | |
|---|--------------------------|--------------------------|
| Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer) | Yes | No |
| A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? ³ <u>OR</u> | | |
| B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) ⁴ and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department? <u>OR</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations? | | |

If **"Yes,"** proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If **"No,"** in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

³ This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

⁴ This category applies to all projects that answered in the affirmative to question 3 on the previous page: Is the project or a portion of the project located in a transit priority area.

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project’s consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.⁵ All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the [Greenbook](#) (for public projects).

| Step 2: CAP Strategies Consistency | | | |
|---|--------------------------|--------------------------|--------------------------|
| Checklist Item (Check the appropriate box and provide explanation for your answer) | Yes | No | N/A |
| Strategy 1: Energy & Water Efficient Buildings | | | |
| <p>1. <i>Cool/Green Roofs.</i></p> <ul style="list-style-type: none"> • Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?; <u>OR</u> • Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?; <u>OR</u> • Would the project include a combination of the above two options? <p>Check “N/A” only if the project does not include a roof component.</p> <div style="border: 1px solid black; height: 150px; width: 100%; margin-top: 10px;"></div> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

⁵ Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits or other permits that do not result in the expansion or enlargement of a building (e.g., decks, garages, etc.), and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

2. Plumbing fixtures and fittings

With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

Residential buildings:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
- Standard dishwashers: 4.25 gallons per cycle;
- Compact dishwashers: 3.5 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Nonresidential buildings:

- Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in [Table A5.303.2.3.1 \(voluntary measures\) of the California Green Building Standards Code](#) (See Attachment A); and
- Appliances and fixtures for commercial applications that meet the provisions of [Section A5.303.3 \(voluntary measures\) of the California Green Building Standards Code](#) (See Attachment A)?

Check "N/A" only if the project does not include any plumbing fixtures or fittings.

Strategy 3: Bicycling, Walking, Transit & Land Use

3. *Electric Vehicle Charging*

- Multiple-family projects of 17 dwelling units or less: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?
- Multiple-family projects of more than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?
- Non-residential projects: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces.

Strategy 3: Bicycling, Walking, Transit & Land Use

(Complete this section if project includes non-residential or mixed uses)

4. *Bicycle Parking Spaces*

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code ([Chapter 14, Article 2, Division 5](#))?⁶

Check "N/A" only if the project is a residential project.

⁶ Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

5. *Shower facilities*

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the [California Green Building Standards Code](#) as shown in the table below?

| Number of Tenant Occupants (Employees) | Shower/Changing Facilities Required | Two-Tier (12" X 15" X 72") Personal Effects Lockers Required |
|--|--|--|
| 0-10 | 0 | 0 |
| 11-50 | 1 shower stall | 2 |
| 51-100 | 1 shower stall | 3 |
| 101-200 | 1 shower stall | 4 |
| Over 200 | 1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants | 1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants |

Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

6. *Designated Parking Spaces*

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

| Number of Required Parking Spaces | Number of Designated Parking Spaces |
|-----------------------------------|-------------------------------------|
| 0-9 | 0 |
| 10-25 | 2 |
| 26-50 | 4 |
| 51-75 | 6 |
| 76-100 | 9 |
| 101-150 | 11 |
| 151-200 | 18 |
| 201 and over | At least 10% of total |

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

7. *Transportation Demand Management Program*

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
- Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees
- On-site carsharing vehicle(s) or bikesharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Pre-tax deduction for transit or vanpool fares and bicycle commute costs
- Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?

Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

1. Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?

Considerations for this question:

- Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
- Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
- Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?

2. Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?

Considerations for this question:

- Does the proposed project support/incorporate identified transit routes and stops/stations?
- Does the project include transit priority measures?

3. Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?

Considerations for this question:

- Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
- Does the proposed project urban design include features for walkability to promote a transit supportive environment?

4. Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?

Considerations for this question:

- Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
- Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

5. Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?

Considerations for this question:

- Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
- Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
- Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

6. Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?

Considerations for this question:

- Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
- Does the proposed project include policies or strategies for preserving existing trees?
- Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?



CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

| Table 1 Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan | | | | |
|---|------------|---------------------------------------|-------------------|------------------------|
| Land Use Type | Roof Slope | Minimum 3-Year Aged Solar Reflectance | Thermal Emittance | Solar Reflective Index |
| Low-Rise Residential | ≤ 2:12 | 0.55 | 0.75 | 64 |
| | > 2:12 | 0.20 | 0.75 | 16 |
| High-Rise Residential Buildings, Hotels and Motels | ≤ 2:12 | 0.55 | 0.75 | 64 |
| | > 2:12 | 0.20 | 0.75 | 16 |
| Non-Residential | ≤ 2:12 | 0.55 | 0.75 | 64 |
| | > 2:12 | 0.20 | 0.75 | 16 |

Source: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.

CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

Table 2 Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

| Fixture Type | Maximum Flow Rate |
|---|---------------------------------------|
| Showerheads | 1.8 gpm @ 80 psi |
| Lavatory Faucets | 0.35 gpm @60 psi |
| Kitchen Faucets | 1.6 gpm @ 60 psi |
| Wash Fountains | 1.6 [rim space(in.)/20 gpm @ 60 psi] |
| Metering Faucets | 0.18 gallons/cycle |
| Metering Faucets for Wash Fountains | 0.18 [rim space(in.)/20 gpm @ 60 psi] |
| Gravity Tank-type Water Closets | 1.12 gallons/flush |
| Flushometer Tank Water Closets | 1.12 gallons/flush |
| Flushometer Valve Water Closets | 1.12 gallons/flush |
| Electromechanical Hydraulic Water Closets | 1.12 gallons/flush |
| Urinals | 0.5 gallons/flush |

Source: Adapted from the [California Green Building Standards Code](#) (CALGreen) Tier 1 non-residential voluntary measures shown in Tables A5.303.2.3.1 and A5.106.11.2.2, respectively. See the [California Plumbing Code](#) for definitions of each fixture type.

Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:

gpm = gallons per minute

psi = pounds per square inch (unit of pressure)

in. = inch

Table 3 Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

| Appliance/Fixture Type | Standard | |
|--|--|--|
| Clothes Washers | Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the <i>California Code of Regulations</i> . | |
| Conveyor-type Dishwashers | 0.70 maximum gallons per rack (2.6 L) (High-Temperature) | 0.62 maximum gallons per rack (4.4 L) (Chemical) |
| Door-type Dishwashers | 0.95 maximum gallons per rack (3.6 L) (High-Temperature) | 1.16 maximum gallons per rack (2.6 L) (Chemical) |
| Undercounter-type Dishwashers | 0.90 maximum gallons per rack (3.4 L) (High-Temperature) | 0.98 maximum gallons per rack (3.7 L) (Chemical) |
| Combination Ovens | Consume no more than 10 gallons per hour (38 L/h) in the full operational mode. | |
| Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006) | Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and <ul style="list-style-type: none"> • Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. • Be equipped with an integral automatic shutoff. • Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less. | |

Source: Adapted from the [California Green Building Standards Code](#) (CALGreen) Tier 1 non-residential voluntary measures shown in Section A5.303.3. See the [California Plumbing Code](#) for definitions of each appliance/fixture type.

Acronyms:

L = liter

L/h = liters per hour

L/s = liters per second

psi = pounds per square inch (unit of pressure)

kPa = kilopascal (unit of pressure)



Looking south across project site from intersection of Otay Mesa Road and undeveloped Piper Ranch Road.



Looking south across project site from intersection of Otay Mesa Road and undeveloped Avenida Costa Azul



Looking north across project site from State Route 905.



Looking east down Otay Mesa Road, vacant project site on right, existing development on left.



Looking west down intersection of Otay Mesa Road and State Route 125. Undeveloped project site on left.



Looking west at intersection of Otay Mesa Road and Piper Ranch Road. Existing commercial and industrial development on the right, vacant project site on the left.