



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: May 16, 2019 REPORT NO. PC-19-035  
HEARING DATE: May 23, 2019  
SUBJECT: LUMINA TENTATIVE MAP, Process Five Decision  
PROJECT NUMBER: [555609](#)  
OWNER/APPLICANT: CR Lumina Group, LLC/CR Otay Canyon Ranch Associates, LLC

### SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of the proposed project to allow the subdivision of a 93.4-acre site located west of Cactus Road, north of Siempre Viva Road and is bisected by Airway Road, for the future development of up to 1,868 residential dwelling units, up to 62,525 square feet of commercial uses, 6.3 acres of school/recreation uses, 6.6 acres of parks, and 16.2 acres of public streets, and vacation of an unimproved 0.3-acre portion of an unnamed road, within the Central Village Specific Plan and the Otay Mesa Community Plan area?

### Staff Recommendations:

1. Recommend the City Council **ADOPT** Addendum No. 555609 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032 and **ADOPT** the Mitigation Monitoring and Reporting Program;
2. Recommend the City Council **APPROVE** Tentative Map No. 1972222;
3. Recommend the City Council **APPROVE** Neighborhood Development Permit No. 2106744;
4. Recommend the City Council **APPROVE** Site Development Permit No. 2287794;
5. Recommend the City Council **APPROVE** Public Right-of-Way Vacation No. 2103455 and
6. Recommend the City Council **APPROVE** a Multi-Habitat Planning Area Boundary Line Adjustment.

Community Planning Group Recommendation: On March 20, 2019, the Otay Mesa Community Planning Group voted 12-0 (3 members abstaining), to recommend approval of the project, with no conditions (Attachment 9).

Environmental Review: Addendum No. [555609](#) to the Otay Mesa Community Plan Update (CPU) Program Environmental Impact Report (PEIR) No. [30330/304032](#), [SCH No. 2004651076](#), has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project for impacts related to Land Use, Air Quality/Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology/Water Quality, Geology/Soils, Noise, Paleontological Resources, Transportation/Circulation, Utilities, Greenhouse Gas Emissions (Attachment 7). The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from those described in the previously certified OMCP Update PEIR.

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

Housing Impact Statement: The Otay Mesa Community Plan ([OMCP](#)) designates the project site Community Village (30-35 dwelling units per acre (du/ac)), Parks, Open Space, and Institutional land uses. The Central Village Specific Plan ([CVSP](#)) designates the project site Neighborhood Village (15-44 du/ac), Residential – Medium (15-29 du/ac), Residential – Low Medium to Medium (10-29 du/ac), Population-Based Park, Institutional, and Open Space, with the potential to accommodate up to 1,868 dwelling units. The project proposes to demolish three single family dwelling units for the future development of up to 1,868 dwelling units, resulting in the potential for 1,865 additional permanent residential units. No units would be constructed with this project however the applicant has indicated they will provide affordable units onsite when developed to meet their affordable housing requirements, as allowed by San Diego Municipal Code (SDMC) Section [142.1303\(f\)](#).

## BACKGROUND

The 93.4-acre site is located south of State Route (SR) 905, west of Cactus Road and north of Siempre Viva Road and is bisected by Airway Road (Attachment 1). Onsite undeveloped public right-of-way includes an unconstructed and unnamed road with a north-south orientation that was previously dedicated pursuant to Map 1267. The site consists of 12 parcels that can only be accessed from Cactus Road. The site contains a mixture of undeveloped agricultural land, former greenhouse uses, a former goat husbandry operation and three single-family homes. None of the structures meet local designation criteria as individually significant resources under any adopted Historical Resources Board Criteria.

The site is located in the Central District of the OMCP which designates the site Community Village (30-35 du/ac), Parks, Open Space, and Institutional land uses. The CVSP designates the site for Neighborhood Village (15-44 du/ac), Residential – Medium (15-29 du/ac), Residential – Low Medium to Medium (10-29 du/ac), Population-Based Park, Institutional, and Open Space uses. A portion of the central, western, and southern areas of the site are zoned AR-1-1, which is the temporary holding zone to allow for the future implementation of the school/recreation site (zoned RM-2-5) and parks (zoned OR-1-2). The northern half of the project site is zoned CC-3-6, which allows for moderate to high density multi-family residential and commercial mixed uses.

The southern half of the project site is zoned RM-2-5, which allows for low density and medium density multi-family residential uses. A small area in the northwestern portion of the project site is zoned OR-1-2, which allows for open space uses. The site is also located in 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 CVSP was adopted by the City Council in April 2017. The OMCP Update required the preparation and approval of a specific plan in order to develop the CVSP area. The CVSP requires an NDP be processed prior to issuance of building permits to establish site design, building orientation, building elevations, building floor plans, walls/fencing, and landscaping for implementing developments. This project would allow for the future development of residential and commercial mixed-uses, school/recreation uses, parks, and open space uses in accordance with the land uses designated for the site by the CVSP, subject to approval of the future required NDP and condominium subdivision map.

The previously-disturbed site is generally level with onsite elevations ranging from approximately 404 feet above mean sea level (AMSL) at the southwest corner of the site to 524 feet AMSL at the northeastern corner of the site. Surrounding development includes open space associated with Spring Canyon, light industrial developments and State Route 905 (SR-905) to the north; undeveloped lands and agricultural uses (located within the approved CVSP area) to the west; undeveloped lands and light industrial land uses to the east; and open space and light and heavy industrial land uses to the south. Industrial uses located north, east, and south of the project site include international trade logistics support, warehousing, distribution, auto salvaging, and truck yards for cross-border goods movement. Brown Field Municipal Airport is located approximately 0.7-mile north of the project site.

The onsite and offsite project improvement areas consist of 0.5-acre of Maritime succulent scrub-disturbed (Tier I habitat), 0.7-acre of Diegan coastal sage scrub-disturbed (Tier II habitat), 2.5 acres of Diegan coastal sage scrub-disturbed (Tier II habitat), 2.9 acres of non-native grassland (Tier IIIB habitat), 0.3-acre of non-native vegetation (Tier IV habitat), 61.9 acres of agriculture (Tier IV habitat), 5.9 acres of disturbed land (Tier IV habitat), and 25.9 acres of urban/developed land. The site contains Environmentally Sensitive Lands (ESL) in the form of upland habitats and is located within and adjacent to Multi-Habitat Planning Area (MHPA) lands. The site includes Army Corps of Engineers and California Department of Fish and Wildlife (CDFW) jurisdictional non-wetland waters areas as identified in Addendum No. 555609.

The project would maintain the onsite MHPA-designated areas as open space, with the exception of one area where the City of San Diego General Plan, OMCP, and CVSP call for Airway Road to traverse the MHPA. Airway Road is a Mobility Element-designated facility and was planned to traverse MHPA areas by the OMCP. Pursuant to the MSCP, Community Plan Mobility Element facilities are allowed to traverse MHPA areas. Furthermore, access to Planning Area 9 (and the Airway Road detention basin) from Airway Road is required to be from the signalized intersection with Village Way, which results in the private drive on site passing through the MHPA. The project proposes to remove 0.8 acre from the MHPA as part of development of Lot 1, which includes the private drive and would add 3.1 acres of the MHPA, which would result in a new gain to the MHPA of 2.3 acres.

## DISCUSSION

### Project Description:

As shown below (refer to Table 1, Figure 1, and Figure 2), approval of the TM would allow the 93.4-acre site to be subdivided into 24 lots. Nine (9) lots would be established for "Medium High Density Mixed-Use" land uses on 31.01 acres; four (4) lots would be created for "Medium Density Multi-Family" on 16.91 acres; one (1) lot would be established for "Low Density Multi-Family" on 5.84 acres; two (2) "Park" lots would be accommodated on 7.06 acres; three (3) lots for "School/Recreation" land uses would be provided on 6.28 acres; two (2) lots for Homeowners' Association (HOA)-maintained "Bio-Filtration Basins" would occur on 4.26 acres; one (1) lot for HOA-maintained "Slope Area" would be created on 2.38 acres; one (1) lot for "Open Space" on 2.72 acres; one (1) "Central Recreation Area" lot would be accommodated on 0.77 acre; and public streets would be provided on approximately 16.20 acres.

As shown below, the proposed project would implement the CVSP on the project site, allowing for future development of up to 1,868 residential dwelling units, 62,525 square feet of commercial uses, 6.3 acres of school/recreation uses, 6.6 acres of park uses, and 4.0 acres of open space uses in accordance with the CVSP. The project would be required to process a Neighborhood Development Permit (NDP) in the future to implement the CVSP, as described below. This project does not propose the construction of any structures.

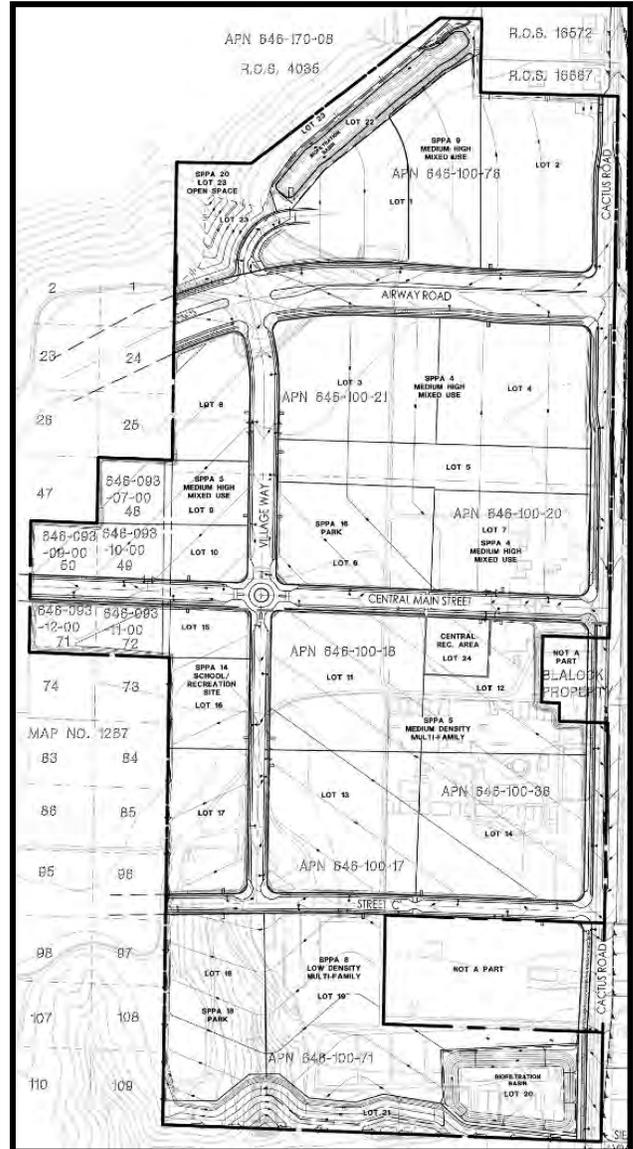
**Public Road Improvements** - The project proposes offsite improvements to Cactus Road. To the north of Airway Road, and consistent with the CVSP, Cactus Road would be improved to its ultimate half-width section as a "Four-Lane Major (126-foot ROW)," which would provide for 64 feet of travel way along the southbound side of the road and 19 feet of travel way along the northbound side, a six-foot wide raised median nose, an asphalt concrete (AC) berm along the eastern edge of the road, and a six-foot wide non-contiguous sidewalk within a 12-foot parkway along the Project boundary. To the south of Airway Road, and also consistent with the CVSP, Cactus Road would be improved to its ultimate half-width as a "Four-Lane Major Arterial (114-foot ROW)," including 19 feet of travel way along the northbound side of the road and 30 feet of travel way along the southbound side, a 16-foot wide raised median, and eight-foot wide non-contiguous sidewalk within a 26-foot wide parkway.

The project also proposes offsite improvements to Airway Road. To the west of Cactus Road, Airway Road would be improved as a "Six-Lane Primary Arterial" along the Project's frontage with a total ROW width of 162 feet, with a 27-foot wide parkway on the eastbound side of the roadway accommodating a 6-foot wide non-contiguous sidewalk with a Class I bike path to be constructed by the Lumina Project and a 17-foot wide parkway on the westbound side of the roadway accommodating a 6-foot wide non-contiguous sidewalk. Between Cactus Road and Britannia Boulevard, Airway Road would be improved for access purposes as a traffic mitigation measure to provide between 70 and 96 feet of travel way with AC berms along both sides of the roadway. The segment of Airway Road east of Cactus Road ultimately would additionally be improved by others as a "Six-Lane Urban Major (139-foot ROW)."

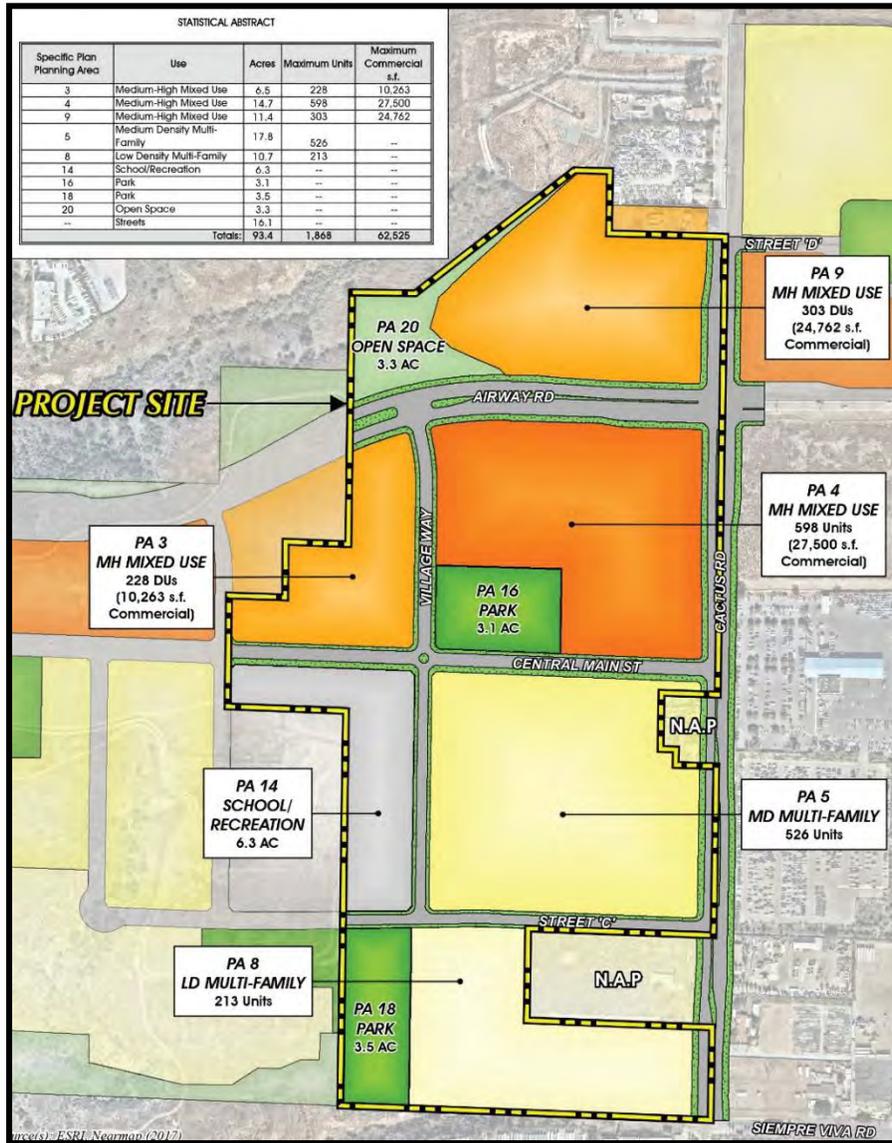
**Table 1 - Tentative Map 1972222 Lot Summary**

Lot No.	Area Acres	Land Use
Lot 1	6.11	Med-High Density Mixed-Use
Lot 2	4.19	Med-High Density Mixed-Use
Lot 3	4.17	Med-High Density Mixed-Use
Lot 4	3.93	Med-High Density Mixed-Use
Lot 5	2.89	Med-High Density Mixed-Use
Lot 6	3.32	Park
Lot 7	3.29	Med-High Density Mixed-Use
Lot 8	1.90	Med-High Density Mixed-Use
Lot 9	2.04	Med-High Density Mixed-Use
Lot 10	2.49	Med-High Density Mixed-Use
Lot 11	4.38	Medium Density Multi-Family
Lot 12	3.06	Medium Density Multi-Family
Lot 13	4.44	Medium Density Multi-Family
Lot 14	5.03	Medium Density Multi-Family
Lot 15	2.32	School/Recreation Site
Lot 16	1.53	School/Recreation Site
Lot 17	2.43	School/Recreation Site
Lot 18	3.74	Park
Lot 19	5.84	Low Density Multi-Family
Lot 20	2.29	Bio-Filtration Basin (HOA)
Lot 21	2.38	Slope Area (HOA)
Lot 22	1.97	Bio-Filtration Basin (HOA)
Lot 23	2.72	Open Space Area
Lot 24	0.77	Central Recreation Area
--	16.2	Public Streets
<b>Total:</b>	<b>93.43</b>	--

**Figure 1 - Proposed Tentative Map**



**Figure 2 - Land Use Plan**



**Sewer and Storm Water Drainage Improvements** - The project would include offsite improvements for sewer and storm water drainage facilities. Off-site improvements to sewer facilities would include construction of a new 18-inch sewer main in Cactus Road between proposed Street C and Siempre Viva Road. The proposed 18-inch sewer main would connect to existing Sewer Pump Station 23T. Off-site improvements for sewer facilities also would include construction of a 24-inch sewer force main within Cactus Road that would connect to existing Sewer Pump Station 23T. The sewer system would be stubbed to the property line and would incorporate the supplemental size, capacity and length necessary to accommodate future extensions and connections for the entire CVSP area. As areas within the CVSP are proposed for development, they will be required to provide a sewer study in accordance with the Public Utilities Sewer Design Guide to specifically identify how proposed future development will provide sewer service. Such sewer service will be dependent upon the respective elevations of future projects, which may necessitate the use of pump or lift stations.

Such determination cannot be made until these future projects are submitted for review and sewer studies are submitted for review by the Public Utilities Department.

Off-site storm water drainage improvements associated with the project include construction of storm water drainage lines within Airway Road from the project boundary to a connection point located east of the Airway Road and Cactus Road intersection; and construction of storm water drainage facilities within Cactus Road extending from south of Central Main Street to north of Siempre Viva Road, where flows would then drain to the project's proposed onsite biofiltration detention basin located in proposed Lot 20.

**Landscaping and Brush Management** - The project includes a landscape plan that provides for required street trees and MHPA Land Use Adjacency Guideline compliance. The landscape plan also requires compliance with the CVSP and the development of refined landscape plans with the required future NDP. The project has been designed such that the brush management conforms with the MHPA Land Use Adjacency Guidelines.

**Grading** - Project implementation would include grading of 92.4 acres of the 93.4-acre Project site, plus an additional 6.1 acres of grading offsite. The project generally would maintain the site's existing topography, with development concentrated on the flatter portions of the site and natural slopes largely left undisturbed within planned open space areas, where feasible. The project would include fill slopes with a maximum height of 70 feet at a 2:1 slope ratio, and cut slopes with a maximum height of 10 feet at a 2:1 slope ratio. A total of 358,700 cubic yards (cy) of cut at 487,500 cy of fill is anticipated, with import of 128,800 cy of soil materials required.

#### Required Approvals

- Tentative Map (TM) – In accordance with San Diego Municipal Code (SDMC) Section [125.0430](#), a Process Five TM is required to subdivide the 12 existing parcels into 24 parcels, each to be graded to allow future development of land uses in accordance with the CVSP. Due to the public right-of-way vacation (discussed below), a Process 5 TM is required. Please see the TM resolution and conditions (Attachment 4) for additional information.
- Neighborhood Development Permit (NDP) – The CVSP requires a Process Two NDP be processed prior to issuance of ministerial permits to establish site design, building orientation, building elevations, building floor plans, walls/fencing, and landscaping for implementing developments, in accordance with SDMC Section [126.0403](#). Although the project scope does not include construction of any units or buildings, it does include grading, public improvements, utility installation, landscaping and other physical improvements. Therefore, an NDP is included as required by the CVSP. As noted above, a future NDP would be required to allow for development of the site. Please see the NDP/SDP resolution (Attachment 5) and conditions (Attachment 6) for additional information.
- Site Development Permit (SDP) – In accordance with SDMC Section [126.0502](#), a Process Four SDP is required as the site contains Environmentally Sensitive Lands (ESL) in the form of upland habitats and MHPA lands. The project scope includes an MHPA Boundary Line Adjustment (BLA) to remove 0.8 acre from the MHPA as part of development of Lot 1, and would add 3.1 acres into the MHPA, which would result in a net gain to the MHPA of 2.3 acres. Please see the "Environmental Analysis" section below for more information.

- Public Right-of-Way Vacation – In accordance with SDMC Section [125.0910](#), a Process Five Public Right-of-Way Vacation is required to vacate 0.3-acre of an unconstructed unnamed road on site that was previously dedicated pursuant to Map 1267. The ROW to be abandoned is for a north-south oriented unnamed road that is not needed to serve future or adjacent development within the CVSP. North-south access in the area would instead be provided by proposed Village Way, which is accommodated by the project TM and is located east of the existing ROW that would be vacated as part of the project. Please see the TM resolution and conditions (Attachment 4), for additional information.

#### Community Plan Analysis:

The proposed project is consistent with the goals and policies of the General Plan, OMCP, and (CVSP. The 93.4-acre project site is located in the Central District of the OMCP and has multiple land use designations which include Community Village (30-35 du/ac), Parks, Open Space, and Institutional. Consistent with the OMCP, the CVSP designates the site for Neighborhood Village (15-44 du/ac), Residential – Medium (15-29 du/ac), Residential – Low Medium to Medium (10-29 du/ac), Population-Based Park, Institutional, and Open Space uses.

The OMCP designates the Central District as an area that will implement the General Plan City of Villages strategy through a Specific Plan process. The Central District contains a village center that is predominately residential in nature with core areas of mixed uses and public spaces sited along Airway Road. The combination of uses in a grid pattern street network establishes a development pattern that achieves a village character for the Central District consistent with the City of Villages strategy.

The project proposes a tentative map to allow future development of up to 1,868 residential dwelling units, up to 62,525 square feet of commercial uses, 6.3 acres of school/recreation uses, 6.6 acres of parks, and 16.1 acres of public streets. The proposed project would allow for the integration of multiple uses in a mixed-use village consistent with the CVSP.

The proposed tentative map identifies moderate to high density (35-44 du/ac) residential uses along the future rapid transit route along Airway Road consistent with the CVSP. The proposed school/recreation site located within the CVSP and partially located within the project area is accessible to the residential uses through its location in the center of the village area. Compliance of future development on the site with the CVSP development policies and design standards would be assured through the approval of a subsequent Neighborhood Development Permit, which is required for the construction of residential units and structures in the CVSP.

#### Environmental Analysis:

Addendum No. [555609](#) 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 Land Use, Air Quality/Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology/Water Quality, Geology/Soils, Noise, Paleontological Resources, Transportation/Circulation, Utilities and Greenhouse Gas Emissions. 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. 555609 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 7 of this report.

Project implementation would impact 92.4 acres of the 93.4-acre project site, in addition to 6.1 acres for required offsite improvements adjacent to the developed Airway Road and Cactus Road rights-of-way. Of these 98.5 acres of impact, 0.5 acre would be to Maritime succulent scrub disturbed (Tier I habitat), 1.5 acres to Diegan coastal sage scrub (Tier II habitat), 2.8 acres to Diegan coastal sage scrub-disturbed (Tier II habitat), 3.7 acres to non-native grassland (Tier IIIB habitat), 0.3-acre to non-native vegetation (Tier IV habitat), 61.7 acres to agriculture (Tier IV habitat), 5.9 acres to disturbed land (Tier IV habitat), and 25.8 acres to urban/developed land. The project proposes to remove 0.8-acre from the MHPA as part of development of Lot 1, which includes the private drive. The project also proposes to add 3.1 acres to the MHPA, which would result in a net gain to the MHPA of 2.3 acres and would reduce the mitigation ratios for project impacts. A MHPA Boundary Line Adjustment (BLA) was required and the Wildlife Agencies provided concurrence on March 29, 2019.

The project would mitigate for 0.5 acre of Maritime succulent scrub impacts through off-site preservation within a 1.3-acre area located immediately west of the project site, adjacent to other biological mitigation land, which is referred to as the Barton parcel. Impacts to 3.2 acres of Diegan coastal sage scrub would be mitigated through off-site preservation/restoration within a 1.8-acre area located approximately 0.25 mile west of the project site, adjacent to other biological mitigation land, which is referred to as the Sorensen parcel. Impacts to 0.5-acre of non-native grassland located inside the MHPA would be mitigated through on- and off-site preservation with off-site preservation/restoration occurring on the Barton parcels and off-site preservation also occurring on the Sorensen parcels. Impacts to 2.4 acres of non-native grassland located outside of the MHPA would be mitigated through on- and off-site preservation. All mitigation would occur through preservation within the MHPA, or through land added to the MHPA.

Approximately 0.2 acre of the northern portion of the project site is located within the boundary of the Tripp Salvage Landfill (herein "Tripp Landfill"), which is a former salvage landfill located north of the project site within (Accessors Parcel Number 646-100-75). The Tripp Landfill is listed in the CalRecycle Solid Waste Information System (SWIS) as Number 37-CR-0011. In June 2005, the County of San Diego Department of Environmental Health as Lead Agency issued City of San Diego Site Development Permit (SDP) No. 219697 for the remediation and closure of the Tripp Landfill. On October 17, 2017, a Certificate of Completion was issued for the Tripp Landfill which indicated all necessary remedial action associated with SDP No. 219697. The City of San Diego, acting as the Local Enforcement Agency (LEA), will continue to monitor the status of the landfill, as required by City of San Diego Conditions of Approval in order to ensure that the project would not conflict with the former landfill throughout project construction.

#### 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 CVSP, 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. 555609 to the Otay Mesa Community Plan Update Community Plan Update Program Environmental Impact Report No. 30330/304032 and the associated Mitigation Monitoring and Reporting Program, and approve Tentative Map No. 1972222, Neighborhood Development Permit No. 2106744, Site Development Permit No. 2287794 and Public Right-of-Way Vacation No. 2103455, with modifications.
2. Recommend the City Council not adopt Addendum No. 555609 to the Otay Mesa Community Plan Update Community Plan Update Program Environmental Impact Report No. 30330/304032 and the associated Mitigation Monitoring and Reporting Program, and deny Tentative Map No. 1972222, Neighborhood Development Permit No. 2106744, Site Development Permit No. 2287794 and Public Right-of-Way Vacation No. 2103455, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



PJ FitzGerald  
Assistant Deputy Director  
Development Services Department

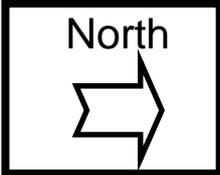
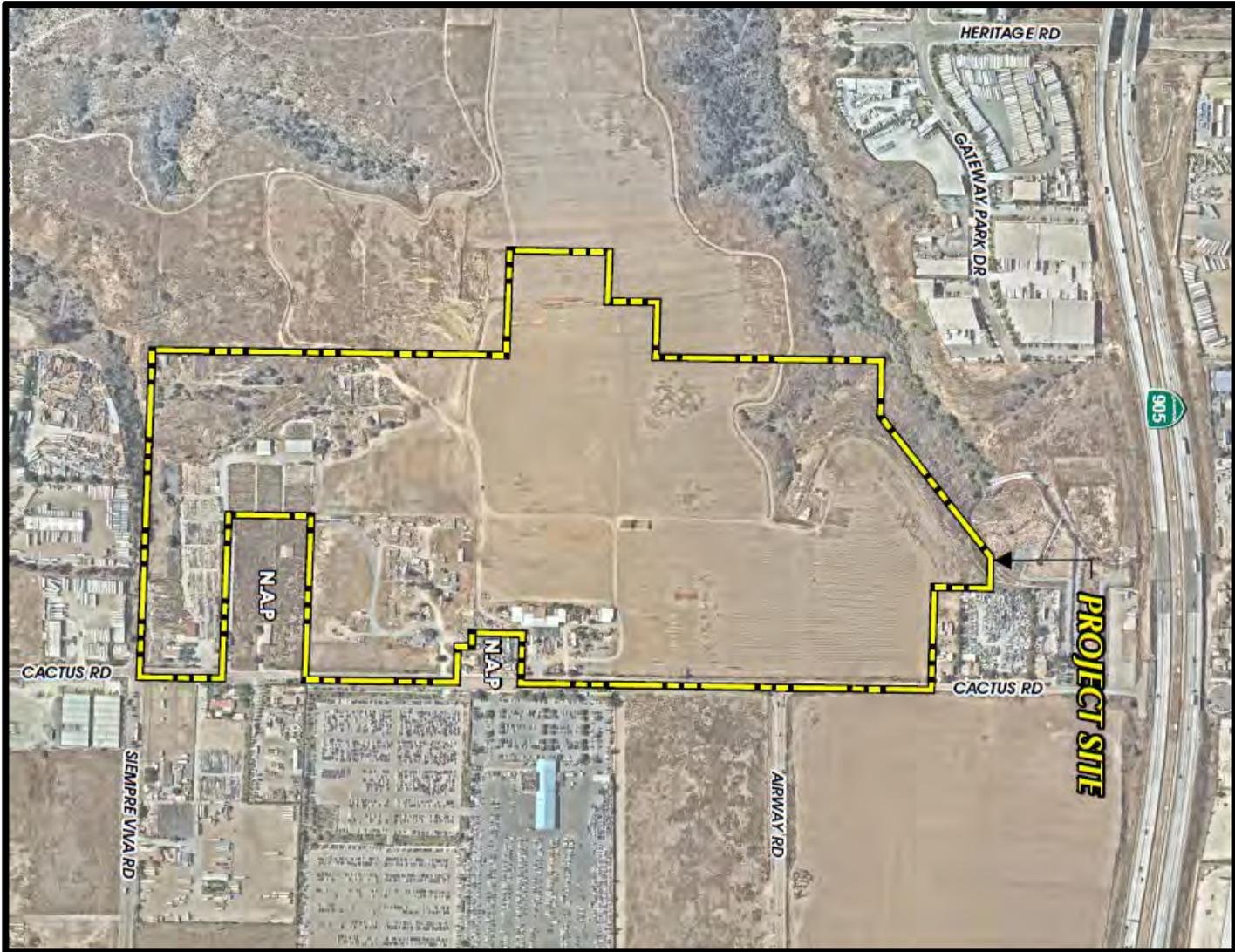


Paul Godwin  
Development Project Manager  
Development Services Department

FITZGERALD/PBG

Attachments:

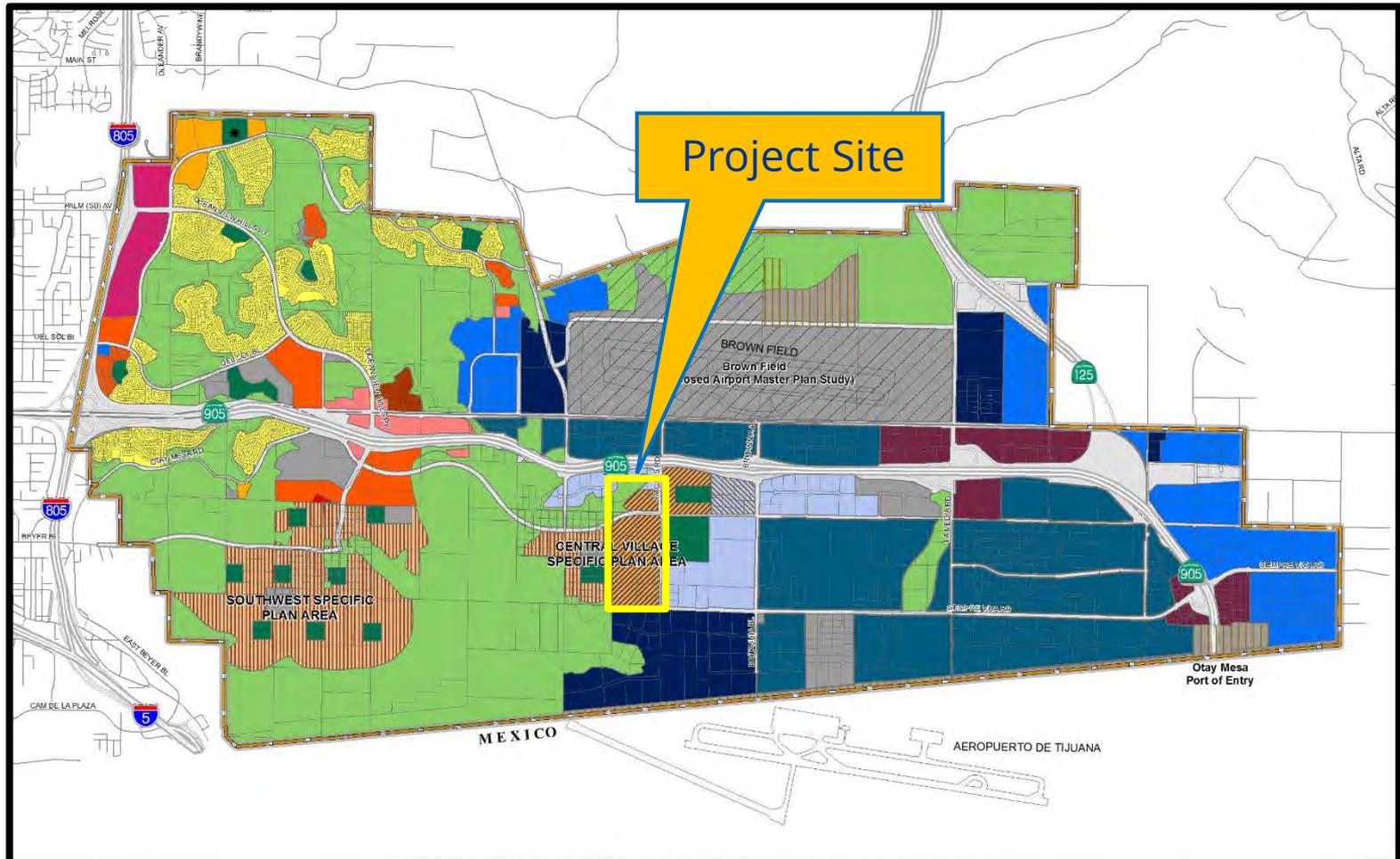
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Tentative Map Resolution with Findings & Conditions
5. Draft Development Permit Resolution with Findings
6. Draft Development Permit
7. Draft Environmental Resolution with MMRP
8. Project Plans and Tentative Map
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Site Photographs



## Aerial Photo

Lumina TM/Otay Mesa Community Plan, Central Village Specific Plan  
Project No. 555609

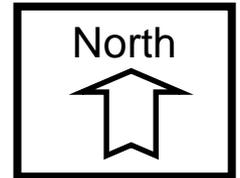


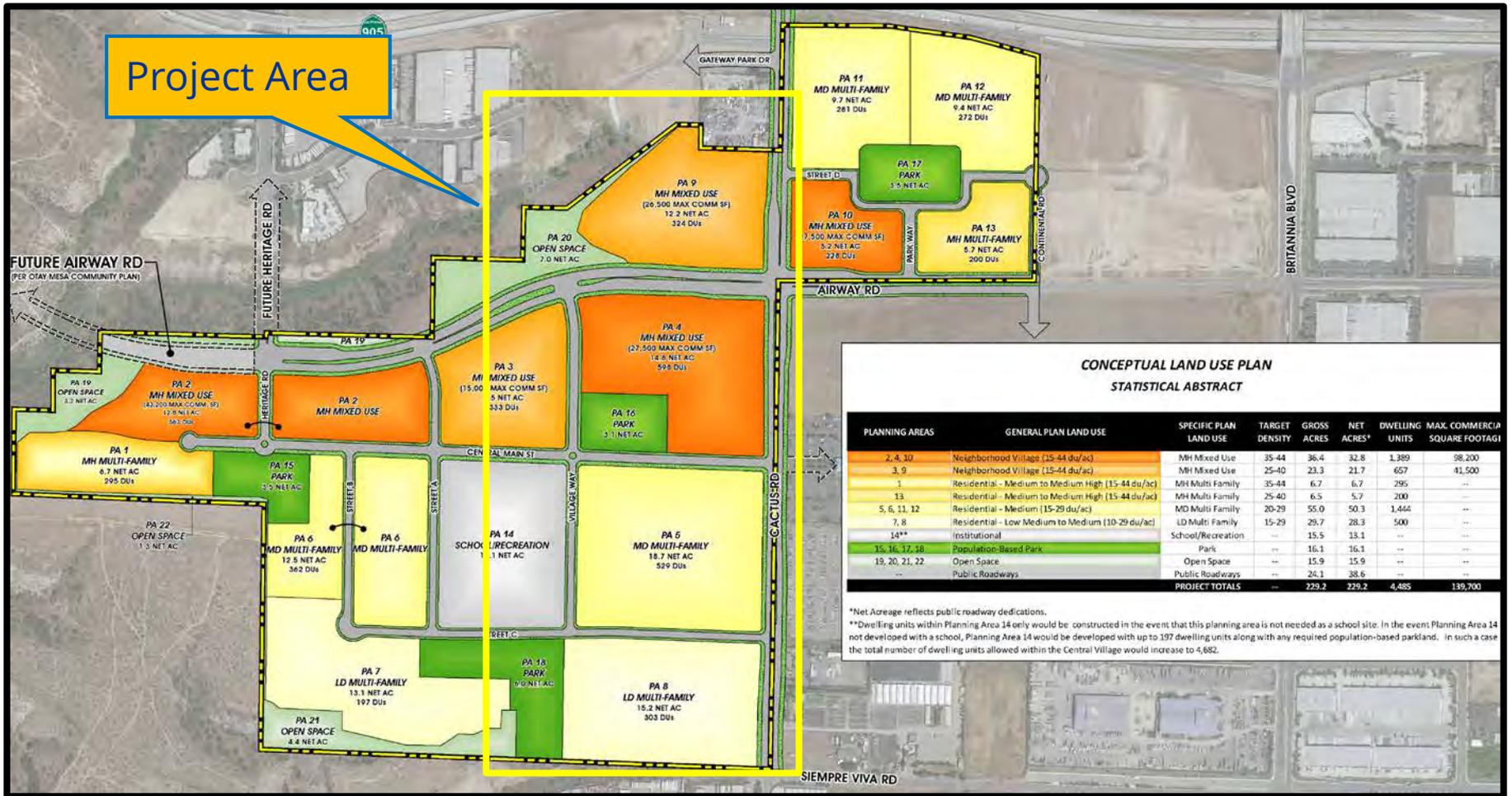


# Community Plan Land Use Map

Lumina TM/Otay Mesa Community Plan, Central Village Specific Plan

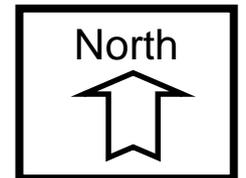
Project No. 555609

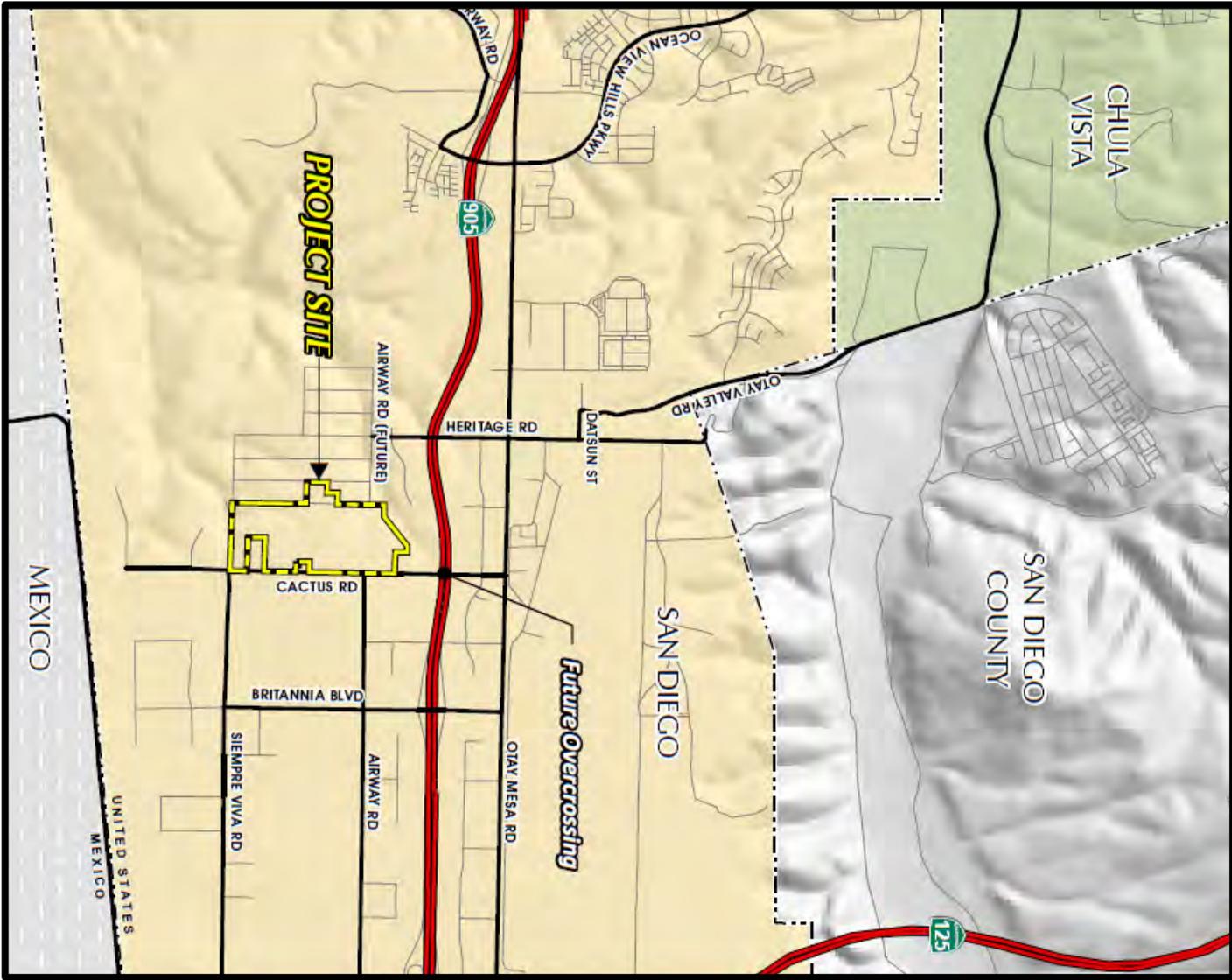




# Specific Plan Land Use Map

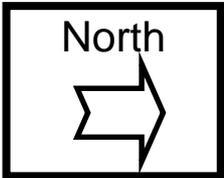
Lumina TM/Otay Mesa Community Plan, Central Village Specific Plan  
 Project No. 555609





## Project Location Map

Lumina TM/Otay Mesa Community Plan, Central Village Specific Plan  
 Project No. 555609



CITY COUNCIL  
RESOLUTION NO. \_\_\_\_\_  
TENTATIVE MAP NO. 1972222  
PUBLIC RIGHT-OF-WAY VACATION NO. 2103455  
**LUMINA TM - PROJECT NO. 555609 [MMRP]**

WHEREAS, CR Lumina Group, LLC, Subdivider, and Gregory Shields, Engineer, submitted an application to the City of San Diego for Tentative Map No. 1972222 and Public Right-of-Way Vacation No. 2103455 for the subdivision of a 93.4-acre site with twelve (12) existing lots into twenty-four (24) lots for the future development of up to 1,868 residential dwelling units, up to 62,525 square feet of commercial uses, 6.3 acres of school/recreation uses, 6.6 acres of parks, and 16.2 acres of public streets, and vacation of an unimproved 0.3-acre portion of an unnamed road. The project site is located west of Cactus Road, north of Siempre Viva Road and bisected by Airway Road, in the RM-2-5, OR-1-2, CC-3-6 and AR-1-1 zones, in the Central Village Specific Plan (CVSP), within the Otay Mesa Community Plan (OMCP). The property is legally described as Lots 48, 49, 50, 71, and 72 of Belvidere, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1267, filed in the Office of the County Recorder of San Diego County, June 13, 1910; and a portion of the Southeast quarter of the northwest quarter of Section 33, together with the southwest quarter of Section 33, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof; and

WHEREAS, the map proposes the subdivision of a 93.4-acre site into twenty-four (24) lots consisting of nine (9) Medium High Density Mixed Use lots, four (4) Medium Density Multi-Family lots, one (1) Low Density Multi-Family lot, three (3) School/Recreational lots, two (2) Park lots, three (3) Homeowner's Association (HOA) lots, one (1) Open Space lot and one (1) Central Recreation Area lot; and

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

WHEREAS, on May 23, 2019, the Planning Commission of the City of San Diego considered Tentative Map No. 1972222 and Public Right-of-Way Vacation No. 2103455, and pursuant to Resolution No. **[INSERT Planning Commission Resolution Number]** the Planning Commission voted to recommend City Council approval of the Tentative Map and Public Right-of-Way Vacation; 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 Tentative Map No. 1972222 and Public Right-of-Way Vacation No. 2103455 and pursuant to San Diego Municipal Code sections 125.0440 (Tentative Map), 125.0430 and 125.0941 (Vacation) 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 Tentative Map No. 1972222 and Public Right-of-Way Vacation No. 2103455:

**TENTATIVE MAP - San Diego Municipal Code Section (SDMC) 125.0440****(a) The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The project site is located in the Central District of the Otay Mesa Community Plan (OMCP) which designates the site for Community Village (30-35 du/ac), Parks, Open Space, and Institutional land uses. The site is also located within the Central Village Specific Plan (CVSP), which was created as required by the OMCP to help implement the goals of the OMCP with site-specific standards and guidelines. The CVSP designates the site for Medium High Mixed Use at 35-44 dwelling units per acre (du/ac) and 25-40 du/ac, Medium Multi-Family at 15-29 du/ac and 20-29 du/ac dwelling units per acres, Park land use, School/Recreation Facility land use, and Open Space land use. The subdivision would allow for future development of up to 1,868 multi-family residential dwelling units and 62,525 square feet of commercial uses, including commercial and residential mixed-use areas, recreational parks, a school/recreation site, a central recreation area, and open space, in accordance with the OMCP and CVSP land use designations. All future development would require approval of a subsequent Neighborhood Development Permit (NDP). Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

**(b) 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 Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The site is located within the CVSP, which provides site-specific zoning requirements that supplement the Land Development Code requirements. The proposed tentative map complies with the applicable zoning and development regulations of the CVSP, as well as other requirements of the Land Development Code. No deviations are required or proposed as part of the Lumina TM.

The CVSP requires a Process Two NDP be processed prior to issuance of ministerial permits to establish site design, building orientation, building elevations, building floor plans, walls/fencing, and landscaping for implementing developments, in accordance with SDMC Section 126.0403. Although the project scope does not include construction of any units or buildings, it does include grading, public improvements, utility installation, landscaping and other physical improvements. Therefore, an NDP is included to allow the project improvements. A future NDP would be required to allow for development of the site with up to 1,868 residential dwelling units, 62,525 square feet of commercial uses, 6.3 acres of school/recreation uses, 6.6 acres of park uses, and 4.0 acres of open space uses in accordance with the CVSP. Therefore, the proposed subdivision complies with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

**(c) The site is physically suitable for the type and density of development.**

The Lumina TM is consistent with and implements a portion of the CVSP, which designates the property for MH Mixed Use at 35-44 dwelling units per acre (du/ac) and 25-40 du/ac, MD Multi-Family at 15-29 du/ac and 20-29 du/ac dwelling units per acres, Park land use, School/Recreation Facility land use, and Open Space land use. Areas planned for residential, commercial, school, and recreational uses occur on portions of the site that are suitable for the development as proposed.

The majority of the site contains disturbed agricultural lands, disturbed lands and urban developed lands. The site contains a mixture of undeveloped agricultural land, former greenhouse uses, and a former goat husbandry operation. The site contains three single-family homes and none of the structures meet local designation criteria as individually significant resources under any adopted Historical Resources Board Criteria. Project implementation would include grading of 92.4 acres of the 93.4-acre Project site, plus an additional 6.1 acres of grading offsite. The project generally would maintain the site's existing topography, with development concentrated on the flatter portions of the site and natural slopes largely left undisturbed within planned open space areas, where feasible.

Airway Road, Cactus Road and Siempre Viva Road, as well as State Route 905 just north of the site, all provide access to the projects site. Surrounding development includes open space, light industrial developments and State Route 905 (SR-905) to the north; undeveloped lands and agricultural uses (located within the approved CVSP area) to the west; undeveloped lands and light industrial land uses to the east; and open space and light and heavy industrial land uses to the south. Industrial uses located north, east, and south of the project site include international trade logistics support, warehousing, distribution, auto salvaging, and truck yards for cross-border goods movement. Brown Field Municipal Airport is located approximately 0.7-mile north of the project site.

There are no conditions associated with the site's physical conditions that would preclude the type or density of land uses as planned by the CVSP. Therefore, the site is physically suitable for the type and density of development.

**(d) 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 Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The site is designated for residential and commercial mixed-uses, school/recreation facility uses, recreation uses, and open space uses. Commercial and industrial uses are existing east and north of the subject site. Open Space uses, including Multiple Habitat Planning Areas (MHPA) are located in the northern area of the subject site, north of the subject site, and south of the subject site.

Addendum No. [555609](#) to the Otay Mesa Community Plan Update (OMCPU) Program Environmental Impact Report (PEIR) No. [30330/304032](#), [SCH No. 2004651076](#), has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to reduce impacts related to Land Use, Air Quality/Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology/Water Quality, Geology/Soils, Noise, Paleontological Resources, Transportation/Circulation, Utilities and Greenhouse Gas Emissions to below a level of significance. 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 OMCP Update PEIR.

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

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The proposed project will not be detrimental to public health, safety and welfare in that the permit controlling the grading and future development 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 grading permits for the proposed project, the plans will be reviewed for compliance with all conditions of approval.

Addendum No. 555609 to the OMCPU PEIR has been prepared for this project in accordance with CEQA guidelines. An MMRP would be implemented with this project to mitigate impacts related to Land Use, Air Quality/Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology/Water Quality, Geology/Soils, Noise, Paleontological Resources, Transportation/Circulation, Utilities and Greenhouse Gas Emissions. 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.

**(f) 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 Lumina TM proposes the subdivision of 24 lots on a 93.4-acre site with 6.1 acres for required offsite improvements. The site is located within the CVSP. The subdivision includes an application for a public right-of-way vacation for an unnamed road located in the western area of the subject site with a north-south orientation located north of Siempre Viva Road and west of Cactus Road. The existing public right-of-way is dedicated per Map 1267.

There is no evidence of constructed roads, and the public right-of-way is not accessible. Future access to the subdivision and utilities will be provided through public and private roadways,

developed in accordance with the CVSP. The design of the subdivision, the public right-of-way vacation, and the easement vacation will not conflict with easements for access through or use of property within the proposed subdivision.

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

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The proposed subdivision into 24 lots 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.

The site is located in the CVSP, which provides polices and design standards to encourage passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision (to be included with future Neighborhood Development Permit application(s)) 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 passive or natural heating and cooling opportunities. This project does not include the construction of structures, which would occur later with the approval of a subsequent Neighborhood Development Permit. The project is for only the subdivision of the site, grading and public improvements necessary for the future development. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**(h) 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 Lumina TM proposes subdivision of 24 lots on a 93.4-acre site and does not include the construction of any structures, which would be approved with a subsequent Neighborhood Development Permit, as required by the CVSP. The subdivision of the site into 24 lots is consistent with the OMCPU and the CVSP. The site contains a small area of Environmentally Sensitive Lands (ESL) in the northern portion of the site. Impacts to ESL were disclosed, and mitigation was identified in the project's Addendum and CVSP project Addendum to the OMCPU EIR. In addition, the CVSP includes development standards to ensure appropriate buffers are provided to preclude intrusion into the ESL by people and domestic animals.

The Project has taken into account the best use of the land. The decision makers have reviewed the administrative record including the project plans, technical studies, environmental determination, and public testimony to determine the effects of the proposed subdivision on the housing needs of the region, and finds that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The addition of 24 lots for future development of up to 1,868 residential dwelling units and 62,525 square feet of commercial mixed-uses would assist the City in accommodating the

region's housing needs. As disclosed in Addendum No. 555609 to the OMCPU PEIR, all necessary public services would be available to serve the Project; the Project would not result in adverse impacts to the City's fiscal resources; and there are no impacts associated with the Lumina TM that have not already been addressed and, where necessary, mitigated to a level below significance. The project is conditioned to provide required right-of-way, sewer and drainage improvements necessary for subdivision of the site to accommodate future development in accordance with the CVSP.

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 a 0.3-acre, unconstructed, unnamed road that was previously dedicated pursuant to Map 1267, located within the project boundaries as shown in Tentative Map No. 1972222, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

**PUBLIC RIGHT-OF-WAY VACATION – SDMC Section 125.0941**

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

The land is no longer needed as a public right-of-way and is not needed to provide public circulation or services. The public right-of-way was originally acquired for circulation, access, and public services by Map 1267, yet the street was never constructed for the purposes the right-of-way was dedicated. The public right-of-way is an unnamed street that is unimproved and provides no public access under existing conditions. The adopted CVSP includes a roadway circulation system to provide public right-of-way that will provide the public circulation necessary to the community, and the unnamed road is not needed for public circulation. Water, sewer, electricity, telephone, cable, and other services will be provided through other easements and rights-of-way in the community, and the unnamed road is not needed to provide any utility services. As such, the existing public right-of-way will no longer be necessary and will have no prospective use. There is no present or prospected use for the public right-of-way, either for the purpose 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.**

Presently, the public right-of-way limits the use of this land to only circulation purposes and public utility purposes, those being the purposes for which the public right-of-way was originally acquired. The properties adjacent to the right-of-way will benefit by the vacation of the existing right-of-way as the properties will become larger and the property owner will control, maintain, and be responsible for, and liable for, this area of land. The City of San Diego, County of San Diego and public will benefit by the increase of property value by increasing the area of privately-owned land subject to property tax and the incremental increase to the tax base. The public will benefit by the reduction of liability to the City of San Diego from land it controls yet from which the City gains no benefit or use. The adopted CVSP designates the site for residential, commercial, school/recreation facility, and roadway uses. Since the use of the land for public right-of-way purposes has never materialized, it is in the public interest to vacate the right-of-way and transfer responsibility of it to the adjacent property owners. Further, the public will benefit by the vacation of the public right-of-way by the increase in residential, commercial, school/recreation facility, recreational, and open space uses that would be developed in place of the right-of-way.

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

The adopted CVSP (adopted in accordance with the OMCP Update) identifies this public right-of-way for residential, commercial, school/recreation facility, and recreational development. The vacation of the public right-of-way will facilitate the fullest and highest use of the property as planned by the CVSP and the OMCP. For these reasons, the proposed vacation of the public right-of-way is consistent with the policies and goals of the adopted CVSP and OMCP and will not adversely affect the CVSP or the OMCP.

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

The public right-of-way was originally acquired for circulation, access, and public services by Map 1267, yet the street was never constructed to achieve the purposes for which the right-of-way was dedicated. The CVSP contains a planned roadway circulation system that will provide the circulation necessary to the public within and through the community and the unnamed road is not needed to provide public circulation. Water and sewer services will be provided throughout the community using other easements and rights-of-way and the unnamed road is not needed to provide water or sewer services. Electricity, telephone, cable, and other services also will be provided through other easements and rights-of-way in the community. There is no other use of a like nature for this specific right-of-way which can be reasonably anticipated and for which the public right-of-way was originally required.

**ATTACHMENT 4**

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by City Council, Tentative Map No. 1972222 and Public Right-of-Way Vacation No. 2103455 are hereby granted to CR Lumina Group, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOT, City Attorney

By \_\_\_\_\_  
[Attorney]  
Deputy City Attorney

[Initials]:[Initials]  
[Month]/[Day]/[Year]  
Or.Dept:[Dept]  
R-R-[Reso Code]

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007330

CITY COUNCIL  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_  
CONDITIONS FOR TENTATIVE MAP NO. 1972222  
**LUMINA TM - PROJECT NO. 555609 [MMRP]**

**GENERAL**

1. This Tentative Map will expire \_\_\_\_\_.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Neighborhood Development Permit No. 2106744 and Site Development Permit No. 2287794.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**AIRPORT**

6. Prior to recordation of the Final Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

**ENGINEERING**

7. The Subdivider shall ensure that all onsite utilities serving the subdivision and on Cactus Road shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

8. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
9. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual and Council Policy 200-18. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage, per approved Exhibit 'A', satisfactory to the City Engineer.
10. Prior to the recordation of the Final Map, the Subdivider 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.
11. Prior to the recordation of the Final Map, the Subdivider shall grant to the City of San Diego Flood Storage Easements, as shown on approved Exhibit 'A', satisfactory to the City Engineer.
12. Prior to the recordation of the Final Map, the Subdivider shall grant to the City of San Diego Public Storm Drain Easements for all public storm drains located on private properties satisfactory to the City Engineer.
13. Prior to the recordation of the Final Map, the Subdivider shall grant to the City of San Diego Public Water and Sewer Easements for all public Water and Sewer lines located on private properties satisfactory to the City Engineer.
14. Prior to the recordation of the Final Map, the Subdivider shall assure, by permit and bond, dedicate; and improve Cactus Road adjacent to the Site, as shown on approved Exhibit 'A', per current City Standards, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permits, the Subdivider shall assure, by permit and bond, dedicate;e and improve Airway Road, Central Main Street, Street D and Village Way within project site, as shown on approved Exhibit 'A', per current City Standards, satisfactory to the City Engineer.
16. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The Subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
17. The drainage system for this project, per approved Exhibit 'A', will be subject to approval by the City Engineer.
18. Prior to the recordation of the Final Map, the applicant shall enter into an agreement to indemnify, protect and hold harmless City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way.

19. Prior to the recordation of the Final Map, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private connections to public storm drain systems.
20. Prior to the recordation of the Final Map, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
21. Prior to the recordation of the Final Map, 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.
22. Prior to the recordation of the Final Map, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
23. 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.
24. 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.
25. Prior to the recordation of the Final Map, the Subdivider shall vacate the existing unnamed road Right-of-Way located north of Siempre Viva Road and west of Cactus Road, as shown on approved Exhibit 'A', satisfactory to the City Engineer.
26. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.
27. Prior to the expiration of the Tentative Map, the Subdivider shall vacate the existing unnamed road Right-of-Way located north of Siempre Viva Road and west of Cactus Road, as shown on approved Exhibit 'A', satisfactory to the City Engineer.
28. 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 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**

29. Prior to the expiration of the Tentative Map, a Final Map to consolidate and subdivide the properties within the subdivision boundary shall be recorded in the office of the County Recorder.
30. The easements shown on the Tentative Map exhibit will be vacated pursuant to section 66434(g) of the Subdivision Map Act.
31. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
32. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Final Map.
33. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
34. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
35. 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.
36. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
37. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
38. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said

map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**WATER & SEWER**

- 39. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
- 40. All on-site sewer facilities will be private.
- 41. Prior to issuance of any engineering permits, the Subdivider shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for connecting private utilities encroaching into the public right-of-way.
- 42. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.
- 43. 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.
- 44. Prior to the issuance of any Certificate of Occupancy in the first development phase, Subdivider shall: (1) install components of the Permanent Pump Station 23 or contribute proportionately based on the project size and impact to upgrade the affiliated sewer infrastructure, based on the phasing, timing and project specific requirements per the approved Permanent Pump Station 23 sewer basin study, and in a manner satisfactory to the Public Utilities Director and the City Engineer.
- 45. 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. The Subdivider may enter into a Deferred Improvement Agreement for the improvement prior to the issuance of any building permits or update the phasing plan of the approved Pump Station 23 Sewer Basin Study.
- 46. The Subdivider is required to install all facilities, as required by the accepted sewer studies, necessary to serve this development. The Subdivider may enter into a Deferred Improvement Agreement for the improvements required prior to the issuance of any

building permits or update the phasing plan of the approved on-site sewer study; to the satisfaction of the City Engineer.

47. Prior to the issuance of any Certificate of Occupancy for each phase of the development the Subdivider shall provide evidence to the Public Utilities Director and the City Engineer indicating that all on-site sewer and off-site sewer basin requirements per the approved sewer studies have been permitted and bonded.
48. The proposed development is currently subject to all sewer fees that are in effect at the time of building permit issuance.
49. If the Subdivider can demonstrate that sewer studies and/or construction of sewer facilities identified in Conditions of Approval 45 through 50 provides a benefit for property outside of the subdivision or contain supplemental size, capacity, number, or length for the benefit of property outside of the subdivision, then the Subdivider may request the City enter into a sewer reimbursement agreement or any other reimbursement mechanism acceptable to the City.

**GEOLOGY**

50. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

**PLANNING**

51. Prior to the recordation of the Final Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

**LANDSCAPE/BRUSH MANAGEMENT**

52. Prior to recordation of the Final Map, the Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit 'A.' These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: Indicates fire hazard zone(s) per §142.0412 of the Land Development Code.
53. Prior to issuance of any grading permit, the Subdivider shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, 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.

54. Prior to issuance of any public improvement permit, the Subdivider shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
55. Prior to issuance of any building permit (including shell), the Subdivider 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.
56. The Subdivider 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.
57. 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 Subdivider 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.
58. The Brush Management Program shall be based on a standard Zone One of 35-feet in width and Zone Two of 65-feet in width, extending out from the structures towards the native/naturalized vegetation consistent with the Brush Management Regulations of the Land Development Code Section 142.0412. Final Configuration of Brush Management Zones shall be established in conjunction with final layout of structures. Where composite brush management zones(s) are less than standard minimum, alternative compliance measures shall be implemented per 142.0412(i) to include upgraded openings with dual-glazed dual-tempered panes along brush side of structures plus a 10-foot perpendicular return along adjacent wall faces.
59. Prior to issuance of any Engineering Permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'
60. Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

61. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated and/ Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.
62. The Brush Management Program Shall be maintained at all times I accordance with the City of San Diego's Landscape Standards.

**MULTI-SPECIES CONSERVATION PLAN**

63. Prior to the recordation of the Final Map, the Subdivider shall grant the on-site Multiple Habitat Planning Area (MHPA) to the City's Multiple Species Conservation Program (MSCP) preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Subdivider shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreement and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City and USFWS and CDFG. The Subdivider shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.
64. Prior to issuance of any building permits, the Subdivider shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.
65. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Subdivider shall depict the following requirements on the construction documents and plans for Project Site and provide a letter of verification demonstrating a qualified biologist has been retained to implement CAGN protocol pre-construction surveys:
  - **Grading/Land Development/MHPA Boundaries** -Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
  - **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

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

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

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
- I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
  - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
  - III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING\* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

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

B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

- 67. Prior to recordation of the Final Map and/or issuance of any grading permits, the on-site MHPA shall be conveyed to the City's MSCP preserve through either fee title to the City, covenant of easement (COE) granted in favor of the City and wildlife agencies or dedication of land in fee title to the City. Site protection via COE, or dedication in fee title to the City, shall include Barton parcels (Assessor Parcel Numbers 64609301 and 64609302) and Sorenson parcels (Assessor Parcel Numbers 64609123 and 64609124).
- 68. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes. To facilitate MHPA conveyance, any non-fee areas shall have covenant of easements for MHPA lands placed over them if located in the MHPA, and be maintained in perpetuity by the Subdivider/Applicant unless otherwise agreed to by the City for acceptance of dedicated land in fee title.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS**

- 69. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program (MMRP) shall apply to this Tentative Map. These MMRP conditions are hereby incorporated into this Tentative Map by reference.

70. The mitigation measures specified in the MMRP and outlined in Addendum No. 555609 to the OMCP 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.
71. The Subdivider shall comply with the MMRP as specified in Addendum No. 555609 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any grading permit, all conditions 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:
- LAND USE
  - AIR QUALITY/ODOR
  - BIOLOGICAL RESOURCES
  - HISTORICAL RESOURCES
  - HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS
  - HYDROLOGY/WATER QUALITY
  - GEOLOGY/SOILS
  - NOISE
  - PALEONTOLOGICAL RESOURCES
  - TRANSPORTATION/CIRCULATION
  - UTILITIES
  - GREENHOUSE GAS EMISSIONS

**INFORMATION:**

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

## ATTACHMENT 4

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this 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. 24007330

CITY COUNCIL  
RESOLUTION NO. \_\_\_\_\_  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2106744  
SITE DEVELOPMENT PERMIT NO. 2287794  
**LUMINA TM - PROJECT NO. 555609 [MMRP]**

WHEREAS, CR Lumina Group, LLC, Owner/Permittee, filed an application with the City of San Diego for a Neighborhood Development Permit and a Site Development Permit for the subdivision of a 93.4-acre site with twelve (12) existing lots into twenty-four (24) lots for the future development of up to 1,868 residential dwelling units, up to 62,525 square feet of commercial uses, 6.3 acres of school/recreation uses, 6.6 acres of parks, and 16.2 acres of public streets, and vacation of an unimproved 0.3-acre portion of an unnamed road, including site grading and installation of public improvements required for the future development, known as the Lumina TM project, located west of Cactus Road, north of Siempre Viva Road and bisected by Airway Road, and legally described as Lots 48, 49, 50, 71, and 72 of Belvidere, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1267, filed in the Office of the County Recorder of San Diego County, June 13, 1910; and a portion of the Southeast quarter of the northwest quarter of Section 33, together with the southwest quarter of Section 33, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof, in the Central Village Specific Plan, within the Otay Mesa Community Plan, in the RM-2-5, OR-1-2, CC-3-6 and AR-1-1 zones; and

WHEREAS, on May 23, 2019, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. 2106744 and Site Development Permit No. 2287794, and pursuant to Resolution No. [**INSERT Planning Commission Resolution Number**] -PC voted to recommend City Council approval of 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 Neighborhood Development Permit No. 2106744 and Site Development Permit No. 2287794:

**NEIGHBORHOOD DEVELOPMENT PERMIT - San Diego Municipal Code (SDMC) Section 126.0404**

**SITE DEVELOPMENT PERMIT - SDMC Section 126.0505**

**(a) Findings for all Neighborhood & Site Development Permits:**

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

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The project site is located in the Central District of the Otay Mesa Community Plan (OMCP) which designates the site for Community Village (30-35 du/ac), Parks, Open Space, and Institutional land uses. The site is also located within the Central Village Specific Plan (CVSP), which was created as required by the OMCP to help implement the goals of the OMCP with site-specific standards and guidelines. The CVSP identifies the site for Medium High Mixed Use at 35-44 dwelling units per acre (du/ac) and 25-40 du/ac, Medium Density Multi-Family at 15-29 du/ac and 20-29 du/ac dwelling units per acres, Park land use, School/Recreation Facility land use, and Open Space land use. The project would implement the CVSP and would allow for up to 1,868 multi-family residential dwelling units and up to 62,525 square feet of commercial uses, including commercial and residential mixed-use areas, recreational parks, a school/recreation facilities site, central recreation area, and open space with approval of a future Neighborhood Development Permit application in accordance with

the CVSP. Therefore, the proposed project is consistent with the goals, policies, and objectives of the OMCP and CVSP.

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

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The proposed project is consistent with all requirements of the CVSP, Land Development Code, and Subdivision Map Act and will not be detrimental to public health, safety, and welfare in that the permit controlling the grading and future development 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 grading permits for the proposed project, the plans will be reviewed for compliance with all conditions of approval.

Addendum No. 555609 to the Otay Mesa Community Plan Update (OMCPU) 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 Land Use, Air Quality/Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology/Water Quality, Geology/Soils, Noise, Paleontological Resources, Transportation/Circulation, Utilities and Greenhouse Gas Emissions. 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 OMCPU EIR. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The site is located within the CVSP, which provides site-specific requirements that supplement the Land Development Code requirements. The proposed development complies with the applicable zoning and development regulations of the CVSP, as well as other requirements of the Land Development Code. No deviations are required or proposed as part of the development.

The CVSP requires a Process Two NDP be processed prior to issuance of ministerial permits to establish site design, building orientation, building elevations, building floor plans, walls/fencing, and landscaping for implementing developments, in accordance with SDMC Section [126.0403](#). Although the project scope does not include construction of any units or buildings, it does include grading, public improvements, utility installation, landscaping and other physical improvements. Therefore, an NDP is included to allow the project improvements and the Addendum No. 555609 to the OMCPU PEIR. A future NDP would be required to allow for development of the site with up to 1,868 residential dwelling units, 62,525 square feet of commercial uses, 6.3 acres of school/recreation uses, 6.6 acres of park uses, and 4.0 acres of open space uses in accordance with the CVSP.

Therefore, the proposed development will comply with the applicable 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 Lumina TM is a mostly vacant 93.4-acre site located within the CVSP. The proposed project would allow for future development of up to 1,868 multi-family residential dwelling units and 62,525 square feet of commercial uses, including commercial and residential mixed-use areas, recreational parks, a school/recreation facilities site, a central recreation area, and open space with a future Neighborhood Development Permit application (not currently proposed) in accordance with the CVSP. The previously disturbed project site is relatively level with onsite elevations ranging from approximately 404 feet above mean sea level (AMSL) to the southwest to 524 feet AMSL at the northeast.

The site is located within or adjacent to Multi-Habitat Planning Area (MHPA) lands and would encroach into the MHPA beyond the allowable development area pursuant to Sections 143.0142 and 131.0250(b) of the Land Development Code and pages 13-15 of the City's Biology Guidelines; thus, an MHPA boundary line adjustment is required. The project would maintain the on-site MHPA-designated areas as open space, with the exception of one area where the City of San Diego General Plan and CPU call for Airway Road to traverse the MHPA and one area related to TM Lot 1, which includes a private drive within Planning Area 9 from Airway Road.

Furthermore, access to Planning Area 9 (and the Airway Road detention basin) from Airway Road is necessary to be from the signalized intersection with Village Way, which results in the private drive on site passing through the MHPA.

The private drive is necessary to provide adequate access to the site, including emergency access, and is necessary to be from the signalized intersection with Village Way in order to accommodate the City's Street Design Manual minimum intersection spacing requirements between signalized intersections along Primary Arterial roadways.

Additionally, the City's Street Design Manual states that intersections of local roadways (i.e., the private drive) and major streets (i.e., Airway Road) should be kept to a minimum. Thus, the private drive is necessary to be from the signalized intersection with Village Way instead of elsewhere in the area to minimize the number of intersections of local roadways and major streets along Airway Road. The intersection location and storm drain facilities included as part of the Lumina Project are considered supporting features of the ultimate buildout of the OMCPU Circulation Element pursuant to the approved OMCPU and CVSP. Given the City's Street Design Manual requirements for intersection spacing from Cactus Road and minimization of intersections of local roadways and major streets, there is no other location option for the access road.

Additionally, although Airway Road would traverse a portion of the City's MHPA, (approximately 1.2 acres) Airway Road is a Mobility Element-designated facility and was planned to traverse MHPA areas by the CPU. Pursuant to the MSCP, Community Plan Mobility Element facilities are allowed to traverse MHPA areas.

The proposed project would result in a total of 2.0 acres of impacts to sensitive habitat located inside the MHPA. This includes 1.2 acres of Airway Road impacts allowed within the MHPA and 0.8 acre of impact to be removed from the MHPA through the MHPA BLA process pursuant to the MSCP Subarea Plan. The Wildlife Agencies provided concurrence on the project's MHPA BLA on March 29, 2019.

The project proposes to remove 0.8 acre from the MHPA as part of development of TM Lot 1, which includes the private drive. The project also proposes to add 3.1 acres to the MHPA, which would result in a net gain to the MHPA of 2.3 acres and would reduce the mitigation ratios for project-related impacts. Pursuant to the requirements of the MSCP Subarea Plan, a MHPA boundary line adjustment (BLA) was required for removal of 0.8 acre of impact from the MHPA related to TM Lot 1. An equivalency analysis for the proposed MHPA removal and the addition of lands contiguous to the MHPA is provided in the project's Biological Technical Report.

Additionally, project implementation would result in impacts to 4.6 acres of Environmentally Sensitive Lands (ESL) located outside of the MHPA including 0.5 acre of impact to maritime succulent scrub (Tier I habitat), 1.7 acres of impact to Diegan coastal sage scrub (Tier II habitat), and 2.4 acres of impact to non-native grasslands (Tier IIIB habitat). All project ESL impacts would be mitigated through the restoration and preservation of land within the MHPA or added to the MHPA, as required by the MMRP associated with Addendum No. 555609 to the OMCPU PEIR.

The project would mitigate for 0.5 acre of Maritime succulent scrub impacts through off-site preservation within a 1.3-acre area located immediately west of the project site, adjacent to other biological mitigation land, which is referred to as the Sorenson parcel. Impacts to 1.7 acres of Diegan coastal sage scrub located outside the MHPA would be mitigated through off-site preservation/restoration within a 1.8-acre area located approximately 0.25 mile west of the project site, adjacent to other biological mitigation land, which is referred to as the Barton parcel. Impacts to 2.4 acres of non-native grassland located outside of the MHPA would be mitigated through on- and off-site preservation. 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. 555609 to the OMCPU PEIR 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 Land Use, Air Quality/Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology/Water Quality, Geology/Soils, Noise, Paleontological Resources, Transportation/Circulation, Utilities, and Greenhouse Gas Emissions.

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 ESL.

**(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 404 feet AMSL to the southwest to 524 feet AMSL at the northeast 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 and is not 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 mostly developed, residential and industrial area, surrounded by existing residential and industrial uses and SR-905 to the north and residential and industrial development 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;**

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site.

The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. Of these 98.5 acres of on- and off-site impact, 0.5 acre would be to Maritime succulent scrub disturbed (Tier I habitat), 1.5 acres to Diegan coastal sage scrub (Tier II habitat), 2.8 acres to Diegan coastal sage scrub-disturbed (Tier II habitat), 3.7 acres to non-native grassland (Tier IIIB habitat), 0.3 acre to non-native vegetation (Tier IV habitat), 61.7 acres to agriculture (Tier IV habitat), 5.9 acres to disturbed land (Tier IV habitat), and 25.8 acres to urban/developed land.

The project proposes to remove 0.8 acre from the MHPA as part of development of Lot 1, which includes the private drive. The project also proposes to add 3.1 acres to the MHPA, which would result in a net gain to the MHPA of 2.3 acres and would reduce the mitigation ratios for project impacts. All on- and off-site project ESL impacts would be mitigated through the restoration and preservation within on- and off-site areas, as required by the MMRP associated with the project's Addendum No. 555609 to the OMCPU PEIR.

The site is immediately adjacent to SR-905 and existing residential and industrial development to the north, existing residential and industrial development to the south and east, and undeveloped and agricultural land uses (located within the CVSP area). There are ESLs located immediately north and west of the site. Lands located north of the project site are within the MHPA. Lands located west of the project site are not located in the MHPA, but do potentially contain ESLs.

All proposals within the CVSP area west of the project would be 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 ESL.

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

The Lumina TM is a mostly vacant 93.4-acre site located within the CVSP. The proposed project would allow for future development of up to 1,868 multi-family residential dwelling units and 62,525 square feet of commercial uses, including commercial and residential mixed-use areas, recreational parks, a school/recreation facilities site, a central recreation area, and open space with a future Neighborhood Development Permit application (not currently proposed) in accordance with the CVSP. The previously disturbed project site is relatively level with onsite elevations ranging from approximately 404 feet above mean sea level (AMSL) to the southwest to 524 feet AMSL at the northeast.

The site is located within and adjacent to MHPA lands and would encroach into the MHPA beyond the allowable development area pursuant to Sections 143.0142 and 131.0250(b) of the Land Development Code and pages 13-15 of the City's Biology Guidelines; thus, an MHPA boundary line adjustment was required.

The project would maintain the on-site MHPA-designated areas as open space, with the exception of one area where the City of San Diego General Plan and OMCPU call for Airway Road to traverse the MHPA and one area related to TM Lot 1, which includes a private drive within Planning Area 9 from Airway Road. The proposed project would result in a total of 2.0 acres of impacts to sensitive habitat located inside the MHPA. This includes 1.2 acres of Airway Road impacts allowed within the MHPA and 0.8 acre of impact to be removed from the MHPA through the MHPA BLA process pursuant to the MSCP Subarea Plan. The Wildlife Agencies provided concurrence on the project's MHPA BLA on March 29, 2019.

The project proposes to remove 0.8 acre from the MHPA as part of development of TM Lot 1, which includes the private drive. The project also proposes to add 3.1 acres to the MHPA, which would result in a net gain to the MHPA of 2.3 acres and would reduce the mitigation ratios for project-related impacts. Pursuant to the requirements of the MSCP Subarea Plan, a MHPA BLA was required for removal of 0.8 acre of impact from the MHPA related to TM Lot 1. An equivalency analysis for the proposed MHPA removal and the addition of lands contiguous to the MHPA is provided in the project's Biological Technical Report.

Additionally, project implementation would result in impacts to 4.6 acres of ESL located outside of the MHPA including 0.5 acre of impact to maritime succulent scrub (Tier I habitat), 1.7 acres of impact to Diegan coastal sage scrub (Tier II habitat), and 2.4 acres of impact to non-native grasslands (Tier IIIB habitat). All project ESL impacts would be mitigated through the restoration and preservation of land within the MHPA or added to the MHPA, as required by the MMRP associated with the project's Addendum No. 555609 to the OMCPU PEIR.

The project would mitigate for 0.5 acre of Maritime succulent scrub impacts through off-site preservation within a 1.3-acre area located immediately west of the project site, adjacent to other biological mitigation land, which is referred to as the Sorenson parcel. Impacts to 1.7 acres of Diegan coastal sage scrub located outside the MHPA would be mitigated through off-site preservation/restoration within a 1.8-acre area located approximately 0.25 mile west of the project site, adjacent to other biological mitigation land, which is referred to as the Barton parcel. Impacts to 2.4 acres of non-native grassland located outside of the MHPA would be mitigated through on- and off-site preservation. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The project would be consistent with the VPHCP in that there are no vernal pools located within the project site.

**(5) The proposed development will not contribute to the erosion of public Beaches or adversely impact local shoreline sand supply; and**

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 eight 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**

Addendum No. 555609 to the OMCPU PEIR 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.

**(b) Supplemental Findings – Environmentally Sensitive Lands Deviations**

**(1) There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.**

As described in Finding (b)(1) above, the impacts are necessary to provide access to the site and to implement the land uses identified by the OMCP and CVSP. The subdivision has been designed to avoid to the extent possible adverse effects on ESL. All ESL impacts would be properly mitigated with implementation of the project MMRP in Addendum No. 555609 to the OMCPU PEIR MMRP, which includes preservation of lands and an MHPA BLA, which has been approved by the Wildlife Agencies. Therefore, there are no feasible measures that can further minimize the potential adverse effects on ESL.

**(2) The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.**

As described in Finding (b)(1) above, the impacts are the minimum necessary to provide access to the site and to implement the land uses identified by the OMCP and CVSP. The subdivision and access points have been designed to the extent possible to be sensitive to the existing topography, ESL, public right-of-way access points and to fully implement the OMCP and CVSP land use designations. Therefore, the proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

**ATTACHMENT 5**

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 Neighborhood Development Permit No. 2106744 and Site Development Permit No. 2287794 is granted to CR Lumina Group, LLC, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

BE IT FURTHER RESOLVED, that the MHPA Boundary Line Adjustment as shown on Tentative Map No. 1972222 is approved.

APPROVED: MARA W. ELLIOT, City Attorney

By \_\_\_\_\_  
[Attorney]  
Deputy City Attorney

[Initials]:[Initials]  
[Month]/[Day]/[Year]  
Or.Dept:[Dept]  
R-R-[Reso Code]

Internal Order No. 24007330

**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: 24007330

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2106744  
SITE DEVELOPMENT PERMIT NO. 2287794  
**LUMINA TM - PROJECT NO. 555609 [MMRP]**  
CITY COUNCIL

This Neighborhood Development Permit No. 2106744 and Site Development Permit No. 2287794 is granted by the City Council of the City of San Diego to CR Lumina Group, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 125.0430 (Tentative Map), 126.0403 (Neighborhood Development Permit), and 126.0502 (Site Development Permit). The 93.4 -acre site is located west of Cactus Road, north of Siempre Viva Road and is bisected by Airway Road in the CC-3-6, RM-2-5, OP-1-1, OR-1-2 and AR-1-1 zones, within the Central Village Specific Plan, in the Otay Mesa Community Plan. The project site is legally described as: Lots 48, 49, 50, 71, and 72 of Belvidere, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1267, filed in the Office of the County Recorder of San Diego County, June 13, 1910; and a portion of the Southeast quarter of the northwest quarter of Section 33, together with the southwest quarter of Section 33, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow the subdivision of the site and installation of required improvements for the future development of residential, school, recreation and commercial uses, 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. Demolition of the existing structures;
- b. Creation and grading of 14 residential lots (TM Lots 1-5, 7-14 & 19), two park lots (TM Lots 6 & 18), three school/recreation lots (TM Lots 15-17), and one central recreation lot (TM Lot 24) for future development;

- c. Creation of home owner association lots, consisting of two bio-filtration basin lots (TM Lots 20 & 22), one slope area lot and one open space lot (TM Lot 21) associated with future development;
- d. Construction of off-site improvements including:
  - (1) To the north of Airway Road, and consistent with the CVSP, Cactus Road would be improved to its ultimate half-width section as a "Four-Lane Major (126-foot ROW)," which would provide for 64 feet of travel way along the southbound side of the road and 19 feet of travel way along the northbound side, a 6-foot wide raised median nose, an asphalt concrete (AC) berm along the eastern edge of the road, and a six-foot wide non-contiguous sidewalk within a 12-foot parkway along the Project boundary. To the south of Airway Road, and also consistent with the CVSP, Cactus Road would be improved to its ultimate half-width as a "Four-Lane Major Arterial (114-foot ROW)," including 19 feet of travel way along the northbound side of the road and 30 feet of travel way along the southbound side, a 16-foot wide raised median, and 8-foot wide non-contiguous sidewalk within a 26-foot wide parkway.
  - (2) To the west of Cactus Road, Airway Road would be improved as a "Six-Lane Primary Arterial" along the Project's frontage with a total ROW width of 162 feet, with a 27-foot wide parkway on the eastbound side of the roadway accommodating a 6-foot wide non-contiguous sidewalk with a Class I bike path to be constructed by the Lumina Project and a 17-foot wide parkway on the westbound side of the roadway accommodating a 6-foot wide non-contiguous sidewalk. Between Cactus Road and Britannia Boulevard, Airway Road would be improved for access purposes as a traffic mitigation measure to provide between 70 and 96 feet of travel way with AC berms along both sides of the roadway. The segment of Airway Road east of Cactus Road ultimately would additionally be improved by others as a "Six-Lane Urban Major (139-foot ROW)."
  - (3) Construction of a new 18-inch sewer main in Cactus Road between proposed Street C and Siempre Viva Road. Construction of a 24-inch sewer force main within Cactus Road that would connect to existing Sewer Pump Station 23T.
  - (4) Construction of storm water drainage lines within Airway Road from the Project boundary to a connection point located east of the Airway Road and Cactus Road intersection; and construction of storm water drainage facilities within Cactus Road extending from south of Central Main Street to north of Siempre Viva Road, where flows would then drain to the Project's proposed on-site biofiltration detention basin located in proposed Lot 20.
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. 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. This Permit shall conform to the provisions and conditions of Tentative Map No. 1972222.

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

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

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

14. 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.

15. The mitigation measures specified in the MMRP and outlined in Addendum No. 555609 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.

16. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 555609 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any grading permit, all conditions 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:

- LAND USE
- AIR QUALITY/ODOR
- BIOLOGICAL RESOURCES
- HISTORICAL RESOURCES
- HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS
- HYDROLOGY/WATER QUALITY
- GEOLOGY/SOILS
- NOISE
- PALEONTOLOGICAL RESOURCES
- TRANSPORTATION/CIRCULATION
- UTILITIES
- GREENHOUSE GAS EMISSIONS

**CLIMATE ACTION PLAN REQUIREMENTS:**

17. 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:**

18. Prior to the issuance of any grading 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.

**PLANNING/DESIGN REQUIREMENTS:**

19. 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.

20. 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:**

21. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

22. Prior to the issuance of each building permit in each phase of construction, the Owner/Permittee shall provide a tracking chart that identifies each development permit that has been approved within the Central Village Specific Plan and its associated traffic, including ADT, AM peak hour inbound, AM peak hour outbound, PM peak hour inbound, and PM peak hour outbound, satisfactory to the City Engineer.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

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

**ATTACHMENT 6**

Permit Type/PTS Approval No.: NDP No. 2106744

SDP No. 2287794

Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Paul Godwin  
Development Project Manager

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

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**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.

CR Lumina Group, LLC  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

CITY COUNCIL  
RESOLUTION NO. \_\_\_\_\_  
ADDENDUM NO. 555609 TO ENVIRONMENTAL IMPACT REPORT  
NO. 30330/304032/SCH No. 2004651076  
**LUMINA TM - PROJECT NO. 555609 [MMRP]**

WHEREAS, the City of San Diego undertook a comprehensive update to the 1981 Otay Mesa Community Plan (Project); and

WHEREAS, on March 25, 2014, the City Council of the City of San Diego adopted Resolution No. 308809, certifying final Environmental Impact Report No. 30330/304032/SCH No. 2004651076, a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on June 30, 2017, CR Lumina Group, LLC, submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

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

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

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

1. That the information contained in the final Environmental Impact Report No. 30330/304032/SCH No. 2004651076 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this City Council of the City of San Diego 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 final 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 final Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the final 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

## ATTACHMENT 7

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 of the City of San Diego adopts Addendum to final Environmental Impact Report No. 30330/304032/SCH No. 2004651076 with respect to the Project, a copy of which is on file in the office of the City Clerk.

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

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

APPROVED: [\_\_\_\_\_, CITY ATTORNEY]

By: \_\_\_\_\_  
[NAME], [DEPUTY CITY ATTORNEY]

**EXHIBIT A**

**MITIGATION MONITORING AND REPORTING PROGRAM**

TENTATIVE MAP NO. 1972222/PUBLIC RIGHT-OF-WAY VACATION NO. 2103455/  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2106744 and SITE DEVELOPMENT PERMIT NO.  
2287794

PROJECT NO. 555609

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to final Environmental Impact Report No. 30330/304032/SCH No. 2004651076 shall be made conditions of TENTATIVE MAP NO. 1972222/PUBLIC RIGHT-OF-WAY VACATION NO. 2103455/NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2106744 and SITE DEVELOPMENT PERMIT NO. 2287794, as may be further described below.

**MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT**

The mitigation measures identified below include all applicable measures applicable to the Lumina Project from the Otay Mesa Community Plan Update EIR (Project No. 555609; SCH No. 2004651076) and any site-specific measures applicable pursuant to the OMCPU EIR Mitigation Frameworks. Section 21081.6 to the State of California PRC requires a Lead or Responsible Agency that approves or carries out a project where an EIR has identified significant environmental effects to adopt a "reporting or monitoring program for adopted or required changes to mitigate or avoid significant environmental effects." The City of San Diego is the Lead Agency for the Otay Mesa Community Plan Update EIR, and therefore must ensure the enforceability of the MMRP. An EIR and EIR Addendum have been prepared for this project that addresses potential environmental impacts and, where appropriate, recommends measures to mitigate these impacts. As such, an MMRP is required to ensure that adopted mitigation measures are implemented. Therefore, the following general measures are included in this MMRP:

**OMCPU EIR Applicable Mitigation Measures**

**LAND USE**

**Mitigation Framework LU-2:** All subsequent development projects that are implemented in accordance with the CPU (CVSP) which is adjacent to designated MHPA areas shall comply with the Land Use Adjacency Guidelines of the MSCP in terms of land use, drainage, access, toxic substances in runoff, lighting, noise, invasive plant species, grading, and brush management requirements. Mitigation measures include, but are not limited to: sufficient buffers and design features, barriers (rocks, boulders, signage, fencing, and appropriate vegetation) where necessary, lighting directed away from the MHPA, and berms or walls adjacent to commercial or industrial areas and any other use that may introduce construction noise or noise from future development that could impact or interfere with wildlife utilization of the MHPA. The project biologist for each proposed project would identify specific mitigation measures needed to reduce impacts to below a level of significance.

Subsequent environmental review would be required to determine the significance of impacts from land use adjacency and compliance with the Land Use Adjacency Guidelines of the MSCP. Prior to approval of any subsequent development project in an area adjacent to a designated MHPA, the City shall identify specific conditions of approval in order to avoid or to reduce potential impacts to adjacent the MHPA.

Specific requirements shall include:

- Prior to the issuance of occupancy permits, development areas shall be permanently fenced where development is adjacent to the MHPA to deter the intrusion of people and/or pets into the MHPA open space areas. Signage may be installed as an additional deterrent to human intrusion as required by the City.
- The use of structural and nonstructural BMPs, including sediment catchment devices, shall be required to reduce the potential indirect impacts associated with construction to drainage and water quality. Drainage shall be directed away from the MHPA or, if not possible, must not drain directly into the MHPA. Instead, runoff shall flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. Drainage shall be shown on the site plan and reviewed satisfactory to the City Engineer.
- All outdoor lighting adjacent to open space areas shall be shielded to prevent light overspill off-site. Shielding shall consist of the installation of fixtures that physically direct light away from the outer edges of the road or landscaping, berms, or other barriers at the edge of development that prevent light over-spill.
- The landscape plan for the project shall contain no exotic plant/invasive species and shall include an appropriate mix of native species which shall be used adjacent to the MHPA.
- All manufactured slopes must be included within the development footprint and outside the MHPA.
- All brush management areas shall be shown on the site plan and reviewed and approved by the Environmental Designee. Zone 1 brush management areas shall be included within the development footprint and outside the MHPA. Brush management Zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used as mitigation. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new Development, regardless of the ownership, the brush management in the Zone 2 area shall be the responsibility of a homeowners' association or other private party.
- Access to the MHPA, if any, shall be directed to minimize impacts and shall be shown on the site plan and reviewed and approved by the Environmental Designee.
- Land uses, such as recreation and agriculture, that use chemicals or generate byproducts such as manure, that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application

and/or drainage of such materials into the MHPA. Such measures shall include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement shall be incorporated into leases on publicly owned property as leases come up for renewal.

**AIR QUALITY/ODOR**

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

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

**Mitigation Framework AQ-2:** Development that would significantly impact air quality, either individually or cumulatively, shall receive entitlement only if it is conditioned with all reasonable mitigation to avoid, minimize, or offset the impact. As a part of this process, future projects shall be required to buffer sensitive receptors from air pollution sources through the use of landscaping, open space, and other separation techniques.

**Mitigation Framework AQ-3:** Prior to the issuance of building permits for any new facility that would have the potential to emit toxic air contaminants, in accordance with AB 2588, an emissions inventory and health risk assessment shall be prepared. If adverse health impacts exceeding public notification levels (cancer risk equal to or greater than 10 in 1,000,000; see Section 5.3.5.1 [b & c]) are identified, the facility shall provide public notice to residents located within the public notification area and submit a risk reduction audit and plan to the APCD that demonstrates how the facility would reduce health risks to less than significant levels within five years of the date of the plan.

**Mitigation Framework AQ-4:** Prior to the issuance of building permits for any project containing a facility identified in Table 9, California Air Resources Board Land Use Siting Constraints, or locating air quality sensitive receptors closer than the recommended buffer distances, future projects implemented in accordance with the CPU shall be required to prepare a health risk assessment (HRA) with a Tier I analysis in accordance with APCD HRA Guidelines and the Office of Environmental Health Hazard Assessment (OEHHA) Air Toxics "Hot Spots" Program Risk Assessment Guidelines (APCD, 2015; OEHHA, 2015). All HRAs shall include:

1. the estimated maximum 70-year lifetime cancer risk,
2. the estimated maximum non-cancer chronic health hazard index (HHI), and
3. the estimated maximum non-cancer acute health hazard index (HHI).

Risk estimates shall each be made for the off-site point of maximum health impact (PMI), the MEIR, and the MEIW. The location of each of these receptors shall be specified. The lifetime cancer risk, non-cancer chronic and acute health hazard indexes for nearby sensitive receptors shall also be reported. Cancer and non-cancer chronic risk estimates shall be based on inhalation risks. HRAs shall include estimates of population exposure, including cancer burden, as well as cancer and non-cancer chronic and acute risk isopleths (contours). The HRA shall identify best available control technology (BACT) required to reduce risk to less than 10 in 1,000,000.

### **BIOLOGICAL RESOURCES**

**Mitigation Framework 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 Community Plan Update (CPU; [CVSP]) area, all subsequent projects implemented in accordance with the CPU (CVSP) shall be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City Biology Guidelines (City of San Diego, 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 (CVSP) 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 Federal Endangered Species Act (FESA), MBTA, Bald and Golden Eagle Protection Act, California Endangered Species Act, MSCP Subarea Plan, and Environmentally Sensitive Lands (ESL) Regulations.

In addition to the requirements detailed above, specific measures shall be implemented when the biological survey results in the identification of BUOW on the project site. Future projects shall be required to conduct a habitat assessment to determine whether or not protocol surveys are needed. Should BUOW 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 BUOW shall be included in a Conceptual Burrowing Owl Mitigation Plan which includes take avoidance (preconstruction) 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 (CVSP) resulting in impacts to sensitive upland Tier I, II, IIIA, or IIIB habitats shall implement avoidance and minimization measures consistent with the Biology Guidelines and MSCP Subarea Plan and provide suitable mitigation in

accordance with the Biology Guidelines and MSCP Subarea Plan (City of San Diego, 1997, Table 5.47; City of San Diego, 2012). 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 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, 2012). 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). If final engineering requirements for Airway Road 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.

Mitigation for Short-term Impacts to Sensitive Species from Project Construction. Specific measures necessary for reducing potential construction-related noise impacts to the CAGN, least Bell's vireo, BUOW, and the cactus wren are further detailed in BIO-2 and LU-2.

**Mitigation Framework 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 (CVSP) area, shall be identified in site-specific biological resources surveys prepared in accordance with the Biology Guidelines as further detailed in BIO-1 during the discretionary review process. The biological resources 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 biological resources 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, California Fish and Game Code, and/or the ESL Regulations.

**Mitigation Framework BIO-4:** To reduce potential direct impacts to City, state, and federally regulated wetlands, all subsequent projects developed in accordance with the CPU shall be required

to comply with USACE Clean Water Act Section 404 requirements and special conditions, CDFW Section 1602 Streambed Alteration Agreement requirements and special conditions, and the City of San Diego ESL Regulations for minimizing impacts to wetlands. Achieving consistency with these regulations for impacts on wetlands and special aquatic sites would reduce potential impacts to regulated wetlands and provide compensatory mitigation (as required) to ensure no net-loss of wetland habitats.

Prior to obtaining discretionary permits for future actions implemented in accordance with the CPU, a site-specific biological resources survey shall be completed in accordance with City of San Diego Biology Guidelines. Any required mitigation for impacts shall be outlined in a conceptual wetland mitigation plan prepared in accordance with the City's Biology Guidelines (2012a). In addition, a preliminary or final jurisdictional wetlands delineation of the project site shall be completed following the methods outlined in the USACE's 1987 Wetlands Delineation Manual and the Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region. A determination of the presence/absence and boundaries of any WoUS and WoS shall also be completed following the appropriate USACE guidance documents for determining the OHWM boundaries. The limits of any riparian habitats on-site under the sole jurisdiction of CDFW shall also be delineated, as well as any special aquatic sites (excluding vernal pools) that may not meet federal jurisdictional criteria but are regulated by California Coastal Commission and the RWQCB. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts to wetlands, jurisdictional waters, riparian habitats, vernal pools, etc. consistent with federal, state, and City guidelines.

Additionally, any impacts to wetlands in the City of San Diego would require a deviation from the ESL wetland regulations. Under the wetland deviation process, development proposals that have wetland impacts shall be considered only pursuant to one of three options; Essential Public Projects, Economic Viability Option, or Biologically Superior Option. ESL Regulations require that impacts to wetland be avoided. Unavoidable impacts to wetlands shall be minimized to the maximum extent practicable and mitigated as follows:

- As part of the project-specific environmental review pursuant to CEQA, all unavoidable wetland impacts shall be analyzed, and mitigation shall be required in accordance with ratios shown in Tables 5.4-8a and b below. Mitigation shall be based on the impacted type of wetland and project design. Mitigation shall prevent any net loss of wetland functions and values of the impacted wetland.
- For the Biologically Superior Option, the project and proposed mitigation shall include avoidance, minimization, and compensatory measures, which would result in a biologically superior net gain in overall function and values of (a) the type of wetland resource being impacted and/or (b) the biological resources to be conserved. The Biologically Superior Option mitigation shall include either (1) standard mitigation per Table 5.4-8a, including wetland creation or restoration of the same type of wetland resource that is being impacted that results in high quality wetlands; and a biologically superior project design whose avoided area(s) (i) is in a configuration or alignment that optimizes the potential long-term biological viability of the on-site sensitive biological resources, and/or (ii) conserves the rarest and highest quality on-site biological resources; or (2) for a project not considered consistent with "1" above, extraordinary mitigation per Table 5.4-b is required.

As part of any future project-specific environmental review pursuant to CEQA, all unavoidable wetlands impacts (both temporary and permanent) shall be analyzed and mitigation required in accordance with Table 3.3-4 of the City Biology Guidelines; mitigation shall be based on the impacted type of wetland habitat. Mitigation shall prevent any net loss of wetland functions and values of the impacted wetland. The following provides operational definitions of the four types of activities that constitute wetland mitigation under the ESL Regulations:

- Wetland creation is an activity that results in the formation of new wetlands in an upland area. An example is excavation of uplands adjacent to existing wetlands and the establishment of native wetland vegetation.
- Wetland restoration is an activity that re-establishes the habitat functions of a former wetland. An example is the excavation of agricultural fill from historic wetlands and the re-establishment of native wetland vegetation.
- Wetland enhancement is an activity that improves the self-sustaining habitat functions of an existing wetland. An example is removal of exotic species from existing riparian habitat.
- Wetland acquisition may be considered in combination with any of the three mitigation activities above.

Wetland enhancement and wetland acquisition focus on the preservation or the improvement of existing wetland habitat and function and do not result in an increase in wetland area; therefore, a net loss of wetland may result. As such, acquisition and/or enhancement of existing wetlands shall be considered as partial mitigation only for any balance of the remaining mitigation requirement after restoration or creation if wetland acreage is provided at a minimum of a 1:1 ratio.

For permanent wetland impacts that are unavoidable and minimized to the maximum extent feasible, mitigation shall consist of creation of new in-kind habitat to the fullest extent possible and at the appropriate ratios. If on-site mitigation is not feasible, then at least a portion of the mitigation must occur within the same watershed. The City's Biology Guidelines and MSCP Subarea Plan require that impacts on wetlands, including vernal pools, shall be avoided, and that a sufficient wetland buffer shall be maintained, as appropriate, to protect resource functions/values. The project specific biology report shall include an analysis of on-site wetlands (including City, state, and federal jurisdiction analysis) and, if present, include project alternatives that fully/substantially avoid wetland impacts. Detailed evidence supporting why there is no feasible less environmentally damaging location or alternative to avoid any impacts must be provided for City staff review, as well as a mitigation plan that specifically identifies how the project is to compensate for any unavoidable impacts. A conceptual wetland mitigation plan (which includes identification of the mitigation site) shall be approved by City staff prior to the release of the draft environmental document. Avoidance shall be the first requirement; mitigation shall only be used for impacts clearly demonstrated to be unavoidable.

Prior to the commencement of any construction-related activities on-site for projects impacting wetland habitat (including earthwork and fencing) the applicant shall provide evidence of the

following to the Assistant Deputy Director (ADD)/Environmental Designee prior to any construction activity:

- Compliance with USACE Section 404 nationwide permit;
- Compliance with the RWQCB Section 401 Water Quality Certification; and
- Compliance with the CDFW Section 1601/1603 Streambed Alteration Agreement.

Vernal Pools and Vernal Pool Species: Impacts to vernal pools shall require assessments of vernal pool flora and fauna, hydrology, habitat function, and restoration potential and protocol fairy shrimp surveys, in addition to the requirements listed above. Impacts to fairy shrimp shall require either a section 10(a)1(A) permit or Section 7 consultation Biological Opinion from USFWS. If the vernal pool HCP is adopted, the City will receive take authorization for the seven vernal pool species.

Mitigation for projects impacting vernal pools shall include salvage of sensitive species from vernal pools to be impacted, introduction of salvaged material into restored vernal pool habitat where appropriate (e.g., same pool series) and maintenance of salvaged material pending successful restoration of the vernal pools. Salvaged material shall not be introduced to existing vernal pools containing the same species outside the vernal pool series absent consultation with and endorsement by vernal pool species experts not associated with the project (e.g., independent expert). The mitigation sites shall include preservation of the entire watershed and a buffer based on functions and values; however, if such an analysis is not conducted, there shall be a default of a 100-foot buffer from the watershed.

### **HISTORICAL RESOURCES**

**Mitigation Framework 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. Determination of the significance of potential impacts shall occur as set forth in OMCPU EIR Subsection 5.5.3.3.a.

#### 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, archeological 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 Archaeology 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 archeological research in similar areas, models that predict site distribution, and archeological, 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 (City of San Diego, 2001). 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 (City of San Diego, 2001). 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 (City of San Diego, 2001).

### 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.

Arrangements for long-term curation must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance, and must be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (SHRC, 1993) and, if federal funding is involved, 36 Code of Federal Regulations 79 of the Federal Register. Additional information regarding curation is provided in Section II of the Guidelines.

**Mitigation Framework HIST-2:** Prior to issuance of any permit for a future development project implemented in accordance with the CPU that would directly or indirectly affect a building/structure in excess of 45 years of age, the City shall determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as: age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in the Guidelines.

Preferred mitigation for historic buildings or structures shall be to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to

minimize harm to the resource shall be taken. Depending upon project impacts, measures shall include, but are not limited to:

- a. Preparing a historic resource management plan;
- b. Designing new construction which is compatible in size, scale, materials, color and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric);
- c. Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation;
- d. Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource;
- e. Shielding historic properties from noise generators through the use of sound walls, double glazing, and air conditioning.

Specific types of historical resource reports, outlined in Section III of the HRG, are required to document the methods to be used to determine the presence or absence of historical resources, to identify potential impacts from a proposed project, and to evaluate the significance of any historical resources identified. If potentially significant impacts to an identified historical resource are identified these reports will also recommend appropriate mitigation to reduce the impacts to below a level of significance. If required, mitigation programs can also be included in the report.

### **HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS**

**Mitigation Framework HAZ-1:** Future projects implemented in accordance with the CPU shall be required to incorporate sustainable development and other measures into site plans in accordance with the City's Brush Management Regulations, and Landscape Standards pursuant to GP and CPU policies intended to reduce the risk of wildfires. In addition, all future projects shall be reviewed for compliance with the 2010 California Fire Code, Section 145.07 of the LDC, and Chapter 7 of the California Building Code.

**Mitigation Framework HAZ-2:** To prevent the development of structures that may pose a hazard to air navigation, the City shall inform project applicants for future development concerning the existence of the Part 77 imaginary surfaces and Terminal Instrument Procedures and FAA requirements. The City shall also inform project applicants when proposed projects meet the Part 77 criteria for notification to the FAA as identified in City of San Diego Development Services Department Information Bulletin 520. The City shall not approve ministerial projects that require FAA notification without a FAA determination of "No Hazard to Air Navigation" for the project. Also, the City shall not recommend approval for discretionary projects that require FAA notification without a FAA determination of "No Hazard to Air Navigation" for the project until the project can fulfill state and ALUC requirements.

**Mitigation Framework HAZ-3:**

- a. A Phase I Site Assessment shall be completed in accordance with federal, state, and local regulations for any property identified on a list compiled pursuant to Government Code Section 65962.5. The report shall include an existing condition survey, detailed project description, and specific measures proposed to preclude upset conditions (accidents) from occurring. If hazardous materials are identified, a Phase II risk assessment and remediation effort shall be conducted in conformance with federal, state, and local regulations.
- b. The applicant shall retain a qualified environmental engineer to develop a soil and groundwater management plan to address the notification, monitoring, sampling, testing, handling, storage, and disposal of contaminated media or substances (soil, groundwater). The qualified environmental consultant shall monitor excavations and grading activities in accordance with the plan. The groundwater management and monitoring plans shall be approved by the City prior to development of the site.
- c. The applicant shall submit documentation showing that contaminated soil and/or groundwater on proposed development parcels have been avoided or remediated to meet cleanup requirements established by the local regulatory agencies (RWQCB/DTSC/DEH) based on the future planned land use of the specific area within the boundaries of the site (i.e., commercial, residential), and that the risk to human health of future occupants of these areas therefore has been reduced to below a level of significance.
- d. The applicant shall obtain written authorization from the regulatory agency (RWQCB/DTSC/DEH) confirming the completion of remediation. A copy of the authorization shall be submitted to the City to confirm that all appropriate remediation has been completed and that the proposed development parcel has been cleaned up to the satisfaction of the regulatory agency. In the situation where previous contamination has occurred on a site that has a previously closed case or on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the DEH shall be notified of the proposed land use.
- e. All cleanup activities shall be performed in accordance with all applicable federal, state, and local laws and regulations, and required permits shall be secured prior to commencement of construction to the satisfaction of the City and compliance with applicable regulatory agencies such as but not limited to San Diego Municipal Code Section 42.0801, Division 9 and Section 54.0701.

### **HYDROLOGY AND WATER QUALITY**

**Mitigation Framework HYD/WQ-1:** Prior to approval of development projects implemented under the CPU, the applicant shall demonstrate to the satisfaction of the City Engineer, based on the project application, that future projects are sited and designed to minimize impacts on absorption rates, drainage patterns, and surface runoff rates and floodwaters in accordance with current City and RWQCB regulations identified below. Future design of projects shall incorporate feasible mitigation measures outlined below in accordance with the RWQCB, the City Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC), and the LDC, and shall be based on the recommendations of a detailed hydraulic analysis.

### a. San Diego RWQCB

- Comply with all NPDES permit(s) requirements, including the development of a SWPPP if the disturbed soil area is one acre or more, or a Water Quality Control Plan if less than one acre, in accordance with the City's Storm Water Standards.
- If a future project includes in-water work, it shall require acquiring and adhering to a 404 Permit (from USACE) and a Streambed Alteration Agreement (from CDFW).
- Comply with the San Diego RWQCB water quality objectives and bacteria TMDL.

### b. City of San Diego

To prevent flooding, future projects shall be designed to incorporate any applicable measures from the City of San Diego LDC. Flood control measures that shall be incorporated into future projects within a SFHA, or within a 100-year floodway, include but are not limited to the following:

- Prior to issuance of building permits or approval of any project within or in the vicinity of a floodway or SFHA, all proposed development within a SFHA is subject to the following requirements and all other applicable requirements and regulations of FEMA and those provided in Chapter 14, Article 3, Division 1 of the LDC.
- In all floodways, any encroachment, including fill, new construction, significant modifications, and other development, is prohibited unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge except as allowed under Code of Federal Regulations Title 44, Chapter 1, Part 60.3(c)
- If the engineering analysis shows that development will alter the floodway or floodplain boundaries of the Special Flood Hazard Area, the developer shall obtain a Conditional Letter of Map Revision from FEMA.
- Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad shall be compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM) Granular fill slopes shall have adequate protection for a minimum flood water velocity of five feet per second.
- The applicant shall denote on the improvement plans "Subject to Inundation" all areas lower than the base elevation plus two feet.
- If the structures will be elevated on fill such that the lowest adjacent grade is at or above the base flood elevation, the applicant must obtain a Letter of Map Revision based on Fill (LOMR-F) prior to occupancy of the building. The developer or applicant shall provide all documentation, engineering calculations, and fees required by FEMA to process and approve the LOMR-F.

- In accordance with Chapter 14, Article 3, Division 1 of the LDC channelization or other substantial alteration of rivers or streams shall be limited to essential public service projects, flood control projects, or projects where the primary function is the improvement of fish and wildlife habitat. The channel shall be designed to ensure that the following occur:
  - Stream scour is minimized.
  - Erosion protection is provided.
  - Water flow velocities are maintained as specified by the City Engineer.
  - There are neither significant increases nor contributions to downstream bank erosion and sedimentation of sensitive biological resources; acceptable techniques to control stream sediment include planting riparian vegetation in and near the stream and detention or retention basins.
  - Wildlife habitat and corridors are maintained.
  - Groundwater recharge capability is maintained or improved.
  
- Within the flood fringe of a SFHA or floodway, permanent structures and fill for permanent structures, roads, and other development are allowed only if the following conditions are met:
  - The development or fill shall not significantly adversely affect existing sensitive biological resources on-site or off site.
  - The development is capable of withstanding flooding and does not require or cause the construction of off-site flood protective works including artificial flood channels, revetments, and levees nor shall it cause adverse impacts related to flooding of properties located upstream or downstream, nor shall it increase or expand a FIRM Zone A.
  - Grading and filling are limited to the minimum amount necessary to accommodate the proposed development, harm to the environmental values of the floodplain is minimized including peak flow storage capacity, and wetlands hydrology is maintained.
  - The development neither significantly increases nor contributes to downstream bank erosion and sedimentation nor causes an increase in flood flow velocities or volume.
  - There shall be no significant adverse water quality impacts to downstream wetlands, lagoons, or other sensitive biological resources, and the development is in compliance with the requirements and regulations of the NPDES as implemented by the City of San Diego.

**Mitigation Framework HYD/WQ-2:** Future projects shall be sited and designed to minimize impacts on receiving waters, in particular the discharge of identified pollutants to an already impaired water body. Prior to approval of any entitlements for any future project, the City shall ensure that any impacts on receiving waters shall be precluded and, if necessary, mitigated in accordance with the requirements of the City's Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC) and other appropriate agencies (e.g., RWQCB). To prevent erosion, siltation, and transport of urban pollutants, all future projects shall be designed to incorporate any applicable storm water improvement, both off- and on-site, in accordance with the City of San Diego Stormwater Standards Manual.

Storm water improvements and water quality protection measures that shall be required of future projects include:

- Increasing onsite filtration;
- Preserving, restoring, or incorporating natural drainage systems into site design;
- Directing concentrated flows away from MHPA and open space areas. If not possible, drainage shall be directed into sediment basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA or open space areas;
- Reducing the amount of impervious surfaces through selection of materials, site planning, and narrowing of street widths where possible;
- Increasing the use of vegetation in drainage design;
- Maintaining landscape design standards that minimize the use of pesticides and herbicides; and
- To the extent feasible, avoiding development of areas particularly susceptible to erosion and sediment loss.

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- The requirements of the RWQCB for storm water quality are addressed by the City in accordance with the City NPDES requirements and the participation in the regional permit with the RWQCB.
- Prior to permit approval, the City shall ensure any impacts on receiving waters are precluded or mitigated in accordance with the City of San Diego Stormwater Regulations.
- In accordance with the City of San Diego Stormwater Standards Manual, development shall be designed to incorporate on-site storm water improvements satisfactory to the City Engineer and shall be based on the adequacy of downstream storm water conveyance.

### **GEOLOGY AND SOILS**

**Mitigation Framework GEO-1:** Impacts associated with geologic hazards shall be mitigated at the project-level through adherence to the City's Seismic Safety Study and recommendations of a site-specific geotechnical report prepared in accordance with the City's Geotechnical Report Guidelines. Impacts shall also be avoided or reduced through engineering design that meets or exceeds adherence to the City's Municipal Code and the California Building Code. More specifically, compressible soils impacts shall be mitigated through the removal of undocumented fill, colluvium/topsoil, and alluvium to firm the ground. Future development shall also be required to clean up deleterious material and properly moisture, condition, and compact the soil in order to provide suitable foundation support. Regarding impacts related to expansive soils, future development shall be required to implement typical remediation measures, which shall include

placing a minimum 5-foot cap of low expansive (Expansion Index [EI] of 50 or less) over the clays; or design of foundations and surface improvements to account for expansive soil movement.

**Mitigation Framework GEO-2:** As part of the future development permitting process, the City shall require individual projects to adhere to the Grading Regulation and NPDES permit requirements. All subsequent projects developed in accordance with the CPU shall also adhere to the California Building Code to avoid or reduce geologic hazards to the satisfaction of the City Engineer.

Submittal, review, and approval of site specific geotechnical investigations shall be completed in accordance with the City's Municipal Code requirements. Engineering design specifications based on future project-level grading and site plans shall be incorporated into all future projects implemented in accordance with the CPU to minimize hazards associated with site-level geologic and seismic conditions satisfactory to the City Engineer and shall include the following measures to control erosion during and after grading or construction:

- Desilting basins, improved surface drainage, or planting of ground covers installed early in the improvement process in areas that have been stripped of native vegetation or areas of fill material;
- Short-term measures, such as sandbag placement and temporary detention basins;
- Restrictions on grading during the rainy season (November through March), depending on the size of the grading operation, and on grading in proximity to sensitive wildlife habitat; and
- Immediate post-grading slope revegetation or hydroseeding with erosion-resistant species to ensure coverage of the slopes prior to the next rainy season.

Conformance to mandated City grading requirements shall ensure that future grading and construction operations would avoid significant soil erosion impacts. Furthermore, any development involving clearing, grading, or excavation that causes soil disturbance of one or more acres, or any project involving less than one acre that is part of a larger development plan, shall be subject to NPDES General Construction Storm Water Permit provisions. Additionally, any development of this significant size within the City shall be required to prepare and comply with an approved SWPPP that shall consider the full range of erosion control BMPs such as, but not limited to, including any additional site-specific and seasonal conditions. Project compliance with NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development.

Prior to obtaining grading permits for future actions a site-specific geotechnical investigation shall be completed as necessary in accordance with the City of San Diego Guidelines for Preparing Geotechnical Reports. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize hazards associated with site-level geologic and seismic conditions satisfactory to the City Engineer. Measures designed to reduce erosion at the project-level shall include the following:

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- Control erosion by minimizing the area of slope disturbance and coordinate the timing of grading, resurfacing, and landscaping where disturbance does occur.
- On sites for industrial activities require reclamation plans that control erosion, where feasible, in accordance with the LDC.
- Control erosion caused by storm runoff and other water sources.
- Preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment, and protect biological resources.
- Replant with native, drought-resistant plants to restore natural appearance and prevent erosion.
- Practice erosion control techniques when grading or preparing building sites.
- Utilize ground cover vegetation when landscaping a development in a drainage area to help control runoff.
- Incorporate sedimentation ponds as part of any flood control or runoff control facility.
- During construction, take measures to control runoff from construction sites. Filter fabric fences, heavy plastic earth covers, gravel berms, or lines of straw bales are a few of the techniques to consider.
- Phase grading so that prompt revegetation or construction can control erosion. Only disturb those areas that will later be resurfaced, landscaped, or built on. Resurface parking lots and roadways as soon as possible, without waiting until completion of construction.
- Promptly revegetate graded slopes with groundcover or a combination of groundcover, shrubs, and trees. Hydroseeding may substitute for container plantings. Groundcovers shall have moderate to high erosion control qualities.
- Where necessary, design drainage facilities to ensure adequate protection for the community while minimizing erosion and other adverse effects of storm runoff to the natural topography and open space areas.
- Ensure that the timing and method of slope preparation protects natural areas from disturbance due to erosion or trampling. The final surface shall be compacted and spillovers into natural areas shall be avoided.
- Plant and maintain natural groundcover on all created slopes.

When required, the geologic technical report shall consist of a preliminary study, a geologic reconnaissance, or an in-depth geologic investigation report that includes field work and analysis. The geologic reconnaissance report and the geologic investigation report shall include all pertinent requirements as established by the Building Official. In addition, the Building Official shall require a

geologic reconnaissance report or a geologic investigation report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site. Section 145.1802 of the San Diego Municipal Code discusses in more detail the requirements related to the geotechnical report outlined in the SDSSS (City of San Diego, 2016).

### **NOISE**

**Mitigation Framework NOI-1:** Prior to the issuance of building permits, site-specific exterior noise analyses that demonstrate that the project would not place residential receptors in locations where the exterior existing or future noise levels would exceed the noise compatibility standards of the City's General Plan shall be required as part of the review of future residential development proposals. Noise reduction measures, including but not limited to building noise barriers, increased building setbacks, speed reductions on surrounding roadways, alternative pavement surfaces, or other relevant noise attenuation measures, may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.

**Mitigation Framework NOI-2:** When building plans are available and prior to the issuance of building permits, site specific interior noise analyses demonstrating compliance with the interior noise compatibility standards of the City's General Plan and other applicable regulations shall be prepared for noise sensitive land uses located in areas where the exterior noise levels exceed the noise compatibility standards of the City's General Plan. Noise control measures, including but not limited to increasing roof, wall, window, and door sound attenuation ratings, placing HVAC in noise reducing enclosures, or designing buildings so that no windows face freeways or major roadways may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site specific exterior noise analyses.

**Mitigation Framework NOI-3:** Prior to the issuance of a building permit, a site-specific acoustical/noise analysis of any on-site generated noise sources, including generators, mechanical equipment, and trucks, shall be prepared which identifies all noise-generating equipment, predicts noise levels at property lines from all identified equipment, and recommends mitigation to be implemented (e.g., enclosures, barriers, site orientation), to ensure compliance with the City's Noise Abatement and Control Ordinance. Noise reduction measures shall include building noise-attenuating walls, reducing noise at the source by requiring quieter machinery or limiting the hours of operation, or other attenuation measures. Additionally, future projects shall be required to buffer sensitive receptors from noise sources through the use of open space and other separation techniques as recommended after thorough analysis by a qualified acoustical engineer. Exact noise mitigation measures and their effectiveness shall be determined by the site specific noise analyses.

**Mitigation Framework NOI-4:** For projects that exceed daily construction noise thresholds established by the City of San Diego, best construction management practices shall be used to reduce construction noise levels to comply with standards established by the Municipal Code in Chapter 5, Article 9.5, Noise Abatement and Control. Project applicant shall prepare and implement a Construction Noise Management Plan. Appropriate management practices shall be determined on a project-by-project basis, and are specific to the location. Control measures shall include:

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

- b. Locating stationary equipment as far as reasonable from sensitive receptors;
- c. Requiring all internal combustion-engine-driven equipment to be equipped with mufflers that are in good operating condition and appropriate for the equipment; and
- d. Construction of temporary noise barriers around construction sites that block the line-of-sight to surrounding receptors.

**PALEONTOLOGICAL RESOURCES**

**Mitigation Framework PALEO-1:** Prior to the approval of development projects implemented in accordance with the CPU, the City shall determine, based on review of the project application submitted under CPIOZ TYPE B and recommendations of a project-level analysis of potential impacts on paleontological resources 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 discretionary projects that are subject to environmental review.

- I. Prior to Project Approval
  - 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.
  - 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.

**TRANSPORTATION/CIRCULATION**

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

**UTILITIES AND SERVICE SYSTEMS**

**Mitigation Framework UTIL-1:** Pursuant to the City's Significance Determination Thresholds, discretionary projects (including construction, demolition, and /or renovation) that would generate 60 tons or more of solid waste shall be required to prepare a Waste Management Plan (WMP). The WMP shall be prepared by the applicant, conceptually approved by the ESD, and discussed in the environmental document. The WMP shall be implemented by the applicant and address the demolition, construction, and occupancy phases of the project as applicable to include the following:

- a. A timeline for each of the three main phases of the project (demolition, construction, and occupancy).
- b. Tons of waste anticipated to be generated (demolition, construction, and occupancy).
- c. Type of waste to be generated (demolition, construction, and occupancy).
- d. Describe how the project will reduce the generation of C&D debris.
- e. Describe how the C&D materials will be reused on-site.
- f. Include the name and location of recycling, reuse, and landfill facilities where recyclables and waste will be taken if not reused on-site.
- g. Describe how the C&D waste will be source separated if a mixed C&D facility is not used for recycling.
- h. Describe how the waste reduction and recycling goals will be communicated to subcontractors.
- i. Describe how a "buy recycled" program for green construction products, including mulch and compost, will be incorporated into the project.
- j. Describe how the Refuse and Recyclable Materials Storage Regulations (LDC Chapter 14, Article 2 Division 8) will be incorporated into design of building's waste storage area.
- k. Describe how compliance with the Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7) will be incorporated in the operational phase.
- l. Describe any International Standards of Operation 1, or other certification, if any.

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 or occupancy and/or final maps to ensure the successful completion of the monitoring program.

**GREENHOUSE GAS EMISSIONS**

**Mitigation Framework GHG-1:** Future projects implemented in accordance with the [CVSP] CPU shall be required to demonstrate their avoidance of significant impacts related to long-term GHG emissions. The Mobility, Urban Design, and Conservation elements of the [CVSP] CPU include specific policies to require dense, compact, and diverse development, encourage highly efficient energy and water conservation design, increase walkability and bicycle and transit accessibility, increase urban forestry practices and community gardens, decrease urban heat islands, and increase climate sensitive community design. Future projects implemented in accordance with the [CVSP] CPU shall be required to prepare a project-level CAP Consistency Checklist to demonstrate consistency.

**Mitigation Framework GHG-2:** Future projects implemented in accordance with the CPU shall be required to demonstrate their avoidance of significant impacts related to long-term operational emissions as identified in mitigation measure GHG-1 in Section 5.18.3.3. The approximate gap of 16.9 to 19.2 percent in meeting the target reductions shall consist of one or a combination of several effective and quantifiable GHG reduction measures that pertain to: building and non-building energy use; indoor and outdoor water use; area sources; solid waste disposal; vegetation/carbon sequestration; construction equipment; and transportation/vehicles. Project-level GHG reduction design features shall demonstrate a reduction in BAU GHG emissions to 28.3 percent or more relative to BAU, and to the extent practicable, shall be required for future development projects implemented in accordance with the CPU.

**Project-Specific Mitigation Measures**

The following mitigation measures are required at the Project level as part of above-listed OMCPU EIR Mitigation Measures and are not the result of new or increased impacts as compared to the OMCPU EIR. In accordance with the above-listed OMCPU EIR Mitigation Measures, the following site-specific mitigation measures would apply to the Project.

**BIOLOGICAL RESOURCES**

- MM-1 The Project Applicant shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) Section stating that a Project Biologist (Qualified Biologist), as defined in the City of San Diego's Biological Guidelines (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.
  
- MM-2 The Qualified Biologist shall attend a pre-construction meeting, to 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.

- MM-3 The Qualified Biologist shall submit all required documentation to MMC Section 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.
- MM-4 The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit which includes the biological documents in MM-3, above. In addition, the Exhibit shall 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.
- MM-5 To avoid any direct impacts to raptors and/or any native/migratory birds (specifically including the southern California rufous crowned sparrow and loggerhead shrike that have moderate potential to occur on site), removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur (based on construction timing) during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City Development Services Department for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City Development Services Department for review and approval and implemented to the satisfaction of the City. The City's MMC Section or Resident Engineer, and Qualified Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required.
- MM-6 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 Project site.

- MM-7 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.).
- MM-8 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" of the BTR 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 preconstruction 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).
- MM-9 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. 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.
- MM-10 Prior to the issuance of grading permits, the Project Applicant shall provide evidence to the City's MMC section that impacts to 0.5 acre of Tier I maritime succulent scrub are mitigated through off-site preservation on the Sorenson Mitigation Parcels at a minimum 1:1 ratio; impacts to 3.2 acres of Tier II Diegan coastal sage scrub are mitigated through on- and off-site preservation, with off-site preservation/restoration occurring on the Barton Mitigation Parcels and off-site preservation also occurring on the Sorenson Mitigation Parcels at a minimum of 1:1 ratio; impacts to 0.5 acre of non-native grassland inside the MHPA are mitigated through on-site preservation at a minimum 1:1 ratio with off-site preservation/restoration occurring on the Barton Mitigation Parcels and off-site preservation also occurring on the Sorenson Mitigation Parcels; and impacts to 2.4 acres of non-native grassland outside of the MHPA are mitigated through on- and off-site preservation at a minimum 0.5: 1 ratio. Mitigation shall occur through a combination of

on-site preservation and a combination of off-site acquisition and restoration as shown in Addendum Table 4, *Mitigation for Significant Direct Impacts to Vegetation Communities*. All mitigation shall occur through preservation within the MHPA, or through land added to the MHPA.

Additionally, prior to issuance of grading permits, in accordance with the City's Protection and Notice Element, the Project Applicant shall complete the following for the Mitigation Parcels:

1. Barton Mitigation Parcels: The Project Applicant shall record a temporary Covenant of Easement for restoration activities and an Irrevocable Offer to Dedicate for protection from future development. Following the five-year success period required by the City for restoration, the Barton Mitigation Parcels shall be dedicated to the City in fee title. Long-term management of the parcels shall be the responsibility of, and provided by, the City of San Diego.
2. Sorenson Mitigation Parcels: The Project Applicant shall record an Irrevocable Offer to Dedicate for protection from future development. The Sorenson Mitigation Parcels shall be dedicated to the City in fee title. Long-term management of the parcels shall be the responsibility of, and provided by, the City of San Diego.

MM-11 Prior to the issuance of a Notice to Proceed (NTP) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits the ADD environmental designee of the City's LDR Division shall incorporate the following mitigation measures into the project design and include them verbatim on all appropriate construction documents.

**Prior to Permit Issuance**

A. Land Development Review (LDR) Plan Check

1. Prior to NTP or issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable, the ADD environmental designee shall verify that the requirements for the revegetation/restoration plans and specifications, including mitigation of direct impacts to 0.9 acre of Diegan coastal sage scrub have been shown and noted on the appropriate landscape construction documents. The landscape construction documents and specifications must be found to be in conformance with the Figure 3 of the Coastal Sage Scrub Restoration Plan for the Lumina Tentative Map Project prepared by Alden Environmental, Inc., dated November 30, 2018, the requirements of which are summarized below:

B. Revegetation/Restoration Plan(s) and Specifications

1. Landscape Construction Documents (LCD) shall be prepared on D-sheets and submitted to the City of San Diego Development Services Department, Landscape Architecture Section (LAS) for review and approval. LAS shall consult with Mitigation Monitoring Coordination (MMC) and obtain concurrence prior

to approval of LCD. The LCD shall consist of revegetation/restoration, planting, irrigation and erosion control plans; including all required graphics, notes, details, specifications, letters, and reports as outlined below.

2. Landscape Revegetation/Restoration Planting and Irrigation Plans shall be prepared in accordance with the San Diego Land Development Code (LDC) Chapter 14, Article 2, Division 4, the LDC Landscape Standards submittal requirements, and Attachment "B" (General Outline for Revegetation/Restoration Plans) of the City of San Diego's LDC Biology Guidelines (July 2002). The Principal Qualified Biologist (PQB) shall identify and adequately document all pertinent information concerning the revegetation/restoration goals and requirements, such as but not limited to, plant/seed palettes, timing of installation, plant installation specifications, method of watering, protection of adjacent habitat, erosion and sediment control, performance/success criteria, inspection schedule by City staff, document submittals, reporting schedule, etc. The LCD shall also include comprehensive graphics and notes addressing the ongoing maintenance requirements (after final acceptance by the City).
3. The Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Construction Manager (CM) and Grading Contractor (GC), where applicable shall be responsible to insure that for all grading and contouring, clearing and grubbing, installation of plant materials, and any necessary maintenance activities or remedial actions required during installation and the 120 day plant establishment period are done per approved LCD. The following procedures at a minimum, but not limited to, shall be performed:
  - a. The RMC shall be responsible for the maintenance of the upland mitigation area for a minimum period of 120 days. Maintenance visits shall be conducted on a weekly basis throughout the plant establishment period.
  - b. At the end of the 120 day period the PQB shall review the mitigation area to assess the completion of the short-term plant establishment period and submit a report for approval by MMC.
  - c. MMC will provide approval in writing to begin the five year long-term establishment/maintenance and monitoring program.
  - d. Existing indigenous/native species shall not be pruned, thinned or cleared in the revegetation/mitigation area.
  - e. The revegetation site shall not be fertilized.
  - f. The RIC is responsible for reseeding (if applicable) if weeds are not removed, within one week of written recommendation by the PQB.
  - g. Weed control measures shall include the following: (1) hand removal, (2) cutting, with power equipment, and (3) chemical control. Hand removal of weeds is the most desirable method of control and will be used wherever possible.



- revegetation/restoration plan(s) and specifications with the RIC, CM and/or GC.
- c. If the PQB is unable to attend the Precon Meeting, the owner shall schedule a focused Precon Meeting with MMC, PQB/PRS, CM, BI, LA, RIC, RMC, RE and/or BI, if appropriate, prior to the start of any work associated with the revegetation/ restoration phase of the project, including site grading preparation.
2. Where Revegetation/Restoration Work Will Occur
    - a. Prior to the start of any work, the PQB/PRS shall also submit a revegetation/restoration monitoring exhibit (RRME) based on the appropriate reduced LCD (reduced to 11"x 17" format) to MMC, and the RE, identifying the areas to be revegetated/restored including the delineation of the limits of any disturbance/grading and any excavation.
    - b. PQB shall coordinate with the construction superintendent to identify appropriate Best Management Practices (BMP's) on the RRME.
  3. When Biological Monitoring Will Occur
    - a. Prior to the start of any work, the PQB/PRS shall also submit a monitoring procedures schedule to MMC and the RE indicating when and where biological monitoring and related activities will occur.
  4. PQB Shall Contact MMC to Request Modification
    - a. The PQB may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the revegetation/restoration plans and specifications. This request shall be based on relevant information (such as other sensitive species not listed by federal and/or state agencies and/or not covered by the MSCP and to which any impacts may be considered significant under CEQA) which may reduce or increase the potential for biological resources to be present.

**During Construction**

- A. PQB or QBM Present During Construction/Grading/Planting
  1. The PQB or QBM shall be present full-time during construction activities including but not limited to, site preparation, cleaning, grading, excavation, landscape establishment in association with grading activities which could result in impacts to sensitive biological resources as identified in the LCD and on the RRME. The RIC and/or QBM are responsible for notifying the PQB/PRS of changes to any approved construction plans, procedures, and/or activities. The PQB/PRS is responsible to notify the CM, LA, RE, BI and MMC of the changes.
  2. The PQB or QBM shall document field activity via the Consultant Site Visit Record Forms (CSV). The CSV's shall be faxed by the CM the first day of monitoring, the last day of monitoring, monthly, and in the event that there is a

deviation from conditions identified within the LCD and/or biological monitoring program. The RE shall forward copies to MMC.

3. The PQB or QBM shall be responsible for maintaining and submitting the CSVr at the time that CM responsibilities end (i.e., upon the completion of construction activity other than that of associated with biology).
4. All construction activities (including staging areas) shall be restricted to the development areas as shown on the LCD. The PQB/PRS or QBM staff shall monitor construction activities as needed, with MMC concurrence on method and schedule. This is to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved LCD.
5. The PQB or QBM shall supervise the placement of orange construction fencing or City approved equivalent, along the limits of potential disturbance adjacent to (or at the edge of) the Diegan coastal sage scrub habitat creation area, as shown on the approved LCD.
6. The PBQ shall provide a letter to MMC that limits of potential disturbance has been surveyed, staked and that the construction fencing is installed properly.
7. The PQB or QBM shall oversee implementation of BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measures, as needed to ensure prevention of any significant sediment transport. In addition, the PQB/QBM shall be responsible to verify the removal of all temporary construction BMP's upon completion of construction activities. Removal of temporary construction BMP's shall be verified in writing on the final construction phase CSVr.
8. PQB shall verify in writing on the CSVr's that no trash stockpiling or oil dumping, fueling of equipment, storage of hazardous wastes or construction equipment/material, parking or other construction related activities shall occur adjacent to sensitive habitat. These activities shall occur only within the designated staging area located outside the area defined as biological sensitive area.
9. The long-term establishment inspection and reporting schedule per LCD must all be approved by MMC prior to the issuance of the Notice of Completion (NOC) or any bond release.

**B. Disturbance/Discovery Notification Process**

1. If unauthorized disturbances occurs or sensitive biological resources are discovered that were not previously identified on the LCD and/or RRME, the PQB or QBM shall direct the contractor to temporarily divert construction in the area of disturbance or discovery and immediately notify the RE or BI, as appropriate.

2. The PQB shall also immediately notify MMC by telephone of the disturbance and report the nature and extent of the disturbance and recommend the method of additional protection, such as fencing and appropriate Best Management Practices (BMP's). After obtaining concurrence with MMC and the RE, PQB and CM shall install the approved protection and agreement on BMP's.
3. The PQB shall also submit written documentation of the disturbance to MMC within 24 hours by fax or email with photos of the resource in context (e.g., show adjacent vegetation).

**C. Determination of Significance**

1. The PQB shall evaluate the significance of disturbance and/or discovered biological resource and provide a detailed analysis and recommendation in a letter report with the appropriate photo documentation to MMC to obtain concurrence and formulate a plan of action which can include fines, fees, and supplemental mitigation costs.
2. MMC shall review this letter report and provide the RE with MMC's recommendations and procedures.

**Post Construction**

**A. Mitigation Monitoring and Reporting Period**

1. Five-Year Mitigation Establishment/Maintenance Period
  - a. The RMC shall be retained to complete maintenance monitoring activities throughout the five-year mitigation monitoring period.
  - b. Maintenance visits will be conducted twice per month for the first six months, once per month for the remainder of the first year, and quarterly thereafter.
  - c. Maintenance activities will include all items described in the LCD.
  - d. Plant replacement will be conducted as recommended by the PQB (note: plants shall be increased in container size relative to the time of initial installation or establishment or maintenance period may be extended to the satisfaction of MMC).
2. Five-Year Biological Monitoring
  - a. All biological monitoring and reporting shall be conducted by a PQB or QBM, as appropriate, consistent with the LCD.
  - b. Monitoring shall involve both qualitative horticultural monitoring and quantitative monitoring (i.e., performance/success criteria). Horticultural monitoring shall focus on soil conditions (e.g., moisture and fertility), container plant health, seed germination rates, presence of native and non-native (e.g., invasive exotic) species, any significant disease or pest problems, irrigation repair and scheduling, trash removal, illegal trespass, and any erosion problems.

- c. After plant installation is complete, qualitative monitoring surveys will occur monthly during year one and quarterly during years two through five.
- d. Upon the completion of the 120-days short-term plant establishment period, quantitative monitoring surveys shall be conducted at 0, 6, 12, 24, 36, 48 and 60 months by the PQB or QBM. The revegetation/restoration effort shall be quantitatively evaluated once per year (in spring) during years three through five, to determine compliance with the performance standards identified on the LCD. All plant material must have survived without supplemental irrigation for the last two years.
- e. Quantitative monitoring shall include the use of fixed transects and photo points to determine the vegetative cover within the revegetated habitat. Collection of fixed transect data within the revegetation/restoration site shall result in the calculation of percent cover for each plant species present, percent cover of target vegetation, tree height and diameter at breast height (if applicable) and percent cover of non-native/non invasive vegetation. Container plants will also be counted to determine percent survivorship. The data will be used determine attainment of performance/success criteria identified within the LCD.
- f. Biological monitoring requirements may be reduced if, before the end of the fifth year, the revegetation meets the fifth year criteria and the irrigation has been terminated for a period of the last two years.
- g. The PQB or QBM shall oversee implementation of post-construction BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measure, as needed to ensure prevention of any significant sediment transport. In addition, the PBQ/QBM shall be responsible to verify the removal of all temporary post-construction BMP's upon completion of construction activities. Removal of temporary post-construction BMPs shall be verified in writing on the final post-construction phase CSVR.

**C. Submittal of Draft Monitoring Report**

- 1. A draft monitoring letter report shall be prepared to document the completion of the 120-day plant establishment period. The report shall include discussion on weed control, horticultural treatments (pruning, mulching, and disease control), erosion control, trash/debris removal, replacement planting/reseeding, site protection/signage, pest management, vandalism, and irrigation maintenance. The revegetation/restoration effort shall be visually assessed at the end of 120 day period to determine mortality of individuals.
- 2. The PQB shall submit two copies of the Draft Monitoring Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring. Monitoring reports shall be prepared on an annual basis for a period of five

years. Site progress reports shall be prepared by the PQB following each site visit and provided to the owner, RMC and RIC. Site progress reports shall review maintenance activities, qualitative and quantitative (when appropriate) monitoring results including progress of the revegetation relative to the performance/success criteria, and the need for any remedial measures.

3. Draft annual reports (three copies) summarizing the results of each progress report including quantitative monitoring results and photographs taken from permanent viewpoints shall be submitted to MMC for review and approval within 30 days following the completion of monitoring.
4. MMC shall return the Draft Monitoring Report to the PQB for revision or, for preparation of each report.
5. The PQB shall submit revised Monitoring Report to MMC (with a copy to RE) for approval within 30 days.
6. MMC will provide written acceptance of the PQB and RE of the approved report.

**D. Final Monitoring Reports(s)**

1. PQB shall prepare a Final Monitoring upon achievement of the fifth year performance/success criteria and completion of the five year maintenance period.
  - a. This report may occur before the end of the fifth year if the revegetation meets the fifth year performance /success criteria and the irrigation has been terminated for a period of the last two years.
  - b. The Final Monitoring report shall be submitted to MMC for evaluation of the success of the mitigation effort and final acceptance. A request for a pre-final inspection shall be submitted at this time, MMC will schedule after review of report.
  - c. If at the end of the five years any of the revegetated area fails to meet the project's final success standards, the applicant must consult with MMC. This consultation shall take place to determine whether the revegetation effort is acceptable. The applicant understands that failure of any significant portion of the revegetation/restoration area may result in a requirement to replace or renegotiate that portion of the site and/or extend the monitoring and establishment/maintenance period until all success standards are met.

MM-12 Prior to the issuance of a grading permit, the Project Applicant shall submit evidence to the Assistant Deputy Director of Entitlements verifying that a Biologist possessing qualifications pursuant "Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency Department of Fish and Game. March 7, 2012 (hereafter referred as CDFG 2012, Staff Report), has been retained to implement a BUOW construction impact avoidance program and conduct a BUOW pre-construction survey, detailed below.

- Construction Impact Avoidance Program: The Qualified BUOW Biologist (or their designated biological representative) shall attend the pre-construction meeting to inform construction personnel about the City's BUOW requirements and subsequent survey schedule.
- Pre-Construction Survey: The Project Applicant and the Qualified BUOW Biologist shall ensure that the initial preconstruction/ 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 BUOW eviction(s) and shall include maps of the Project site and BUOW locations on aerial photos. The pre-construction survey shall follow the methods described in CDFG 2012, Staff Report, Appendix D (*note: in 2013, CDFG became California Department of Fish and Wildlife*). 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 MMC Section. If results of the pre-construction surveys have changed and BUOW are present in areas not previously identified, immediate notification to the City and WAs shall be provided prior to ground disturbing activities.

If BUOWs or active burrows are not detected during the pre-construction surveys, Section "A" below shall be followed. If BUOWs or burrows are detected during the pre-construction surveys, Section "B" shall be followed. Neither the MSCP subarea plan nor this mitigation section allows for any BUOWs to be injured or killed outside or within the MHPA; in addition, impacts to BUOWs within the MHPA must be avoided.

- A. Post Survey Follow-Up if BUOW 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 BUOWs are observed to occasionally (1-3 sightings) use the site for roosting or foraging, they should be allowed to do so with no changes in the construction or construction schedule.
  - 2) If no active burrows are found but BUOWs are observed during follow-up monitoring to repeatedly (4 or more sightings) use the site for roosting or foraging, the City's MMC 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 BUOW begins using a burrow on the site at any time after the initial preconstruction 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 BUOWs and/or Active Natural or Artificial Burrows are detected during the Initial Pre-Construction Survey: Monitoring the site for new burrows is required using the Appendix D CDFG 2012 Staff Report for the period following the initial pre-construction survey until construction is scheduled to be complete and is complete (NOTE - Using a projected completion date [that is amended if needed] will allow development of a monitoring schedule which adheres to the required number of surveys in the detection protocol).
  - 1) This section (B) applies only to sites (including biologically defined territory) wholly outside of the MHPA – all direct and indirect impacts to BUOWs within the MHPA SHALL be avoided.
  - 2) If one or more BUOWs are using any burrows (including pipes, culverts, debris piles etc.) on or within 300 feet of the proposed construction area, the City's MMC Section shall be contacted. The City's MMC Section shall contact the Was regarding eviction/collapsing burrows and shall enlist appropriate City biologist for on-going coordination with the WAs and the Qualified BUOW 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 BUOW is using a burrow on site outside the breeding season (i.e., September 1 – January 31), the BUOW may be evicted after the qualified BUOW biologist has determined via fiber optic camera or other appropriate device, that no eggs, young, or adults are in the burrow and written concurrence from the WAs for eviction is obtained prior to implementation.
    - b) During Breeding Season - If a BUOW 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 BUOWs 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 5 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).

Details of the all surveys and actions undertaken on site with respect to BUOWs (i.e., occupation, eviction, locations, etc.) shall be reported to the City's MMC Section and the 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 BUOW locations on aerial photos.

- MM-13 Best Management Practices shall be employed during grading as BUOWs are known to use open pipes, culverts, excavated holes, and other burrow-like structures at construction sites. Legally permitted active construction projects which are BUOW occupied and have followed all protocol in this mitigation section, or sites within 450 feet of occupied BUOW areas, should undertake measures to discourage BUOWs from 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.
- MM-14 Due to the potential for the northern harrier and BUOW to nest in the MHPA, a 900-foot impact avoidance area shall be maintained for any active northern harrier nest, and a 300-foot impact avoidance area shall be maintained for any active BUOW burrow in the MHPA.
- MM-15 Due to the potential for container stock to be used in on-site habitat restoration to contain Argentine ants, which is a threat to the native ant prey base of the coast horned lizard, all container stock to be used for on-site habitat restoration shall be inspected prior to delivery to the site for the presence of Argentine ants. Only stock that is determined to be free from Argentine ants shall be used. The Project Construction Contractor shall be responsible for monitoring for compliance with this requirement, and shall permit periodic inspection by the City of San Diego at the City's discretion
- MM-16 Prior to issuance of building permits, the City of San Diego MMC Section shall ensure lighting adjacent to the MHPA is directed away/shielded and is consistent with City Outdoor Lighting Regulations per LDC Section 142.0740.
- MM-17 Prior to the issuance of any grading permit the City Manager (or appointed designee) will verify that the MHPA boundaries and the following Project requirements regarding the CAGN are shown on the construction plans:

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

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

- II. Between March 1 and August 15, no construction activities will occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied CAGN habitat within the MHPA. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to commencement of construction activities during the breeding season, areas restricted from such activities will be staked or fenced under supervision of a qualified biologist; or
  - III. At least two weeks prior to commencement of construction activities and under direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) will be implemented to ensure that noise levels resulting from construction activities do not exceed 60 dB hourly average at the edge of habitat (within the MHPA) occupied by the CAGN. Concurrent with commencement of construction activities and construction of necessary noise attenuation facilities, noise monitoring\* will be conducted at the edge of occupied habitat area within the MHPA to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities will cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).
- B. If CAGNs are not detected within the MHPA during the protocol survey, the qualified biologist will submit substantial evidence to the City Manager and applicable wildlife agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
    - I. If evidence indicates high potential for CAGN presence based on historical records or site conditions, Condition A.III shall be adhered to as specified above.
    - II. If evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.
- MM-18 Prior to issuance of building permits, the City of San Diego MMC Section shall ensure that the Project plans includes the installation fencing along the MHPA boundary to protect the MHPA.
- MM-19 Prior to issuance of grading or building permit issuance, the City of San Diego Building Division and/or City Engineer shall ensure that the following notes are included on Project plans. The Project Construction Contractor shall be responsible for monitoring for compliance with this requirement, and shall permit periodic inspection by the City of San Diego at the City's discretion:

- *All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA.*
- *Vehicles and equipment brought to the site will be washed at an appropriate off-site location/facility prior to entering the site, and no construction activities will be located outside approved construction limits. Furthermore, all construction related debris will be removed off site to an approved disposal facility.*

**HISTORICAL RESOURCES**

- MM-20 Prior to the issuance of a grading permit, the Project Applicant shall retain a qualified Project Archaeologist to implement a Cultural Resource Monitoring Program. The Project Applicant shall provide written verification in the form of a letter from the Project Archaeologist to the Lead Agency stating that a certified archaeologist has been retained to implement the monitoring program.
- MM-21 Prior to the issuance of a grading permit, the Project Applicant shall enter into a monitoring agreement a Native American monitor during grading activities. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials.
- MM-22 Prior to the issuance of a grading permit, the Project Applicant or construction contractor shall provide evidence that the certified Archaeologist attended the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
- MM-23 During the original cutting of previously undisturbed deposits, the Archaeological Monitor(s) and Native American Monitor shall be on-site, as determined by the Project Archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Project Archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.
- MM-24 In the event that previously unidentified cultural resources are discovered, the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The Archaeologist shall contact the Lead Agency at the time of discovery. The Archaeologist, in consultation with the Lead Agency, shall determine the significance of the discovered resources. The Lead Agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Lead Agency before being carried out using professional archaeological methods. If any human bones are discovered, the County Coroner and Lead Agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper

treatment and disposition of the remains. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to the City of San Diego upon the completion of a treatment plan and final report detailing the significance and treatment finding.

- MM-25 If any cultural or historical material is discovered on the property, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.
- MM-26 Prior to grading permit final inspection, in the event any resources are found on-site during construction activities, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Lead Agency. The report will include DPR Primary and Archaeological Site Forms.

**GEOLOGY AND SOILS**

- MM-27 Prior to final grading permit inspection, City of San Diego staff shall verify that all of the recommendations given Section 4.0 of the Project's May 19, 2017 "Soil Management Plan" by C Young Associates, have been incorporated as part of Project grading activities.
- MM-28 Prior to final grading permit inspection, City of San Diego staff shall verify that all of the recommendations given Section 6.0 of the Project's May 26, 2017 "Geotechnical Review of Tentative Map, Otay Canyon Ranch, Otay Mesa Area, City of San Diego, California" by Advanced Geotechnical Solutions, Inc., are incorporated into the grading plans.
- MM-29 Prior to the issuance of grading permits, the Project Applicant shall provide a Paleontological Mitigation, Monitoring, and Reporting Program (MMRP) in areas of the Project site containing "high paleontological resource sensitivity". The City of San Diego Mitigation Monitoring Coordination (MMC) section of the Development Services Department shall oversee the implementation of the Paleontological MMRP and shall ensure that the requirements of the Paleontological MMRP are included on the Project's grading plans. In the even previously identified paleontological resources are discovered on-site, final signoff by the City of San Diego MMC shall not occur without final approval of the paleontological report and archival conservation of any recovered fossils into a museum or university paleontological collection.

**TRANSPORTATION/CIRCULATION**

***Mitigation for Construction Related Traffic Impacts***

MM-30 Prior to the issuance of the first grading permit or first public improvement affecting Airway Road or Cactus Road, the Owner/Permittee shall prepare and submit for approval for a temporary traffic control plan, satisfactory to the City Engineer. A requirement to comply with temporary traffic control plans approved by the City Engineer shall be noted on all grading plans and also shall be specified in bid documents issued to prospective construction contractors.

***Mitigation for Phase 1 (2023) Direct Traffic Impacts***

It should be noted that in order to aid the implementation of Project-specific Mitigation Measures MM-31 through MM-56, a condition of approval would be imposed upon future development permits (i.e., the future required NDPs) requiring the preparation of a tracking chart that identifies each development permit that has been approved within the CVSP and the associated ADT to ensure that the required mitigation is implemented before any projected LOS deficiencies.

MM-31 Prior to the Project's total trip generation of 4,912 ADT, the Owner/Permittee shall widen the eastbound approach (Airway Road) to accommodate dual left-turn lanes and a through lane with a shared right-turn lane, and add a right-turn overlap phase at the southbound approach (Britannia Blvd) at the intersection of Britannia Boulevard at Airway Road, satisfactory to the City Engineer (Intersection #11).

MM-32 Prior to the Project's total trip generation of 1,493 ADT, the Owner/Permittee shall widen the roadway segment of Britannia Boulevard, between SR-905 EB Ramps and Airway Road from a 5-Lane Prime Arterial (2 NB & 3 SB) to a 6-Lane Prime Arterial roadway, satisfactory to the City Engineer.

MM-33 Prior to the Project's total trip generation of 4,310 ADT, the Owner/Permittee shall widen the roadway segment of Airway Road, between Cactus Road and Britannia Boulevard from a 2-Lane Collector to a 4-Lane Collector roadway, satisfactory to the City Engineer.

MM-34 Prior to the Project's total trip generation of 682 ADT, the Owner/Permittee shall widen the roadway segment of Airway Road, between Britannia Boulevard and 1,600 feet west of La Media Road from a 2-Lane Collector to a 2-Lane Collector with a continuous left-turn lane, satisfactory to the City Engineer.

***Mitigation for Full Development (2027) Direct Traffic Impacts***

MM-35 Prior to the Project's total trip generation of 9,026 ADT, the Owner/Permittee shall widen the eastbound approach (Airway Road) of this intersection to accommodate dual left-turn lanes and a through lane with a shared right-turn lane, widen the southbound approach (Britannia Boulevard) to accommodate an exclusive left-turn lane, two through lanes, two exclusive right-turn lanes with right-turn overlap phasing on the westbound approach, and stripe an exclusive left-turn lane at the westbound approach (Airway Road) and add right-turn overlap phasing at the intersection of Britannia Boulevard at Airway Road, satisfactory to the City Engineer (Intersection #11).

MM-36 Prior to the Project's total trip generation of 11,528 ADT, the Owner/Permittee shall widen the roadway segment of Airway Road, between Cactus Road and Britannia Boulevard from a 4-Lane Collector to a 4-Lane Collector with a continuous left-turn lane, satisfactory to the City Engineer.

***Mitigation for Full Development (2027) Cumulative Traffic Impacts***

MM-37 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 2.23% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Caliente Avenue at SR-905 EB Ramps (Intersection #2), satisfactory to the City Engineer:

- Widen of the eastbound approach (SR-905 EB Ramps) to accommodate an exclusive left-turn lane, a through lane with a shared right-turn lane, and an exclusive right-turn lane;
- Restripe the southbound approach (Caliente Avenue) to accommodate dual left-turn lanes and three through lanes; and
- Widen the northbound approach to accommodate three through lanes and an exclusive right-turn lane.

MM-38 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 1.40% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Caliente Avenue at Airway Road (Intersection #3), satisfactory to the City Engineer:

- Widen the eastbound approach (Airway Road) to accommodate dual left-turn lanes, two through lanes, and an exclusive right-turn lane; and
- Widen the northbound approach to accommodate dual left-turn lanes, three through lanes and an exclusive right-turn lane.

MM-39 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 2.67% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Innovative Drive at Otay Mesa Road (Intersection #4), satisfactory to the City Engineer:

- Widen the southbound approach to accommodate dual left-turn lanes, a through lane with a shared right-turn lane, and an exclusive right-turn lane.

MM-40 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 3.27% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Heritage Road at Otay Mesa Road (Intersection #5), satisfactory to the City Engineer:

- Widen of the southbound approach (Heritage Road) to accommodate dual left-turn lanes, three through lanes and an exclusive right-turn lane;
- Widen the westbound approach to accommodate dual left-turn lanes, three through lanes and dual right-turn lanes; and
- Widen the northbound approach to accommodate dual left-turn lanes, three through lanes and an exclusive right-turn lane.

MM-41 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 5.62% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Cactus Road at Otay Mesa Road (Intersection #6), satisfactory to the City Engineer:

- Widen the eastbound approach (Otay Mesa Road) to accommodate an exclusive left-turn lane, three through lanes and dual right-turn lanes; and
- Widen the westbound approach to accommodate dual left-turn lanes, three through lanes and an exclusive right-turn lane.

MM-42 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 15.61% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Cactus Road at Airway Road (Intersection #7), satisfactory to the City Engineer:

- Widen the eastbound approach (Airway Road) to accommodate dual left-turn lanes, three through lanes with a shared right-turn lane, and an exclusive right-turn lane;
- Widen the southbound approach (Cactus Road) to accommodate dual left-turn lanes, two through lanes with a shared right-turn lane and an exclusive right-turn lane;
- Widen the westbound approach to accommodate dual left-turn lanes, three through lanes and dual right-turn lanes; and
- Widen the northbound approach to accommodate dual left-turn lanes, two through lanes and an exclusive right-turn lane.

MM-43 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 14.21% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Britannia Boulevard at Otay Mesa Road (Intersection #8), satisfactory to the City Engineer:

- Widen the eastbound approach (Otay Mesa Road) to accommodate an exclusive left-turn lane, three through lanes and an exclusive right-turn lane; and
- Widen the westbound approach to accommodate dual left-turn lanes, three through lanes and an exclusive right-turn lane.

MM-44 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 18.61% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the

following improvements to the intersection of Britannia Boulevard at SR-905 WB Ramps (Intersection #9), satisfactory to the City Engineer:

- Restripe the westbound approach to accommodate an exclusive left-turn lane, a shared left-through-right lane, and an exclusive right-turn lane; and
- Widen the southbound approach to accommodate three through lanes with a shared right-turn lane and an exclusive right-turn lane.

MM-45 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 13.45% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Britannia at SR-905 EB Ramps (Intersection #10), satisfactory to the City Engineer:

- Widen the northbound approach to accommodate three through lanes and dual right-turn lanes.

MM-46 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 9.43% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Britannia Boulevard at Airway Road (Intersection #11), satisfactory to the City Engineer:

- Widen the eastbound approach (Airway Road) to accommodate dual left-turn lanes, three through lanes, and an exclusive right-turn lane;
- Widen the southbound approach (Britannia Blvd) to accommodate dual left-turn lanes, three through lanes and dual right-turn lanes;
- Widen the westbound approach to accommodate dual left-turn lanes, two through lanes and dual right-turn lanes; and
- Widen the northbound approach to accommodate dual left-turn lanes, three through lanes and an exclusive right-turn lane.

MM-47 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 0.87% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of La Media Road at Otay Mesa Road (Intersection #13), satisfactory to the City Engineer:

- Widen the eastbound approach (Otay Mesa Road) to accommodate dual left-turn lanes, three through lanes, and dual right-turn lanes;
- Widen the southbound approach (La Media Road) to accommodate dual left-turn lanes, two through lanes and dual right-turn lanes;
- Widen the westbound approach to accommodate dual left-turn lanes, three through lanes and dual right-turn lanes; and
- Widen the northbound approach to accommodate dual left-turn lanes, three through lanes and dual right-turn lanes.

- MM-48 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 0.42% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of La Media Road at Airway Road (Intersection #14), satisfactory to the City Engineer:
- Widen the eastbound approach (Airway Road) to accommodate dual left-turn lanes, two through lanes, and an exclusive right-turn lane;
  - Widen the southbound approach (La Media Road) to accommodate dual left-turn lanes, three through lanes and dual right-turn lanes;
  - Widen the westbound approach to accommodate dual left-turn lanes, two through lanes and dual right-turn lanes; and
  - Widen the northbound approach to accommodate dual left-turn lanes, two through lanes and an exclusive right-turn lane.
- MM-49 The Project's fair share of Horizon Year (Buildout of Community Plan) Plus Project impacts to the intersection of Village Way at Airway Road (Intersection #16) is calculated as 9.05%. However, because the intersection is fully within Tentative Map No. 197222, the Owner/Permittee shall signalize the intersection of Village Way at Airway Road (Intersection #16) when warranted, satisfactory to the City Engineer.
- MM-50 The Project's fair share of Horizon Year (Buildout of Community Plan) Plus Project impacts to the intersection of Cactus Road at Street "D" (Intersection #17) is calculated as 5.03%. However, because the Project fronts one of the four corners of the intersection, the Owner/Permittee shall contribute 25% toward future signalization of this intersection, with appropriate credits for traffic signal infrastructure installed by the Owner/Permittee, satisfactory to the City Engineer. Payment shall be made to a Developer Contribution Fund and shall occur prior to issuance of the Project's 1,600th building permit.
- MM-51 The Project's fair share of Horizon Year (Buildout of Community Plan) Plus Project impacts to the intersection of Cactus Road at Central Main Street (Intersection #18) is calculated as 13.72%. However, because the Project fronts one of the four corners of the intersection, the Owner/Permittee shall contribute 25% toward future signalization of this intersection, with appropriate credits for traffic signal infrastructure installed by the Owner/Permittee, satisfactory to the City Engineer. Payment shall be made to a Developer Contribution Fund and shall occur prior to issuance of the Project's 1,600th building permit.
- MM-52 The Project's fair share of Horizon Year (Buildout of Community Plan) Plus Project impacts to the intersection of Cactus Road at Street "C" (Intersection #18) is calculated as 7.62%. However, because the Project fronts one of the four corners of the intersection, the Owner/Permittee shall contribute 25% toward future signalization of this intersection, with appropriate credits for traffic signal infrastructure installed by the Owner/Permittee, satisfactory to the City Engineer. Payment shall be made to a Developer Contribution Fund and shall occur prior to issuance of the Project's 1,600th building permit.
- MM-53 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 4.68% fair-share monetary

contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Cactus Road at Siempre Viva Road (Intersection #20), satisfactory to the City Engineer:

- Widen the northbound approach to accommodate an exclusive right-turn lane.

MM-54 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 2.50% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Britannia Boulevard at Siempre Viva Road (Intersection #21), satisfactory to the City Engineer:

- Widen the eastbound approach (Siempre Viva Road) to accommodate dual left-turn lanes, three through lanes, and an exclusive right-turn lane;
- Widen the southbound approach (Britannia Boulevard) to accommodate dual left-turn lanes, two through lanes and dual right-turn lanes;
- Widen the westbound approach to accommodate dual left-turn lanes, three through lanes and dual right-turn lanes; and
- Widen the northbound approach to accommodate dual left-turn lanes, two through lanes and an exclusive right-turn lane.

MM-55 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 2.36% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of La Media Road at Siempre Viva Road (Intersection #22), satisfactory to the City Engineer:

- Widen the southbound approach (La Media Road) to accommodate dual left-turn lanes, one through lane and dual right-turn lanes; and
- Widen the westbound approach to accommodate three through lanes and dual right-turn lanes.

MM-56 Prior to issuance of the first building permit for the second phase (Full Development) of the proposed development, the Owner/Permittee shall make a 2.07% fair-share monetary contribution to the City of San Diego, with appropriate fee credits, for the following improvements to the intersection of Heritage Road at Datsun Street (Intersection #24), satisfactory to the City Engineer:

- Widen the eastbound approach (Datsun Street) to accommodate dual left-turn lanes, two through lanes and an exclusive right-turn lane;
- Widen the southbound approach (Heritage Road) to accommodate dual left-turn lanes, three through lanes dual right-turn lanes;
- Widen the westbound approach to accommodate dual left-turn lanes, two through lanes and an exclusive right-turn lane; and
- Widen the northbound approach to accommodate dual left-turn lanes, three through lanes and an exclusive right-turn lane.

**UTILITIES AND SERVICE SYSTEMS**

MM-57 Prior to the issuance of any construction permits, the Solid Waste Coordinator shall ensure ESD's attendance at a pre-construction meeting. The Solid Waste Coordinator shall ensure that (1) the proposed approach to contractor education is approved, (2) the written specifications for base materials, concrete pavers, decomposed granite, and mulch are approved, (3) the C&D Ordinance deposit has been paid, (4) an appropriate diversion rate (from the Waste Management Plan) has been included on all construction permits and documents, including the C&D deposit form, and (5) that the ESD inspector approves the separate waste containers, signage, and hauling contract(s) for the following materials:

- Drywall
- Concrete
- Clean Wood
- Scrap Metal
- Polystyrene
- Roofing
- Cardboard
- Trash

MM-58 The Project shall be designed to achieve 75 percent of construction waste to be diverted and/or recycled. The Project shall implement environmentally sound waste management by salvaging material such as steel, copper, other metals, and equipment; and reusing material such as concrete, steel, and asphalt. To the extent feasible, the Project shall recycle, salvage, and reuse materials and then divert materials to a landfill

MM-59 Prior to the issuance of any building permit, the Assistant Deputy Director Environmental Designee shall verify that all of the requirements of the Refuse and Recyclable Materials Storage Regulations and all of the requirements of the Waste Management Plan are shown and noted on the appropriate construction documents. All requirements, notes, and graphics shall be in substantial conformance with the conditions and exhibits of the associated discretionary approval.

- The construction documents shall include a waste management plan. Notification shall be sent to the following:

MMC Environmental Review Specialist Development Services Department  
9601 Ridgehaven Court  
Suite 220, MS 1102 B  
San Diego, CA 92123  
(619) 980-1236

Environmental Services Department (ESD)  
9601 Ridgehaven Court  
Suite 210, MS 1102 A  
San Diego, CA 92123  
(858) 573-1236

MM-60 Prior to the issuance of any certificate of occupancy/tentative certificate of occupancy, the Owner/Permittee shall be required to submit written evidence to the Assistant Deputy Director (ADD) of the Entitlements Division that the final Construction Report has been approved by Mitigation Monitoring Coordinator (MMC) and the Environmental Services Department (ESD). The Construction Report will be required to include the following information:

- The actual waste generated and diverted from the Project;
- The waste reduction percentage achieved; and
- How the waste reduction percentage goal was achieved.

MM-61 Prior to the issuance of any certificate of occupancy/tentative certificate of occupancy the Owner/Permittee shall invite a representative of the City's ESD to inspect the following measures as described in this report have been successfully implemented:

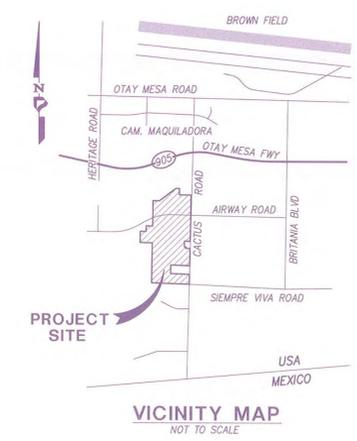
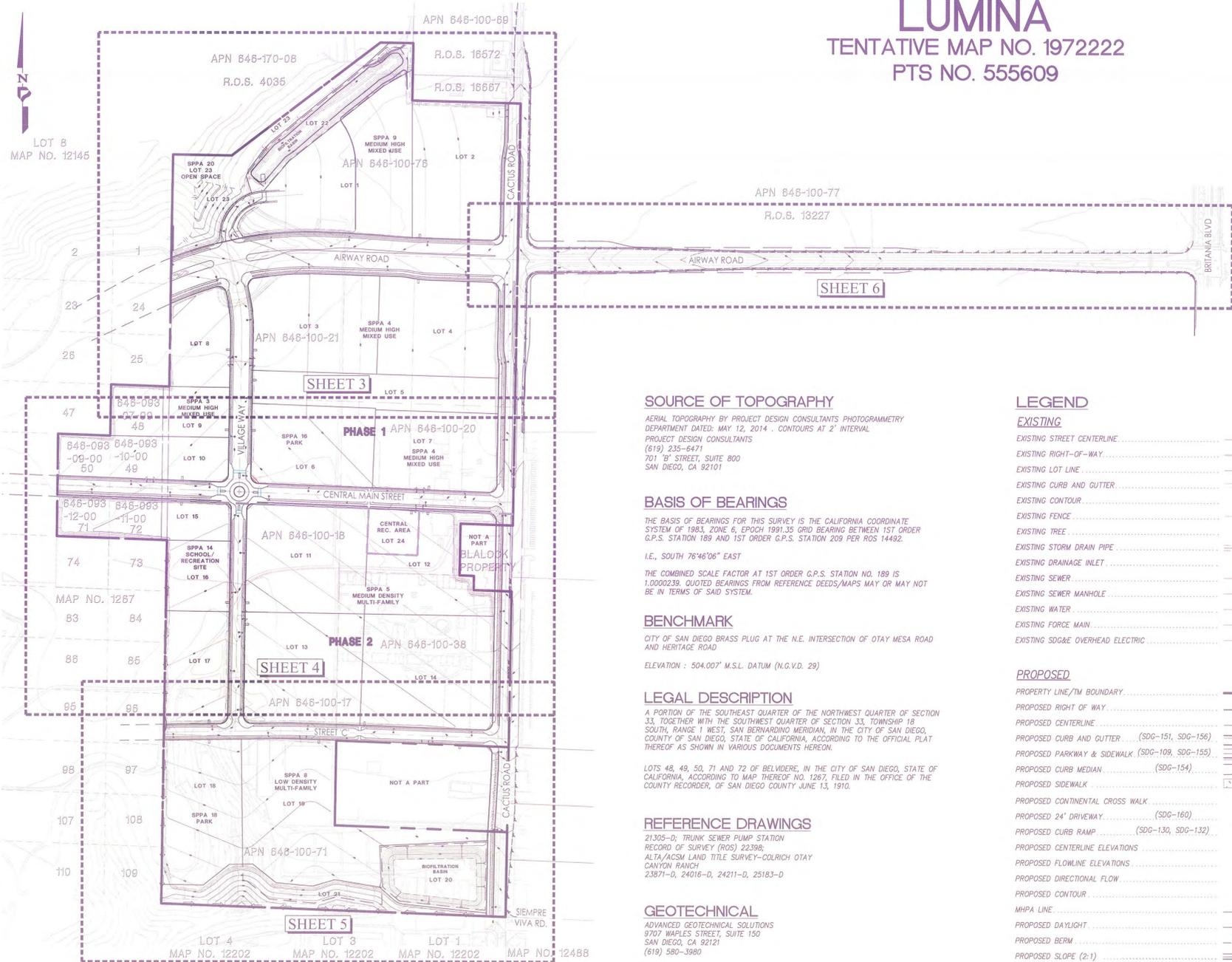
- Adequate storage area has been provided as consistent with the City's Storage Ordinance,
- Hauler(s) has been retained to provide recyclable materials collection, and
- Education materials for building tenants/owners have been prepared as required per the City's Recycling Ordinance.

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.

# LUMINA

## TENTATIVE MAP NO. 1972222

### PTS NO. 555609



#### GENERAL NOTES

- UTILITIES**  
WATER: OTAY WATER DISTRICT (OWD)  
SEWER: CITY OF SAN DIEGO  
GAS & ELECTRIC: S.D.G.E.  
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO  
CABLE T.V.: COX COMMUNICATIONS  
TELEPHONE: AT&T  
NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE RECORDS.
- SCHOOLS**  
SAN YSIDRO SCHOOL DISTRICT (ELEMENTARY) AND SWEETWATER UNION HIGH SCHOOL DISTRICT
- GRADING**  
A. CUT AND FILL SLOPES ARE 2:1 OR FLATTER EXCEPT AS SHOWN.  
B. GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE ALTERED DURING FINAL DESIGN.  
C. UNDERGROUND EXCAVATION IS SUPPORTED BY SHORING WALLS AND SOLDIER BEAMS.  
QUANTITIES SHOWN ARE FOR ESTIMATION PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITY. QUANTITIES ARE GEOMETRIC ONLY AND DO NOT REFLECT SHRINKAGE OR BULKING FACTORS.
- DRAINAGE**  
DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS. ALL DRAINAGE FROM LOT TO BE DIRECTED TO STREET.
- COORDINATES**  
LAMBERT COORDINATES: 140-1771  
NAD83 COORDINATES: 1780-6331
- ALL PROPOSED STORM DRAIN SYSTEMS OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE PRIVATE AND PRIVATELY MAINTAINED.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- ANY PRIVATE STORM DRAIN WITHIN CITY RIGHT OF WAY WILL REQUIRE EMRA.

#### SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY BY PROJECT DESIGN CONSULTANTS PHOTOGRAMMETRY DEPARTMENT DATED: MAY 12, 2014. CONTOURS AT 2' INTERVAL  
PROJECT DESIGN CONSULTANTS  
(619) 235-6471  
701 'B' STREET, SUITE 800  
SAN DIEGO, CA 92101

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN 1ST ORDER G.P.S. STATION 189 AND 1ST ORDER G.P.S. STATION 209 PER ROS 14492.  
I.E., SOUTH 76°46'06" EAST  
THE COMBINED SCALE FACTOR AT 1ST ORDER G.P.S. STATION NO. 189 IS 1.0000239. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

#### BENCHMARK

CITY OF SAN DIEGO BRASS PLUG AT THE N.E. INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD  
ELEVATION : 504.007' M.S.L. DATUM (N.G.V.D. 29)

#### LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOGETHER WITH THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF AS SHOWN IN VARIOUS DOCUMENTS HEREON.

LOTS 48, 49, 50, 71 AND 72 OF BELWORE, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1267, FILED IN THE OFFICE OF THE COUNTY RECORDER, OF SAN DIEGO COUNTY JUNE 13, 1910.

#### REFERENCE DRAWINGS

21305-D; TRUNK SEWER PUMP STATION RECORD OF SURVEY (ROS) 22398; ALTA/ACSM LAND TITLE SURVEY-COLORADO OTAY CANYON RANCH 23871-0, 24016-0, 24211-0, 25183-D

#### GEOTECHNICAL

ADVANCED GEOTECHNICAL SOLUTIONS  
9707 WAPLES STREET, SUITE 150  
SAN DIEGO, CA 92121  
(619) 580-3980

#### GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: AREA: 4,023,000 SF

TOTAL AMOUNT OF OFFSITE TO BE GRADED: AREA: 265,000 SF  
AMOUNT OF CUT: 358,700 CY  
MAXIMUM DEPTH OF CUT: 9 FT  
AMOUNT OF FILL: 487,500 CY  
MAXIMUM DEPTH OF FILL: 70 FT  
MAXIMUM HEIGHT OF FILL SLOPES: 70 FT  
SLOPE RATIO: 2:1  
MAXIMUM HEIGHT OF CUT SLOPES: 10 FT  
SLOPE RATIO: 2:1  
AMOUNT OF IMPORT SOIL: 128,800 CY

#### LEGEND

EXISTING	PROPOSED
EXISTING STREET CENTERLINE	PROPERTY LINE/TM BOUNDARY
EXISTING RIGHT-OF-WAY	PROPOSED RIGHT OF WAY
EXISTING LOT LINE	PROPOSED CENTERLINE
EXISTING CURB AND GUTTER	PROPOSED CURB AND GUTTER (SDG-151, SDG-156)
EXISTING CONTOUR	PROPOSED PARKWAY & SIDEWALK (SDG-109, SDG-155)
EXISTING FENCE	PROPOSED CURB MEDIAN (SDG-154)
EXISTING STORM DRAIN PIPE	PROPOSED SIDEWALK
EXISTING DRAINAGE INLET	PROPOSED CONTINENTAL CROSS WALK
EXISTING SEWER	PROPOSED 24' DRIVEWAY (SDG-160)
EXISTING SEWER MANHOLE	PROPOSED CURB RAMP (SDG-130, SDG-132)
EXISTING WATER	PROPOSED CENTERLINE ELEVATIONS
EXISTING FORCE MAIN	PROPOSED FLOWLINE ELEVATIONS
EXISTING SD&G OVERHEAD ELECTRIC	PROPOSED DIRECTIONAL FLOW
	PROPOSED CONTOUR
	MHPA LINE
	PROPOSED DAYLIGHT
	PROPOSED BERM
	PROPOSED SLOPE (2:1)
	PROPOSED STORM DRAIN PIPE
	PROPOSED SD HEADWALL & RIPRAP (D-41A, D-41B)
	PROPOSED BROW DITCH (SDG-106)
	PROPOSED SEWER MAIN (SDS-102, 103, 105, 107, 108, 110)
	PROPOSED SEWER MANHOLE (SDS-107)
	PROPOSED FORCE MAIN
	PROPOSED WATER MAIN (SDW-110, 148, 151, WP-05, 07)
	PROPOSED GATE VALVE (SDW-109, 151-153, WY-04)
	PROPOSED ST. LIGHT (SDE-101, ST. DESIGN MANUAL)
	PROPOSED SIGHT VISIBILITY TRIANGLE (MUNICIPAL CODE 113.0273)

#### DEVELOPMENT SUMMARY

**SCOPE OF WORK**  
-THE TENTATIVE MAP PROPOSES CREATION OF 24 LOTS ON A 93.43-ACRE SITE. GRADING WOULD ENCOMPASS 92.4 ACRES OF THE SITE PLUS AN ADDITIONAL 6.1 ACRES OFF-SITE.  
-A TOTAL OF 358,700 CY OF CUT AND 487,500 CY OF FILL ANTICIPATED, WITH 128,800 CY OF IMPORT OF SOIL MATERIALS. THE TENTATIVE MAP PROPOSES WATER, SEWER, AND STORM WATER IMPROVEMENTS.  
-THE PROPOSED LOTS WOULD BE CONSISTENT WITH THE UNDERLYING ZONING DESIGNATIONS. NO DEVIATIONS TO THE DEVELOPMENT REGULATIONS ARE PROPOSED.

**EXISTING AND PROPOSED IMPROVEMENTS**  
-THE SITE IS USED FOR AGRICULTURAL ACTIVITIES UNDER EXISTING CONDITIONS. THE SOUTHERN PORTION OF THE SITE IS UTILIZED FOR GOAT HUSBANDRY, AND THE NORTHERN PORTION OF THE SITE CONSISTS OF OAT FIELDS.  
-THE TENTATIVE MAP PROPOSES DEVELOPMENT IN CONFORMANCE WITH THE CENTRAL VILLAGE SPECIFIC PLAN, AND WOULD ALLOW FOR DEVELOPMENT OF UP TO 1,868 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AND 62,525 SF OF COMMERCIAL USES, INCLUDING COMMERCIAL AND RESIDENTIAL MIXED-USE AREAS, RECREATIONAL PARKS, A SCHOOL/RECREATION FACILITIES SITE, AND OPEN SPACE.

**REQUIRED DISCRETIONARY PERMITS/APPROVALS**  
-TENTATIVE MAP  
-PROPOSED PUBLIC RIGHT-OF-WAY DEDICATIONS  
-NEIGHBORHOOD DEVELOPMENT PERMIT (FUTURE LAND USE APPLICATION)  
-PROPOSED PUBLIC RIGHT OF WAY VACATION

#### MAPPING NOTE

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

#### CONDOMINIUM MAP NOTE

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS WILL NOT EXCEED 763 UNITS.

#### LOT TABLE

LOT NO.	AREA (AC)	LAND USE
LOT 1	6.11	MEDIUM HIGH DENSITY MIXED USE
LOT 2	4.19	MEDIUM HIGH DENSITY MIXED USE
LOT 3	4.17	MEDIUM HIGH DENSITY MIXED USE
LOT 4	3.93	MEDIUM HIGH DENSITY MIXED USE
LOT 5	2.89	MEDIUM HIGH DENSITY MIXED USE
LOT 6	3.32	PARK
LOT 7	3.29	MEDIUM HIGH DENSITY MIXED USE
LOT 8	1.90	MEDIUM HIGH DENSITY MIXED USE
LOT 9	2.04	MEDIUM HIGH DENSITY MIXED USE
LOT 10	2.49	MEDIUM HIGH DENSITY MIXED USE
LOT 11	4.38	MEDIUM DENSITY MULTI-FAMILY
LOT 12	3.06	MEDIUM DENSITY MULTI-FAMILY
LOT 13	4.44	MEDIUM DENSITY MULTI-FAMILY
LOT 14	5.03	MEDIUM DENSITY MULTI-FAMILY
LOT 15	2.32	SCHOOL/RECREATION SITE
LOT 16	1.53	SCHOOL/RECREATION SITE
LOT 17	2.43	SCHOOL/RECREATION SITE
LOT 18	3.74	PARK
LOT 19	5.84	LOW DENSITY MULTI-FAMILY
LOT 20	2.29	BIO-FILTRATION BASIN (HOA)
LOT 21	2.38	SLOPE AREA (HOA)
LOT 22	1.97	BIO-FILTRATION BASIN (HOA)
LOT 23	2.72	OPEN SPACE AREA
LOT 24	0.77	CENTRAL RECREATION AREA
STREETS	16.20	
<b>TOTAL</b>	<b>93.43</b>	

#### SHEET INDEX

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STREET CROSS SECTIONS SHEET	2
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OFFSITE & GRADING/UTILITY PLAN	6
WATER AND SEWER PLAN	7 - 9
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STRIPING PLANS	13
EXIST. TOPOGRAPHY, EASEMENTS, PROP. LOTS & PROP. R/W	14
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TRAFFIC MITIGATION PLANS	30 - 35

#### LANDSCAPE ARCHITECT

WMMER YAMADA AND CAUGHEY  
3067 FIFTH AVENUE  
SAN DIEGO, CA 92103  
(619) 232-4004

#### ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS  
701 'B' STREET, SUITE 800  
SAN DIEGO, CALIFORNIA 92101  
(619) 235-6471



#### OWNER

CR LUMINA GROUP, LLC  
444 WEST BEECH STREET, SUITE 300  
SAN DIEGO, CA 92101

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

By: \_\_\_\_\_ DATE: 5/14/19  
GREGORY M. SHIELDS R.C.E. 42951  
REGISTRATION EXPIRES 03/31/2020

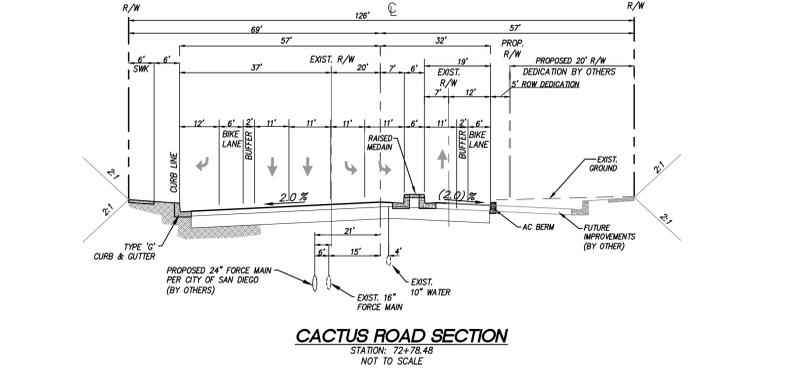
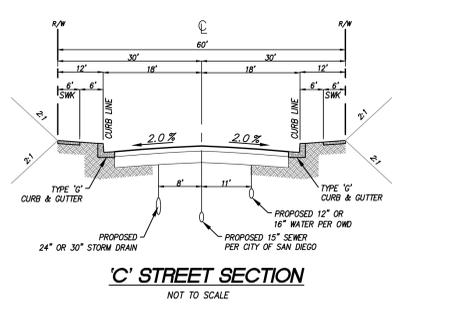
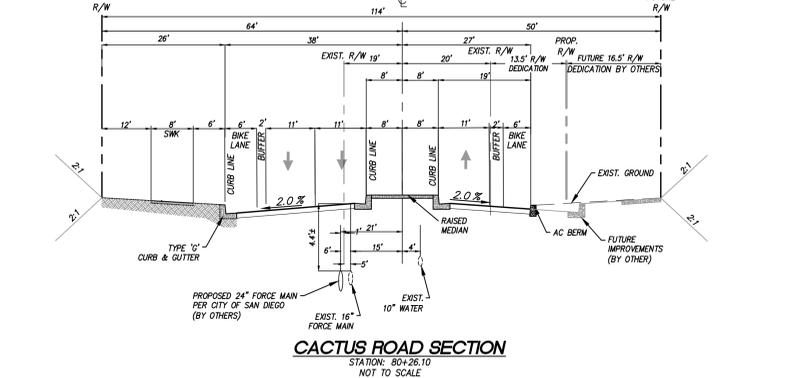
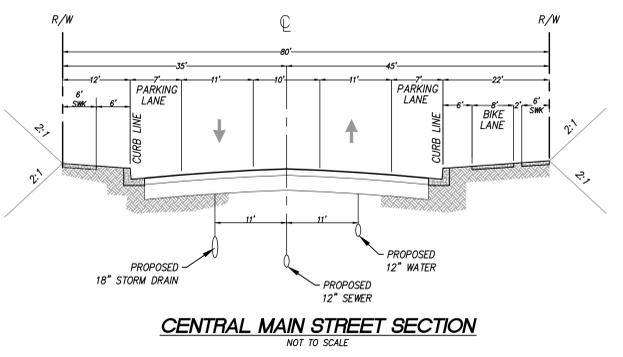
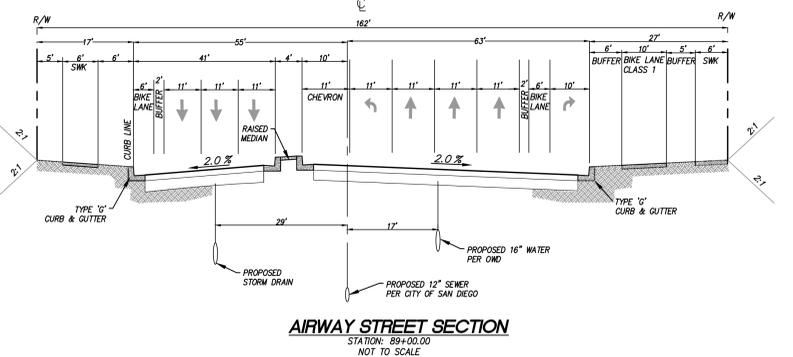
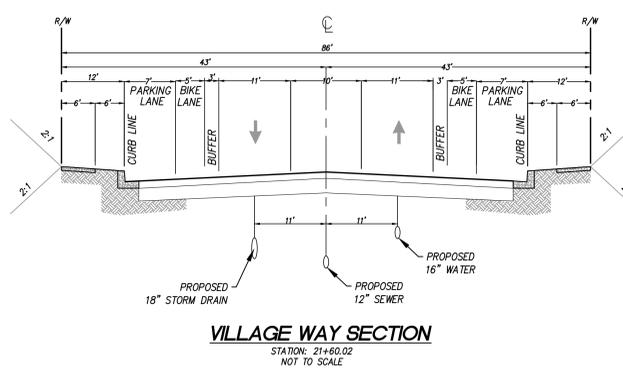
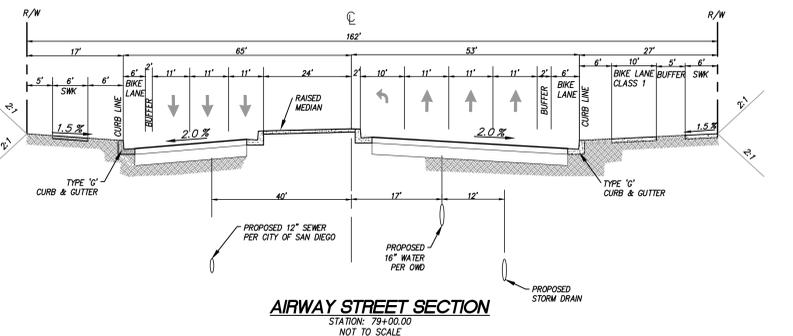
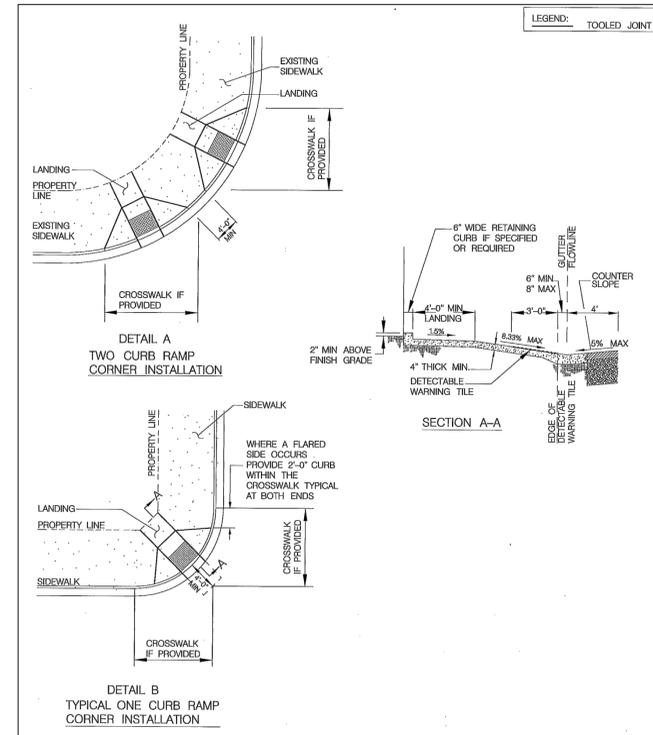
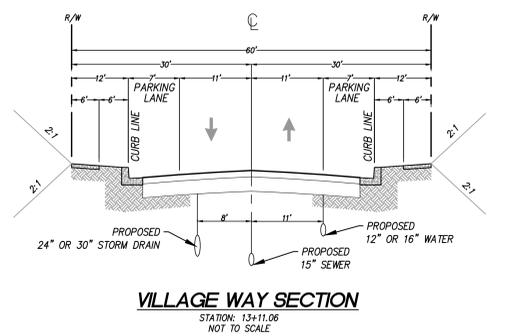
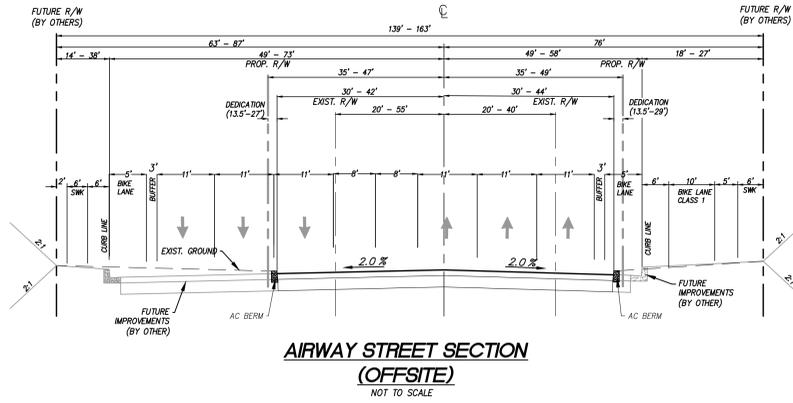
**PROJECT DESIGN CONSULTANTS**  
Planning | Landscape Architecture | Engineering | Survey

701 'B' Street, Suite 800  
San Diego, CA 92101  
619.235.6471 Tel  
619.234.0349 Fax

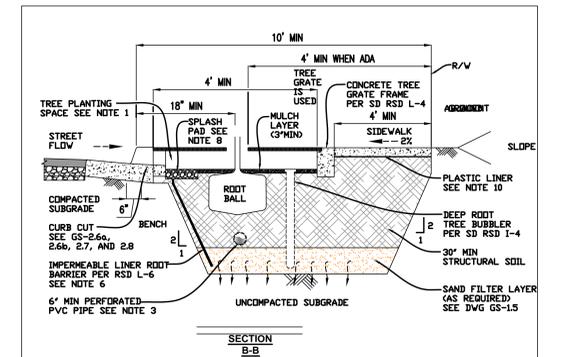
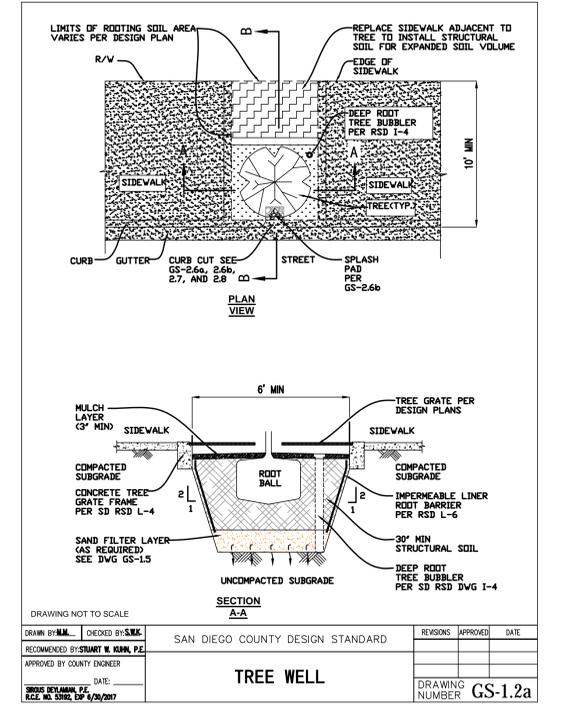
PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:	701 'B' STREET, SUITE 800	REVISION 12:	
	SAN DIEGO, CALIFORNIA 92101	REVISION 11:	
PHONE #:	(619) 235-6471	REVISION 10:	
PROJECT ADDRESS:		REVISION 09:	
	SAN DIEGO, CALIFORNIA	REVISION 08:	
PROJECT NAME:	LUMINA	REVISION 07:	
		REVISION 06:	
		REVISION 05:	
		REVISION 04:	
		REVISION 03:	
		REVISION 02:	08/17/2018
		REVISION 01:	10/13/2017
SHEET TITLE:	TITLE SHEET	ORIGINAL DATE:	06/01/2017
		SHEET	1 OF 35
		DEP #	

# LUMINA

## TENTATIVE MAP NO. 1972222



**NOTE:**  
LUMINA WILL BUILD WHAT IS SHOWN UNLESS OTHERWISE NOTED "BY OTHERS"

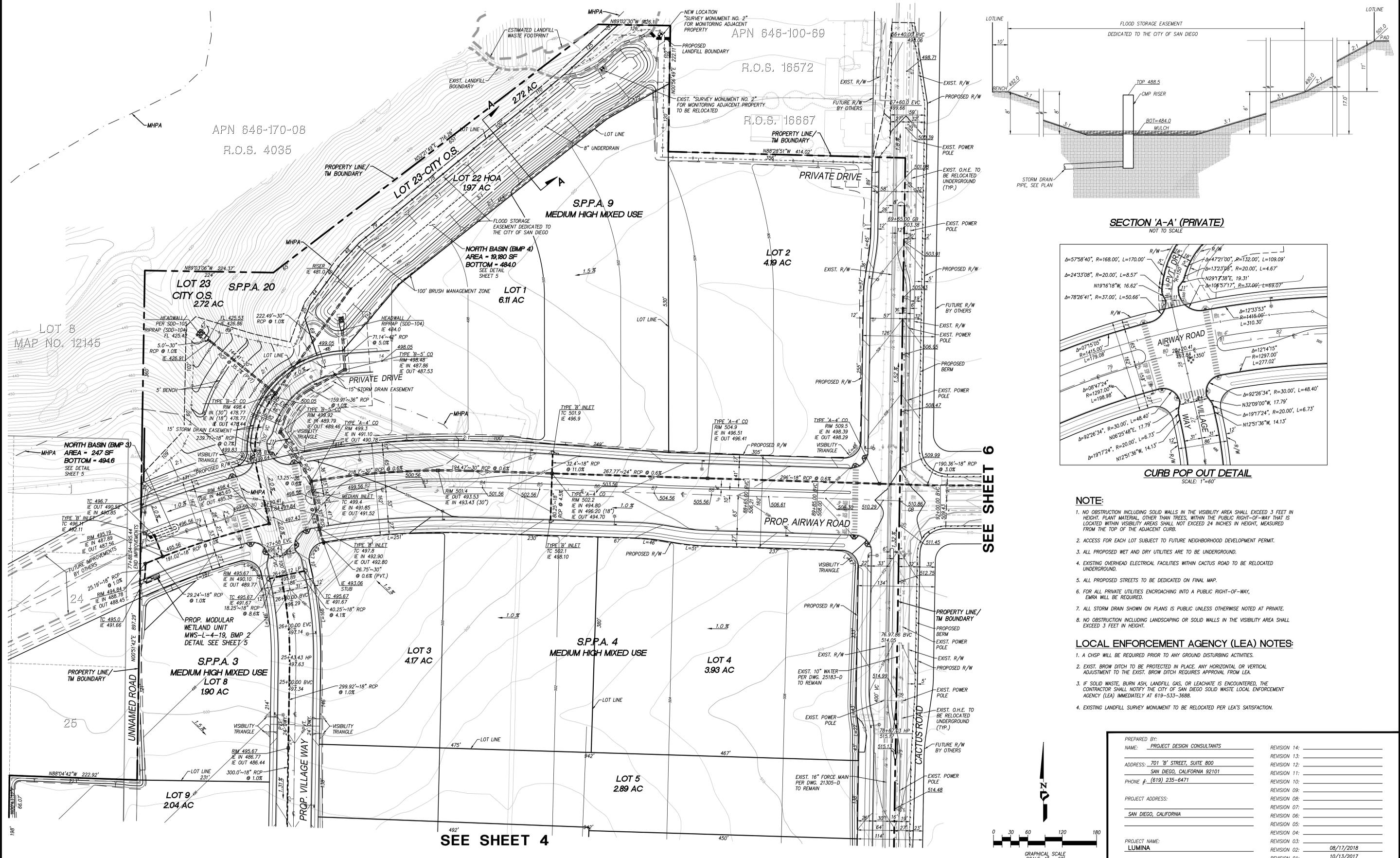


- NOTES:**
- MINIMUM OPEN TREE PLANTING SPACE DIMENSION 4'x6'.
  - MAXIMUM WATERSHED AREA: 6 TIMES AREA OF THE OPEN TREE PLANTING AREA.
  - SEE DWG GS-1.5 FOR BOTTOM SAND LAYER AND SUBSURFACE DRAINAGE REQUIREMENTS.
  - FOR SIDEWALK OVER STRUCTURAL SOIL DETAIL OPTIONS, SEE DWG GS-1.5.
  - SEE SD RSD DWG L-1 THROUGH L-4 FOR TREE INSTALLATION REQUIREMENTS.
  - PROVIDE 18" DEEP ROOT BARRIER ON STREET SIDE OF TREE WELL AS NECESSARY.
  - REMOVE WIRE AND BURLAP FROM ROOT BALL PRIOR TO BACKFILLING.
  - PROVIDE SPLASH PAD FOR TREE PLANTING SPACE PER GS-2.6b.
  - IN SOME INSTANCES A MODIFIED SECTION BELOW CURB MAY BE REQUIRED BASED ON SOIL CONDITIONS.
  - PROVIDE PLASTIC LINER WHERE CONCRETE WILL BE POURED ON TOP OF STRUCTURAL SOIL PER GREEN BOOK STANDARD SPECIFICATIONS SECTION 201-2.

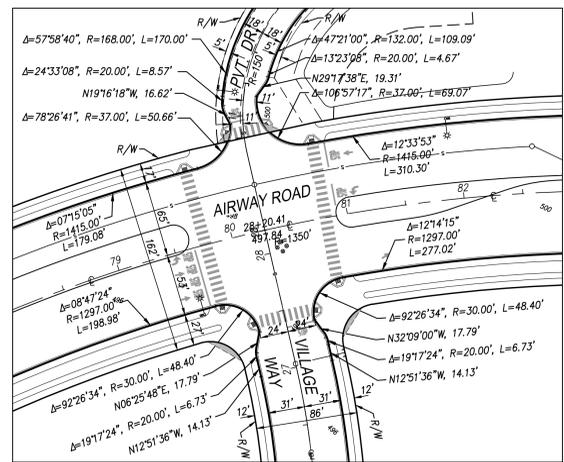
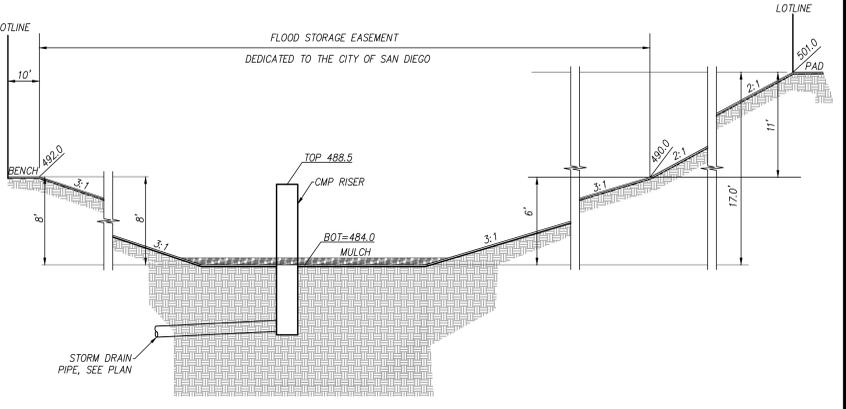
PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13:
PHONE #: (619) 235-6471	REVISION 12:
PROJECT ADDRESS: SAN DIEGO, CALIFORNIA	REVISION 11:
PROJECT NAME: LUMINA	REVISION 10:
SHEET TITLE: STREET CROSS SECTIONS	REVISION 09:
	REVISION 08:
	REVISION 07:
	REVISION 06:
	REVISION 05:
	REVISION 04:
	REVISION 03:
	REVISION 02: 08/17/2018
	REVISION 01: 10/13/2017
ORIGINAL DATE: 06/01/2017	
SHEET 2 OF 35	
DEP #	

# LUMINA

## TENTATIVE MAP NO. 1972222



SEE SHEET 6

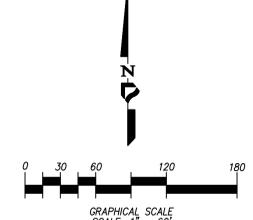


- NOTE:**
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  - ACCESS FOR EACH LOT SUBJECT TO FUTURE NEIGHBORHOOD DEVELOPMENT PERMIT.
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  - ALL PROPOSED STREETS TO BE DEDICATED ON FINAL MAP.
  - FOR ALL PRIVATE UTILITIES ENCRANCHING INTO A PUBLIC RIGHT-OF-WAY, EMRA WILL BE REQUIRED.
  - ALL STORM DRAIN SHOWN ON PLANS IS PUBLIC UNLESS OTHERWISE NOTED AT PRIVATE.
  - NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.

**LOCAL ENFORCEMENT AGENCY (LEA) NOTES:**

- A CHSP WILL BE REQUIRED PRIOR TO ANY GROUND DISTURBING ACTIVITIES.
- EXIST. BROW DITCH TO BE PROTECTED IN PLACE. ANY HORIZONTAL OR VERTICAL ADJUSTMENT TO THE EXIST. BROW DITCH REQUIRES APPROVAL FROM LEA.
- IF SOLID WASTE, BURN ASH, LANDFILL GAS, OR LEACHATE IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN DIEGO SOLID WASTE LOCAL ENFORCEMENT AGENCY (LEA) IMMEDIATELY AT 619-533-3688.
- EXISTING LANDFILL SURVEY MONUMENT TO BE RELOCATED PER LEA'S SATISFACTION.

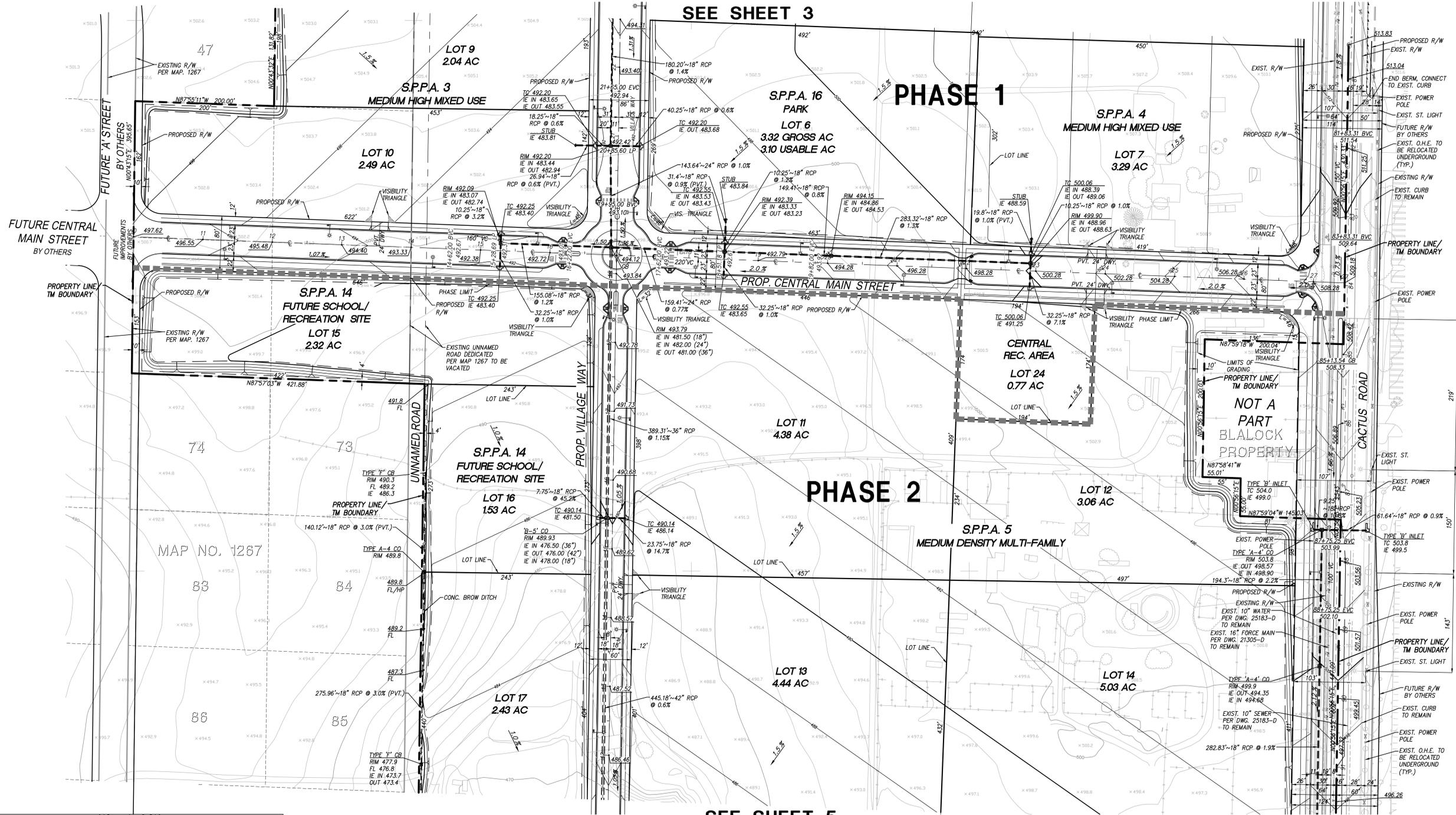
PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:	
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13:	
PHONE #: (619) 235-6471	REVISION 12:	
PROJECT ADDRESS: SAN DIEGO, CALIFORNIA	REVISION 11:	
PROJECT NAME: LUMINA	REVISION 10:	
SHEET TITLE: GRADING AND STORM DRAIN PLANS	REVISION 09:	
	REVISION 08:	
	REVISION 07:	
	REVISION 06:	
	REVISION 05:	
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	REVISION 03:	
	REVISION 02:	08/17/2018
	REVISION 01:	10/13/2017
	ORIGINAL DATE:	06/01/2017
	SHEET	3 OF 35
	DEP #	



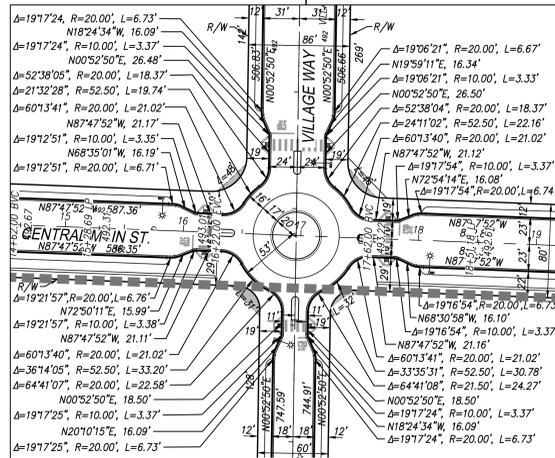
# LUMINA

TENTATIVE MAP NO. 1972222

SEE SHEET 3



SEE SHEET 5



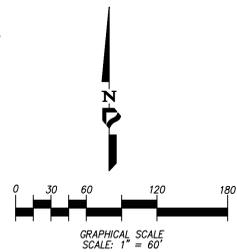
CURB ROUNDABOUT DETAIL  
SCALE: 1"=60'

**LEGEND:**

■■■■■■■■■■ PHASE LIMIT LINE

**NOTE:**

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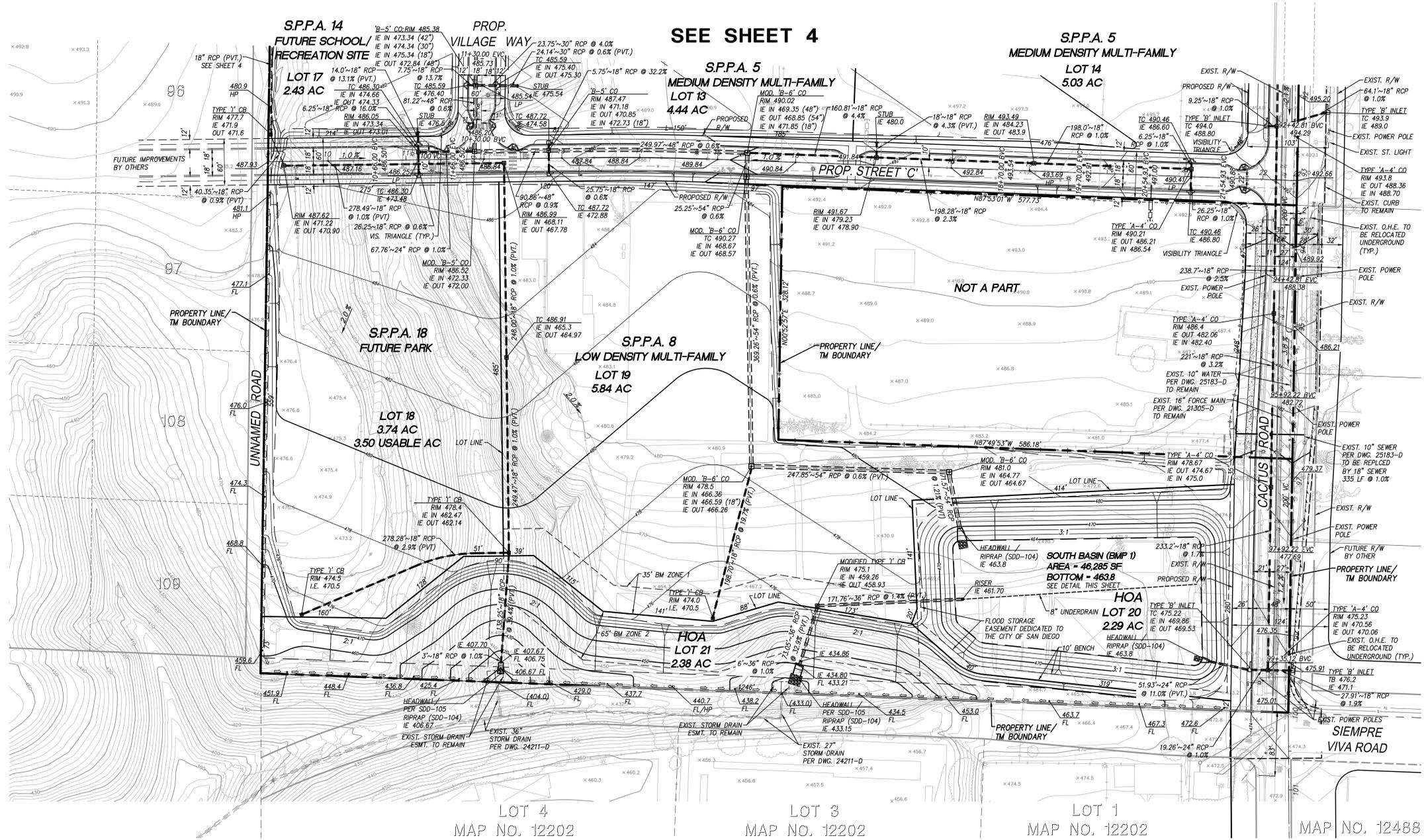


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SHEET TITLE: GRADING AND STORM DRAIN PLANS	REVISION 09:
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ORIGINAL DATE: 06/01/2017	
SHEET 4 OF 35	
DEP #	

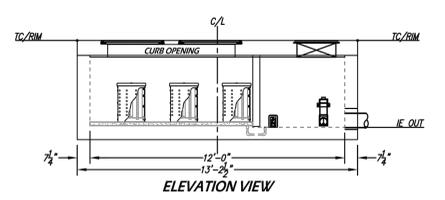
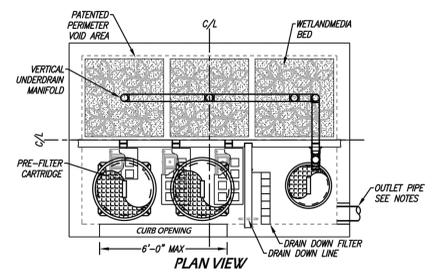
# LUMINA

## TENTATIVE MAP NO. 1972222

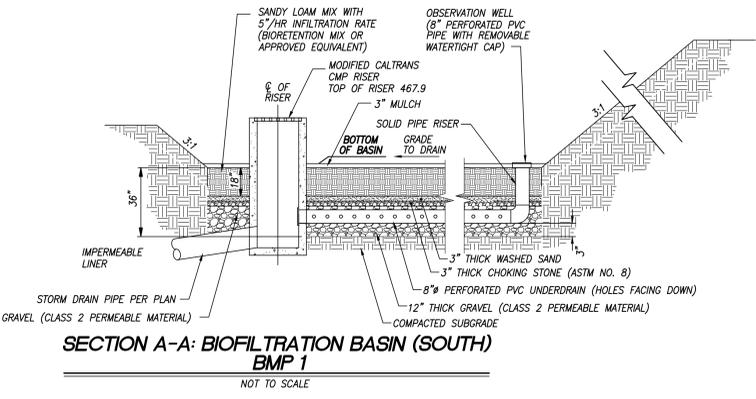
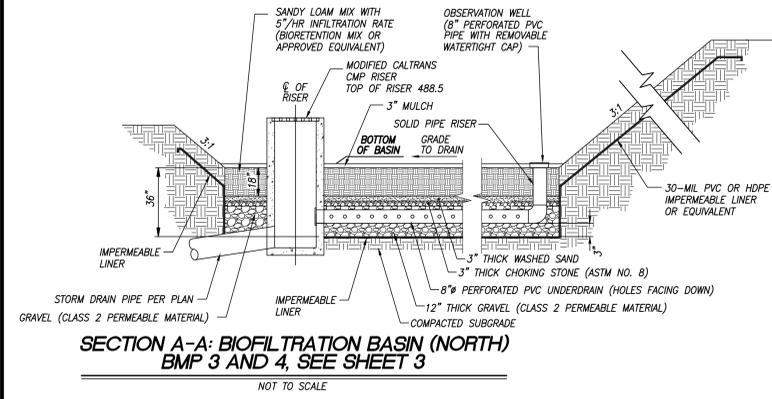
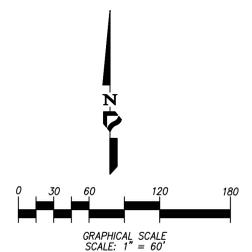
SEE SHEET 4



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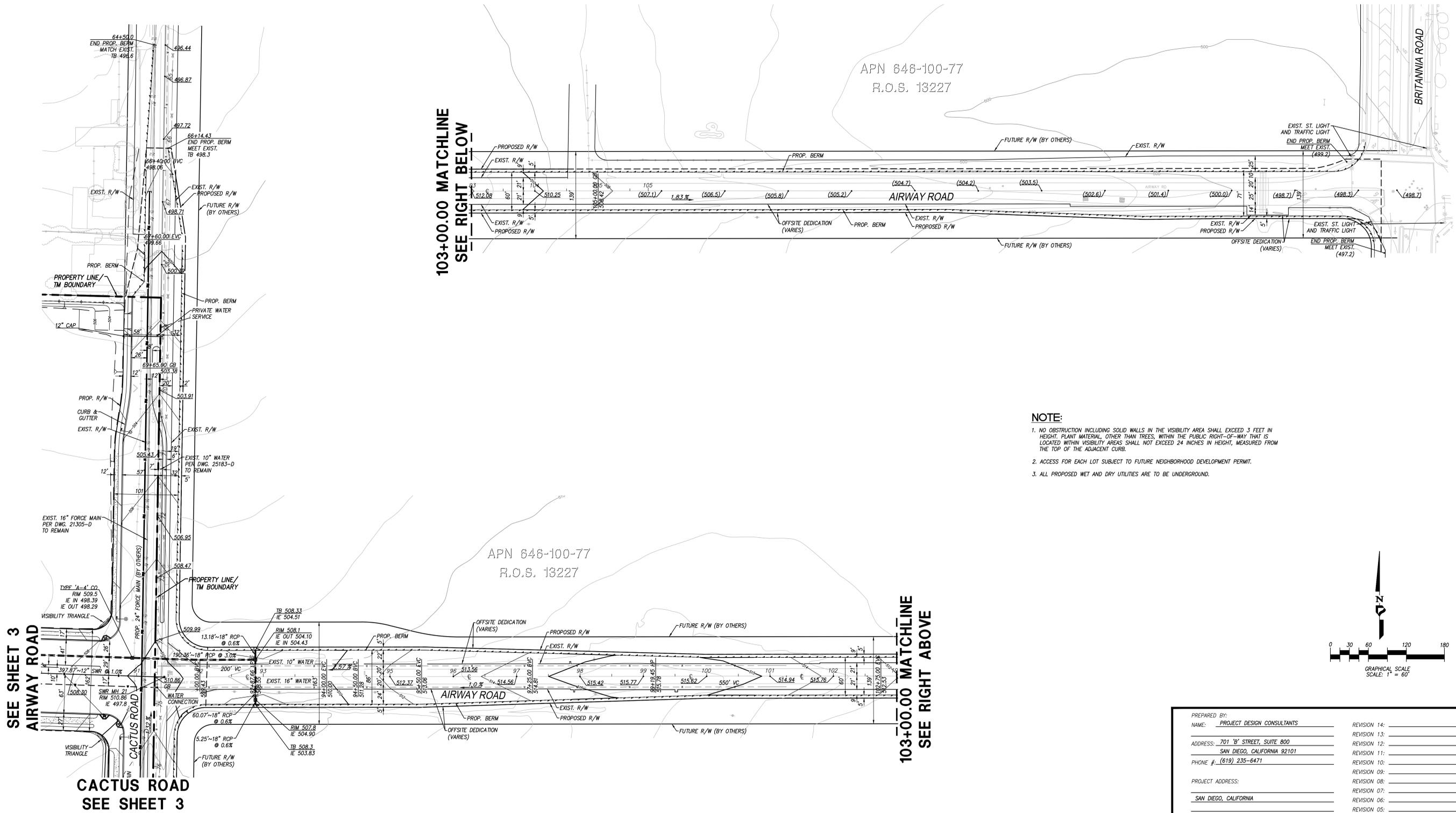
**MODULAR WETLAND UNIT**  
MWS-L-4-19 BMP 2  
SEE SHEET 3  
NOT TO SCALE



PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13:
PHONE #: (619) 235-6471	REVISION 12:
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SHEET TITLE: GRADING AND STORM DRAIN PLANS	REVISION 09:
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	REVISION 03:
	REVISION 02: 08/17/2018
	REVISION 01: 10/13/2017
	ORIGINAL DATE: 06/01/2017
	SHEET 5 OF 35
	DEP #

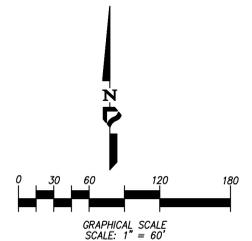
# LUMINA

TENTATIVE MAP NO. 1972222



**NOTE:**

1. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
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<p>PREPARED BY: PROJECT DESIGN CONSULTANTS</p> <p>NAME: PROJECT DESIGN CONSULTANTS</p> <p>ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101</p> <p>PHONE #: (619) 235-6471</p> <p>PROJECT ADDRESS: SAN DIEGO, CALIFORNIA</p> <p>PROJECT NAME: LUMINA</p> <p>SHEET TITLE: OFFSITE GRADING PLANS</p>	<table border="0" style="width: 100%;"> <tr><td>REVISION 14:</td><td>_____</td></tr> <tr><td>REVISION 13:</td><td>_____</td></tr> <tr><td>REVISION 12:</td><td>_____</td></tr> <tr><td>REVISION 11:</td><td>_____</td></tr> <tr><td>REVISION 10:</td><td>_____</td></tr> <tr><td>REVISION 09:</td><td>_____</td></tr> <tr><td>REVISION 08:</td><td>_____</td></tr> <tr><td>REVISION 07:</td><td>_____</td></tr> <tr><td>REVISION 06:</td><td>_____</td></tr> <tr><td>REVISION 05:</td><td>_____</td></tr> <tr><td>REVISION 04:</td><td>_____</td></tr> <tr><td>REVISION 03:</td><td>_____</td></tr> <tr><td>REVISION 02:</td><td>08/17/2018</td></tr> <tr><td>REVISION 01:</td><td>10/13/2017</td></tr> </table> <p>ORIGINAL DATE: 06/01/2017</p> <p>SHEET 6 OF 35</p> <p>DEP # _____</p>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	_____	REVISION 05:	_____	REVISION 04:	_____	REVISION 03:	_____	REVISION 02:	08/17/2018	REVISION 01:	10/13/2017
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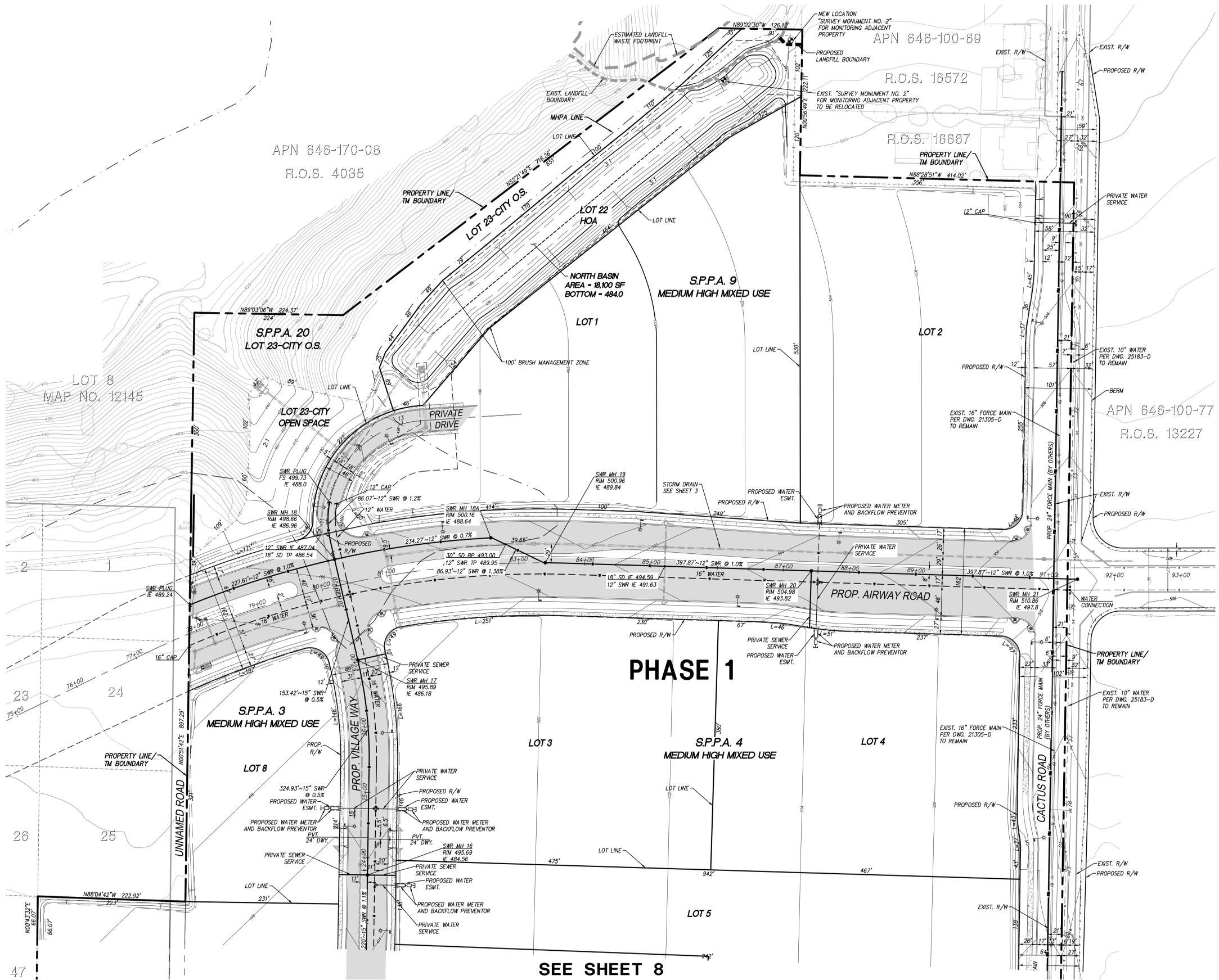
**PROJECT DESIGN CONSULTANTS**

Planning | Landscape Architecture | Engineering | Survey

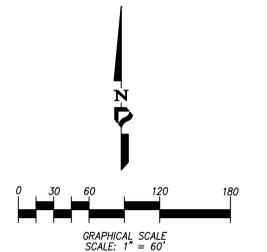
701 B Street, Suite 800  
San Diego, CA 92101  
619.235.6471 Tel.  
619.234.0340 Fax

# LUMINA

## TENTATIVE MAP NO. 1972222



- NOTE:**
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**SEE SHEET 8**

PREPARED BY: PROJECT DESIGN CONSULTANTS		REVISION 14:	_____
NAME: PROJECT DESIGN CONSULTANTS		REVISION 13:	_____
ADDRESS: 701 B STREET, SUITE 800		REVISION 12:	_____
SAN DIEGO, CALIFORNIA 92101		REVISION 11:	_____
PHONE #: (619) 235-6471		REVISION 10:	_____
PROJECT ADDRESS:		REVISION 09:	_____
SAN DIEGO, CALIFORNIA		REVISION 08:	_____
PROJECT NAME:		REVISION 07:	_____
LUMINA		REVISION 06:	_____
SHEET TITLE:		REVISION 05:	_____
SEWER AND WATER PLANS		REVISION 04:	_____
REVISION 02:		REVISION 03:	_____
REVISION 01:		REVISION 02:	08/17/2018
ORIGINAL DATE:		REVISION 01:	10/13/2017
SHEET TITLE:		SHEET	7 OF 35
SEWER AND WATER PLANS		DEP #	_____

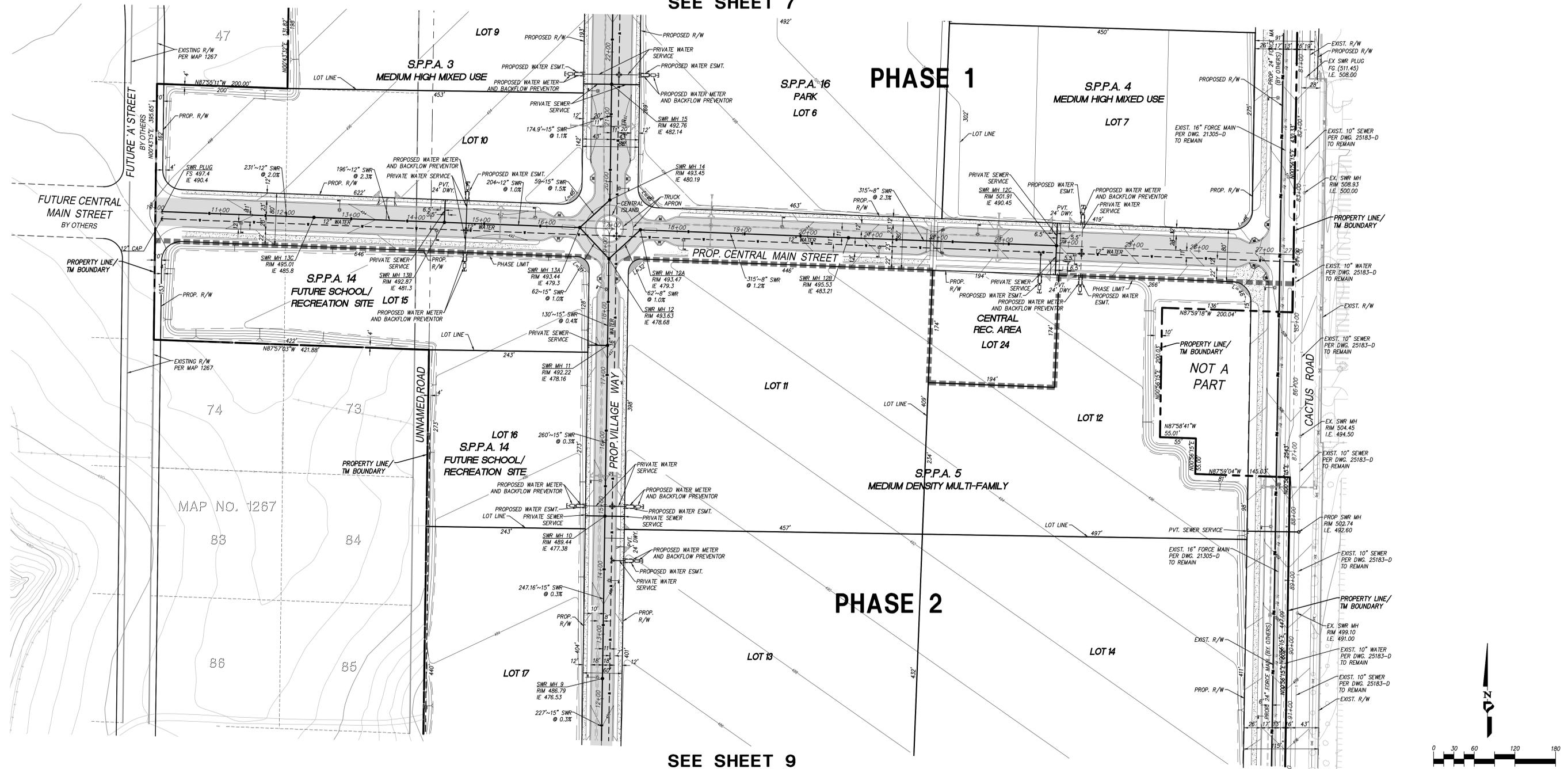
**PROJECT DESIGN CONSULTANTS**  
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701 B Street, Suite 800  
 San Diego, CA 92101  
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 619.234.0340 Fax

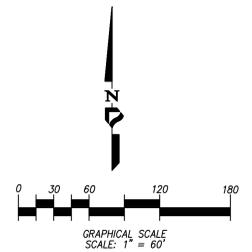
# LUMINA

TENTATIVE MAP NO. 1972222

SEE SHEET 7



SEE SHEET 9



**NOTE:**

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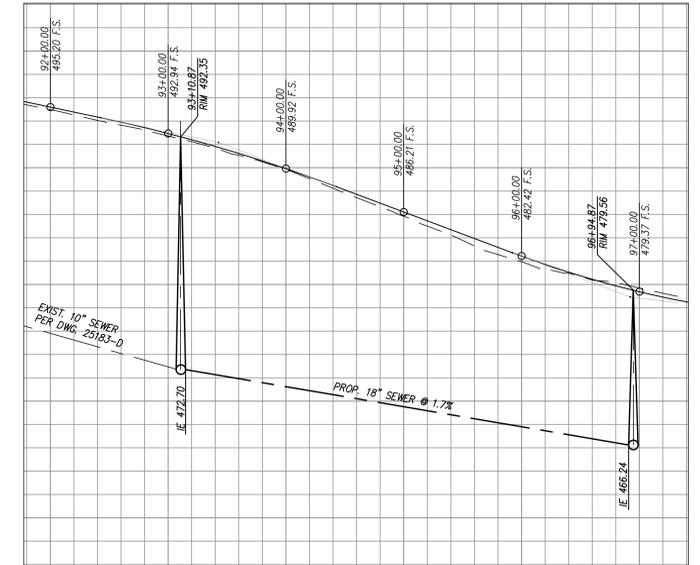
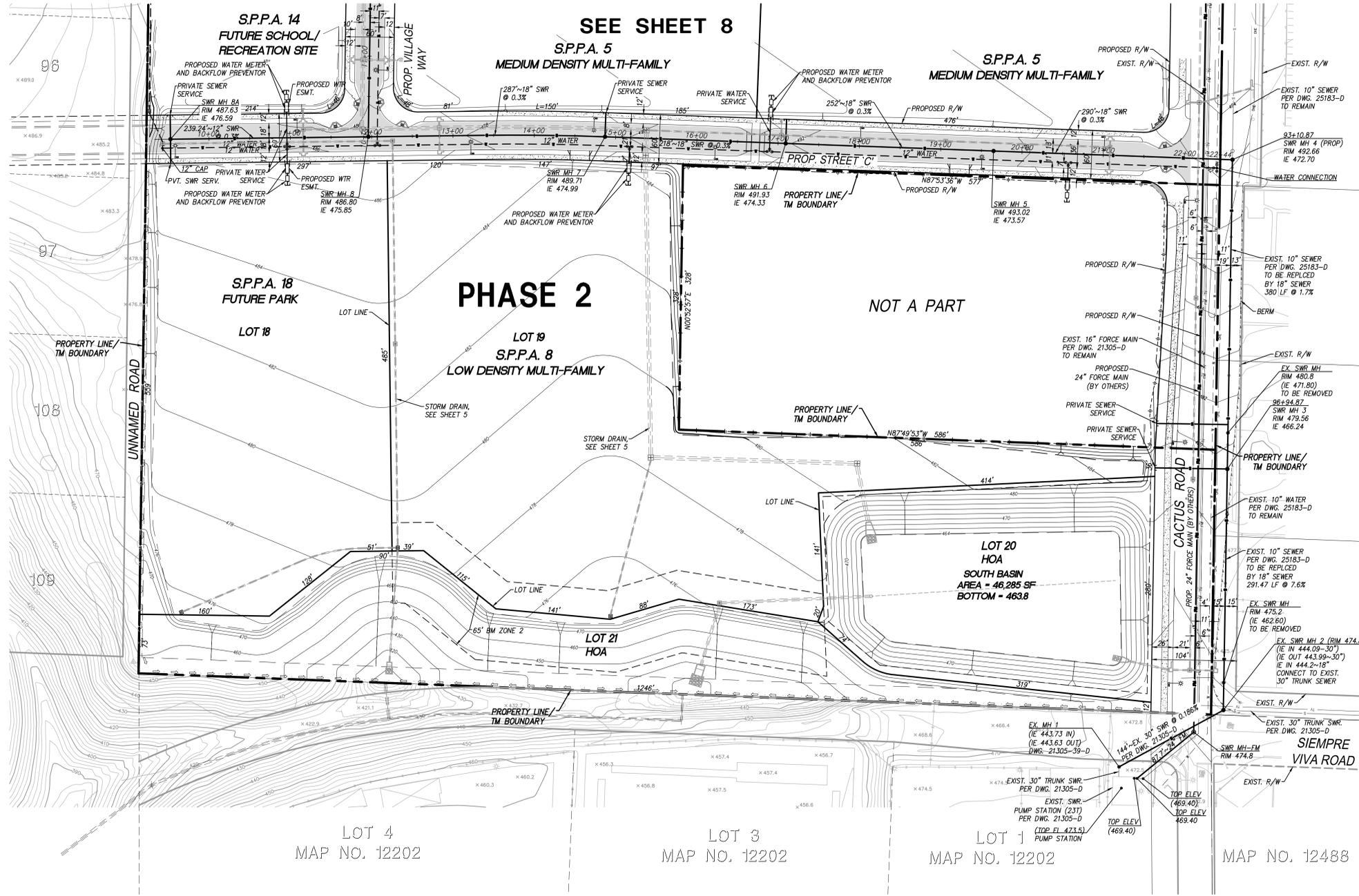
PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:
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SHEET TITLE: SEWER AND WATER PLANS	REVISION 09:
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ORIGINAL DATE: 06/01/2017	
SHEET 8 OF 35	
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# LUMINA

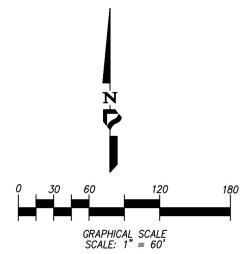
## TENTATIVE MAP NO. 1972222

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**PROFILE: PORTION PROP. 18" SEWER  
(CACTUS ROAD)**  
SCALE: H: 1"=60', V: 1"=6'



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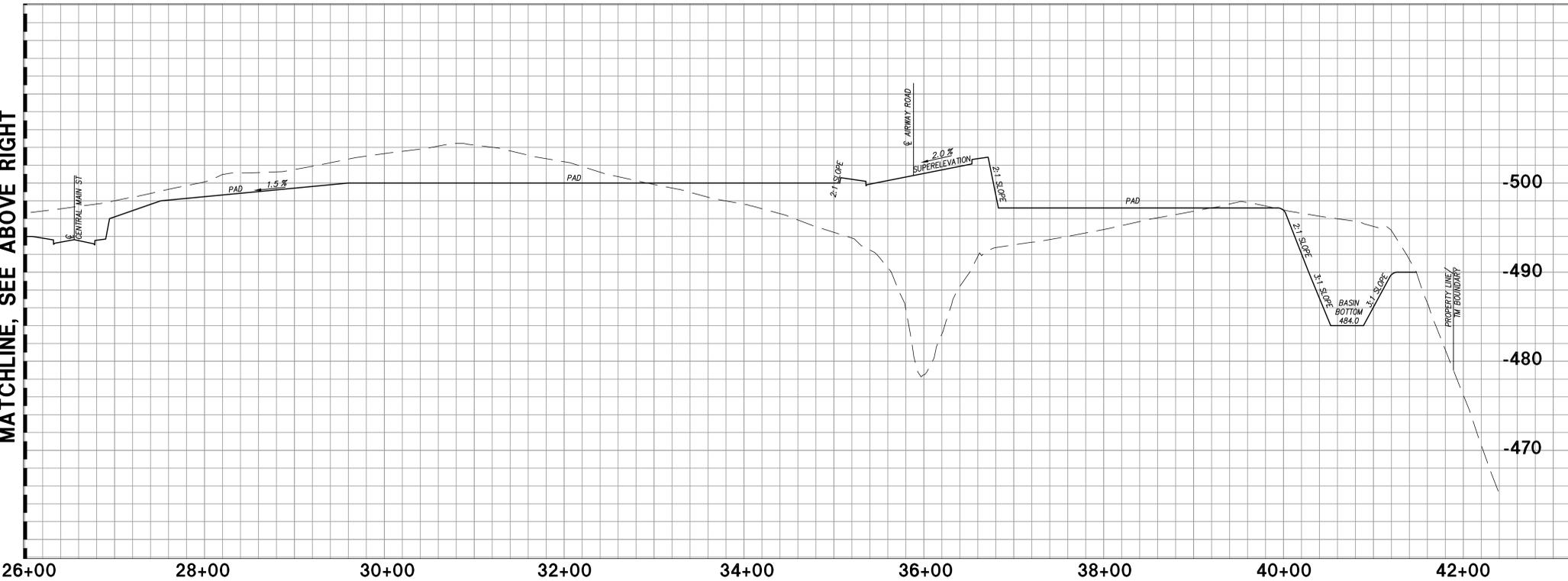
# LUMINA

TENTATIVE MAP NO. 1972222



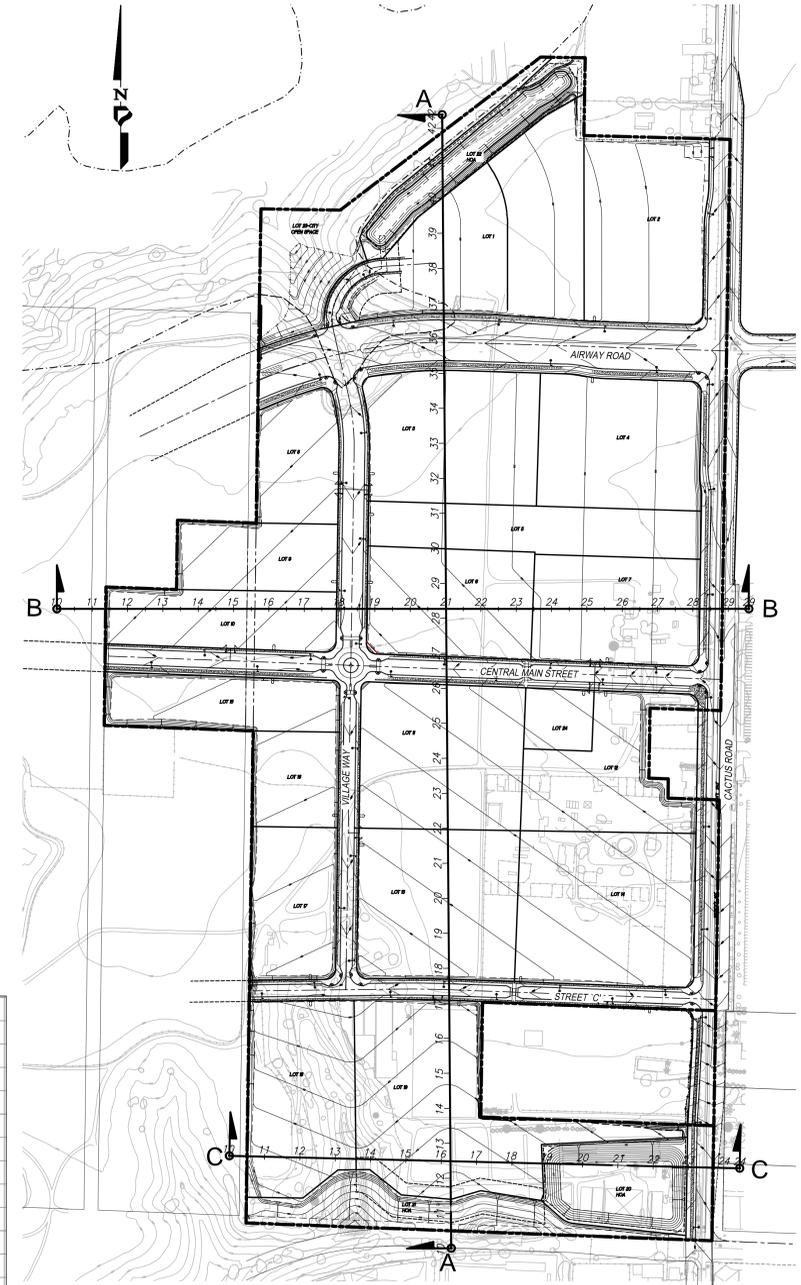
**SECTION A-A**

SCALE: H: 1" = 60'  
V: 1" = 6'



**SECTION A-A**

SCALE: H: 1" = 60'  
V: 1" = 6'



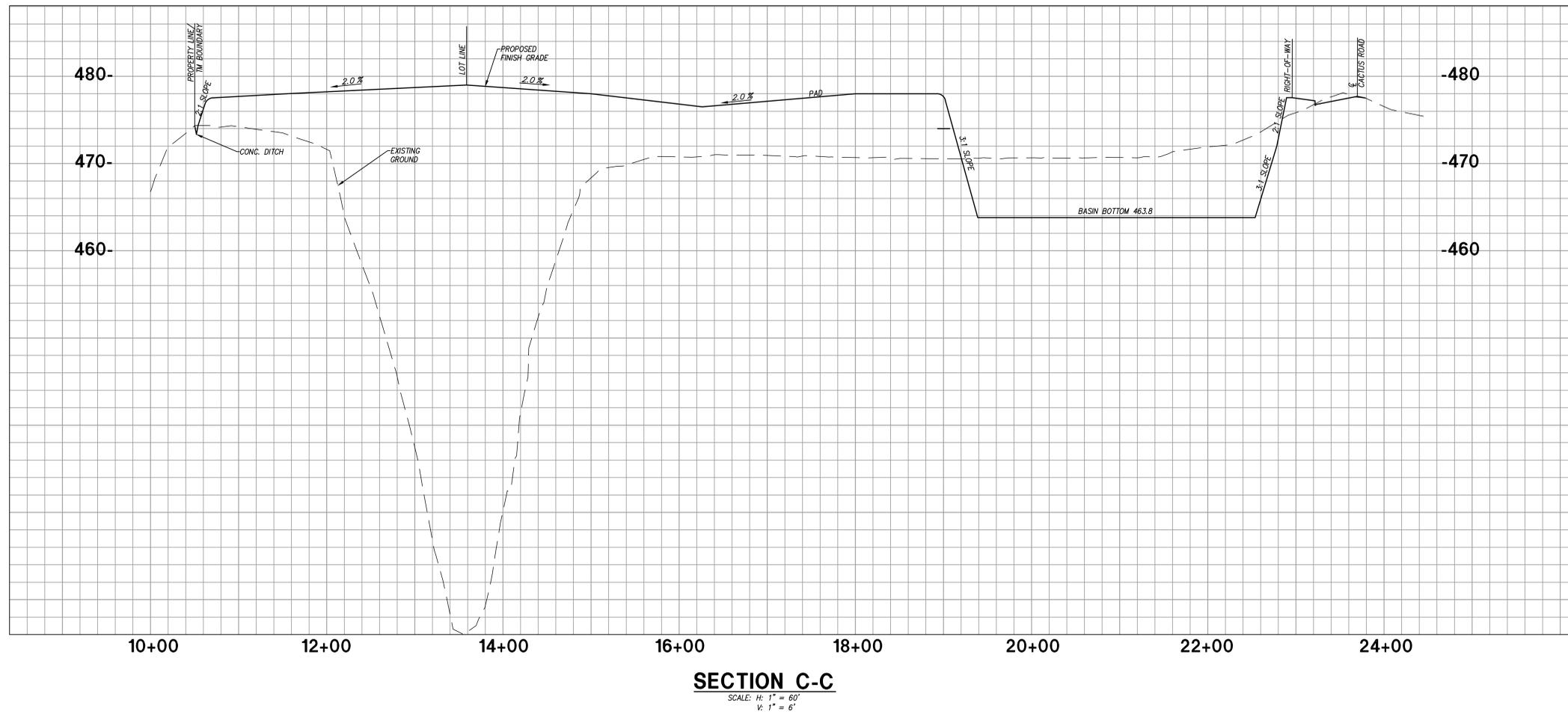
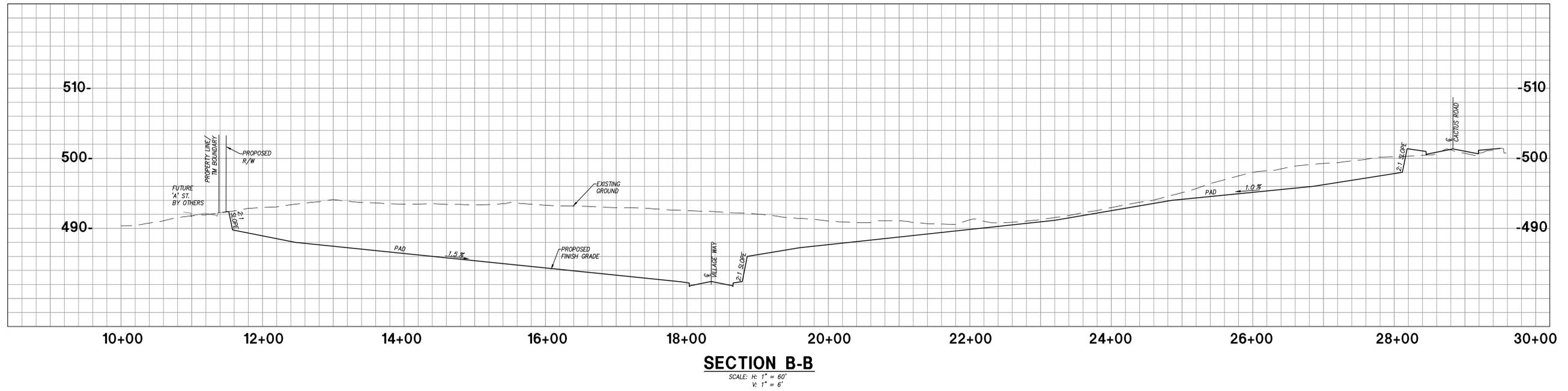
**KEY MAP**

SCALE: 1" = 200'

<p>PREPARED BY: NAME: <u>PROJECT DESIGN CONSULTANTS</u></p> <p>ADDRESS: <u>701 "B" STREET, SUITE 800</u> <u>SAN DIEGO, CALIFORNIA 92101</u></p> <p>PHONE #: <u>(619) 235-6471</u></p> <p>PROJECT ADDRESS: <u>SAN DIEGO, CALIFORNIA</u></p> <p>PROJECT NAME: <u>LUMINA</u></p> <p>SHEET TITLE: <u>CROSS SECTIONS</u></p>	<table style="width: 100%; border-collapse: collapse;"> <tr><td>REVISION 14:</td><td>_____</td></tr> <tr><td>REVISION 13:</td><td>_____</td></tr> <tr><td>REVISION 12:</td><td>_____</td></tr> <tr><td>REVISION 11:</td><td>_____</td></tr> <tr><td>REVISION 10:</td><td>_____</td></tr> <tr><td>REVISION 09:</td><td>_____</td></tr> <tr><td>REVISION 08:</td><td>_____</td></tr> <tr><td>REVISION 07:</td><td>_____</td></tr> <tr><td>REVISION 06:</td><td>_____</td></tr> <tr><td>REVISION 05:</td><td>_____</td></tr> <tr><td>REVISION 04:</td><td>_____</td></tr> <tr><td>REVISION 03:</td><td>_____</td></tr> <tr><td>REVISION 02:</td><td><u>08/17/2018</u></td></tr> <tr><td>REVISION 01:</td><td><u>10/13/2017</u></td></tr> <tr><td>ORIGINAL DATE:</td><td><u>06/01/2017</u></td></tr> <tr><td>SHEET</td><td><u>10</u> OF <u>35</u></td></tr> <tr><td>DEP #</td><td>_____</td></tr> </table>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	_____	REVISION 05:	_____	REVISION 04:	_____	REVISION 03:	_____	REVISION 02:	<u>08/17/2018</u>	REVISION 01:	<u>10/13/2017</u>	ORIGINAL DATE:	<u>06/01/2017</u>	SHEET	<u>10</u> OF <u>35</u>	DEP #	_____
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DEP #	_____																																		

# LUMINA

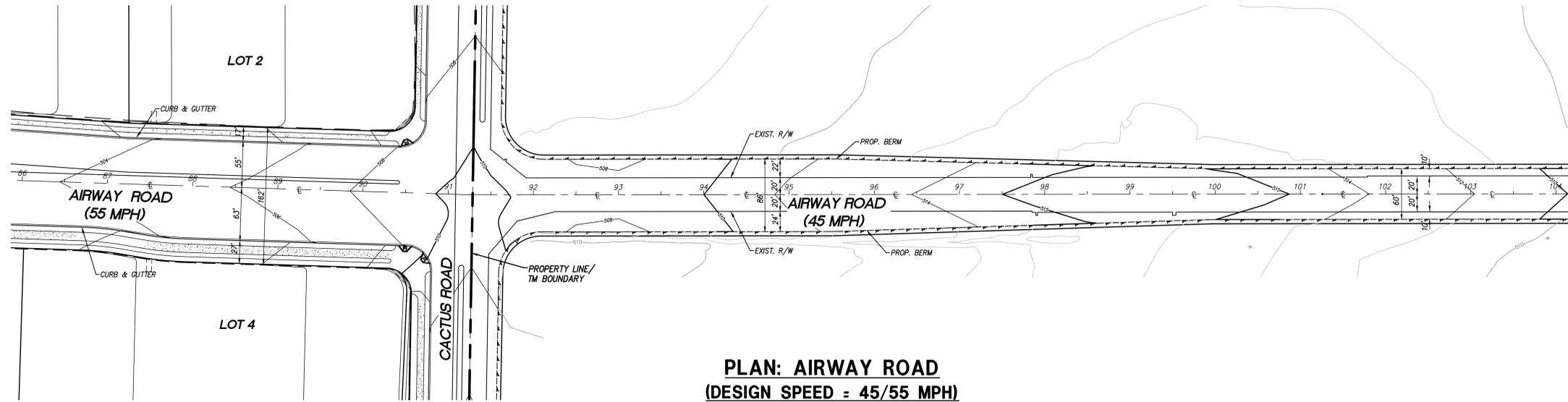
TENTATIVE MAP NO. 1972222



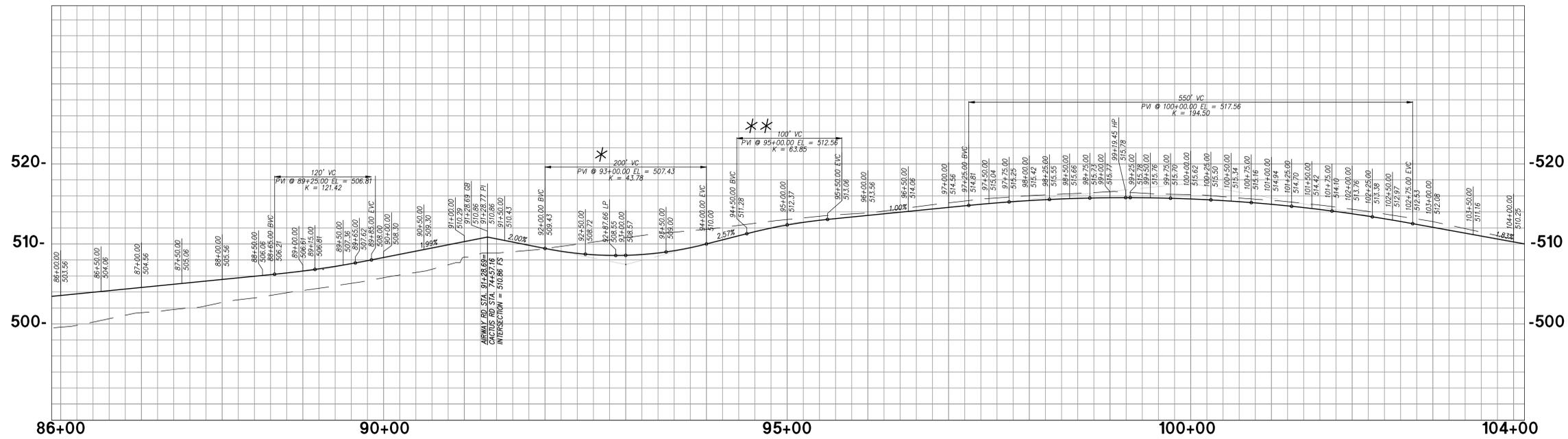
<p>PREPARED BY: NAME: <u>PROJECT DESIGN CONSULTANTS</u></p> <p>ADDRESS: <u>701 "B" STREET, SUITE 800</u> <u>SAN DIEGO, CALIFORNIA 92101</u></p> <p>PHONE #: <u>(619) 235-6471</u></p> <p>PROJECT ADDRESS: <u>SAN DIEGO, CALIFORNIA</u></p> <p>PROJECT NAME: <u>LUMINA</u></p> <p>SHEET TITLE: <u>CROSS SECTIONS</u></p>	<table border="0" style="width: 100%;"> <tr><td>REVISION 14:</td><td>_____</td></tr> <tr><td>REVISION 13:</td><td>_____</td></tr> <tr><td>REVISION 12:</td><td>_____</td></tr> <tr><td>REVISION 11:</td><td>_____</td></tr> <tr><td>REVISION 10:</td><td>_____</td></tr> <tr><td>REVISION 09:</td><td>_____</td></tr> <tr><td>REVISION 08:</td><td>_____</td></tr> <tr><td>REVISION 07:</td><td>_____</td></tr> <tr><td>REVISION 06:</td><td>_____</td></tr> <tr><td>REVISION 05:</td><td>_____</td></tr> <tr><td>REVISION 04:</td><td>_____</td></tr> <tr><td>REVISION 03:</td><td>_____</td></tr> <tr><td>REVISION 02:</td><td><u>08/17/2018</u></td></tr> <tr><td>REVISION 01:</td><td><u>10/13/2017</u></td></tr> <tr><td>ORIGINAL DATE:</td><td><u>06/01/2017</u></td></tr> <tr><td>SHEET</td><td><u>11</u> OF <u>35</u></td></tr> <tr><td>DEP #</td><td>_____</td></tr> </table>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	_____	REVISION 05:	_____	REVISION 04:	_____	REVISION 03:	_____	REVISION 02:	<u>08/17/2018</u>	REVISION 01:	<u>10/13/2017</u>	ORIGINAL DATE:	<u>06/01/2017</u>	SHEET	<u>11</u> OF <u>35</u>	DEP #	_____
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ORIGINAL DATE:	<u>06/01/2017</u>																																		
SHEET	<u>11</u> OF <u>35</u>																																		
DEP #	_____																																		

# LUMINA

TENTATIVE MAP NO. 1972222



**PLAN: AIRWAY ROAD**  
(DESIGN SPEED = 45/55 MPH)



**PROFILE: AIRWAY ROAD**  
(DESIGN SPEED = 45/55 MPH)

SCALE: H: 1" = 60'  
V: 1" = 6'

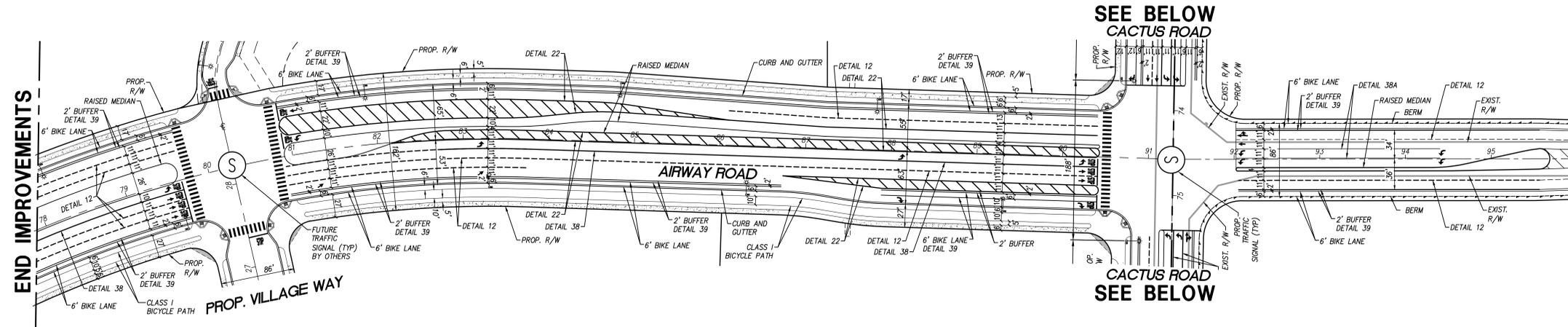
**MODIFIED VERTICAL CURVE**

- \* BASE ON 30 MPH DESIGN SPEED (HIGHWAY DESIGN MANUAL)
- \* \* BASE ON 35 MPH DESIGN SPEED (HIGHWAY DESIGN MANUAL)

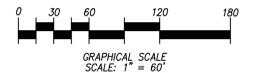
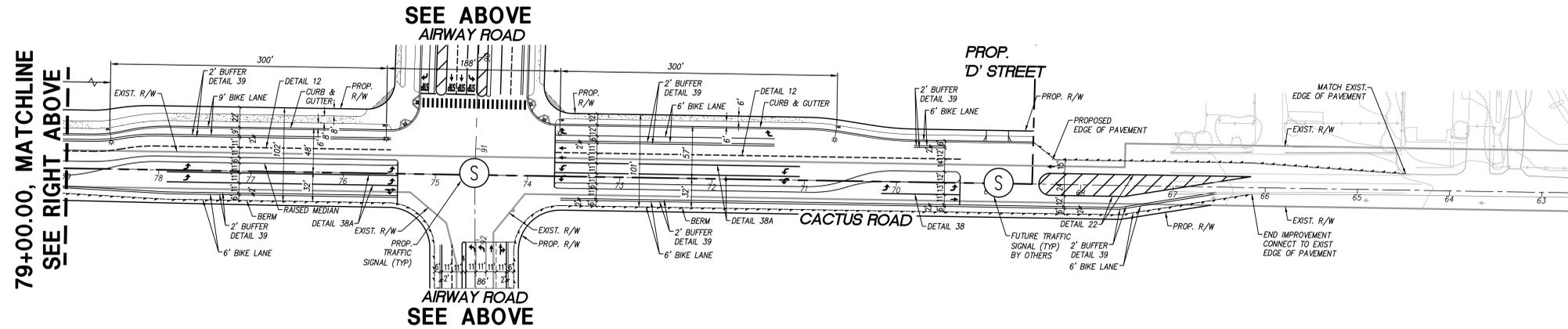
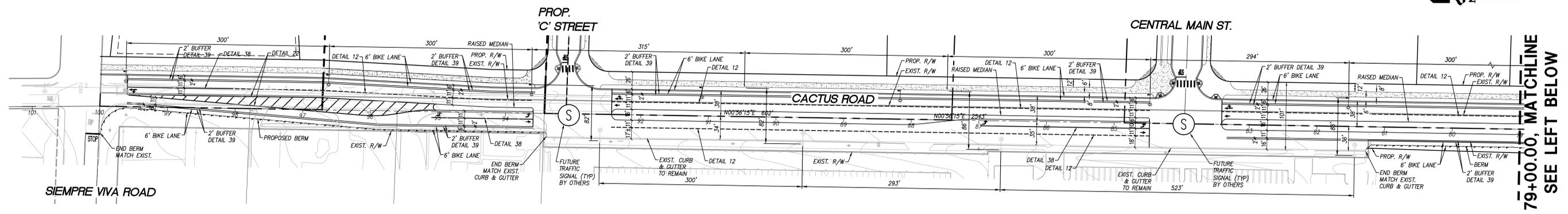
PREPARED BY: PROJECT DESIGN CONSULTANTS		REVISION 14: _____
NAME: _____		REVISION 13: _____
ADDRESS: 701 B STREET, SUITE 800		REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101		REVISION 11: _____
PHONE #: (619) 235-6471		REVISION 10: _____
PROJECT ADDRESS: _____		REVISION 09: _____
SAN DIEGO, CALIFORNIA		REVISION 08: _____
PROJECT NAME: _____		REVISION 07: _____
LUMINA		REVISION 06: _____
REVISION 05: _____		REVISION 04: _____
REVISION 03: _____		REVISION 03: 08/17/2018
REVISION 02: _____		REVISION 02: 10/13/2017
REVISION 01: _____		REVISION 01: 06/01/2017
SHEET TITLE: STREET PROFILE (MODIFIED)		ORIGINAL DATE: 06/01/2017
SHEET 12 OF 35		DEP # _____

# LUMINA

TENTATIVE MAP NO. 1972222



FOR OFFSITE STRIPING  
SEE SHEET 30

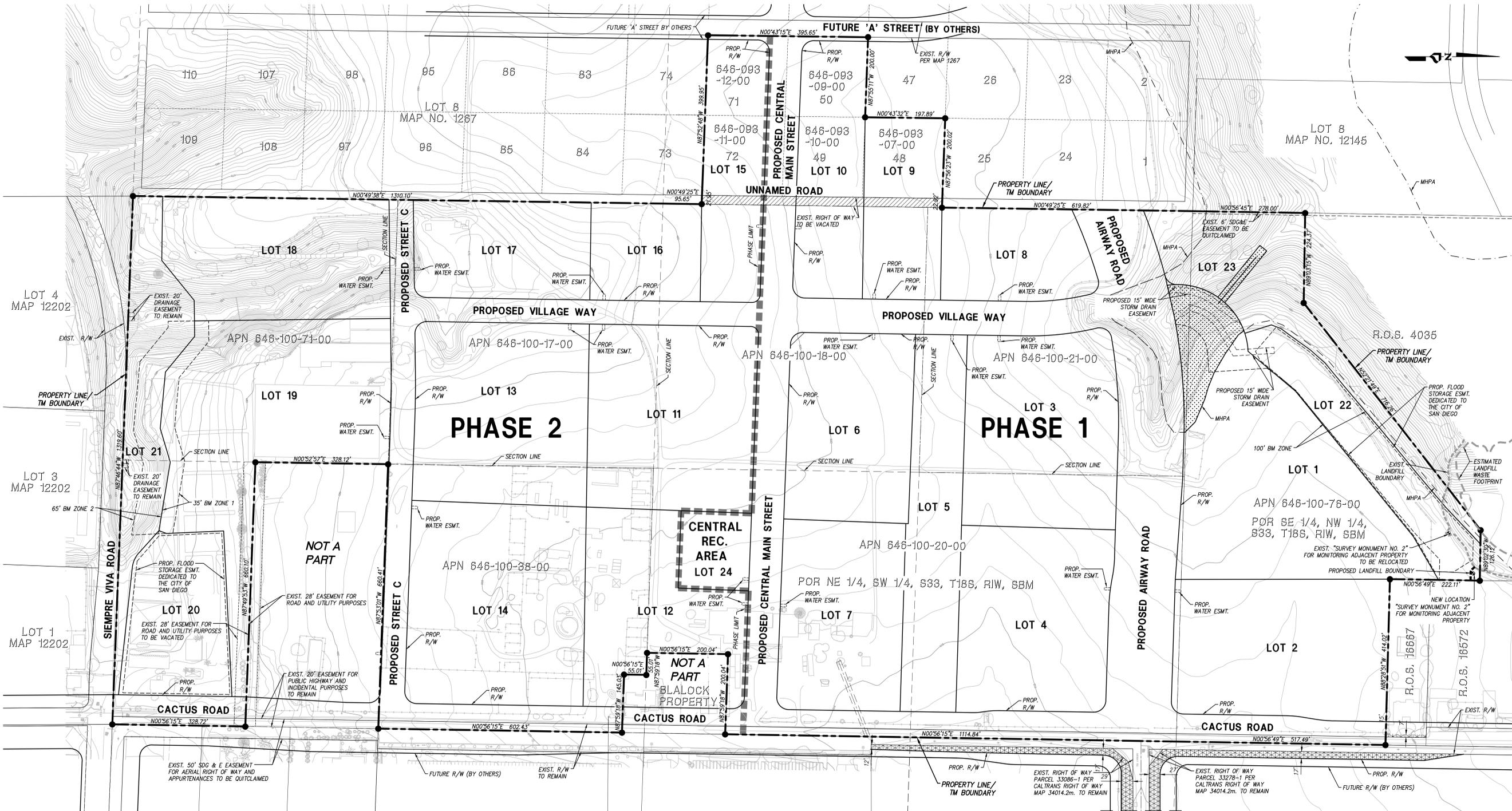


PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13:
PHONE #: (619) 235-6471	REVISION 12:
PROJECT ADDRESS: SAN DIEGO, CALIFORNIA	REVISION 11:
PROJECT NAME: LUMINA	REVISION 10:
SHEET TITLE: STRIPING PLANS	REVISION 09:
	REVISION 08:
	REVISION 07:
	REVISION 06:
	REVISION 05:
	REVISION 04:
	REVISION 03:
	REVISION 02: 08/17/2018
	REVISION 01: 10/13/2017
ORIGINAL DATE: 06/01/2017	
SHEET 13 OF 35	
DEP #	

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 San Diego, CA 92101  
 619.235.6471 Tel  
 619.234.0340 Fax

# LUMINA

## TENTATIVE MAP NO. 1972222



**NOTE:**

APPROXIMATELY 3.1 ACRES OF OFF-SITE LAND TO BE ADDED TO THE MHPA PURSUANT TO THE LUMINA BOUNDARY LINE ADJUSTMENTS (2.3 ACRE NET INCREASE). REFER TO FIGURE 6 OF THE BIOLOGICAL TECHNICAL REPORT FOR THE LUMINA TENTATIVE MAP PROJECT, DATED MARCH 14, 2019, FOR THE LOCATION OF LAND TO BE ADDED TO THE MHPA.

**LEGEND:**

- ROW DEDICATION
- AREA TO BE REMOVED FROM THE MHPA PURSUANT TO LUMINA BOUNDARY LINE ADJUSTMENT.

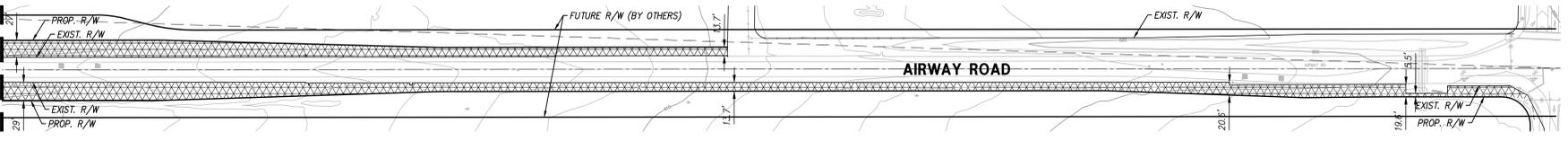
**MONUMENT NOTES:**

- 2" IRON PIPE TO BE SET PER FINAL MAP SEE R.O.S. 22398 AND R.O.S. 16567
- INTERIOR MONUMENTS TO BE SET PER FINAL MAP

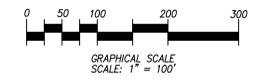
**NOTE:**

ALL STREETS WITHIN TM BOUNDARY TO BE DEDICATED ON THE FINAL MAP WITH THE EXCEPTION OF THE UNNAMED ROAD AS SHOWN ON THIS SHEET TO BE VACATED.

MATCHLINE SEE ABOVE RIGHT



**MATCHLINE**  
**SEE BELOW LEFT**



PREPARED BY: PROJECT DESIGN CONSULTANTS		REVISION 14:	_____
NAME: _____		REVISION 13:	_____
ADDRESS: 701 "B" STREET, SUITE 800		REVISION 12:	_____
SAN DIEGO, CALIFORNIA 92101		REVISION 11:	_____
PHONE #: (619) 235-6471		REVISION 10:	_____
PROJECT ADDRESS:		REVISION 09:	_____
SAN DIEGO, CALIFORNIA		REVISION 08:	_____
PROJECT NAME:		REVISION 07:	_____
LUMINA		REVISION 06:	_____
EXISTING TOPOGRAPHY, EASEMENTS,		REVISION 05:	_____
PROPOSED LOTS & PROPOSED R/W		REVISION 04:	_____
SHEET TITLE:		REVISION 03:	_____
EXISTING TOPOGRAPHY, EASEMENTS,		REVISION 02:	08/17/2018
PROPOSED LOTS & PROPOSED R/W		REVISION 01:	10/13/2017
SHEET # 14 OF 35		ORIGINAL DATE:	06/01/2017
DEP # _____			

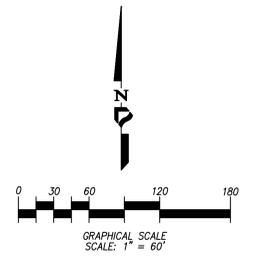
# LUMINA

## TENTATIVE MAP NO. 1972222



**LEGEND**

AREAS OF NATURAL TOPOGRAPHY < 25% 3,691,916 SF (84.75 AC)	
AREAS OF NATURAL TOPOGRAPHY > 25% 337,652 SF (7.75 AC)	
PROPERTY LINE/ TM BOUNDARY	
PROPOSED SLOPE	
DAYLIGHT	
PROPOSED CONTOUR	
EXISTING CONTOUR	



PREPARED BY: NAME: <u>PROJECT DESIGN CONSULTANTS</u>	REVISION 14: _____
ADDRESS: <u>701 "B" STREET, SUITE 800</u>	REVISION 13: _____
<u>SAN DIEGO, CALIFORNIA 92101</u>	REVISION 12: _____
PHONE #: <u>(619) 235-6471</u>	REVISION 11: _____
PROJECT ADDRESS:	REVISION 10: _____
<u>SAN DIEGO, CALIFORNIA</u>	REVISION 09: _____
PROJECT NAME:	REVISION 08: _____
<u>LUMINA</u>	REVISION 07: _____
REVISION 06: _____	REVISION 06: _____
REVISION 05: _____	REVISION 05: _____
REVISION 04: _____	REVISION 04: _____
REVISION 03: _____	REVISION 03: _____
REVISION 02: _____	REVISION 02: <u>08/17/2018</u>
REVISION 01: _____	REVISION 01: <u>10/13/2017</u>
SHEET TITLE:	ORIGINAL DATE: <u>06/01/2017</u>
<u>STEEP SLOPE ANALYSIS</u>	SHEET <u>15</u> OF <u>35</u>
DEP # _____	

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 San Diego, CA 92101  
 619.235.6471 Tel  
 619.234.0340 Fax

**SEE SHEET 16**

# LUMINA

TENTATIVE MAP NO. 1972222

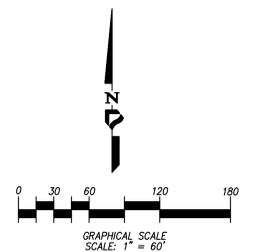


SEE SHEET 15

SEE SHEET 17

**LEGEND**

AREAS OF NATURAL TOPOGRAPHY < 25% 3,691,916 SF (84.75 AC)	
AREAS OF NATURAL TOPOGRAPHY > 25% 337,652 SF (7.75 AC)	
PROPERTY LINE/ TM BOUNDARY	
PROPOSED SLOPE	
DAYLIGHT	
PROPOSED CONTOUR	
EXISTING CONTOUR	



PREPARED BY: NAME: <u>PROJECT DESIGN CONSULTANTS</u>	REVISION 14: _____
ADDRESS: <u>701 B STREET, SUITE 800</u>	REVISION 13: _____
<u>SAN DIEGO, CALIFORNIA 92101</u>	REVISION 12: _____
PHONE #: <u>(619) 235-6471</u>	REVISION 11: _____
PROJECT ADDRESS:	REVISION 10: _____
<u>SAN DIEGO, CALIFORNIA</u>	REVISION 09: _____
PROJECT NAME:	REVISION 08: _____
<u>LUMINA</u>	REVISION 07: _____
REVISION 02: <u>08/17/2018</u>	REVISION 06: _____
REVISION 01: <u>10/13/2017</u>	REVISION 05: _____
ORIGINAL DATE: <u>06/01/2017</u>	REVISION 04: _____
SHEET TITLE:	REVISION 03: _____
<u>STEEP SLOPE ANALYSIS</u>	REVISION 02: _____
SHEET <u>16</u> OF <u>35</u>	REVISION 01: _____
DEP # _____	

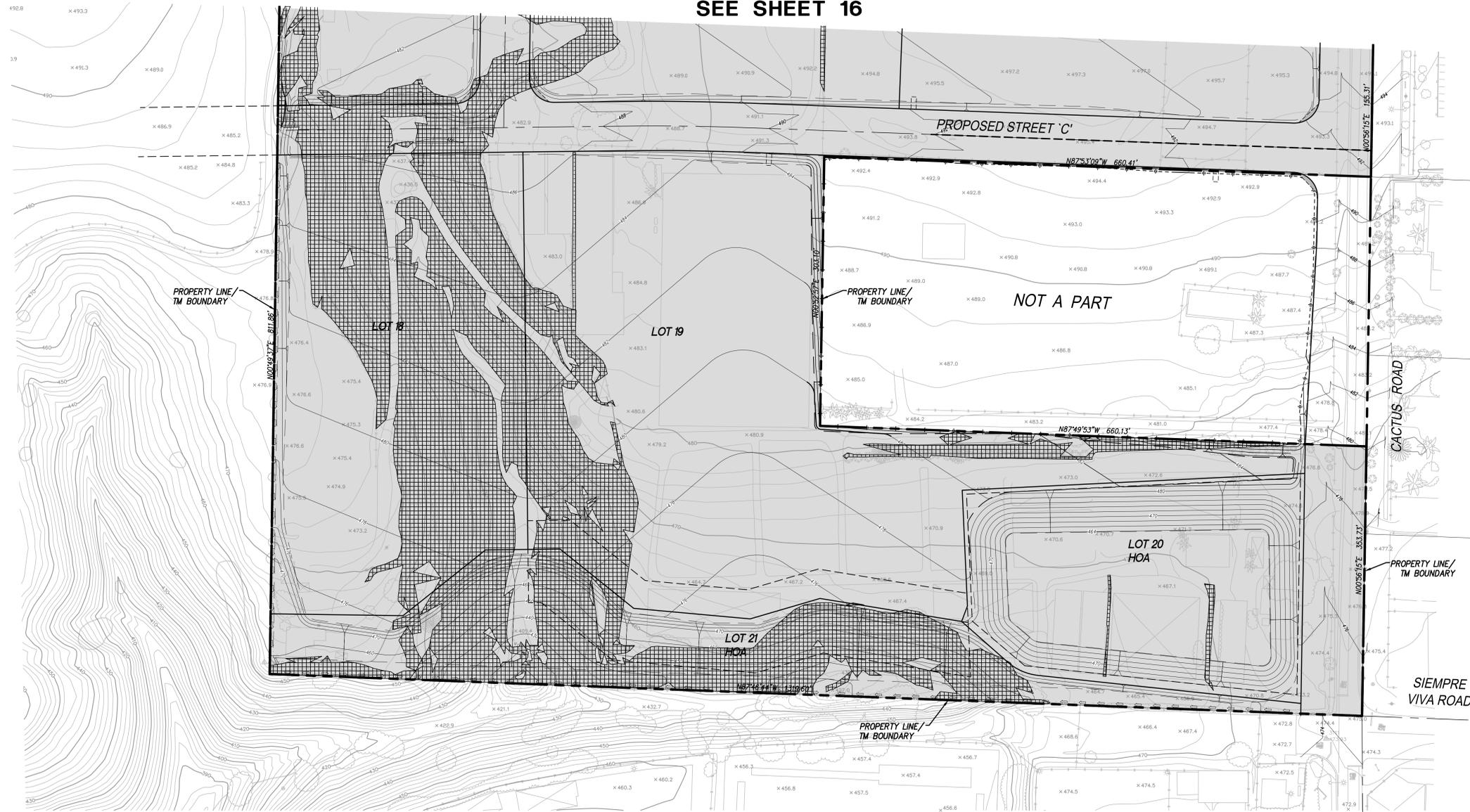
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# LUMINA

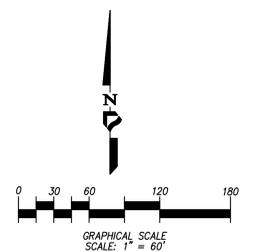
TENTATIVE MAP NO. 1972222

SEE SHEET 16



### LEGEND

- AREAS OF NATURAL TOPOGRAPHY < 25%  
3,691,916 SF (84.75 AC)
- AREAS OF NATURAL TOPOGRAPHY > 25%  
337,652 SF (7.75 AC)
- PROPERTY LINE / TM BOUNDARY
- PROPOSED SLOPE
- DAYLIGHT |
- PROPOSED CONTOUR
- EXISTING CONTOUR

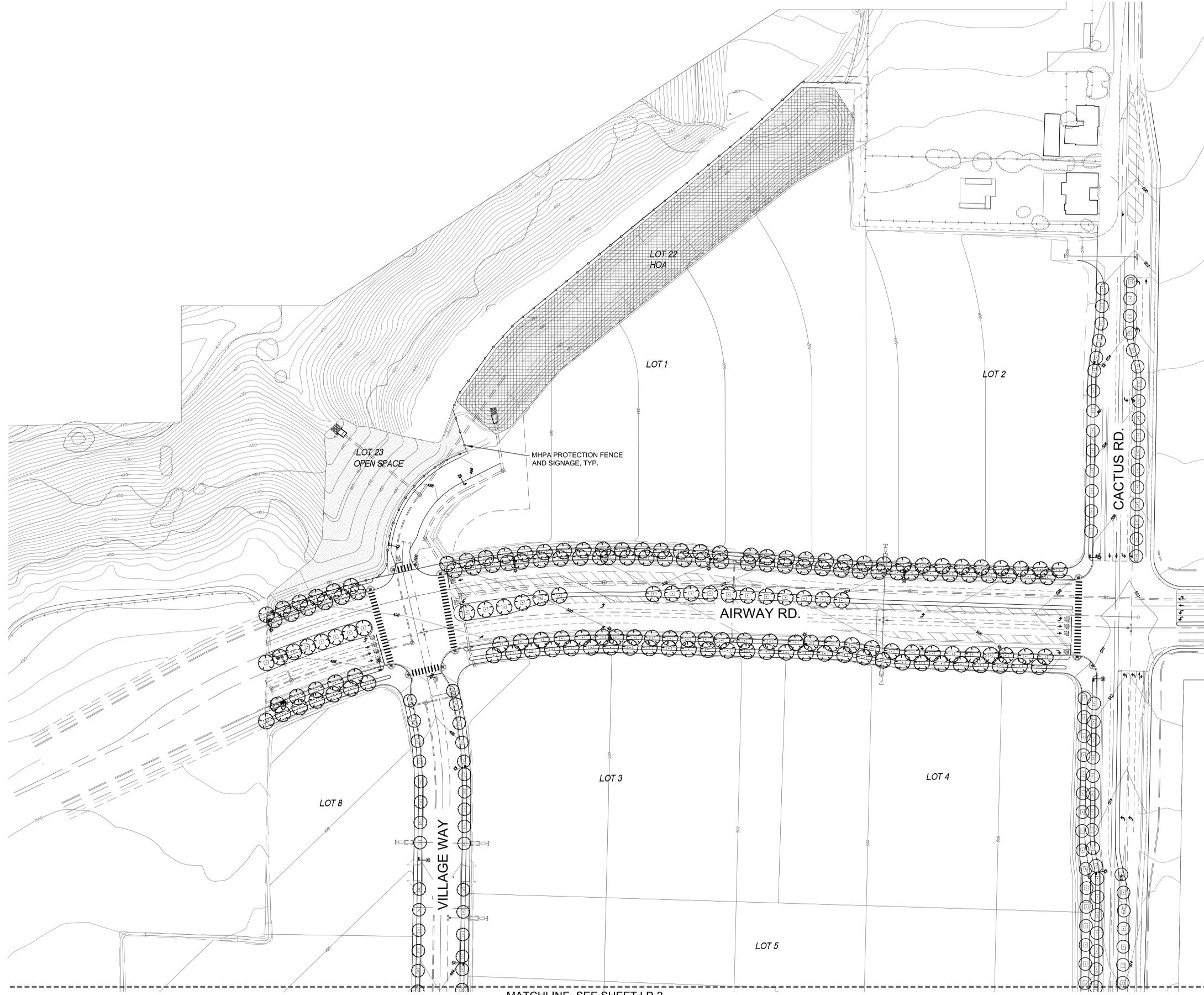


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REVISION 01:	<u>10/13/2017</u>																												

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# LUMINA

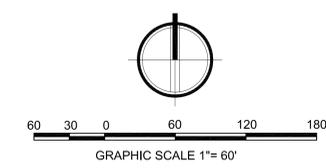
TENTATIVE MAP NO. 1972222  
PTS NO. 555609



## CONCEPT PLANT SCHEDULE

- CACTUS ROAD STREET TREES**  
ALBIZIA JULIBRISIN / SILK TREE  
GEJERA PARVIFLORA / AUSTRALIAN WILLOW
- AIRWAY ROAD STREET TREES**  
ALBIZIA JULIBRISIN / SILK TREE  
JACARANDA MIMOSIFOLIA / JACARANDA  
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE  
ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM
- CENTRAL MAIN STREET TREES**  
JACARANDA MIMOSIFOLIA / JACARANDA  
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE  
OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE  
PISTACIA CHINENSIS / CHINESE PISTACHE  
PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE  
TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE  
TIPUANA TIPU / TIPU TREE  
ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM
- RESIDENTIAL COLLECTOR STREET TREES**  
CALODENDRUM CAPENSE / CAPE CHESTNUT  
CHLOPSIS LINEARIS 'ARTS SEEDLESS' / DESERT WILLOW  
GEJERA PARVIFLORA / AUSTRALIAN WILLOW  
KOELREUTERIA BIPINNATA / CHINESE FLAME TREE  
LAGERSTROMIA INDICA X FAUREI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE  
OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE  
PISTACIA CHINENSIS / CHINESE PISTACHE  
TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE  
X CHITALPA TASHKENTENSIS 'MORNING CLOUD' / MORNING CLOUD CHITALPA
- BIORETENTION PLANTING**  
IVA HAYESIANA / SAN DIEGO MARSH-ELDER  
ELYMUS GLAUCUS / BLUE WILD RYE  
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK  
CHLOPSIS LINEARIS 'ARTS SEEDLESS' / DESERT WILLOW  
EPILOBIUM CALIFORICA / CALIFORNIA FUCHSIA  
HETEROMELES ARBUTIFOLIA / TOYON  
JUNCUS PATENS / CALIFORNIA GRAY RUSH  
ROSA CALIFORNICA / CALIFORNIA WILD ROSE  
ACHILLEA MILLEFOLIUM / COMMON YARROW  
MUHLENBERGIA RIGENS / DEER GRASS  
SAMBUCUS MEXICANA / MEXICAN ELDERBERRY  
RIBES VIBURNIFOLIUM / EVERGREEN CURRANT  
SAMBUCUS MEXICANA / MEXICAN ELDERBERRY  
SISYRINCHIUM BELLUM / BLUE EYED GRASS
- MHPA RE-VEGETATION HYDROSEED MIX**  
ENCELIA CALIFORNICA / CALIFORNIA ENCELIA  
GNAPHALIUM CALIFORNICUM / CALIFORNIA EVERLASTING  
ARTEMISIA CALIFORNICA / CALIFORNIA SAGE BRUSH  
SALVIA COUMBRIAE / CHIA  
ACMISPON GLABER / DEERWEED  
PLANTAGO ERECTA / DOT-SEE PLANTAIN  
DEINANDRA FASCICULATA / SAGCLED TARWEED  
ERIOGONUM FASCICULATUM / FLAT-TOP BUCKWHEAT  
ERIOPHYLLUM CONFERTIFLORUM / GOLDEN YARROW  
LASTHENIA CALIFORNICA / GOLDFIELDS  
MALOSMA LAURINA / LAUREL SUMAC  
RHUS INTEGRIFOLIA / LEMONADEBERRY  
MIMULUS AURANTIACUS / MONKEY-FLOWER  
STIPA LEPIDA / SAN DIEGO NEEDLEGRASS

SEE SHEET LP-2 FOR PLANTING DESIGN NOTES



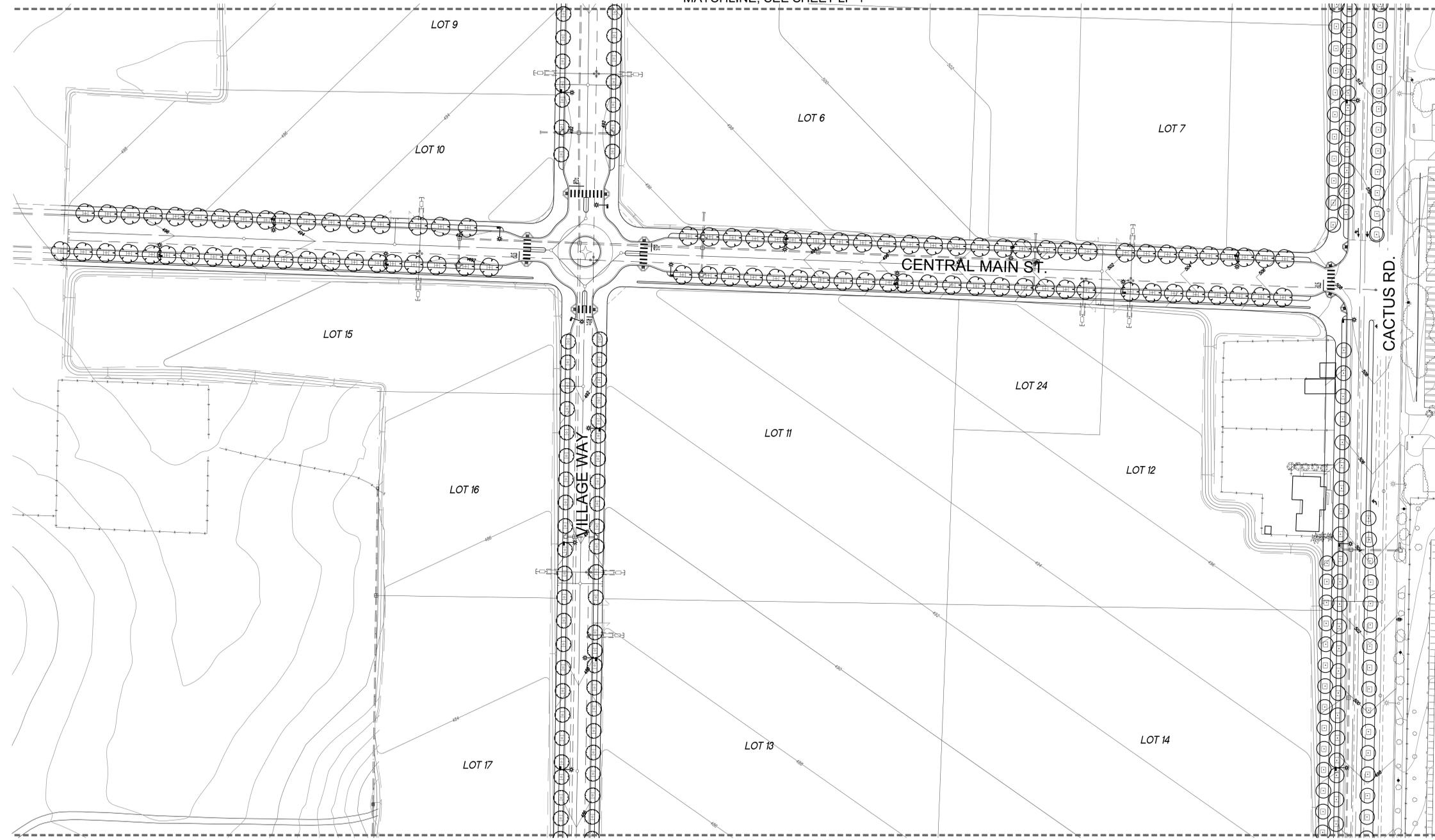
Wimmer  
Yamada  
and  
Caughey  
  
Landscape Architecture | Environmental Planning  
3007 Fifth Avenue, San Diego, California 92103-3840  
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PHONE #: <u>(619) 232-4004</u>		REVISION 11: _____
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<u>LUMINA</u>		REVISION 07: _____
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SHEET TITLE:		REVISION 04: _____
<u>PLANTING PLAN - LP-1</u>		REVISION 03: _____
REVISION 02: _____		REVISION 02: <u>2/22/2019</u>
REVISION 01: _____		REVISION 01: <u>8/17/2018</u>
ORIGINAL DATE: _____		ORIGINAL DATE: <u>3/8/2018</u>
SHEET <u>18</u> OF <u>35</u>		DEP # _____

MATCHLINE, SEE SHEET LP-2

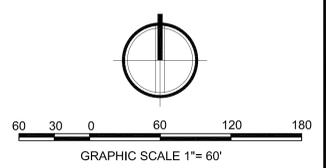
MATCHLINE, SEE SHEET LP-4

**LUMINA**  
 TENTATIVE MAP NO. 1972222  
 PTS NO. 555609  
 MATCHLINE, SEE SHEET LP-1



**CONCEPT PLANT SCHEDULE**

- CACTUS ROAD STREET TREES  
 ALBIZIA JULIBRISSIN / SILK TREE  
 GEIJERA PARVIFLORA / AUSTRALIAN WILLOW
- AIRWAY ROAD STREET TREES  
 ALBIZIA JULIBRISSIN / SILK TREE  
 JACARANDA MIMOSIFOLIA / JACARANDA  
 KOELREUTERIA PANICULATA / GOLDEN RAIN TREE  
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- RESIDENTIAL COLLECTOR STREET TREES  
 CALODENDRUM CAPENSE / CAPE CHESTNUT  
 CHILOPSIS LINEARIS 'ARTS SEEDLESS' / DESERT WILLOW  
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 KOELREUTERIA BIPINNATA / CHINESE FLAME TREE  
 LAGERSTROEMIA INDICA X FAUREI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE  
 OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE  
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- BIORETENTION PLANTING  
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 ELYMUS GLAUCUS / BLUE WILD RYE  
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**PLANTING NOTES**

1. ALL NEW LANDSCAPING WILL CONFORM TO THE FOLLOWING DOCUMENTS:  
 A. CITY OF SAN DIEGO LAND DEVELOPMENT CODE - LANDSCAPE STANDARDS.  
 B. SPECIFIC PLAN FOR THE OTAY MESA CENTRAL VILLAGE DEVELOPMENT.
2. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES WILL BE PERMANENTLY RE-VEGETATED AND IRRIGATED PER THE PERMANENT REVEGETATION AND IRRIGATION REQUIREMENTS AS PER CITY OF SAN DIEGO LANDSCAPE REGULATIONS.
3. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND ALL OTHER APPLICABLE REGIONAL AND STATE STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
4. STREET TREES: STREET TREES SHALL BE PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY AREA, BETWEEN THE CURB AND PROPERTY LINE, CALCULATED AT A LINEAR RATE OF ONE TREE FOR EVERY 30 FEET OF STREET FRONTAGE. WHERE PALM TREES ARE PROPOSED, THEY SHALL BE PLANTED AT A LINEAR RATE OF ONE 10-FEET BROWN TRUNK HEIGHT (BTH) PALM FOR EVERY 20 FEET OF STREET FRONTAGE. ALL STREET TREES MUST BE A MINIMUM SIZE OF 24 INCH BOX AND SHALL BE PLANTED IN A MINIMUM OF 40 SQUARE FEET PERMEABLE AREA. THE STREET TREE SPECIES SELECTED SHALL BE BASED ON THE APPROVED SPECIFIC PLAN FOR OTAY MESA CENTRAL VILLAGE DEVELOPMENT.
5. MINIMUM STREET TREE SEPARATION DISTANCE:  

<b>IMPROVEMENT:</b>	<b>MINIMUM DISTANCE TO STREET TREE:</b>
TRAFFIC SIGNALS / STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.)	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
6. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
7. MAINTENANCE: 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. MAINTENANCE RESPONSIBILITIES ARE DIVIDED INTO THE FOLLOWING:  

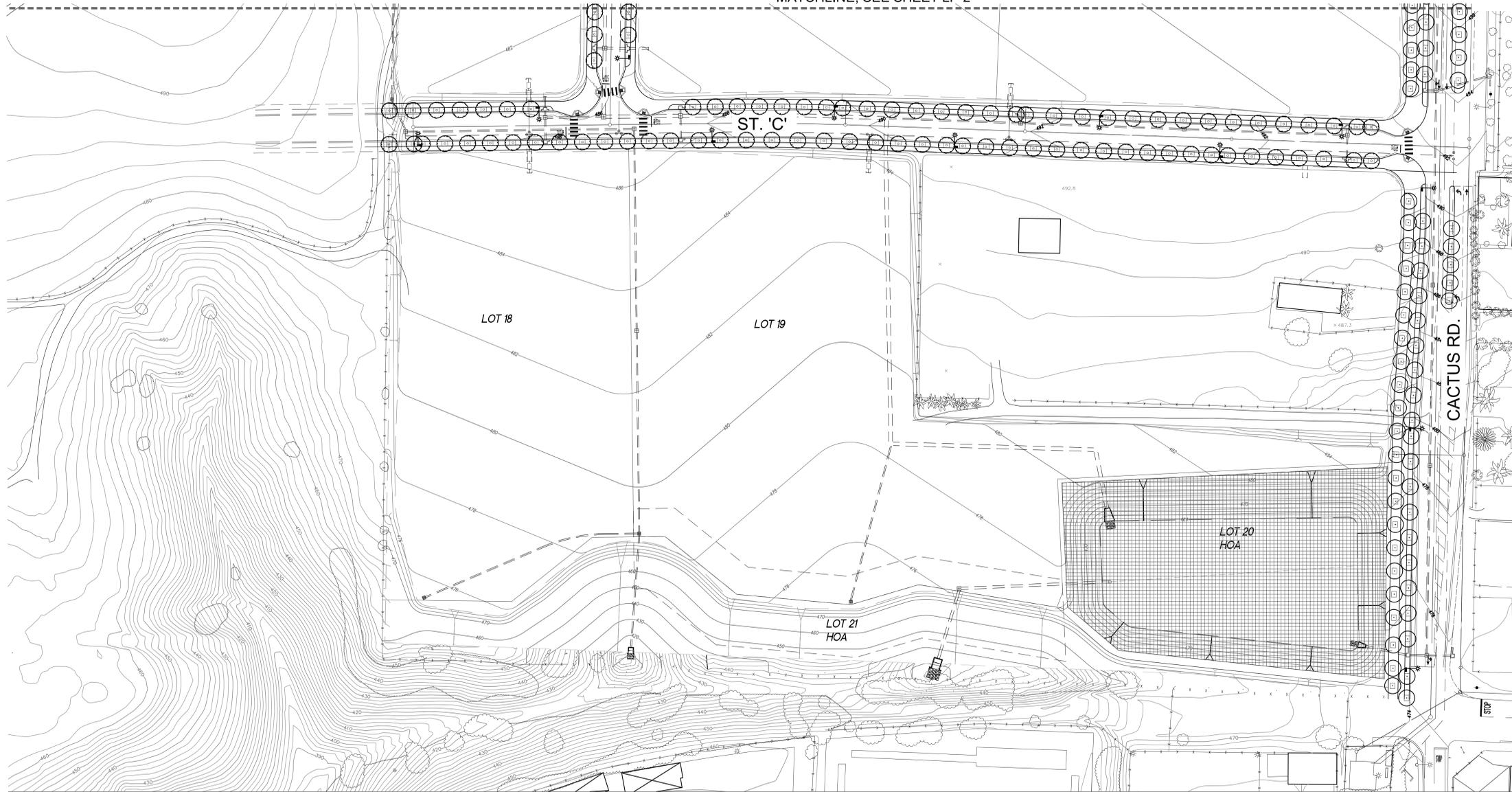
<b>RESPONSIBLE ENTITY:</b>	<b>AREA(S) RESPONSIBLE FOR:</b>
INDIVIDUAL PROPERTY OWNER	RESIDENTIAL PROPERTIES
HOMEOWNERS ASSOCIATION SIGNAGE AND LANDSCAPING.	HOA COMMON AREAS, BRUSH MANAGEMENT ZONES #B, PRIVATE STREETS, PARKS, ENTRY
PUBLIC AGENCY MAINTENANCE	PUBLIC STREET
8. VOLATILE AND INVASIVE SPECIES SHALL NOT BE PLANTED WITHIN THE BRUSH MANAGEMENT ZONE AND ADJACENT TO OPEN SPACE ELEMENTS/LOTS.
9. NO STRUCTURES OR LANDSCAPING OF ANY KIND, INCLUDING ENHANCED PAVING, SHALL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT REMOVAL AGREEMENT.

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<u>PLANTING PLAN - LP-2</u>		<b>REVISION 01:</b> _____	
SHEET <u>19</u> OF <u>35</u>		DEP # _____	

LUMINA  
TENTATIVE MAP NO. 1972222  
PTS NO. 555609

MATCHLINE, SEE SHEET LP-2



CONCEPT PLANT SCHEDULE

- 
**CACTUS ROAD STREET TREES**  
 ALBIZIA JULIBRISSIN / SILK TREE  
 GEIJERA PARVIFLORA / AUSTRALIAN WILLOW
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**AIRWAY ROAD STREET TREES**  
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60 30 0 60 120 180

GRAPHIC SCALE 1"= 60'

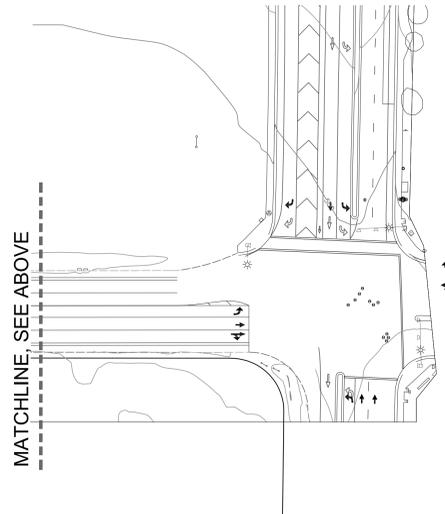
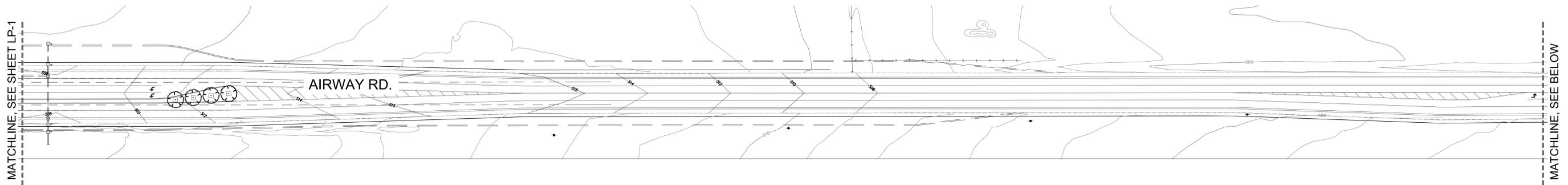


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SHEET TITLE:	SHEET <u>20</u> OF <u>35</u>
<u>PLANTING PLAN - LP-3</u>	DEP # _____

# LUMINA

TENTATIVE MAP NO. 1972222  
PTS NO. 555609



### CONCEPT PLANT SCHEDULE

- 

**CACTUS ROAD STREET TREES**  
ALBIZIA JULIBRISSIN / SILK TREE  
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW
- 

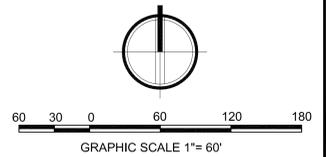
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<u>PLANTING PLAN - LP-4</u>		REVISION 01: _____	
SHEET _____		ORIGINAL DATE: _____	
OF _____		SHEET _____	
OF _____		OF _____	
DEP # _____		DEP # _____	

# LUMINA

TENTATIVE MAP NO. 1972222  
PTS NO. 555609



## IRRIGATION WATER DEMAND

PROJECT: OTAY MESA CENTRAL VILLAGE - TENTATIVE MAP  
BY: WYAC DATE: 10/10/2017  
ESTIMATED TOTAL WATER USE

$$ETWU = (ET_o) \times (0.62) \times (PF \times HA / IE)$$

INFORMATION REQUIRED TO CALCULATE FORMULAS:	
ETWU	ESTIMATED TOTAL WATER USE (GALLONS PER YEAR)
ET <sub>o</sub>	REFERENCE EVAPOTRANSPIRATION PER YEAR, OTAY MESA, CIMIS = 51
PF	CONVERSION FACTOR (GALLONS PER SQUARE FOOT)
	PLANT FACTOR FROM WUCOLS
	1.0 - LAWN
	0.8 - HIGH WATER USE PLANTS
	0.4 - MEDIUM WATER USE PLANTS
	0.3 - LOW WATER USE PLANTS
HA	HYDROZONE AREAS
IE	IRRIGATION EFFICIENCY
	0.81 - DRIP
	0.75 - OVERHEAD IRRIGATION / BUBBLERS

$$\text{ESTIMATED TOTAL WATER USE} / ETWU = (ET_o) (0.62) (PF \times LA / IE)$$

$$\text{BIORETENTION MED WATER USE SHRUBS (ON MP ROTATORS)} = (51) \times (.62) \times (.4 \times 169,128 / .75) = 2,852,175 \text{ GAL.}$$

$$\text{R.O.W. MED WATER USE SHRUBS (ON MP ROTATORS)} = (51) \times (.62) \times (.4 \times 158,484 / .75) = 2,672,674 \text{ GAL.}$$

$$\text{ETWU:} = 5,524,849 \text{ GAL.}$$

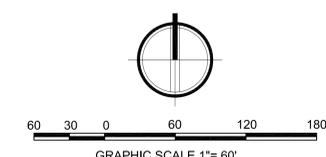
TOTAL GALLONS OF WATER REQUIRED = 5,524,849 GALLONS / YEAR

TOTAL UNITS OF WATER REQUIRED = 7,386 UNITS / YEAR

TOTAL ACRE FEET OF WATER REQUIRED = 17 ACRE FEET / YEAR

SEE SHEET LI-2 FOR IRRIGATION DESIGN NOTES

MATCHLINE, SEE SHEET LI-4

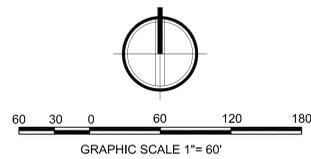
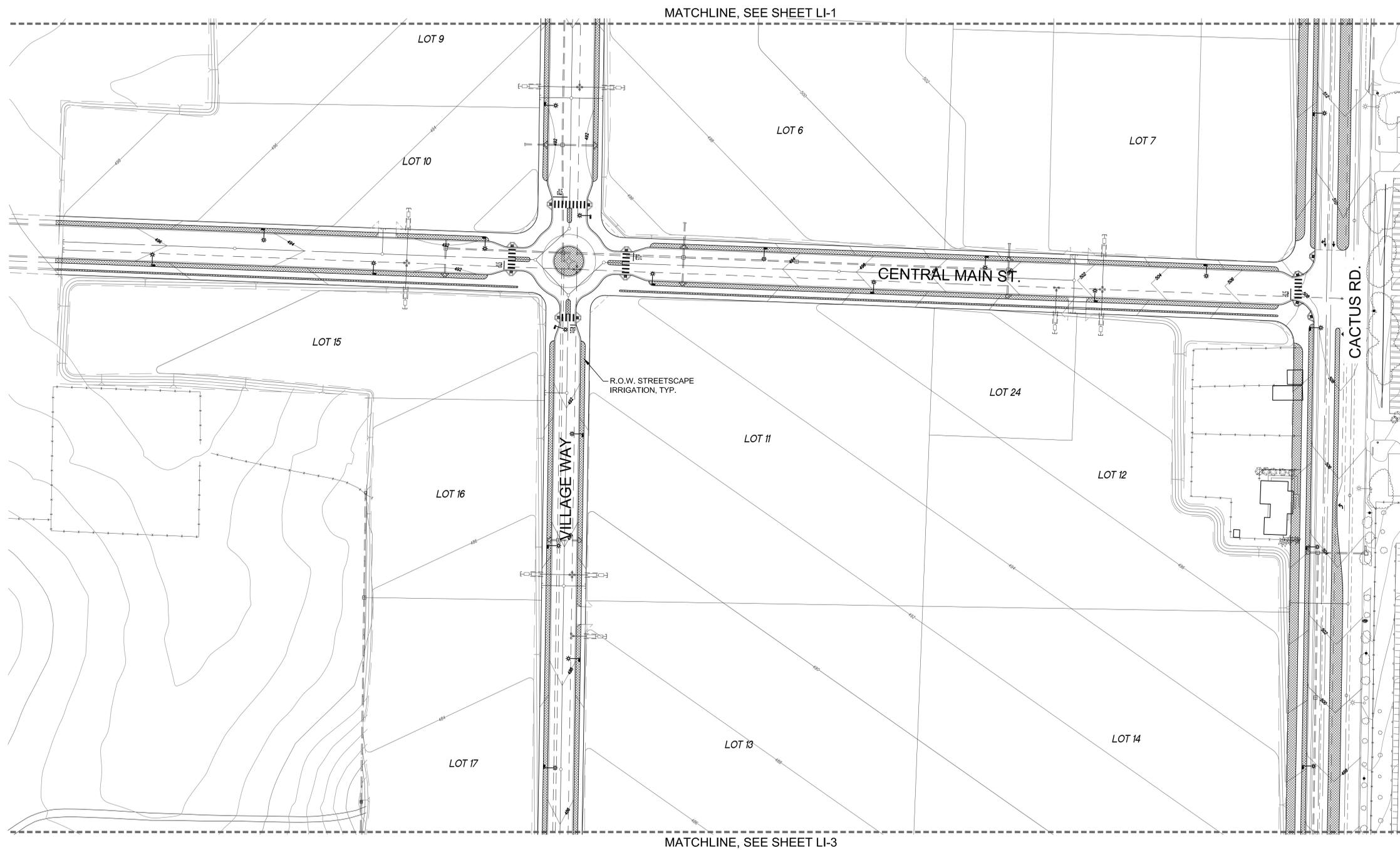


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SHEET TITLE: IRRIGATION CALCULATION PLAN - LI-1	REVISION 07: _____
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	ORIGINAL DATE: 3/8/2018
	SHEET 22 OF 35
	DEP # _____

**LUMINA**  
TENTATIVE MAP NO. 1972222  
PTS NO. 555609



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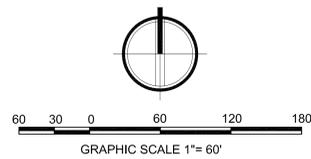
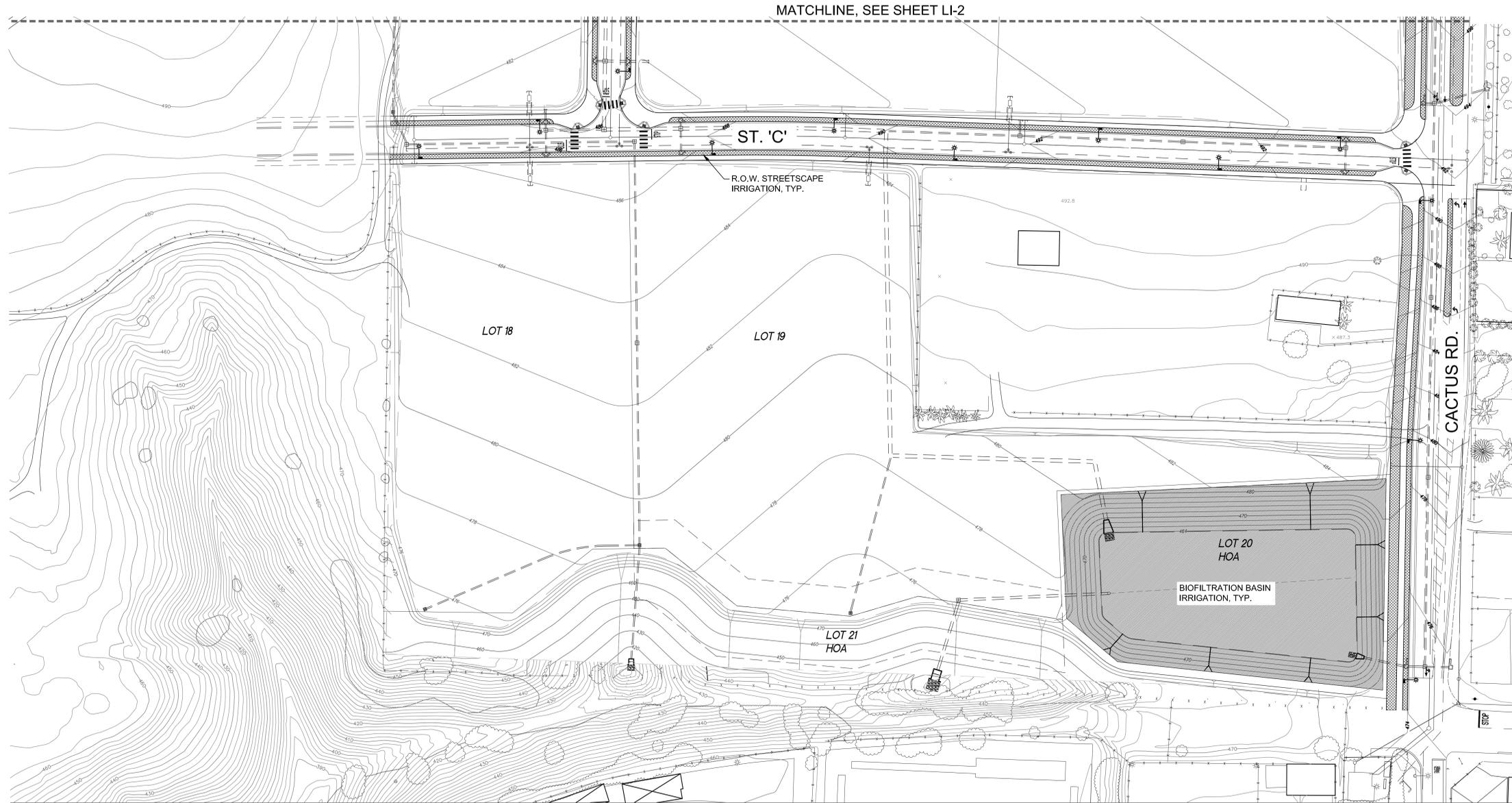
**WATER DELIVERY SYSTEM AND IRRIGATION SYSTEM NOTES**

THE IRRIGATION SYSTEM UTILIZED FOR THIS PROJECT WILL CONSIST OF AN AUTOMATIC CONTROLLER, PVC PIPE, AND SPRAY/ROTARY/ROTOR SYSTEMS WITH LOW-GALLONAGE IRRIGATION NOZZLES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE EVENTUAL USE OF RECYCLED WATER, WITH POTABLE WATER BEING USED UNTIL RECYCLED WATER IS AVAILABLE. WATER CONSERVING PRINCIPLES WILL BE APPLIED IN THE DESIGN AS FOLLOWS:

1. AUTOMATIC IRRIGATION CONTROLLERS WITH THE CAPABILITY OF BEING SET FOR MULTIPLE RUN TIMES IN ONE DAY FOR EACH STATION, THEREBY REDUCING RUN-OFF BY SUPPLYING ONLY THE AMOUNT OF WATER THAT THE SOIL CAN ABSORB AT ONE TIME. IN ADDITION, THE IRRIGATION MANAGER WILL HAVE THE ABILITY TO ADJUST RUNTIMES BASED ON CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMIS) DATA.
  2. THE USE OF A RAIN SHUT-OFF SWITCH TO OVERRIDE THE CURRENT CONTROLLER SCHEDULE IN THE EVENT THAT WEATHER TEMPORARILY REDUCES THE WATER REQUIREMENTS.
  3. IRRIGATION HEAD LAYOUT WILL BE APPROXIMATELY "HEAD TO HEAD", MEANING THAT EACH SPRINKLER'S COVERAGE RADIUS REACHES TO THE NEXT IRRIGATION HEAD IN THE SYSTEM. THIS WILL PROVIDE A BETTER DISTRIBUTION UNIFORMITY (DU) TO COVER ALL LANDSCAPE AREAS WITH THE SAME AMOUNT OF WATER, THUS MINIMIZING OVERWATERING IN SOME AREAS OR UNDERWATERING IN OTHERS.
  4. MATCHED PRECIPITATION RATE NOZZLES WILL BE UTILIZED WHEREVER POSSIBLE. THIS DESIGN FEATURE ALLOWS THE USE OF VARYING SPRAY PATTERNS (I.E. 90 DEGREE, 180 DEGREE, 360 DEGREE, ETC.) AND DIFFERENT SETS OF ARC RADIUS NOZZLES (10 FT. / 12 FT. / 15 FT. ETC.) ON THE SAME REMOTE CONTROL VALVE HYDROZONE, WHILE STILL MAINTAINING EQUAL WATER DISTRIBUTION. THIS FEATURE ALSO ADDS TO AN INCREASED DISTRIBUTION UNIFORMITY (DU).
  5. ANTI-DRAIN VALVES WILL BE USED IN SPRINKLER BODIES WHERE LOW HEAD DRAINAGE MAY OCCUR. BY PREVENTING THIS, THINGS SUCH AS POOLING AND EROSION WILL BE MINIMIZED.
  6. LOW PRECIPITATION RATE NOZZLES WILL BE USED IN THE DESIGN TO REDUCE WATER FLOW (IN COMPARISON TO CONVENTIONAL OR STANDARD GALLONAGE NOZZLES WHICH EMIT CONSIDERABLY MORE WATER IN THE SAME AMOUNT OF TIME), DECREASING THE PROBABILITY OF WATER WASTE BY RUN-OFF.
  7. IRRIGATION HYDROZONES (HYDROZONE = AREA THAT ONE REMOTE CONTROL VALVE WILL SERVE) WILL BE SEPARATED TO CONSERVE WATER AS FOLLOWS:
    - a. SLOPE AREAS WILL BE SEPARATED FROM FLAT AREAS.
    - b. TOP AND BOTTOM OF SLOPES WILL BE ON SEPARATE SYSTEMS.
    - c. DIFFERING MICROCLIMATE AREAS WILL BE ON DIFFERENT SYSTEMS.
- ALL AREAS LISTED HAVE DIFFERENT WATERING REQUIREMENTS AND RUN TIMES WILL BE INDIVIDUALLY DETERMINED BASED ON CURRENT CIMIS DATA, SOIL CHARACTERISTICS, AND SITE GRADING BY THE OWNER OR IRRIGATION MANAGER.

<p>PREPARED BY: NAME: <u>WIMMER YAMADA AND CAUGHEY</u></p> <p>ADDRESS: <u>3067 5TH AVE.</u> <u>SAN DIEGO, CALIFORNIA 92103</u></p> <p>PHONE #: <u>(619) 232-4004</u></p> <p>PROJECT ADDRESS: <u>SAN DIEGO, CALIFORNIA</u></p> <p>PROJECT NAME: <u>LUMINA</u></p> <p>SHEET TITLE: <u>IRRIGATION CALCULATION PLAN - LI-2</u></p>	<table border="0" style="width: 100%;"> <tr><td>REVISION 14:</td><td>_____</td></tr> <tr><td>REVISION 13:</td><td>_____</td></tr> <tr><td>REVISION 12:</td><td>_____</td></tr> <tr><td>REVISION 11:</td><td>_____</td></tr> <tr><td>REVISION 10:</td><td>_____</td></tr> <tr><td>REVISION 09:</td><td>_____</td></tr> <tr><td>REVISION 08:</td><td>_____</td></tr> <tr><td>REVISION 07:</td><td>_____</td></tr> <tr><td>REVISION 06:</td><td>_____</td></tr> <tr><td>REVISION 05:</td><td>_____</td></tr> <tr><td>REVISION 04:</td><td>_____</td></tr> <tr><td>REVISION 03:</td><td>_____</td></tr> <tr><td>REVISION 02:</td><td><u>2/22/2019</u></td></tr> <tr><td>REVISION 01:</td><td><u>8/17/2018</u></td></tr> <tr><td>ORIGINAL DATE:</td><td><u>3/8/2018</u></td></tr> <tr><td>SHEET <u>23</u> OF <u>35</u></td><td></td></tr> <tr><td>DEP # _____</td><td></td></tr> </table>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	_____	REVISION 05:	_____	REVISION 04:	_____	REVISION 03:	_____	REVISION 02:	<u>2/22/2019</u>	REVISION 01:	<u>8/17/2018</u>	ORIGINAL DATE:	<u>3/8/2018</u>	SHEET <u>23</u> OF <u>35</u>		DEP # _____	
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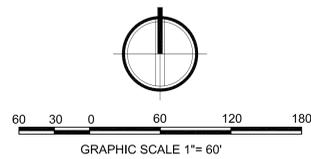
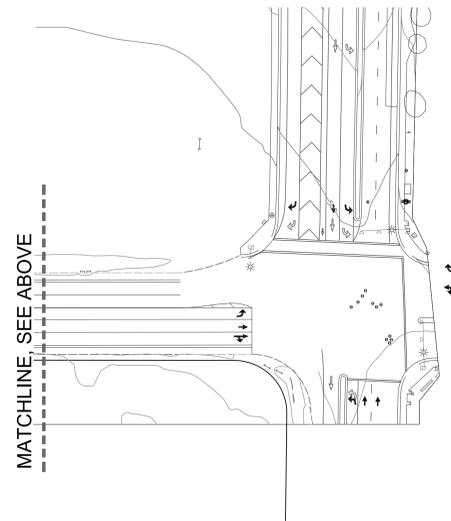
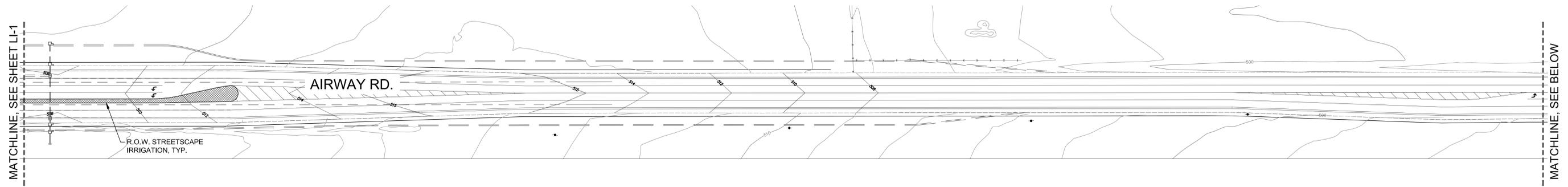


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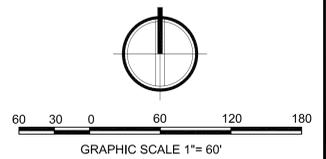
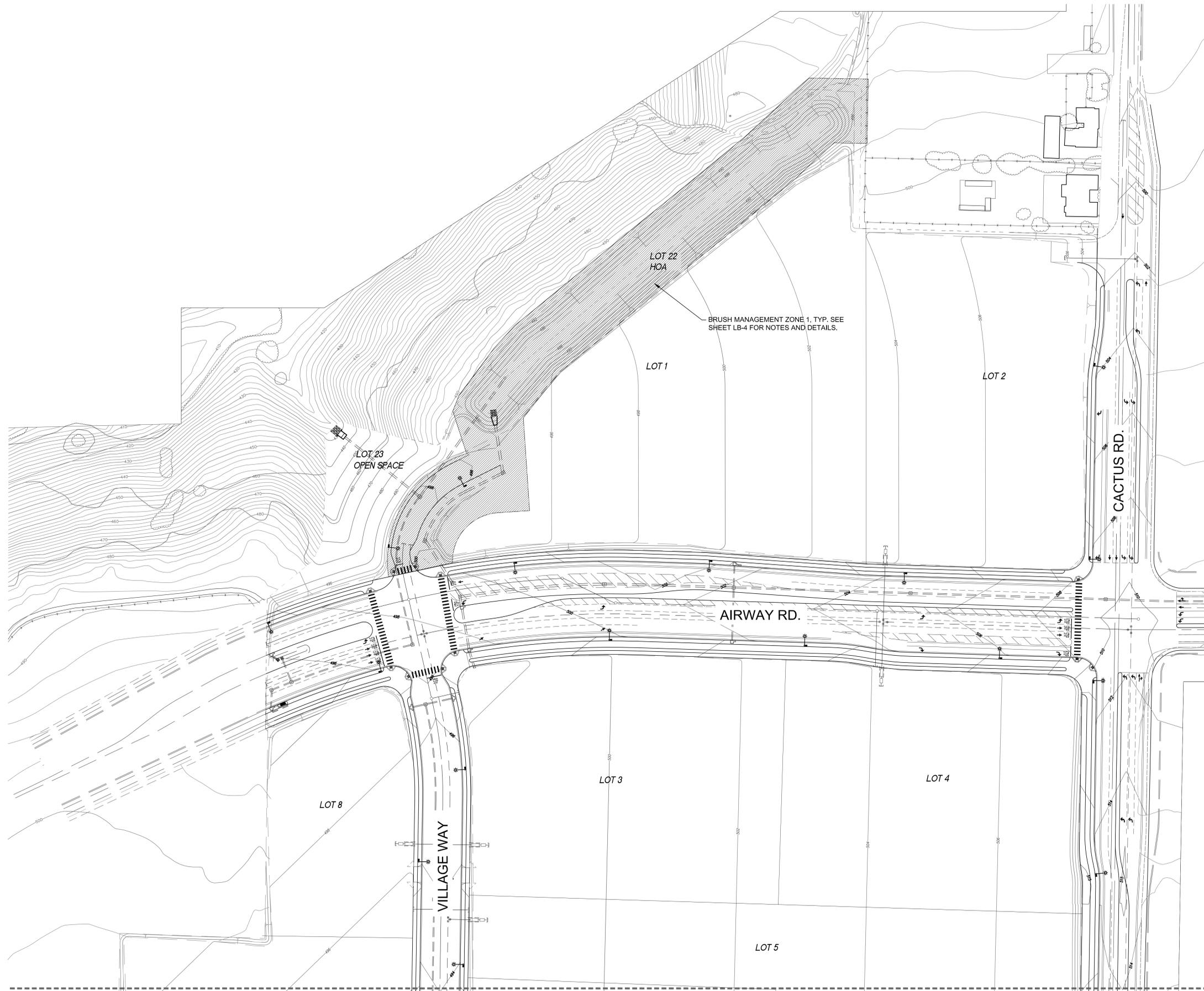
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SHEET TITLE:	SHEET <u>25</u> OF <u>35</u>
<u>IRRIGATION CALCULATION PLAN - LI-4</u>	DEP # _____

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SEE SHEET LB-4 FOR BRUSH MANAGEMENT NOTES



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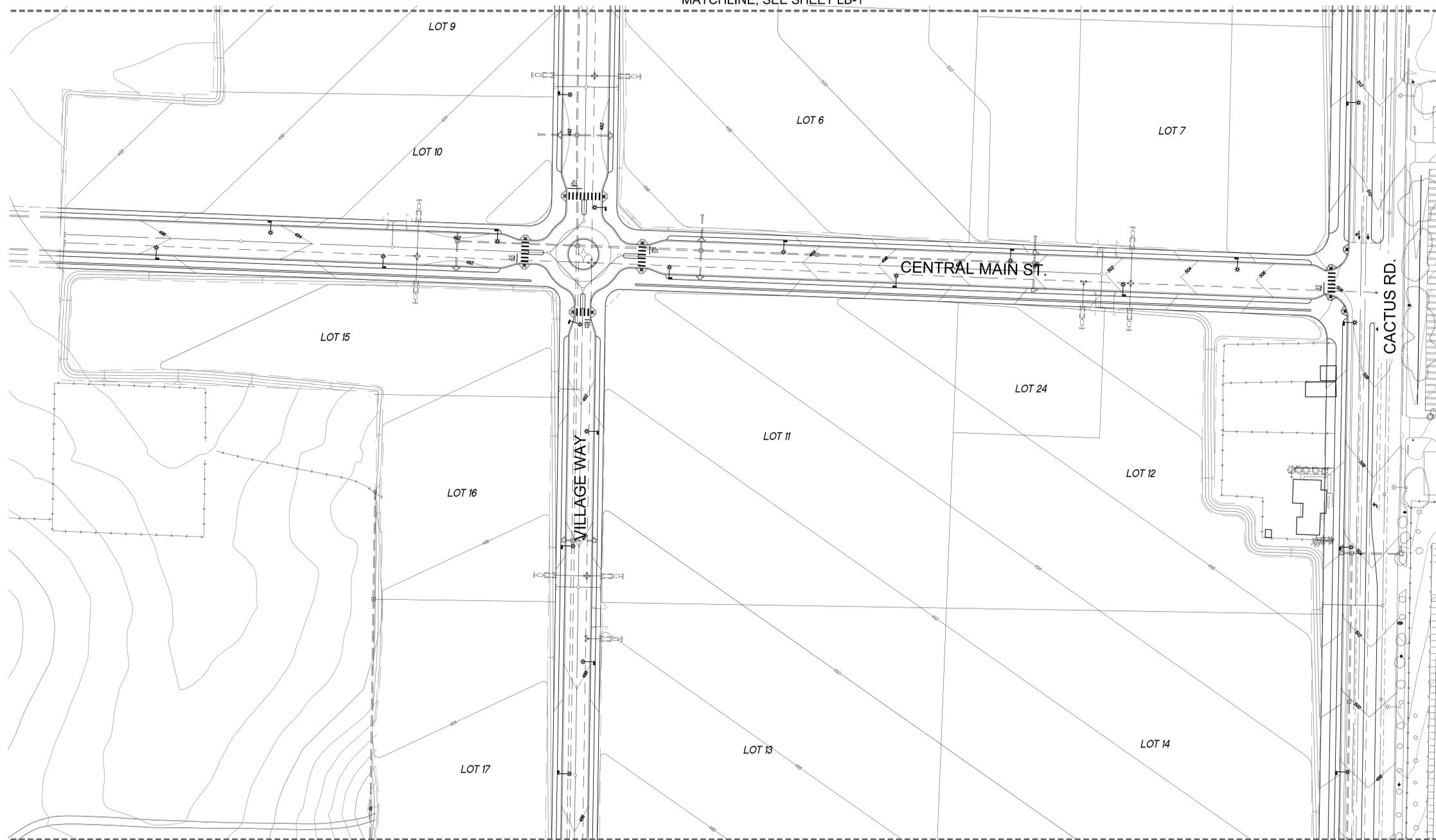
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<u>BRUSH MANAGEMENT PLAN - LB-1</u>	REVISION 03: _____
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MATCHLINE, SEE SHEET LB-2

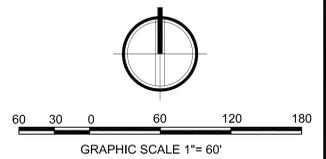
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MATCHLINE, SEE SHEET LB-1



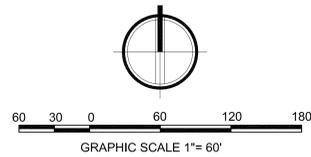
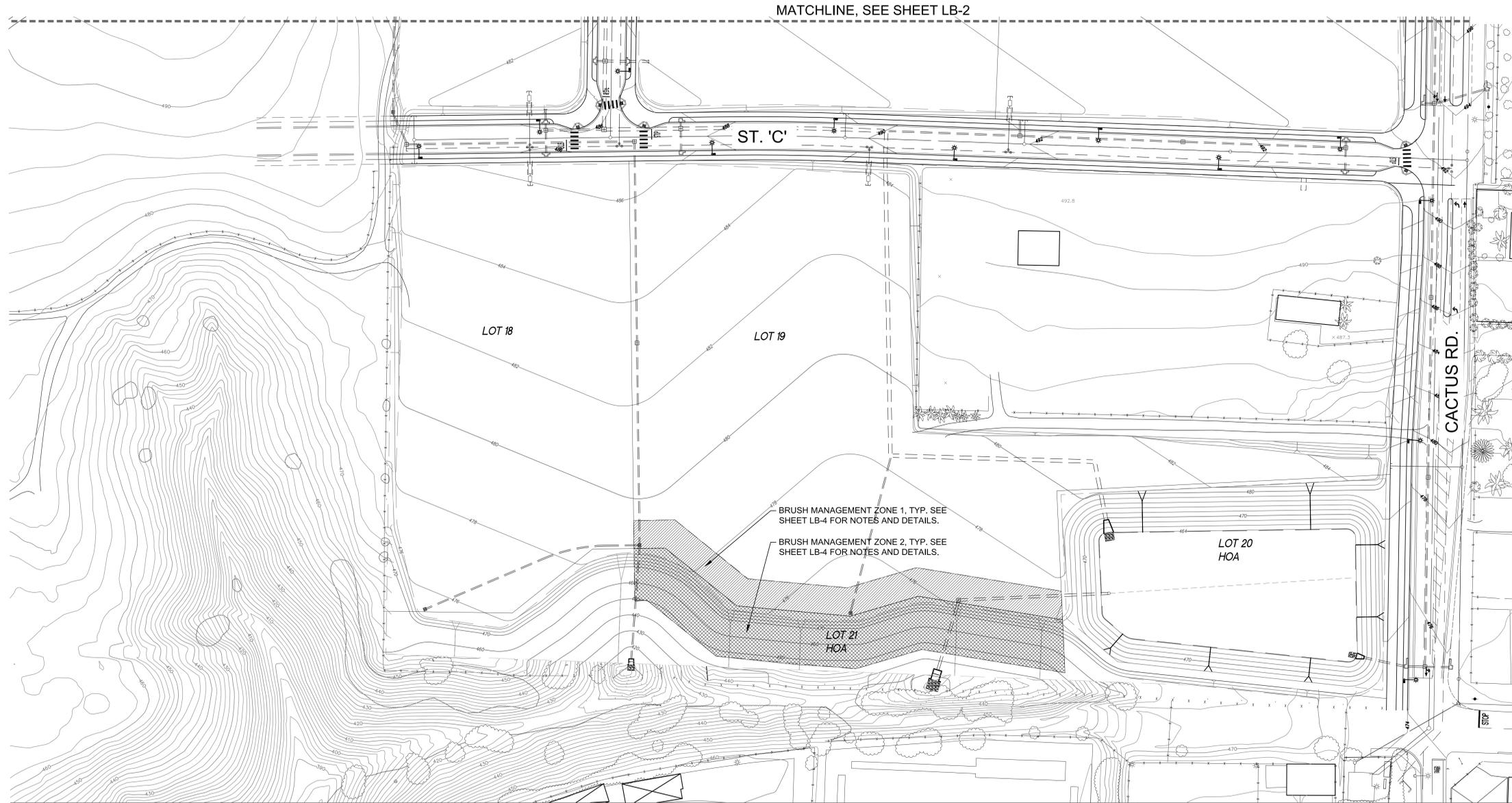
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<u>BRUSH MANAGEMENT PLAN - LB-2</u>	DEP # _____

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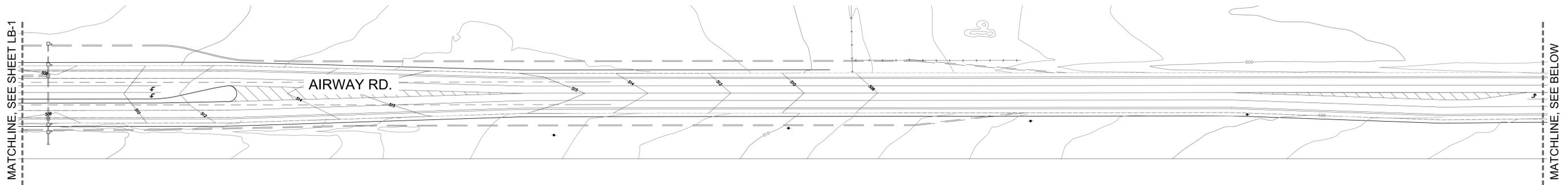
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<u>BRUSH MANAGEMENT PLAN - LB-3</u>	DEP # _____

# LUMINA

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### PTS NO. 555609



## BRUSH MANAGEMENT NOTES AND DETAILS

**San Diego Municipal Code**  
**§142.0412 - Brush Management**

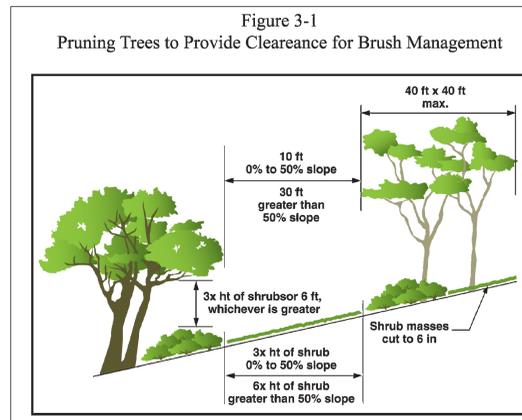
Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	

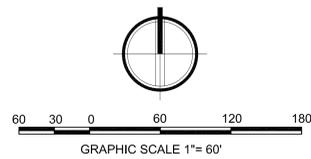
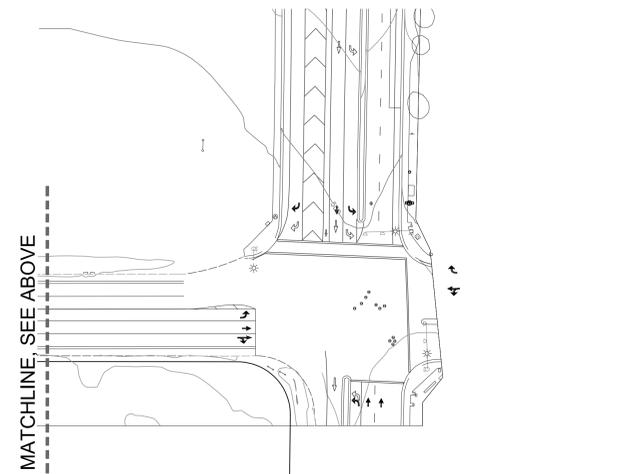
San Diego Fire-Rescue Department requires 100 ft.  
(measured horizontally out from the structure)

- (F) THE ZONE TWO WIDTH MAY BE DECREASED BY 1 1/4 FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH.
- (G) ZONE ONE REQUIREMENTS
- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
  - (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES AND NON-HABITABLE GAZEBOS THAT ARE WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE NONCOMBUSTIBLE, ONE HOUR FIRE RATED OR HEAVY TIMBER CONSTRUCTION.
  - (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
  - (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
  - (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
    - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
    - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
  - (6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATIONS.
  - (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- (H) ZONE TWO REQUIREMENTS
- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
  - (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
  - (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
  - (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
  - (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION.
    - (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED INSIDE ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
    - (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURE AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
    - (C) ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMEANT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
    - (D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTIN AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREAS MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
    - (6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
  - (7) EXCEPT AS PROVIDED IN SECTION 142.0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WITH THAT CANNOT BE PROVIDED.
- 3.1 BRUSH MANAGEMENT – DESCRIPTION
- FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

- 3.2 BRUSH MANAGEMENT – REQUIREMENTS
- 3.2-1 BASIC REQUIREMENTS – ALL ZONES
  - 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
  - 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
  - 3.2-1.03 TREES AND LARGE TREE FORMED SHRUBS (I.G. OAK, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE3-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.



- 3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREE AND TREE FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE3-1).
  - 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E. PINUS, QUERCUS, PLANTANUS, SALIX AND POPULUS).
- 3.2-2 ZONE ONE REQUIREMENTS – ALL STRUCTURES
- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX B).
  - 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL THE TREE'S MATURE SPREAD.
  - 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
  - 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE ONE AREA.
- 3.2-3 ZONE TWO REQUIREMENTS – ALL STRUCTURES
- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE TWO AREA.
- BRUSH MANAGEMENT MAINTENANCE NOTES
- 1.1.1. GENERAL MAINTENANCE – REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE ONE: YEAR-ROUND MAINTENANCE, ZONE-2 SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITH COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB AND COAST SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT, AND CONDITIONS OF SPECIES COVERAGE DESCRIBE IN THE CITY OF SAN DIEGO MSCP SUBAREA PLAN.
  - 1.1.2. BRUSH MANAGEMENT ZONE 2 – THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY, AND ALL LAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
  - 1.1.3. BRUSH MANAGEMENT ZONE TWO – SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIOD PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOILS IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED, AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.
  - 1.1.4. LONG-TERM MAINTENANCE RESPONSIBILITY – ALL LANDSCAPING/BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF HOA. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.



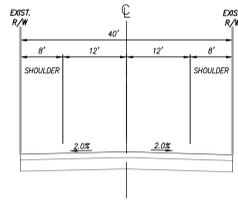
Wimmer  
Yamada  
and  
Caughey

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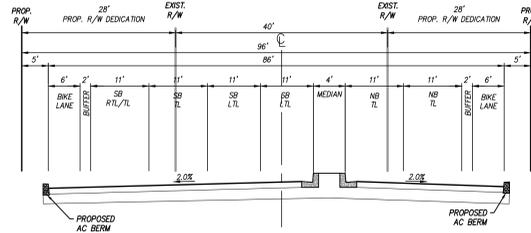
PREPARED BY: NAME: <u>WIMMER YAMADA AND CAUGHEY</u>		REVISION 14: _____
ADDRESS: <u>3067 5TH AVE.</u>		REVISION 13: _____
SAN DIEGO, CALIFORNIA 92103		REVISION 12: _____
PHONE #: <u>(619) 232-4004</u>		REVISION 11: _____
PROJECT ADDRESS:		REVISION 10: _____
<u>SAN DIEGO, CALIFORNIA</u>		REVISION 09: _____
PROJECT NAME:		REVISION 08: _____
<u>LUMINA</u>		REVISION 07: _____
REVISION 02: <u>2/22/2019</u>		REVISION 06: _____
REVISION 01: <u>8/17/2018</u>		REVISION 05: _____
SHEET TITLE:		REVISION 04: _____
<u>BRUSH MANAGEMENT PLAN - LB-4</u>		REVISION 03: _____
SHEET <u>29</u> OF <u>35</u>		REVISION 02: _____
DEP # _____		REVISION 01: _____
ORIGINAL DATE: <u>3/8/2018</u>		

# LUMINA

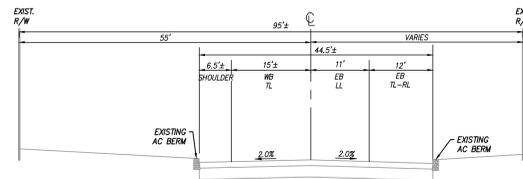
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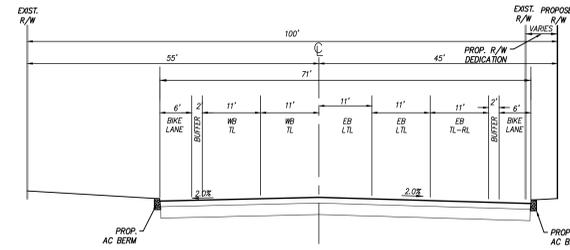
**L-L AIRWAY ROAD SECTION - EXISTING**  
(CACTUS RD TO BRITANNIA BL.)  
TWO-LANE  
NOT TO SCALE



**L-L AIRWAY ROAD SECTION - PROPOSED**  
(CACTUS ROAD INTERSECTION)  
NOT TO SCALE



**H-H AIRWAY ROAD SECTION - EXISTING**  
(CACTUS RD TO BRITANNIA BLVD INTERSECTION)  
NOT TO SCALE

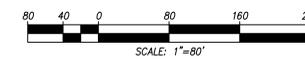


**H-H AIRWAY ROAD SECTION - PROPOSED**  
(CACTUS RD TO BRITANNIA BL.)  
NOT TO SCALE

### CACTUS ROAD TO BRITANNIA BLVD. STREET SECTIONS



### AIRWAY ROAD FROM CACTUS ROAD TO BRITANNIA BLVD. CONCEPTUAL STRIPING PLAN (2023)



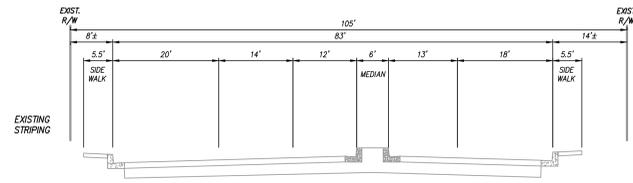
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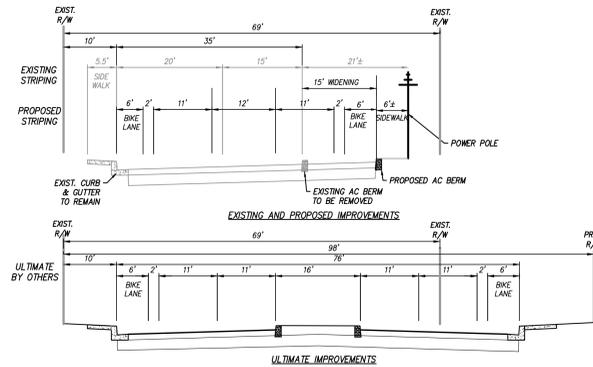
PREPARED BY: NAME: <u>PROJECT DESIGN CONSULTANTS</u>	REVISION 14: _____
ADDRESS: <u>701 B STREET, SUITE 800</u>	REVISION 13: _____
<u>SAN DIEGO, CALIFORNIA 92101</u>	REVISION 12: _____
PHONE #: <u>(619) 235-6471</u>	REVISION 11: _____
PROJECT ADDRESS:	REVISION 10: _____
<u>SAN DIEGO, CALIFORNIA</u>	REVISION 09: _____
PROJECT NAME:	REVISION 08: _____
<u>LUMINA</u>	REVISION 07: _____
REVISION 02: <u>08/17/2018</u>	REVISION 06: _____
REVISION 01: <u>10/13/2017</u>	REVISION 05: _____
ORIGINAL DATE: <u>06/01/2017</u>	REVISION 04: _____
SHEET TITLE:	REVISION 03: _____
<u>AIRWAY ROAD-CACTUS ROAD TO</u>	REVISION 02: _____
<u>BRITANNIA BLVD IN PHASE 1 (2023)</u>	REVISION 01: _____
<u>CONCEPTUAL STRIPING &amp; CROSS SECTIONS</u>	SHEET <u>30</u> OF <u>35</u>
DEP # _____	

# LUMINA

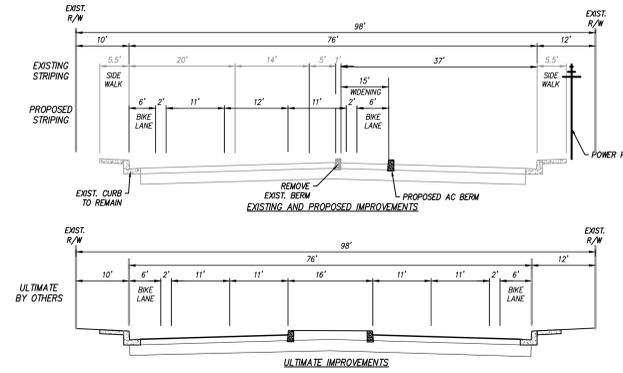
## TENTATIVE MAP NO. 1972222



**A-A AIRWAY ROAD SECTION - EXISTING (EAST OF BRITANNIA BLVD INTERSECTION)**  
NOT TO SCALE

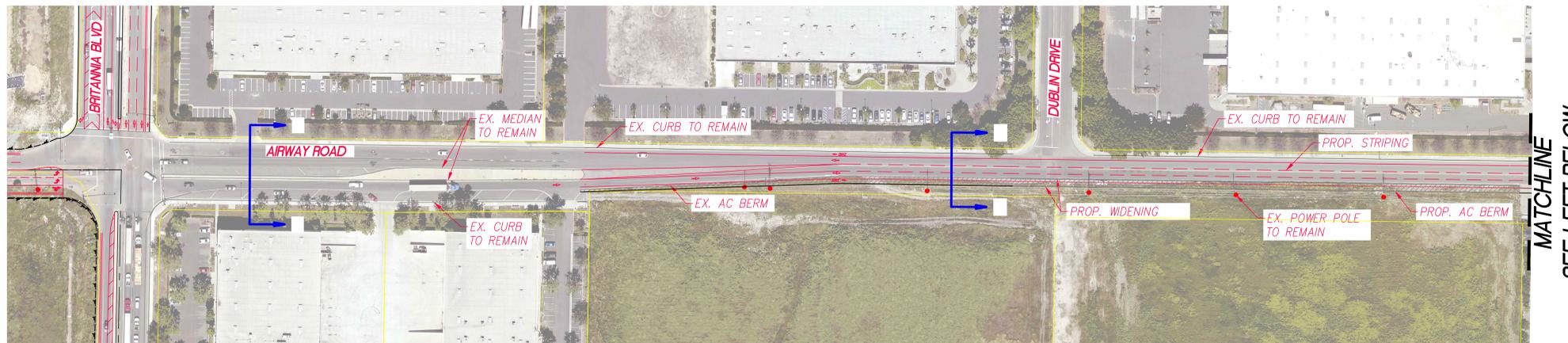


**B-B AIRWAY ROAD SECTION (DUBLIN STREET INTERSECTION APPROX.)**  
NOT TO SCALE  
PROPOSED: MODIFIED TWO-LANE COLLECTOR WITH CENTER TURN LANE  
ULTIMATE: 4-LANE MAJOR (BY OTHERS)

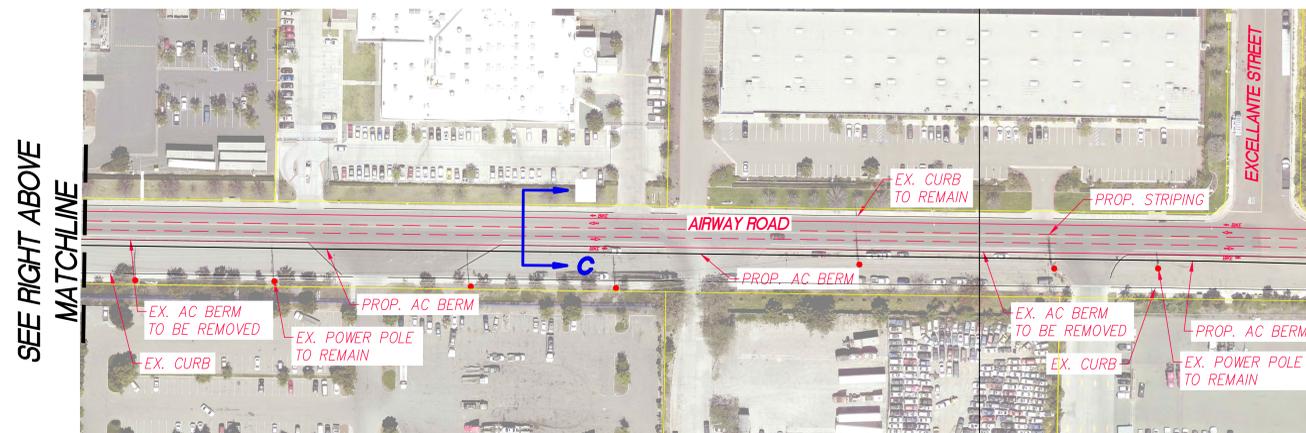


**C-C AIRWAY ROAD SECTION (DUBLIN DR TO EXCELLANTE ST)**  
NOT TO SCALE  
PROPOSED: MODIFIED TWO-LANE COLLECTOR WITH CENTER TURN LANE  
ULTIMATE: 4-LANE MAJOR (BY OTHERS)

### AIRWAY ROAD FROM BRITANNIA BLVD. TO EXCELLANTE STREET SECTIONS

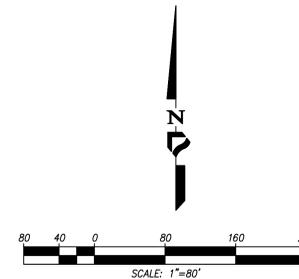


MATCHLINE  
SEE LEFT BELOW



SEE RIGHT ABOVE  
MATCHLINE

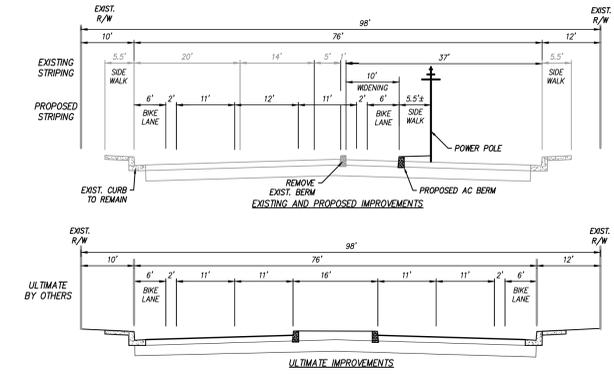
### AIRWAY ROAD FROM BRITANNIA BLVD. TO EXCELLANTE STREET CONCEPTUAL STRIPING PLAN (2023)



PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13: _____
PHONE #: (619) 235-6471	REVISION 12: _____
PROJECT ADDRESS: SAN DIEGO, CALIFORNIA	REVISION 11: _____
PROJECT NAME: LUMINA	REVISION 10: _____
	REVISION 09: _____
	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: _____
	REVISION 05: _____
	REVISION 04: _____
	REVISION 03: _____
	REVISION 02: 08/17/2018
	REVISION 01: 10/13/2017
SHEET TITLE: AIRWAY ROAD FR. BRITANNIA BLVD. TO EXCELLANTE STREET IN PHASE 1 (2023) CONCEPTUAL STRIPING & CROSS SECTIONS	ORIGINAL DATE: 06/01/2017
	SHEET 31 OF 35
	DEP # _____

# LUMINA

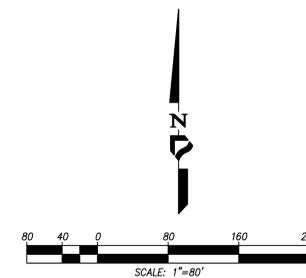
TENTATIVE MAP NO. 1972222



## EXCELLANTE STREET TO LA MEDIA ROAD SECTIONS



## AIRWAY ROAD FROM EXCELLANTE STREET TO LA MEDIA ROAD CONCEPTUAL STRIPING PLAN (2023)



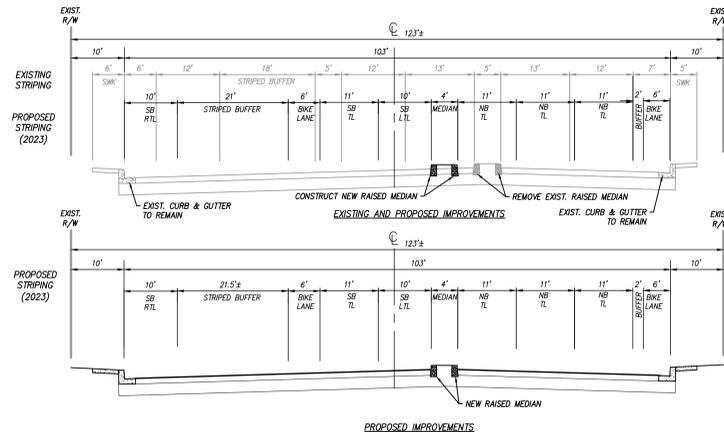
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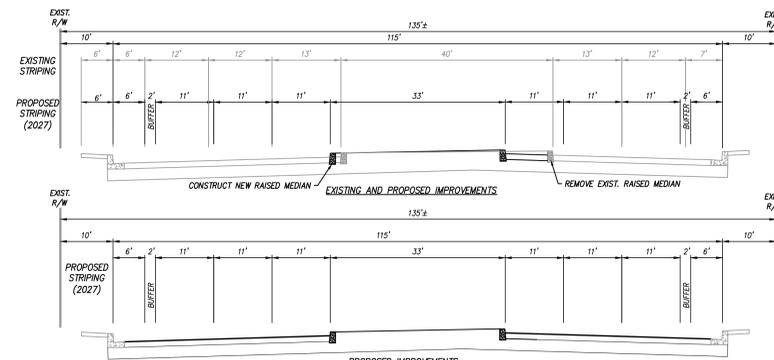
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PHONE #: (619) 235-6471	REVISION 12: _____
PROJECT ADDRESS: SAN DIEGO, CALIFORNIA	REVISION 11: _____
PROJECT NAME: LUMINA	REVISION 10: _____
REVISION 02: 08/17/2018	REVISION 09: _____
REVISION 01: 10/13/2017	REVISION 08: _____
ORIGINAL DATE: 06/01/2017	REVISION 07: _____
SHEET TITLE: AIRWAY ROAD FR. EXCELLANTE STREET TO LA MEDIA ROAD IN PHASE 1 (2023) CONCEPTUAL STRIPING & CROSS SECTIONS	REVISION 06: _____
SHEET 32 OF 35	REVISION 05: _____
DEP # _____	REVISION 04: _____

# LUMINA

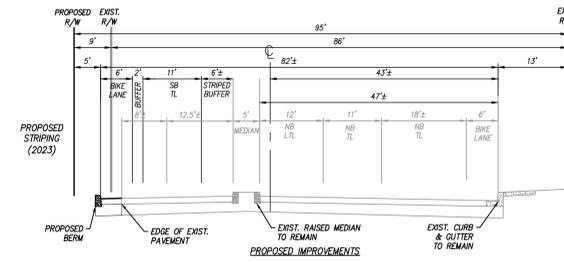
TENTATIVE MAP NO. 1972222



**F-F BRITANNIA BLVD. SECTION**  
NOT TO SCALE  
PROPOSED: SIX-LANE PRIME ARTERIAL

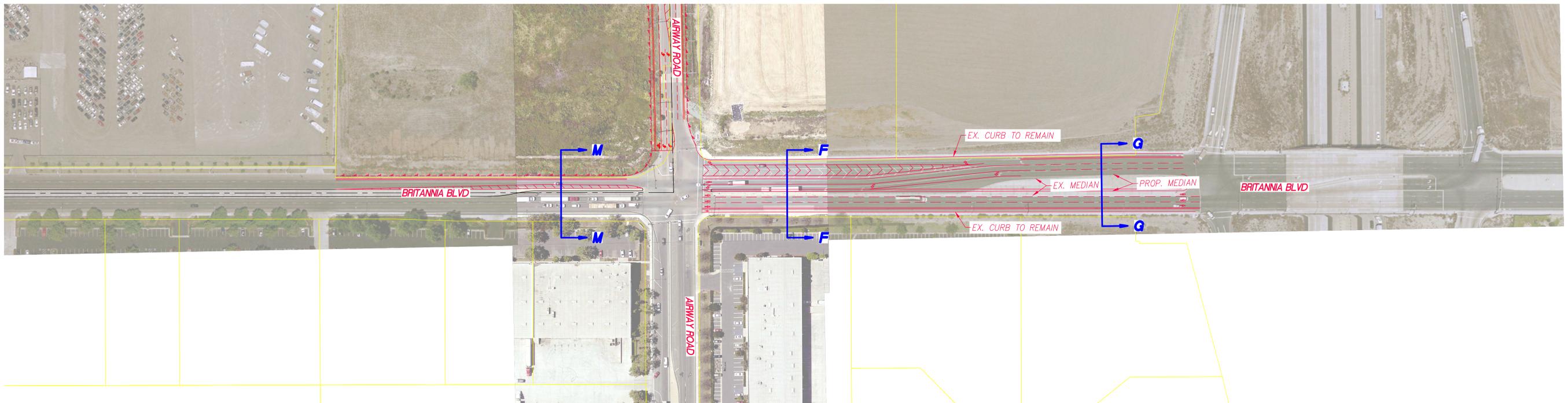


**G-G BRITANNIA BLVD. SECTION**  
NOT TO SCALE  
PROPOSED: SIX-LANE PRIME ARTERIAL



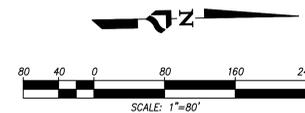
**M-M BRITANNIA BLVD. SECTION**  
(SOUTH OF AIRWAY)  
NOT TO SCALE

## BRITANNIA BLVD. STREET SECTIONS



## BRITANNIA BLVD. PLAN

(2023)



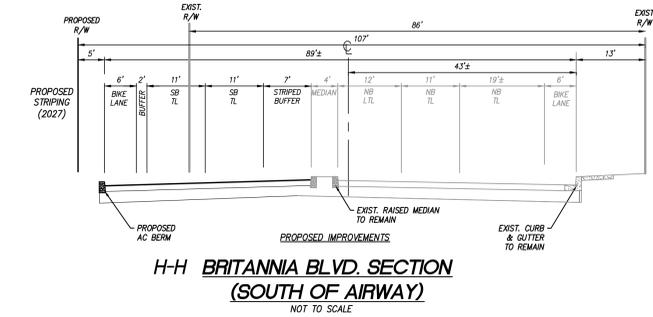
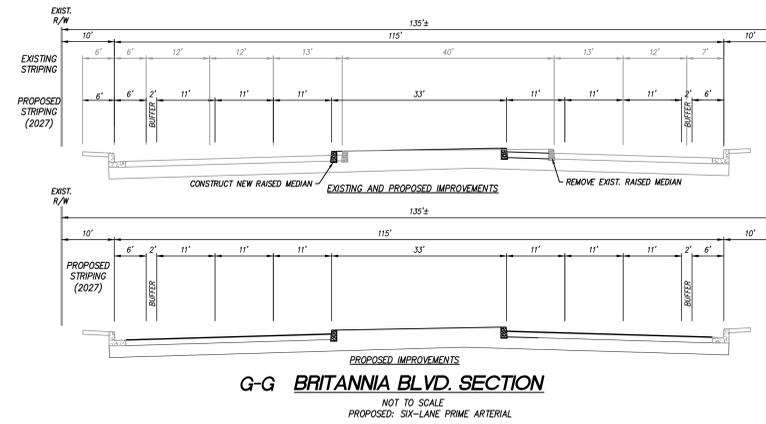
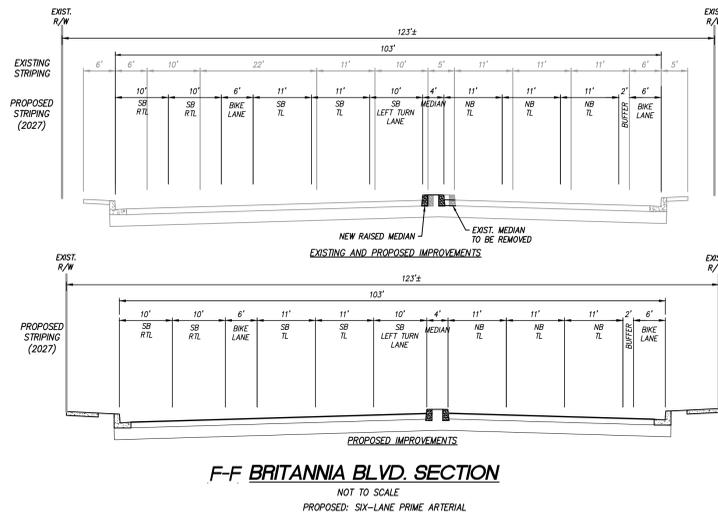
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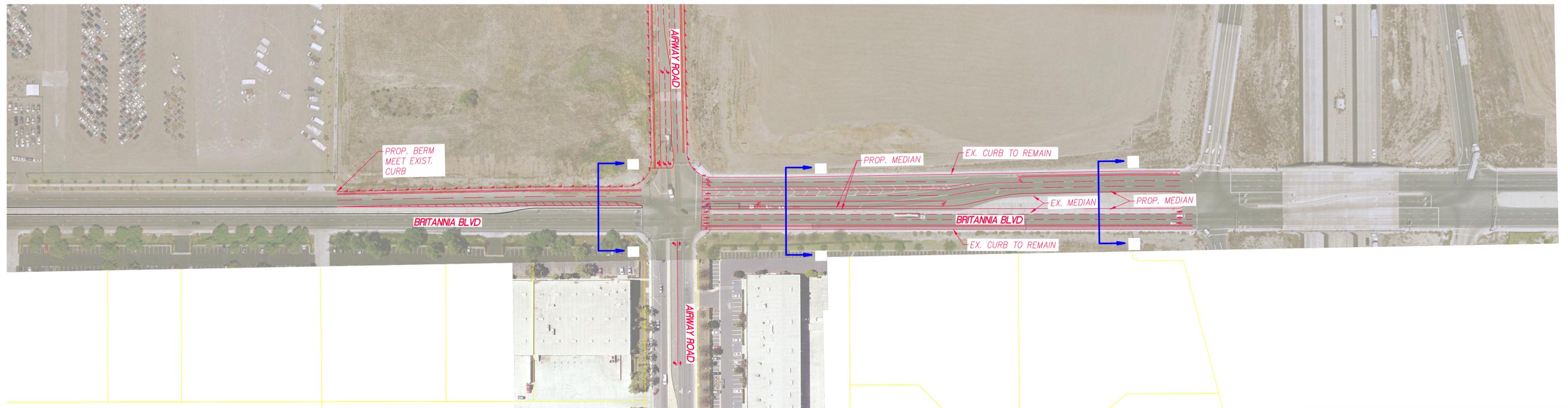
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PROJECT ADDRESS:	REVISION 10: _____
SAN DIEGO, CALIFORNIA	REVISION 09: _____
PROJECT NAME:	REVISION 08: _____
LUMINA	REVISION 07: _____
REVISION 06: _____	REVISION 05: _____
REVISION 04: _____	REVISION 04: _____
REVISION 03: _____	REVISION 03: _____
REVISION 02: _____	REVISION 02: 08/17/2018
REVISION 01: _____	REVISION 01: 10/13/2017
SHEET TITLE:	ORIGINAL DATE: 06/01/2017
BRITANNIA BLVD IN PHASE 1 (2023)	SHEET 33 OF 35
CONCEPTUAL STRIPING & CROSS SECTIONS	DEP # _____

# LUMINA

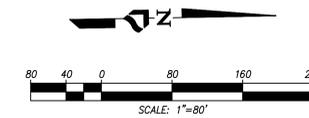
TENTATIVE MAP NO. 1972222



## BRITANNIA BLVD. SECTIONS



## BRITANNIA BLVD. PLAN (2027)



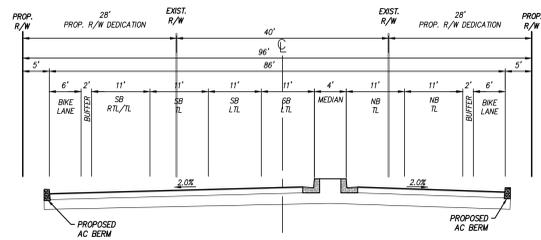
**PROJECT DESIGN CONSULTANTS**  
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619.234.0340 Fax

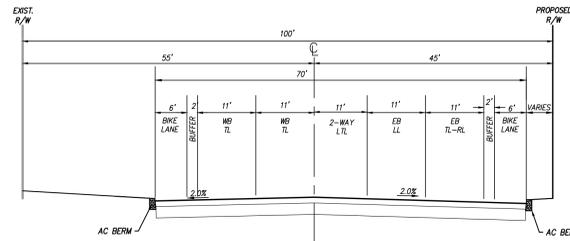
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ADDRESS: <u>701 B STREET, SUITE 800</u>	REVISION 13: _____
<u>SAN DIEGO, CALIFORNIA 92101</u>	REVISION 12: _____
PHONE #: <u>(619) 235-6471</u>	REVISION 11: _____
PROJECT ADDRESS: <u>SAN DIEGO, CALIFORNIA</u>	REVISION 10: _____
PROJECT NAME: <u>LUMINA</u>	REVISION 09: _____
REVISION 08: _____	REVISION 07: _____
REVISION 06: _____	REVISION 05: _____
REVISION 04: _____	REVISION 03: _____
REVISION 03: _____	REVISION 02: <u>08/17/2018</u>
REVISION 02: _____	REVISION 01: <u>10/13/2017</u>
REVISION 01: _____	ORIGINAL DATE: <u>06/01/2017</u>
SHEET TITLE: <b>BRITANNIA BLVD IN PHASE 2 (2027)</b> CONCEPTUAL STRIPING & CROSS SECTIONS	SHEET <u>34</u> OF <u>35</u>
DEP # _____	

# LUMINA

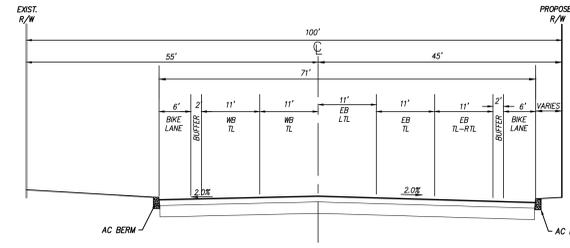
## TENTATIVE MAP NO. 1972222



**L-L AIRWAY ROAD SECTION - PROPOSED  
(CACTUS ROAD INTERSECTION)**  
NOT TO SCALE



**J-J AIRWAY ROAD SECTION - PROPOSED  
PHASE 2 (CACTUS RD TO BRITANNIA BL)**  
NOT TO SCALE

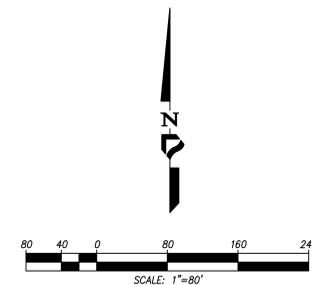


**K-K AIRWAY ROAD SECTION - PROPOSED  
PHASE 2 (CACTUS RD TO BRITANNIA BL)**  
NOT TO SCALE

### CACTUS ROAD TO BRITANNIA BLVD. SECTIONS



## AIRWAY ROAD CONCEPTUAL STRIPING PLAN (2027)



<p>PREPARED BY: NAME: <u>PROJECT DESIGN CONSULTANTS</u></p> <p>ADDRESS: <u>701 B STREET, SUITE 800</u> <u>SAN DIEGO, CALIFORNIA 92101</u></p> <p>PHONE #: <u>(619) 235-6471</u></p> <p>PROJECT ADDRESS: <u>SAN DIEGO, CALIFORNIA</u></p> <p>PROJECT NAME: <u>LUMINA</u></p>	<table border="0" style="width: 100%;"> <tr><td>REVISION 14:</td><td>_____</td></tr> <tr><td>REVISION 13:</td><td>_____</td></tr> <tr><td>REVISION 12:</td><td>_____</td></tr> <tr><td>REVISION 11:</td><td>_____</td></tr> <tr><td>REVISION 10:</td><td>_____</td></tr> <tr><td>REVISION 09:</td><td>_____</td></tr> <tr><td>REVISION 08:</td><td>_____</td></tr> <tr><td>REVISION 07:</td><td>_____</td></tr> <tr><td>REVISION 06:</td><td>_____</td></tr> <tr><td>REVISION 05:</td><td>_____</td></tr> <tr><td>REVISION 04:</td><td>_____</td></tr> <tr><td>REVISION 03:</td><td>_____</td></tr> <tr><td>REVISION 02:</td><td><u>08/17/2018</u></td></tr> <tr><td>REVISION 01:</td><td><u>10/13/2017</u></td></tr> </table> <p>ORIGINAL DATE: <u>06/01/2017</u></p> <p>SHEET <b>35</b> OF <b>35</b></p> <p>DEP # _____</p>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	_____	REVISION 05:	_____	REVISION 04:	_____	REVISION 03:	_____	REVISION 02:	<u>08/17/2018</u>	REVISION 01:	<u>10/13/2017</u>
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**OTAY MESA PLANNING GROUP**  
**MEETING MINUTES, MARCH 20, 2019**  
**OTAY NESTOR LIBRARY**  
**3003 CORONADO AVENUE, SAN DIEGO, CA 92154**

---

Otay Mesa Planning Group Chair, Rob Hixson called the meeting to order at 3:00 p.m.

Introductions are made across the room.

<b>Members present:</b>	<b>Members absent:</b>
Rob Hixson- <b>Chair</b>	James Street
Mark Freed – <b>Vice Chair</b>	Lisa Golden
Alejandra Mier y Terán	Rodolfo Jr. Lopez
Chris Holder	
Clarissa Flacon	
Diane Kirma	
Felipe Nuno	
Jimmy Ayala	
John Couvillion	
Rita Mahoney	
Ronnie Taylor	
Ted Shaw	
Tom Story	
Tony Blas	
Tom Ricotta	

**Approval of minutes:**

February 2019

- **Vote:** Ted Shaw, Felipe Nuno second
- **Passed:** Yes
- **Comments:** Please amend the minutes to show Ms. Rita Mahoney removed herself from the table and did not vote. She recused herself from the Lumina Project vote.

**Public Input:**

None.

**Chairman's Report:**

Need to correct the agenda, we sent the ballot for revision, but did not add to the agenda the actual elections, so those will be added under action items under the Lumina Project. We will have elections today. I have a letter from Scott Sherman regarding residential housing.

Items Received March 2019:

1. Public Notice of a Draft Mitigated Negative Declaration - Saturn Boulevard – Project No. 566657 – Request to rezone from AR-1-2 to RS-1-7.

**OTAY MESA PLANNING GROUP**  
**MEETING MINUTES, MARCH 20, 2019**  
**OTAY NESTOR LIBRARY**  
**3003 CORONADO AVENUE, SAN DIEGO, CA 92154**

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**Government Liaison Report**

- A. COUNCILMEMBER MORENO'S OFFICE:** *Gerardo Ramirez* – The City Council approved updating parking requirements for multi-family housing. Councilmember Moreno pushes City Council to oppose proposed state legislation (SB615) that would decrease the public's power under the Public Records Act.
- B. MAYOR'S OFFICE:** No report given.
- C. SUPERVISOR COX'S OFFICE:** No report given.
- D. ASSEMBLY MEMBER LORENA GONZALEZ OFFICE:**
- E. SENTOR HUESOS' OFFICE:** *Ana Molina* – We are well underway in the legislative process and budget. We introduced our legislative packet, one of which was SB-615 which we did pull. We were under the impression that the City Attorney had the authority from the City Council to move forward with this legislation. SB-208 Consumer Call Protection Act of 2019. The number one consumer complaint in the nation. They're basically fraudulent calls. \$900M has been taken in this manner. This Bill will help prevent those calls from happening.
- F. POLICE DEPARTMENT: Carlos LaCarra** – I am proud to introduce our new Captain, Manny Deltoro and new Lieutenant Juan Sanchez to the south bay area. Please feel free to contact them with any questions or concerns. They both used to work in the homicide department and are used to their phones going off at all hours of the day and night. Please utilize the Get it Done App it's a great way to get things done around the City. Traffic lights that are out, stops signs that are down, curbs that need to be repainted, abandoned motor homes, and report transients in the area. Crimes in progress emergency, 911 or if you need to speak to an officer (619) 531-2000. For any Code compliance issues, please file those to the City and copy me on those emails so I may follow up.  
*[Planning group member, Felipe Nuno, mentioned recent up tick of auto thefts. Carlos LaCarra is aware of the auto thefts but will also refer to stats to see if there has been a sudden increase.]*
- G. FIRE DEPARTMENT:** No report given.
- H. IMMIGRATION & CUSTOMS DEPARTMENT:** No report given.
- I. CITY ATTORNEY'S OFFICE:** No report given.

**Monthly Report:**

**CPC- Mark Freed:** Every meeting now is being driven by the Grand Jury Report. They want to make sure everyone is abiding by it. Discussion of the Enhancement District fund. There was a 12<sup>th</sup> update to the land development code. They are updating this in sections. Items 1-75 were discussed in a sub-committee with the CPC group. They came back with recommendations. We did vote and separated one item that was a no vote. Everything else was approved. The item with the no vote was regarding an issue that allowed less input from the community into a particular item regarding rezoning. The next item is the Mayor's state of address; the round table discussion they had about transit priority zones which have already been approved by City Council, but in his address he mentioned using the same overlay to potentially create areas where there is no density restrictions and no height restrictions. There was some resistance from some of the planning groups. The Mayor basically said, "get used to it because it's happening."

**Southwest Village Committee- Felipe Nuno:** We discussed outdoor public spaces. It was a good meeting. Next meeting will be April 17, 2019. It will be highly attended because we will be discussing schools.

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**Border Transportation- Alejandra Mier y Terán:** Two events, the first one is regarding the Otay Mesa modernization. We don't have a date yet, but I will have one as soon as GSA approves. The second is an import facility construction forum. This one will most likely be in May. National Customs Director for Mexico announced that they want to change policies and want to start inspecting 100% of all vehicles as well as the commercial vehicles that enter Mexico. By doing this they will eliminate all traffic lights it uses to determine whether or not to send to secondary inspection. Technological equipment will be installed that will inspect vehicles in four seconds and buses in 40 seconds. Traffic is a concern.

**La Media Truck Route- David Wick:** City staff real estate department is in the process of accessing the right-of-ways westside of La Media Road south of Airway Road. Looks like everything is going forward. They are planning on having a meeting in June or July as an update as to a temporary detour and whether they are going to build La Media Road all at once or in sections. Everything is on track. From our Enhanced District fund, we have about \$800,000 and \$790,000 of that will go towards La Media Road. Which is largely what Brick Engineering needs for plans and permits

**San Diego Airport Advisory Committee- Tom Ricotta/Rob Hixson/Clarissa Falcon:** They are still working on getting US Customs budget. The original budget was \$1M for their temporary office building. They just gave us the new budget and it's almost at the base of \$3M. \$1.5M of that was just oversight. The building is still at \$1M everything else is pretty darn expensive. They also talked about Metropolitan Airpark moving forward with off sites infrastructure funds to loop all the infrastructure to the airport. Metropolitan had to pay for all the expenses first. And people that build anything after would have to contribute back. Rob Hixson – “we know that they have to pay a big payment they have to make for La Media and there are a few other off sites they have to do. I also know they have been working on all their biological mitigation.” Tom – “Yes, they talked about that, but they couldn't really explain it well to the group.” Clarissa – “yes, Metropolitan Airpark is supposed to be paying for off-site mitigation, which they are and mitigation for some of the offsite improvements. They had to find some land to mitigate with, but that eventually would have to be paid back to Metropolitan Airpark and the City. When? I do not know, but that is part of the agreement.”

**Code Enforcement - Rob Hixson:** Carlos has already left and didn't give much of a code enforcement update.

**Chamber Update- Alejandra Mier y Teran:** We are geared up for our MexPort will be April 11<sup>th</sup> at the Siempre Viva Business Park. This is a one-day trade show. It's a cross border business development show. We are going to have major buyers from Tijuana and Otay Mesa meeting with exhibitors. We also are having a member breakfast with the secretary of economic development for the City of Tijuana. Also, save the date for our golf tournament August 2<sup>nd</sup> at Riverwalk golf course.

**La Media West Wetlands- Rob Hixson:** Nothing to report.

**East Otay Mesa Property Owner's Association Update –David Wick:** SR-11 bidding the contract for phase-2 to the port of entry. They will award that bid shortly. They are to start construction October of this year from

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Enrico Fermi to the port of entry. Army Corps of Engineers is starting to finish the secondary fence from where the prototypes were built, eastward 2 ½ miles, 150 ft in from the primary fence. They're starting that project next month. They are building the same type of fence as the primary fence. Intersection of Alta and Otay Mesa Road, the county is starting construction next month. Building that should be less than a 9-month project. LS power is breaking ground next month on the 4-acre battery storage. Donovan prison is expanding my 15-beds for mental health facility. Their EIR is out and I believe that the comment period is expiring in a week or two. So, for those that have any interest, you may want to look at that EIR and see what their impacts are. I think there will be a public hearing sometime in April.

**Informational Items:**

None.

**Action Items:**

**Motion:** Lumina Project

**Vote:** Jimmy Ayala, Felipe Nuno, seconded

**Vote No:** None

**Resolved:** Yes

**Recommendation/ Comment:** Procopio Attorney's presented to the Planning Group in opposition of the project. They want a deeper sewer line to be set in place as opposed to what the project will implement in the area.

Final Comment: Planning Group would like to recommendation this project for approval.

**Abstained:** Mark Freed, Tom Ricotta, Rita Mahoney

*Rita Mahoney recused herself from this vote. She was not at the table at time the vote took place.*

**Closing remarks:**

Thank you.

**Old Business:**

No old business.

***Meeting adjourned at 3:54 p.m. by Otay Mesa Planning Group Chair, Rob Hixson***

	<p><b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p><b>FORM DS-318</b></p> <p>October 2017</p>
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**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other Public Right-of-Way Vacation

**Project Title:** Lumina **Project No. For City Use Only:** 555609  
**Project Address:** 93.43 acres located west of Cactus Road, north of Siempre Viva Road

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? DE Corporate Identification No. 37-1871492  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**  
Name of Individual: Danny Gabriel, Manager, CR Lumina Group, LLC  Owner  Tenant/Lessee  Successor Agency  
Street Address: 444 West Beech Street, Suite 300  
City: San Diego State: CA Zip: 92101  
Phone No.: (858) 490-2900 Fax No.: \_\_\_\_\_ Email: dannyg@colrich.com  
Signature: [Signature] Date: \_\_\_\_\_  
Additional pages Attached:  Yes  No

**Applicant**  
Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Additional pages Attached:  Yes  No

**Other Financially Interested Persons**  
Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Additional pages Attached:  Yes  No

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

**List of all Members in: CR LUMINA GROUP, LLC**

CR Otay Canyon Ranch Associates, LLC  
444 West Beech St, Suite 300  
San Diego, CA 92101  
Manager: Danny Gabriel (858) 490-2303

Otay Land Investors, LLC  
3605 S. Town Center, Suite A  
Las Vegas, NV 89135  
Manager: Dominic Polizzotto (702) 932-2465

CR Lumina Associates, LLC  
444 West Beech St, Suite 300  
San Diego, CA 92101  
Manager: Danny Gabriel (858) 490-2303

The Danny and Dana Gabriel Family Trust  
444 West Beech St, Suite 300  
San Diego, CA 92101  
Manager: Danny Gabriel (858) 490-2303

The Graeme Gabriel and Simone Elise Kanter Living Trust  
444 West Beech St, Suite 300  
San Diego, CA 92101  
Manager: Graeme Gabriel (858) 490-2304



Looking southwest toward the Project site along Cactus Road, from south to west.



Looking west at the Project site along Cactus Road, from south to north.



Looking west toward the Project site along Cactus Road, from south to north.



Looking west toward the Project site along Cactus Road, from south to north.



Looking north towards the Project site along the middle western edge, from northwest to southwest.



Looking east within the Project site in the upper middle portion of the Project site, from northwest to southeast.



Looking west within the Project site in the upper-middle portion of the Project site, from southeast to northwest.



Looking east toward the Project site along upper-middle western edge of site, from north to south.



Looking east toward the Project site along middle western edge of site, from north to south.