



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 16, 2017 [REPORT NO. PC-17-018](#)

HEARING DATE: February 23, 2017

SUBJECT: Central Village Specific Plan. Process Five Decision.

PROJECT NUMBER: [408329](#)

REFERENCE: Otay Mesa Community Plan Update, Planning Commission [Report No. PC-14-002](#)

OWNER/APPLICANT: ColRich, Inc., et al, Owners/ColRich, Inc., Applicant (Attachment 10)

SUMMARY:

Issue: Should the Planning Commission recommend to the City Council adoption of the Central Village Specific Plan, Rezone and a General Plan/Community Plan amendment and certification of the Addendum to the Otay Mesa Community Plan Update Environmental Impact Report?

Staff Recommendations:

1. Certify Addendum to Otay Mesa Community Plan Update Environmental Impact Report No. 408329 and Adopt the Mitigation Monitoring and Reporting Program;
2. Adopt an Ordinance approving Specific Plan No. 1427923; and
3. Adopt Rezone Ordinance No. 1874014; and
4. Adopt General Plan/Community Plan Amendment No. 1427923.

Community Planning Group Recommendation: On February, 8 2017, the Otay Mesa Community Planning Group voted 10-1-1 to recommend approval of the project. The written recommendation was not available as of the date of this report.

Environmental Review: Addendum No. 408329 to the Otay Mesa Community Plan Update Environmental Impact Report (EIR) (SCH. 2004651076) has been prepared for the Central Village Specific Plan project (the Project or the Specific Plan) in accordance with the California Environmental Quality Act (CEQA) guidelines.

Based upon a review of the current Project, it has been determined there are no new significant environmental impacts not considered in the previous EIR, no substantive changes have occurred with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance to the Project.

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

Housing Impact Statement: The Specific Plan proposes up to 4,485 dwelling units on an approximately 229.2-acre site in the Otay Mesa Community Plan Area. The Specific Plan would increase the opportunity to provide housing stock at a time when the City Council has determined the City of San Diego is in a housing state of emergency.

BACKGROUND

The Otay Mesa Community Plan (Community Plan) was first adopted by the San Diego City Council in 1981, and was intended to guide development of the community planning area through the year 2000. Its principal goals included annexing portions of Otay Mesa into the City of San Diego; coordinating development of the Otay Mesa Port of Entry; increasing employment opportunities; creating residential communities; and providing amenities for employees and residents. The Plan called for residential and supporting commercial development in the western portion of Otay Mesa with industrial development and limited commercial uses in the central and eastern portions of the community surrounding Brown Field Municipal Airport. Since that time, Otay Mesa's location just north of the United States/Mexico International Border has allowed portions of the community to develop into a thriving bi-national regional center, with several recent major infrastructure upgrades, such as the opening of California State Route 905 (SR-905).

In March 2014, the City of San Diego updated the Community Plan to provide for broad land use themes that seek to establish a binational center; provide for economic diversification; enhance and sustain Otay Mesa's industrial capacity; encourage and support international trade; promote the establishment of balanced neighborhoods integrating a mix of land uses; and identify infrastructure needs. The Plan establishes five distinct Districts pertaining to specific geographic areas (see Figure 1-3, *Otay Mesa Community Plan Vision Map*). The Plan designates the Southwest District and Central District as the two areas to implement the City of Villages strategy through the specific plan process. The Community Plan foresees these villages as comprising compact, active areas with sustainable and efficient land use patterns which would be pedestrian-friendly, transit-oriented, and include a variety of residential, commercial, and civic spaces.

The Community Plan requires a specific plan be created and approved by the San Diego City Council in order to develop the affected properties contained within the 229.2-acre Central Village area. As cited in the Community Plan Land Use Element, the Central Village Specific Plan is proposed as a mixed-use village that includes residential, employment, civic/institutional and mixed-use development. The City of San Diego, along with affected stakeholders, have been working with ColRich, Inc., the applicant, to develop the Specific Plan to implement the 2014-updated Community Plan.

The Specific Plan is a 229.2-acre mixed-use village located in the central portion of the Otay Mesa community. The Specific Plan would provide a pedestrian-friendly, inviting, and attractive environment with a unique sense of place designed to embrace the “Village Concept” outlined in the Community Plan and City of San Diego General Plan. The Community Plan designates the Central Village for “neighborhood village” and “community village” land uses. These land use categories call for a range of housing choices conveniently located near community-serving commercial uses, civic uses, and parks. Consistent with the Community Plan’s vision for this area, the Specific Plan area would provide a walkable, mixed-use village integrating residential, commercial, civic, and recreational uses to create a vibrant living experience.

The Specific Plan area is located in the southern portion of the City of San Diego, within Otay Mesa community. As shown on Figure 1-1, *Regional Map*, the Specific Plan area is situated immediately south of SR-905, 2.4 miles east of Interstate 805 (I-805) and Interstate 5 (I-5), and 0.5 mile north of the United States and Mexico International Border. Specifically, the Specific Plan area is bordered by SR-905 and Airway Road to the north, Cactus Road and Continental Road to the east, and Siempre Viva Road to the south, which terminates at Cactus Road.

DISCUSSION

Project Description

The Specific Plan area encompasses approximately 229.2 acres of the Central District. The Central District is described by the Plan as having a village center at the western end of the mesa (the Specific Plan area) that is predominately residential in nature with core areas of mixed-uses and public spaces sited along Airway Road. Central to the vision is the ability to facilitate development in the Specific Plan area by collaborating with master developers to achieve viable large scale development with changing market conditions. The primary purpose of the Specific Plan is to implement the City of Villages strategy in the Central District. The Specific Plan is a multi-layered plan guiding development of a mixed-use village by providing site-specific land use policies and design regulations.

Public Outreach Workshops and Subcommittee Meetings

The City held two community workshops on August 27, 2014 and May 6, 2015 to outreach and provide information about the specific plan process to community members and property owners. Starting in April 2015, the Otay Mesa Community Planning Group held 12 specific plan subcommittee meetings to discuss and provide recommendations to the applicant and helped to guide the development of the Central Village Specific Plan. The subcommittee reported the status of the draft specific plan to the planning group at their regularly scheduled meetings. Please see Attachment 11 for a list of dates.

Specific Plan Organization

The Specific Plan is divided into the Chapters 1, 2, 3 and 4:

- *Chapter 1: Introduction and Setting:* Provides an overview of the Specific Plan and vision for the Central Village area; summarizes the relationship between the City’s General Plan, the Community Plan, and the Specific Plan; identifies the Specific Plan objectives; describes the

public outreach process and authority of the Specific Plan; and discusses existing land uses and infrastructure.

- *Chapter 2: Land Use Development Standards and Design Guidelines:* Describes the five development components of the Specific Plan, including: land use; mobility system; parks and open space areas; infrastructure improvements; and urban design. Development standards and design guidelines for development within the Specific Plan area are also provided in this chapter.
- *Chapter 3: Specific Plan Implementation:* Discusses the policies and processes associated with the implementation of the Specific Plan.
- *Chapter 4: General Plan Consistency:* Provides the consistency analysis between the Specific Plan and the goals and policies of the General Plan and the Otay Mesa Community Plan, as required pursuant to California Government Code § 65451.

Specific Plan as Regulation

The Specific Plan is a regulatory document setting forth the physical development standards and guidelines relative to land use designations; building intensity; landscaping; architectural character; vehicular, bicycle and pedestrian circulation; and other infrastructure improvements such as water, wastewater, and drainage systems. When using the Specific Plan for the purpose of reviewing future development projects or determining appropriate uses for a site, the applicable zoning regulations of the City's Land Development Code, which are not superseded by the standards contained in the Specific Plan, also should be reviewed to ensure full implementation of this Specific Plan.

In response to statutory requirements, the Specific Plan provides the essential link between the policies of the General Plan, the Otay Mesa Community Plan, and the development expected in the Specific Plan area. By functioning as a regulatory document, the Specific Plan is a means of implementing and detailing the General Plan and the Otay Mesa Community Plan in the Central District. In this regard, all future development plans and entitlement permits for development in the Specific Plan area are required to be consistent with regulations set forth in the Specific Plan and with all applicable City regulations, while remaining flexible to accommodate changes in the market and the changing needs of the City and community.

Chapter 3 of the Specific Plan establishes the procedures and requirements the City of San Diego would follow when considering implementing development applications within the Specific Plan area. Subsequent discretionary actions may include subdivision maps; neighborhood development permits; construction permits; storm drainage, water, and sewer system approvals; parks and landscaping approvals; and approval and construction of school facilities. Together, the Specific Plan, the General Plan/Otay Mesa Community Plan Amendment and Rezone processed concurrently with the Specific Plan; and Addendum to the EIR No. 408329; and any pre-implementation requirements identified by the City of San Diego as a companion to the Specific Plan, provide a detailed roadmap for the orderly development of Specific Plan area, while taking into account all local goals, objectives and environmental considerations.

Implementation of the Specific Plan

Development within the Specific Plan area would be implemented through the City's approval of subsequent development permits and approvals consistent with the Specific Plan and that meet other applicable City requirements. Unless specified otherwise, where the provisions contained in the Specific Plan differ from those in the Municipal Code, the provisions of the Specific Plan take precedence.

All property within the Specific Plan boundaries is subject to the Municipal Code, including Municipal Code Chapter 13. However, the Specific Plan is supplemental to the Municipal Code. In addition, applicability of the standards contained in the Specific Plan Section 3.4.3 is further specified by both the Planning Districts Map (Figure 3-1) and the land use designations depicted on the Specific Plan Land Use Plan (Figure 2.2-1). Table 3-2, Central Village Supplemental Development Regulations, summarizes the development standard requirements that apply throughout the Specific Plan area. Additional development standards are provided in Section 2.6, Urban Design Element. Any development regulation of the underlying Base Zone not specifically modified by Table 3-2 would apply to future development within the Specific Plan area.

No Construction Permit would be issued for the erection, construction, conversion, establishment, alteration, or enlargement of any buildings or structure or for the grading of any site within the Specific Plan area until a Neighborhood Development Permit is approved. All other developments in the Specific Plan area which require a Development Permit would comply with the applicable requirements of San Diego Municipal Code Chapter 12, Land Development Reviews, for the applicable permit type.

The Specific Plan area would be developed with a maximum of 4,485 residential dwelling units and up to 139,700 square feet of commercial retail space on 229.2 acres, as illustrated in Figure 2.2-1, Specific Plan Land Use Plan. The Specific Plan Land Use Plan divides the 229.2-acre site into planning areas. Each residential and mixed-use planning area is assigned a "General Plan Land Use," which establishes the minimum and maximum residential density for the planning area, expressed in number of dwelling units per acre (du/ac). The "Target Dwelling Unit" total listed for each planning area is the maximum number of dwelling units allocated to each planning area as allocated by this Specific Plan.

The "Target Density" would be the target number of dwelling units per acre (du/ac) that are expected in the planning area, considering the permitted du/ac density range for the planning area's land use designation, and the requirements for the planning area set forth by the policies and design standards contained in the Specific Plan. The number of dwelling units proposed for all or a portion of a planning area by the required Neighborhood Development Permit application as detailed in Section 3.5 of the Specific Plan may be greater or fewer than the "Target Dwelling Units" vested to the planning area by the Specific Plan, without necessitating a Specific Plan Amendment, within specific criteria.

Similar to the transfer of dwelling units, the transfer of commercial square footage between planning areas is permitted without requiring a Specific Plan Amendment. Proposed transfers of residential dwelling units or commercial square footage may only be allowed if a site-specific transportation impact analysis and water and sewer study is prepared to evaluate what new impacts, if any, could

result from the transfer of dwelling units or commercial square footage between planning areas within the Specific Plan area. A number of minor modification may be approved by the Development Services Director or designee which do not require an amendment to the Specific Plan, provided specific criteria is met. Other changes to the Specific Plan would require a formal amendment to be considered by both the Planning Commission and City Council.

General / Community Plan Analysis

The Community Plan designates the Central District as one of two areas in the community that will implement the City of Villages strategy of creating housing near job/employment centers and transit with compact pedestrian-friendly design. The Community Plan describes the Central District as comprising compact, active areas with sustainable and efficient land use patterns that are pedestrian-friendly, transit-oriented, and include a variety of residential, commercial, and civic spaces, to be further defined through the preparation of a specific plan. The Community Plan establishes the vision for the Central District community as a medium to high density residential community centered along Airway Road, and focused around school and park uses, as well as village-scale retail.

The Specific Plan implements the Community Plan's vision by incorporating a mixture of land uses including residential, commercial, civic (i.e., school), parks, and open space in a sustainable and pedestrian-oriented pattern. The Specific Plan would provide a compact, grid network of streets that connects the village to its context and supports internal connectivity and walking. The combination of these uses in a grid pattern street network establishes a development pattern that achieves the Community Plan's vision for the village. The moderate to high density (35-44 du/ac) residential uses identified along the future rapid transit route along Airway Road would help contribute to the two major activity nodes identified at the village entrance. The proposed school site within the Specific Plan area is easily accessible to the residential uses through its location in the center of the Specific Plan area. The school site would also be connected to neighborhood parks, and to the adjacent Grand Park, with a boulevard or "green street" that offers a pleasant pedestrian environment. Pedestrian trails, parkways, and bicycle facilities are identified to link activity nodes with residential areas, public amenities, and open space. The Specific Plan directs development to orient toward the school site, streets, parks and open space to provide a positive frontage, "eyes on the street," and an active and pleasant public realm.

The planned mobility network provides for maximum connectivity within the Central Village by providing an interconnected system of paseos, sidewalks and trails establishing connections between residential areas and commercial, recreation, school and open space amenities within the village. The Specific Plan also incorporates recommendations for specialty paving, landscaping, shade structures, seating areas and other enhancements to provide an enhanced pedestrian experience along the pedestrian circulation network. Paseos and trails also accommodate bicycle and pedestrian use, with equestrian uses accommodated within the trail network planned in the on- and off-site open space areas, in a manner that is consistent with the Multi-Species Conservation Program Subarea Plan requirements. Consistent with the Community Plan Mobility Element bicycle network, a Class 1 and Class 2 bicycle facilities are accommodated along Airway Road (Classes 1 and 2), Cactus Road (Class 2), Heritage Road (Class 2, both north and south of Airway Road), Central Main Street (Class 1), Park Way (Class 1), Village Way (Class 2 north of Central Main Street), and Continental Road (Class 2).

The Specific Plan specifies the quantity, location and acreages of all population-based parks located within the Central Village and includes conceptual park plans to represent programmatic elements within each park. The Specific Plan area accommodates 16.1 net usable acres of parkland. The remainder of the population-based parkland requirement (27.2 acres) is accommodated in the Grand Park, as identified by the Community Plan.

The Community Plan directs specific plans to achieve sustainable and efficient land use patterns with comprehensive neighborhood and community village development. The Specific Plan comprehensively addresses its location within the community along the Spring Canyon system by identifying natural areas for preservation and ensuring disturbances are minimized along the interface between open space areas and proposed development. The interface between open space and residential uses would include walls or fencing that precludes residents from accessing open space areas. In addition, where disturbance occurs within open space areas to build the village, native species would be used to revegetate disturbed lands and restore them to a natural condition. A detailed consistency analysis with the City's General Plan and Community Plan is provided in Chapter 4 of the Specific Plan.

Community Plan Amendment

The Otay Mesa Community Plan Amendment would amend map figures to show the Specific Plan area with a community village land use designation that would allow for residential between 10 to 44 du/ac. The roadway classification and bicycle network maps would have a callout to refer to the Central Village Specific Plan for information. The parks and institutional land use locations shown on the land use map would be consistent with the Specific Plan. References the Specific Plan would be included in the Community Plan Land Use element. Refer to Attachment 8.

Conclusion

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 8 and 9) and draft conditions of approval (Attachment 10). Staff recommends the Planning Commission recommend the City Council approve the Project as proposed.

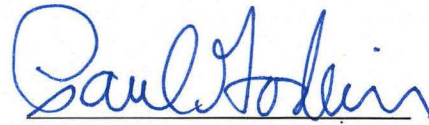
ALTERNATIVES

1. Recommend the City Council adopt an Ordinance certifying the Specific Plan No. 1427923 and Adopt a Rezone Ordinance No. 1874014, and General Plan/Community Plan Amendment No. 1427923 with modifications.
2. Recommend the City Council deny an Ordinance certifying the Specific Plan No. 1427923 and Adopt a Rezone Ordinance No. 1874014 and General Plan/Community Plan Amendment No. 1427923.


Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Paul Godwin
Development Project Manager
Development Services Department

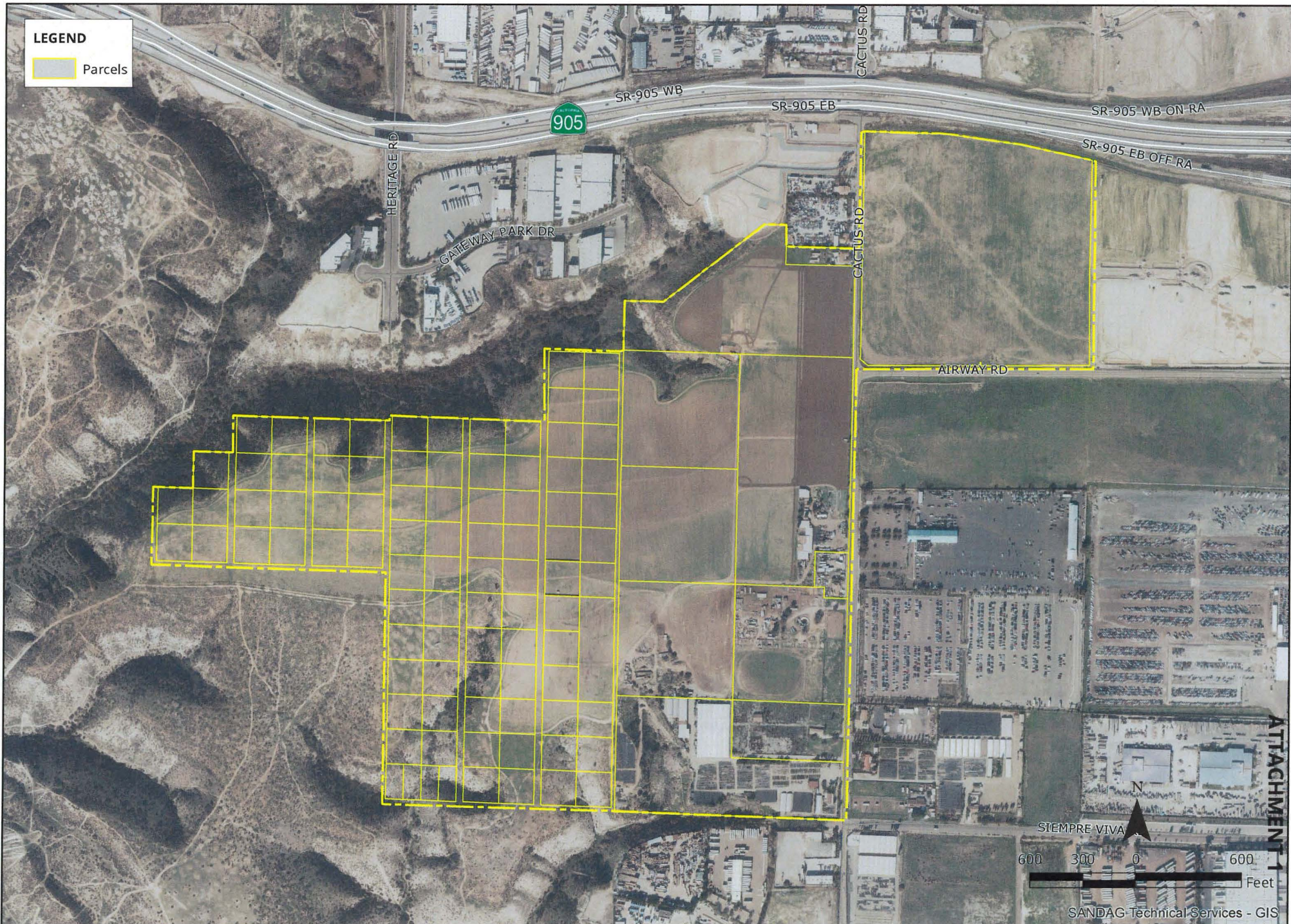


Tait Galloway
Program Manager
Planning Department

LOWE/PBG

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Environmental Resolution with MMRP
5. Draft Ordinance adopting the Specific Plan
6. Draft Ordinance rezoning property
7. Draft Rezone - C Sheet (C-982)
8. Draft Otay Mesa Community Plan Amendment with Resolution
9. Draft Otay Mesa Central Village Specific Plan (available under separate cover)
<https://www.sandiego.gov/planning/community/profiles/otaymesa/omcvsp>
10. Ownership Disclosure Statement
11. Public Outreach Workshops and Subcommittee Meetings



CENTRAL VILLAGE AERIAL MAP PLANNING DEPARTMENT

2014 AERIAL

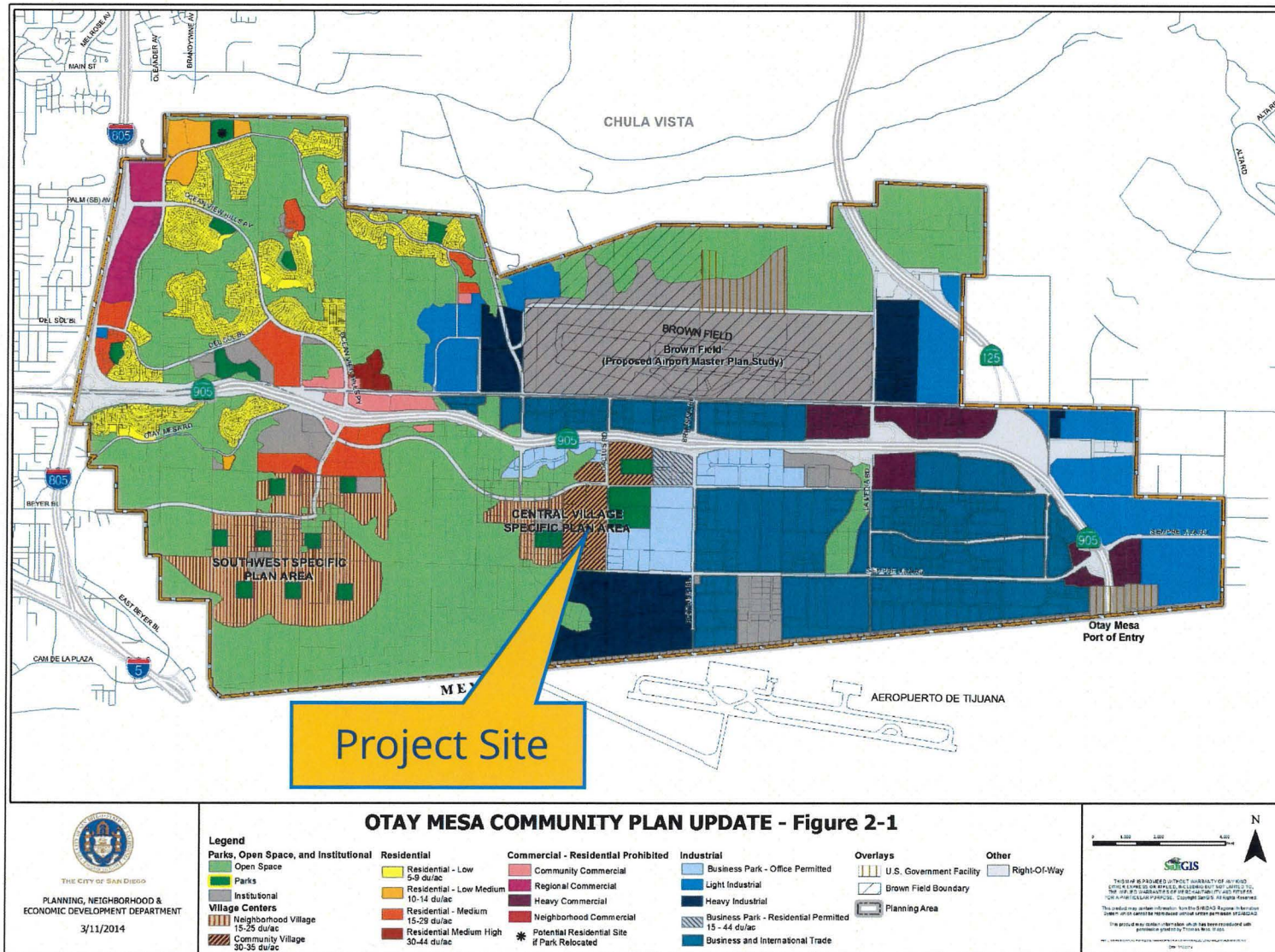


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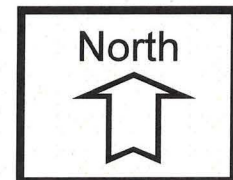
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ATTACHMENT 1



Land Use Map

Otay Mesa Central Village Specific Plan
PROJECT NO. 408329



RESOLUTION NUMBER R-

ADOPTED ON

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

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

WHEREAS, on January 30, 2015, ColRich submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

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

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

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

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

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

APPROVED: MARA ELLIOTT, CITY ATTORNEY

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

DRAFT

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Rezone, Planned Development Permit, Site Development Permit and Tentative Map
PROJECT NO. 408329

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 Environmental Impact Report No. 30330/304032, SCH No. 2004651076 shall be made conditions of future development projects, as may be further described below.

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

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

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Mitigation Measure 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 Measure 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 Measure 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 Measure AQ-4: Prior to the issuance of building permits for any project containing a facility identified in **Error! Reference source not found., Error! Reference source not found.**, 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 maximally exposed individual resident (MEIR), and the maximally exposed individual worker (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.

Mitigation Measure 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), Migratory Bird Treaty Act (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 Measure 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 Measure 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 Measure 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:

- 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).

Mitigation Measure GHG-1: Future projects implemented in accordance with the 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 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. These policies would serve to reduce consumption of fossil-fueled vehicles and energy resulting in a reduction in communitywide GHG emissions relative to BAU. Future projects implemented in accordance with the CPU shall be required to incorporate GHG reducing features or mitigation measures in order to show a 28.3 percent reduction in GHG emissions, relative to BAU, to meet AB 32 year 2020 target levels. Quantifiable GHG reduction measures at the level of subsequent projects consist of:

- Building and non-building energy use
- Indoor and outdoor water use
- Area sources
- Solid waste disposal
- Vegetation/carbon sequestration
- Construction equipment
- Transportation/vehicles

Mitigation Measure 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.

Mitigation Measure 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 Measure 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 Measure 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.

Mitigation Measure 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 Measure 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; and
- f. Removing industrial pollution at the source of production.

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.

Mitigation Measure 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 minim 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 Measure 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.

San Diego Regional Water Quality Control Board and Municipal Code Compliance

- 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.

Mitigation Measure 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 best management practices (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.

Mitigation Measure 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 Measure 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 Measure 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 Measure 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.

Mitigation Measure 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.

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

Mitigation Measure 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.

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO
ADOPTING THE CENTRAL VILLAGE SPECIFIC PLAN IN THE OTAY MESA
COMMUNITY PLAN AREA.

WHEREAS, the Otay Mesa Community Plan calls for a specific plan for the Central Village
Area; and

WHEREAS, on February 23, 2017, the Planning Commission of the City of San Diego
considered the Central Village Specific Plan, and voted [to be completed] to recommend City Council
approval of the Central Village Specific Plan; and

WHEREAS, the matter was set for public hearing on March 28, 2017,
testimony having been heard, evidence having been submitted and the City Council having full
considered the matter and being fully advised concerning the same; NOW, THEREFORE,

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

Section 1. That it adopts the Central Village Specific Plan, on file in the Office of the City
Clerk as Document No. OO-_____.

Section 2. That notwithstanding San Diego Municipal Code section 122.0107, the zoning
regulations as specified in the Central Village Specific Plan shall be applicable and where there is a
conflict with the base zones set forth in San Diego Municipal Code Chapter 13, the Central Village
Specific Plan shall apply.

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

Section 4. That upon this Ordinance becoming effective, no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Deputy City Attorney

:
03/28/17
Or.Dept: DSD
Doc. No.:

DRAFT

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

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

DRAFT

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 229.2 ACRES LOCATED WITHIN THE OTAY MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-1 AND OC-1-1 ZONES INTO THE OR-1-2, AR-1-1, RM-2-5, RM-3-7 AND CC-3-6 ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0200, 131.0300, 131.0400 and 131.0500; AND REPEALING ORDINANCE NO. 0-20362 (NEW SERIES), ADOPTED APRIL 11, 2014, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HEREWITH.

WHEREAS, ColRich, Inc., Applicant, requested a rezone for the purposes of changing the zoning on portions of the 229.2 acre Central Village Specific Plan area, located within the Otay Mesa Community Plan, in the City of San Diego, California, from the AR-1-1 and OC-1-1 zones into the OR-1-2, AR-1-1, RM-2-5, RM-3-7 and CC-3-6 zones, as shown on Zone Map Drawing No. C-982, on file in the Office of the City Clerk as Document No. OO-_____ (Rezone No. 1874014)

WHEREAS, on February 23, 2017, the Planning Commission of the City of San Diego considered Rezone No. 1874014, and voted ___ - ___ to recommend City Council approval of Rezone No. 1874014; 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; and

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

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

Section 1. That 229.2 acres located south of State Route 905, east of Interstate 805, west of Britannia Boulevard and approximately one half mile north of the United States and Mexico International Border, and described by Assessor Parcel Numbers as 6460930500, 6460930700, 6460920600, 6461001800, 6451030900, 6460912200, 6460920500, 6460930900, 6460922100, 6460910900, 6460913000, 6460930300, 6460920900, 6460912400, 6460911000, 6460912000, 6451030400, 6451030800, 6460933200, 6460922500, 6461005400, 6461007600, 6451020600, 6461002100, 6460911600, 6460910500, 6460931000, 6460922600, 6460911500, 6460930400, 6460922000, 6460912700, 6460920700, 6451030300, 6461001700, 6451031000, 6460922200, 6460934200, 6460912900, 6460921600, 6460922300, 6460921300,

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Section 2. That Ordinance No. 0-20362 (New Series), adopted April 11, 2014, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

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

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

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Deputy City Attorney

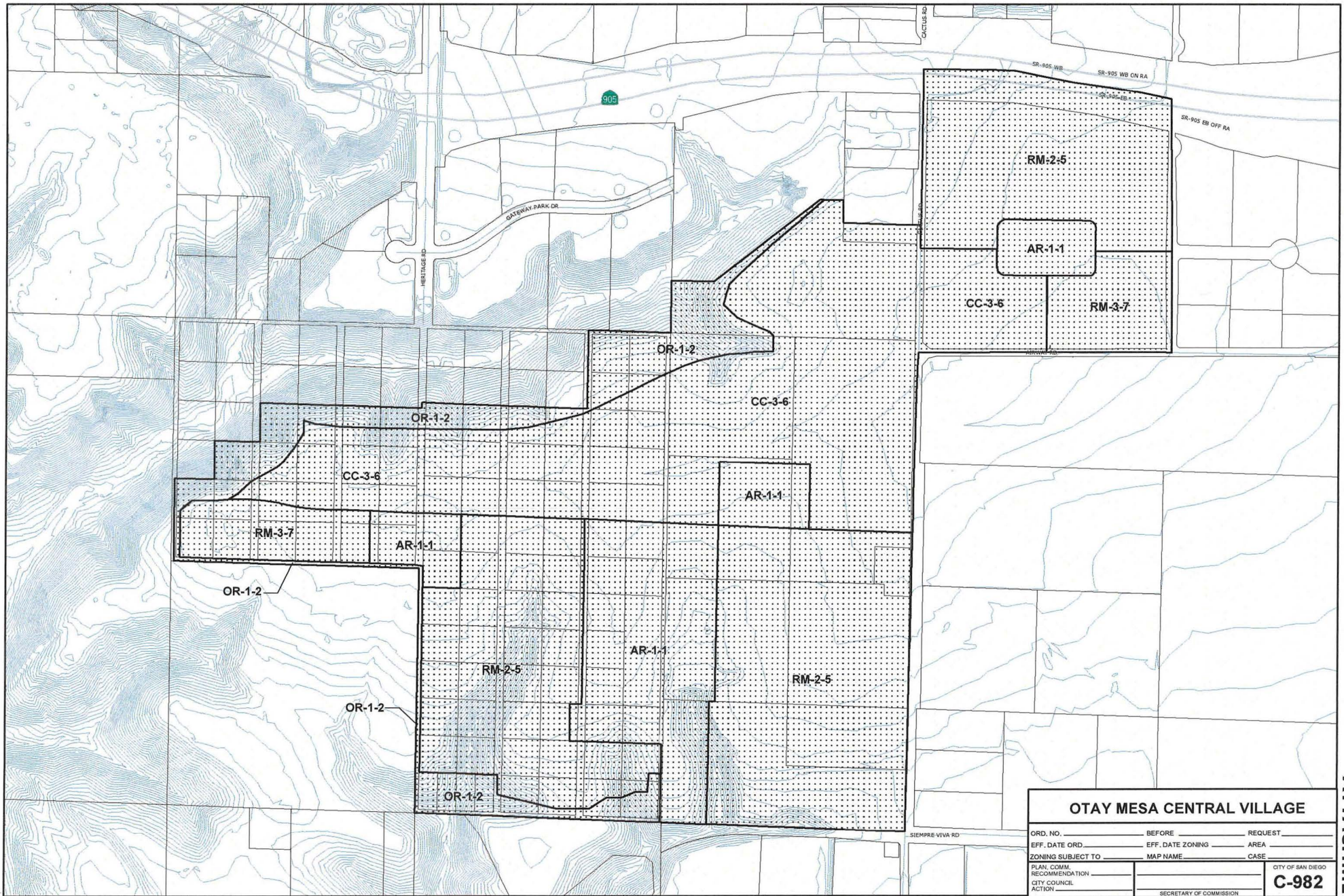
Initials~

03/28/2017

Or.Dept: DSD

Case No. 408329

O-INSERT~



(R-2017-)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Otay Mesa Community Plan to adopt the Central Village Specific Plan designating uses, development intensity, design guidelines and supplemental regulations to the Central Village area; and

WHEREAS, ColRich California Construction, Inc., a California corporation, requested an amendment to the General Plan and the Otay Mesa Community Plan to facilitate the Central Village Specific Plan located south of California State Route 905 (SR-905), 2.4 miles east of Interstate 805 (I-805) and Interstate 5 (I-5), and 0.5 mile north of the United States and Mexico International Border, in the Otay Mesa Community Plan area, in the OR-1-2, AR-1-1, RM-2-5, RM-3-7 and CC-3-6 zones, City of San Diego, County of San Diego, State of California; and

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

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

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

BE IT FURTHER RESOLVED, that the Council adopts an amendment to the General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Deputy City Attorney

MJL:pev

INSERT Date

Or.Dept:DSD

R-2016- INSERT

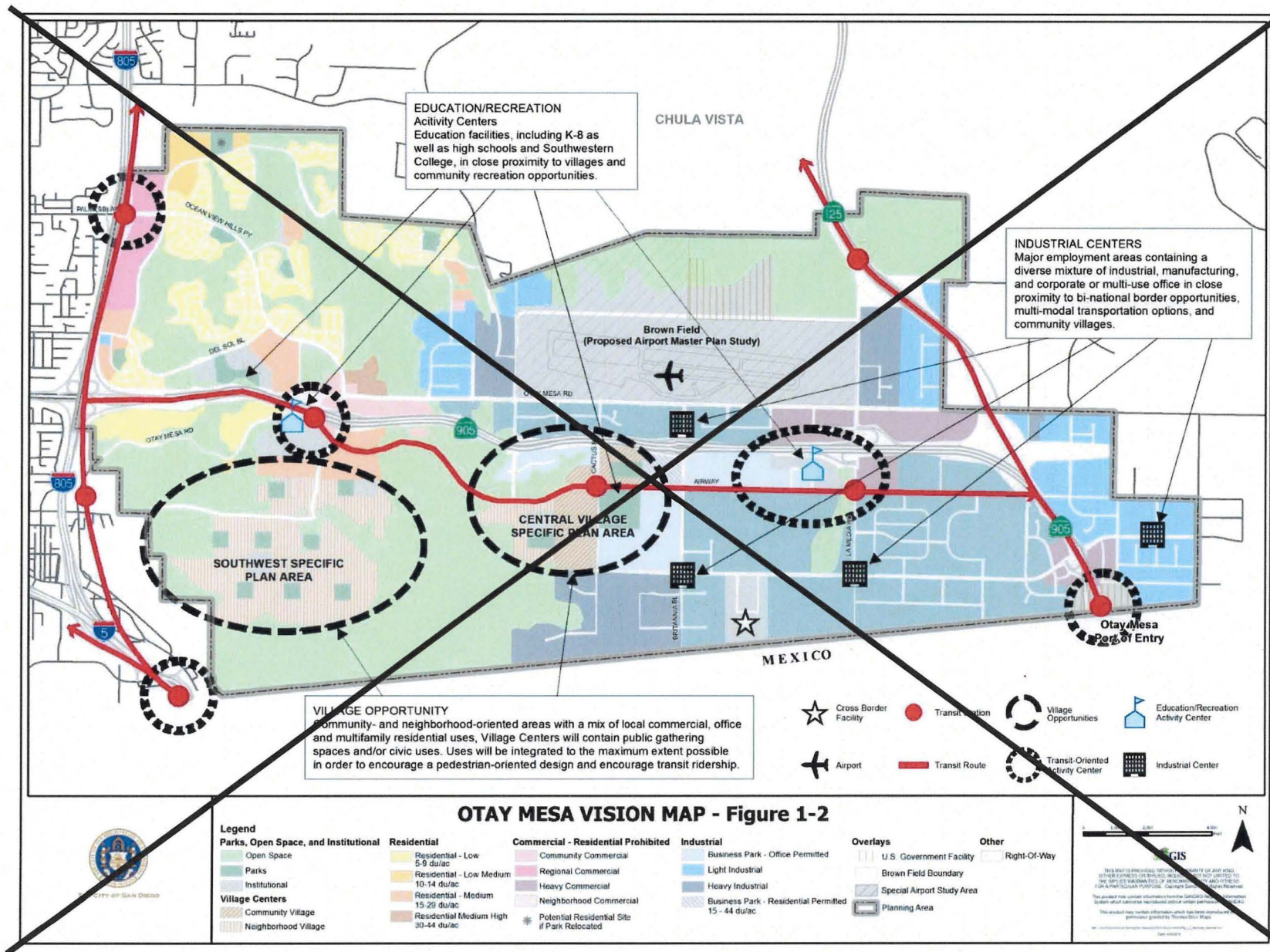
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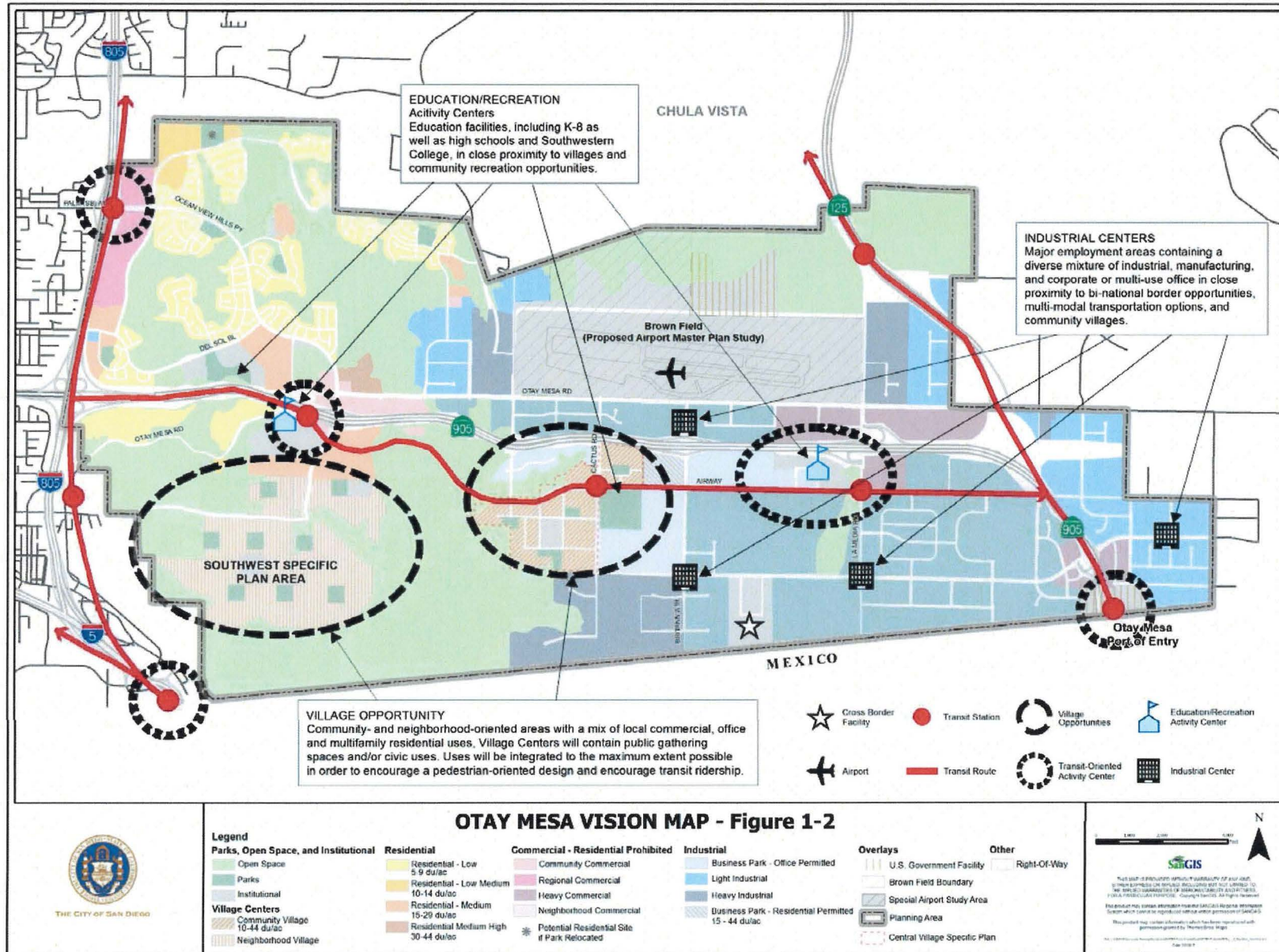
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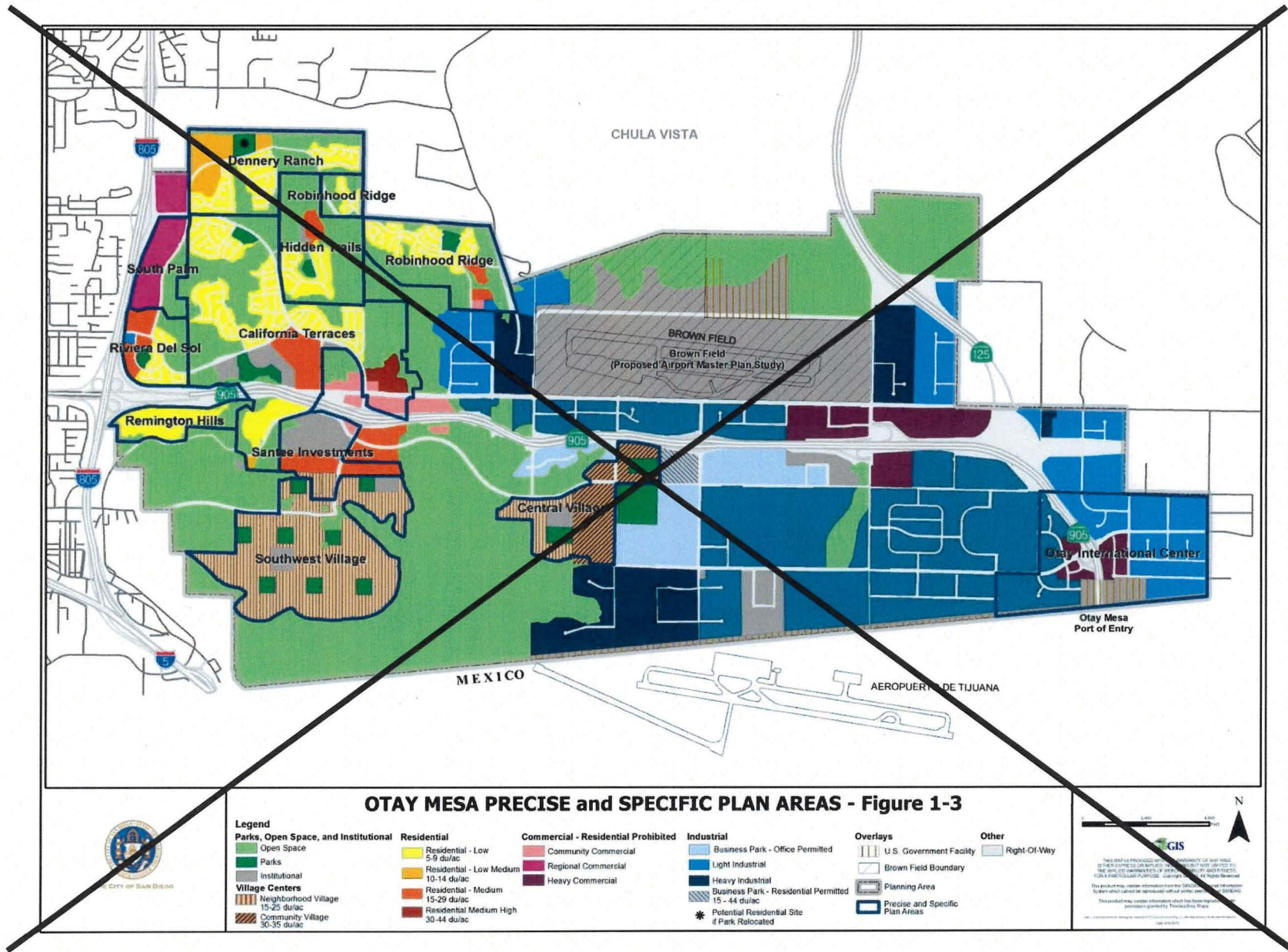
1. Otay Mesa Community Plan text and graphic

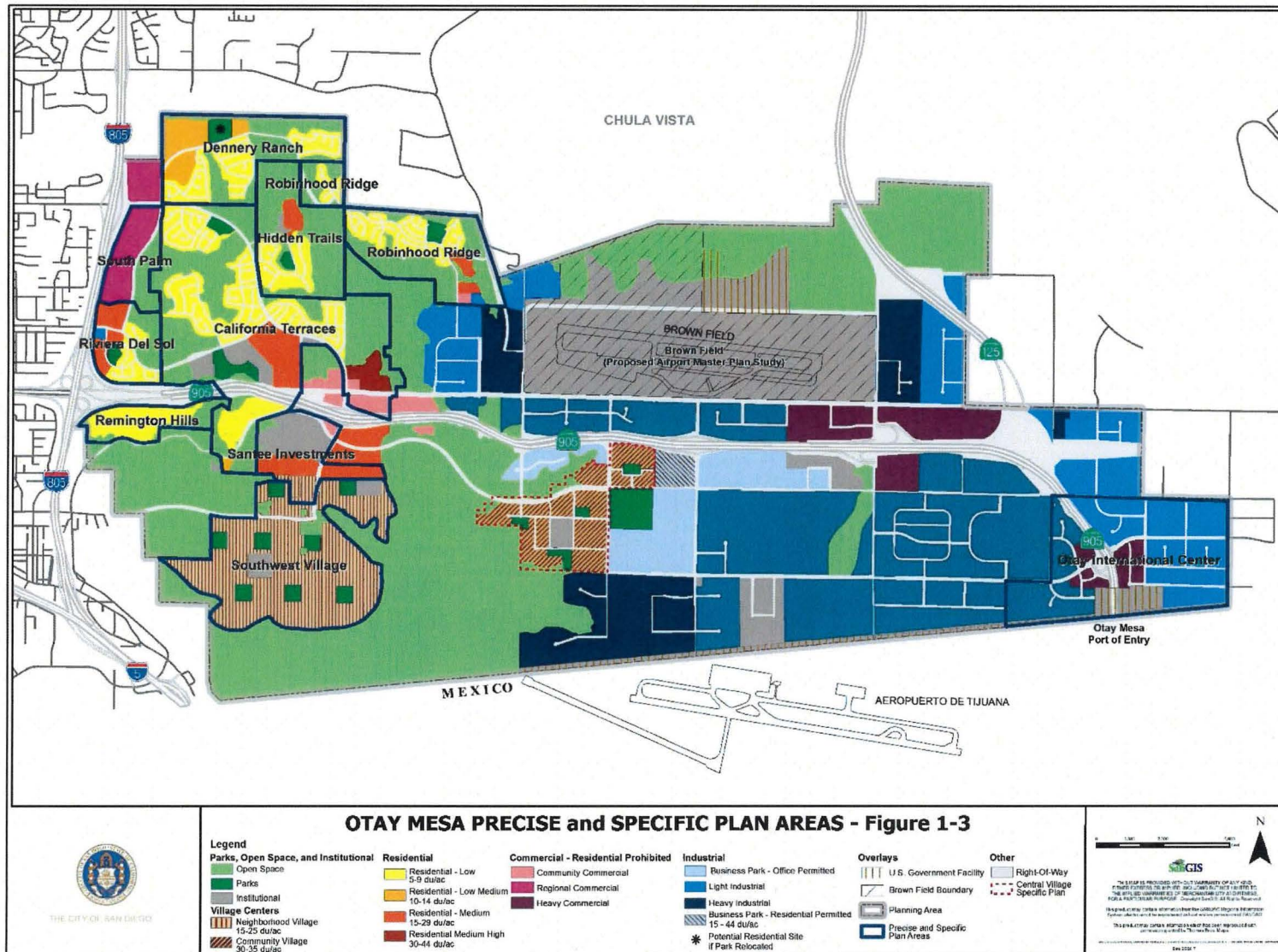
Community Plan Amendment

Community Plan Introduction









Land Use Element

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

Table 2-1
2010 Existing Land Use Distribution

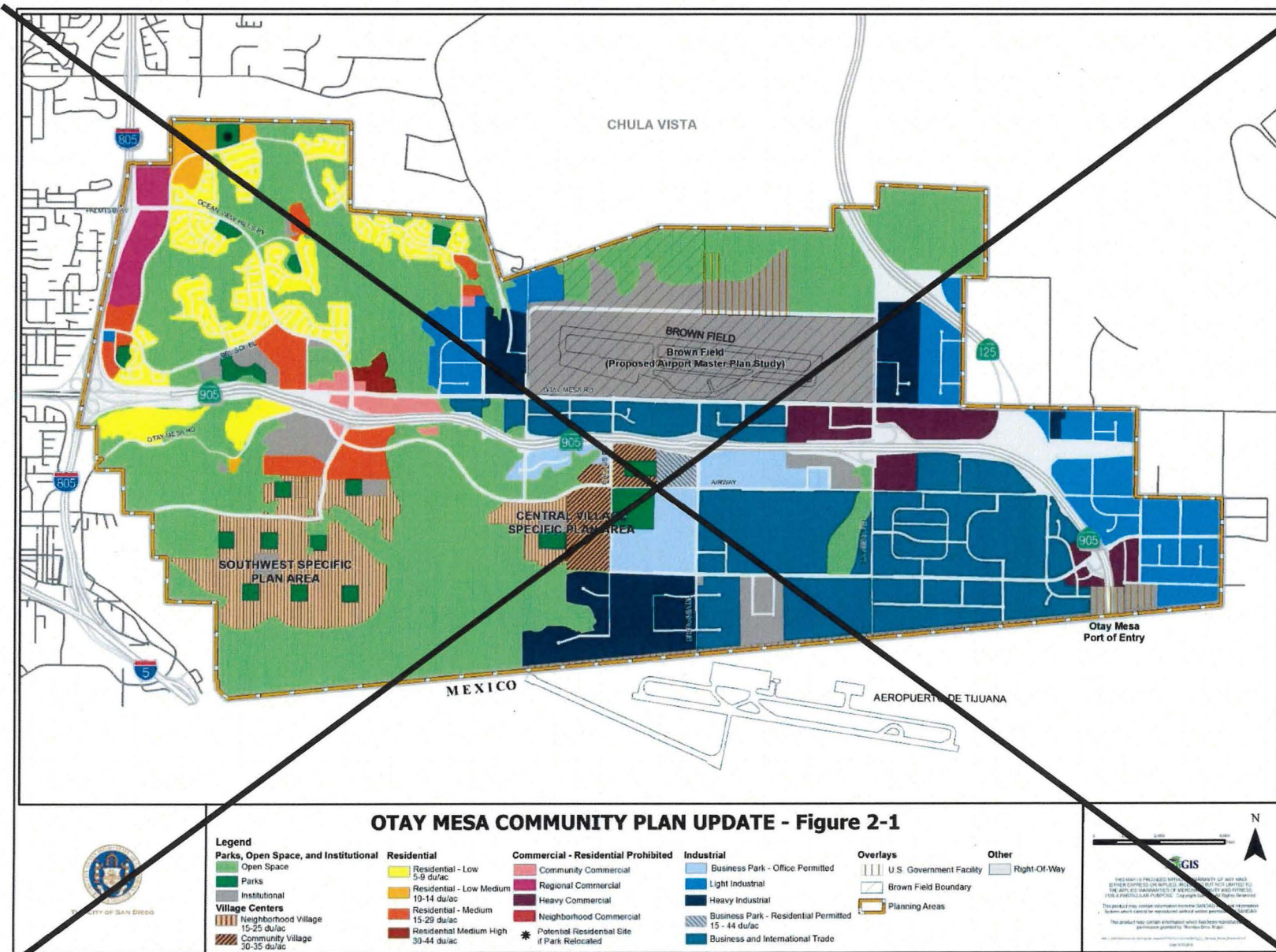
Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,565	27%	
Residential	1,270	14%	12,400
Commercial	453	5%	
Village Area			
Industrial	2,839	30%	
Institutional	1,023	11%	
Parks	53	1%	
Right-of-Way	1,099	12%	
Total	9,302	100%	12,400

Table 2-2
Planned Land Use Distribution

Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,833	30%	
Residential	802	9%	7,648
Commercial	302	3%	
Village Area	560	6%	11,126
Residential	530		
Mixed-Use	30		
Industrial	2,510	27%	
Institutional	1,120	12%	
Parks	151	2%	
Right-of-Way	1,023	11%	
Total	9,302	100%	18,774



Land Use Element



Land Use Element

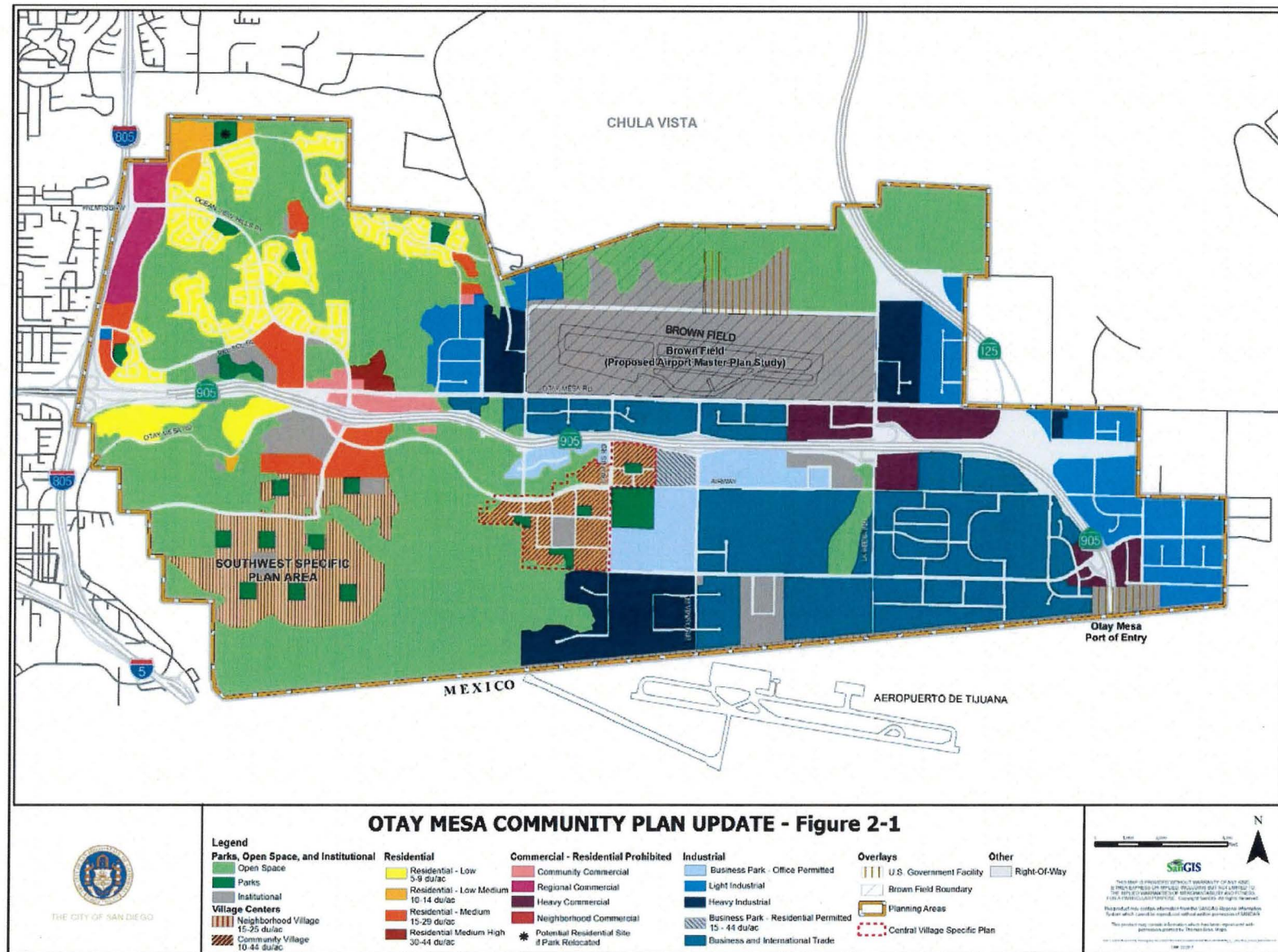


Table 2-3 Community Plan Land Use Designations

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Residential Density (du/ac)	Non-Residential Building Intensity
	Residential - Medium High	None	Provides for multifamily housing within a medium-high-density range.	30 - 44 du/ac	
	Community Commercial	Residential Prohibited	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.	N/A	CC-2-3 with 0.3 FAR
	Regional Commercial	Residential Prohibited	Serves the region, within five to 25-plus miles, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses.	N/A	CC-1-3 with 0.3 FAR
	Heavy Commercial	Residential Prohibited	Provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. This designation is appropriate for transportation corridors where the previous community plan may have allowed for both industrial and commercial uses.	N/A	IL-3-1 with 0.5 FAR
Institutional, Public and Semi-Public Facilities	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: military facilities, community colleges, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic	N/A	N/A
Multiple Use	Neighborhood Village	Residential Required	Provides housing in a mixed-use setting and convenience shopping, civic uses as an important component, and services serving an approximate three mile radius.	15 to 25 du/ac	
	Community Village	Residential Required	Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas. Integration of commercial and residential use is emphasized; civic uses are an important component. Retail, professional / administrative offices, commercial recreation facilities, services businesses, and similar	30-10 to 35-44 du/ac	

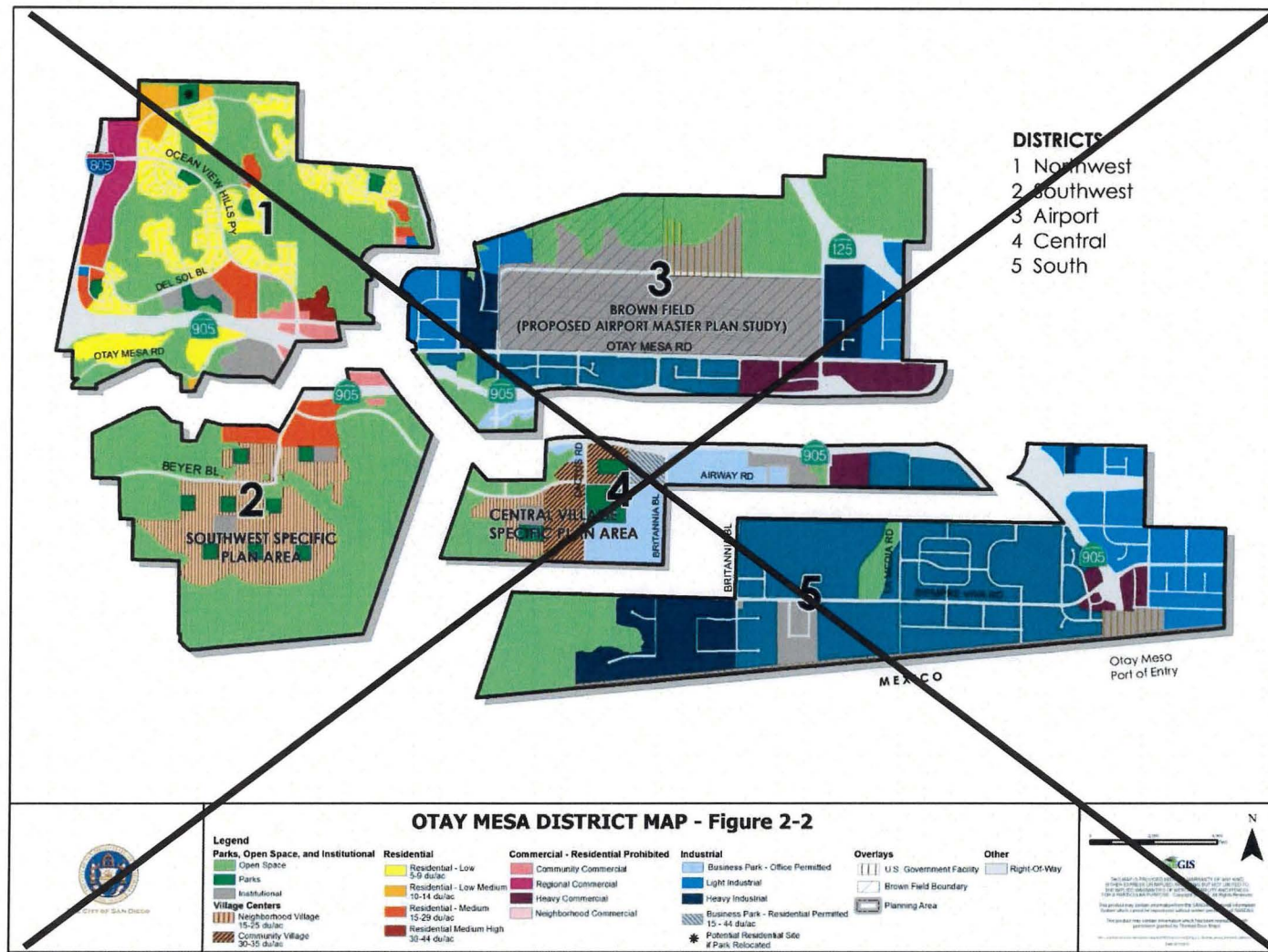


Land Use Element

Districts

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

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

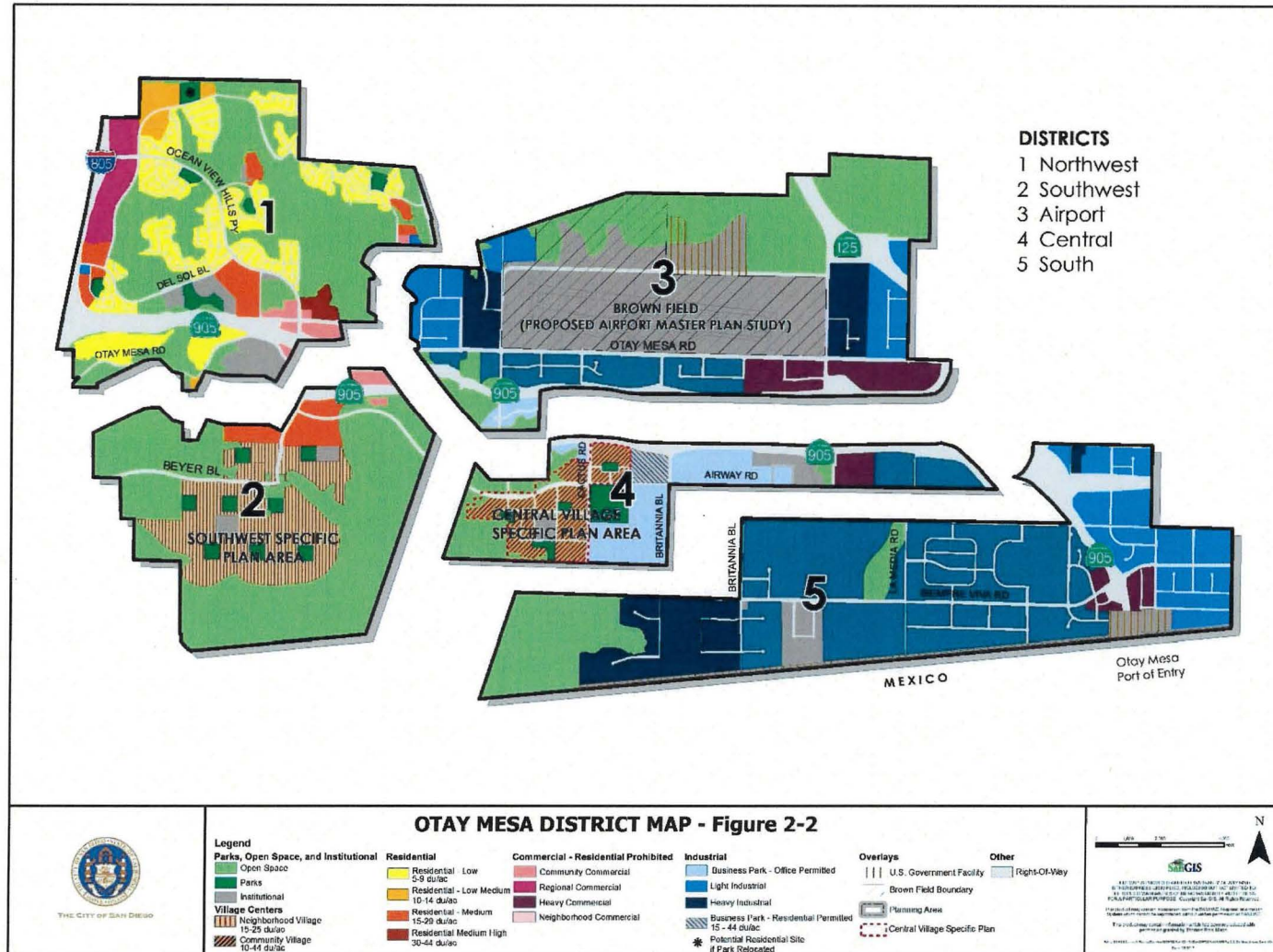


Land Use Element

Districts

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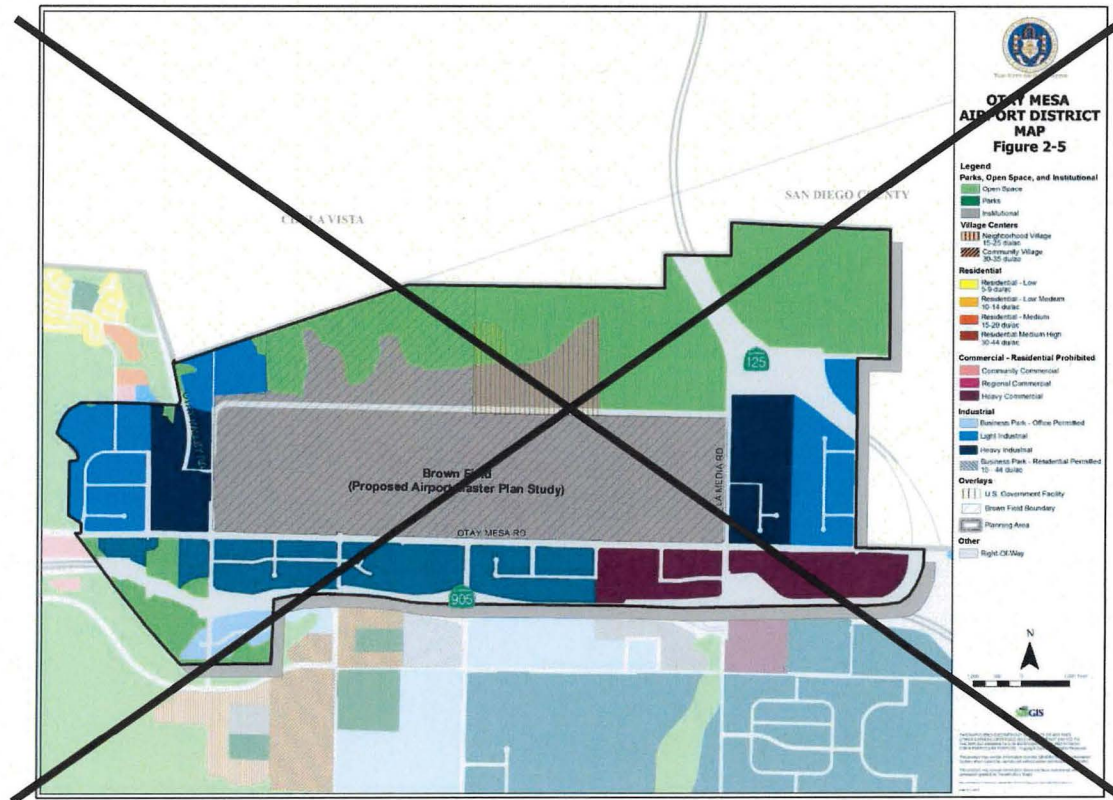


Land Use Element

3. Airport District

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

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

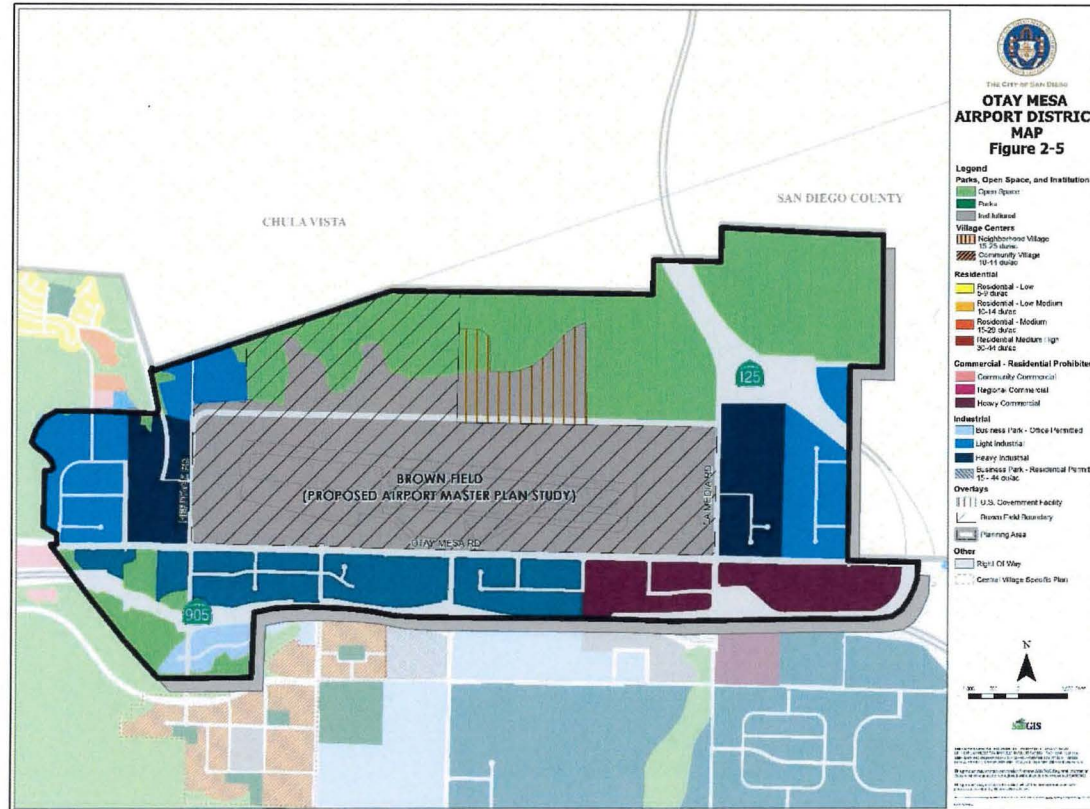


Land Use Element

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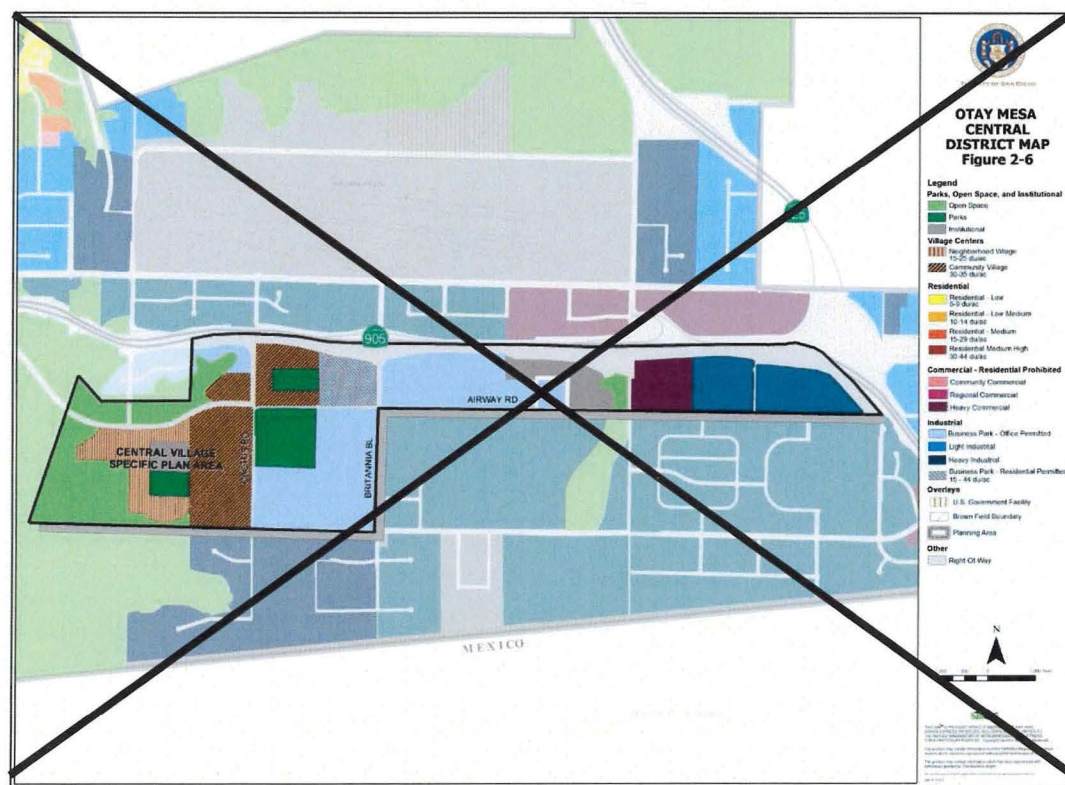


Land Use Element

4. Central District

The Central District is generally bounded by Spring Canyon to the west, Siempre Viva Road, Britannia Boulevard, and Airway Road to the south, and the SR-905 to the east and north. The Spring Canyon system is home to many protected sensitive biological resources and habitat areas. The district includes Airway Road which is the spine of the community and is Otay Mesa's primary transit corridor.

The District extends from Heritage Road to Harvest Road and is in between the Airport District and the industrial South District. The Central District includes the Central Village, the Grand Park, and employment opportunities that are further defined in the Urban Design Element. The Central District envisions a village center at the western end of the mesa with employment, educational, and recreation opportunities sited along the transit corridor.

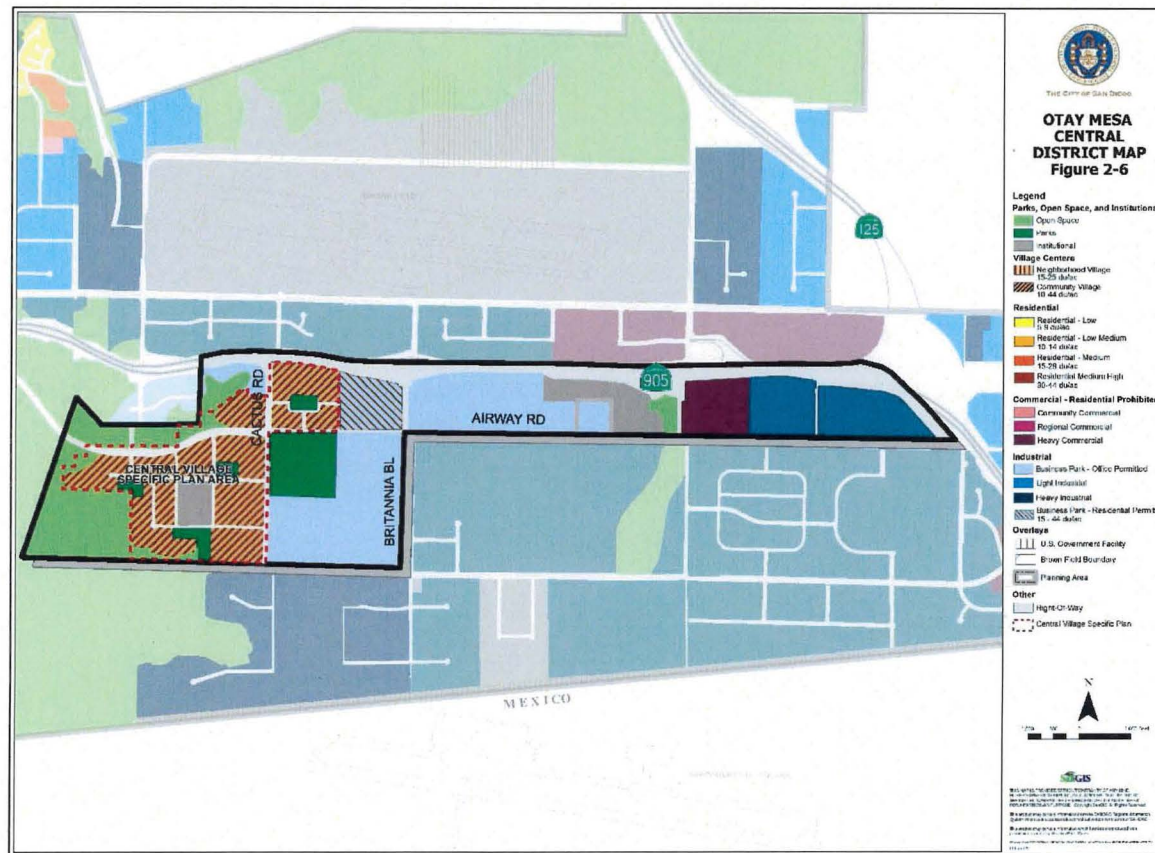


Land Use Element

4. Central District

The Central District is generally bounded by Spring Canyon to the west, Siempre Viva Road, Britannia Boulevard, and Airway Road to the south, and the SR-905 to the east and north. The Spring Canyon system is home to many protected sensitive biological resources and habitat areas. The district includes Airway Road which is the spine of the community and is Otay Mesa's primary transit corridor.

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Land Use Element

5. South District

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

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

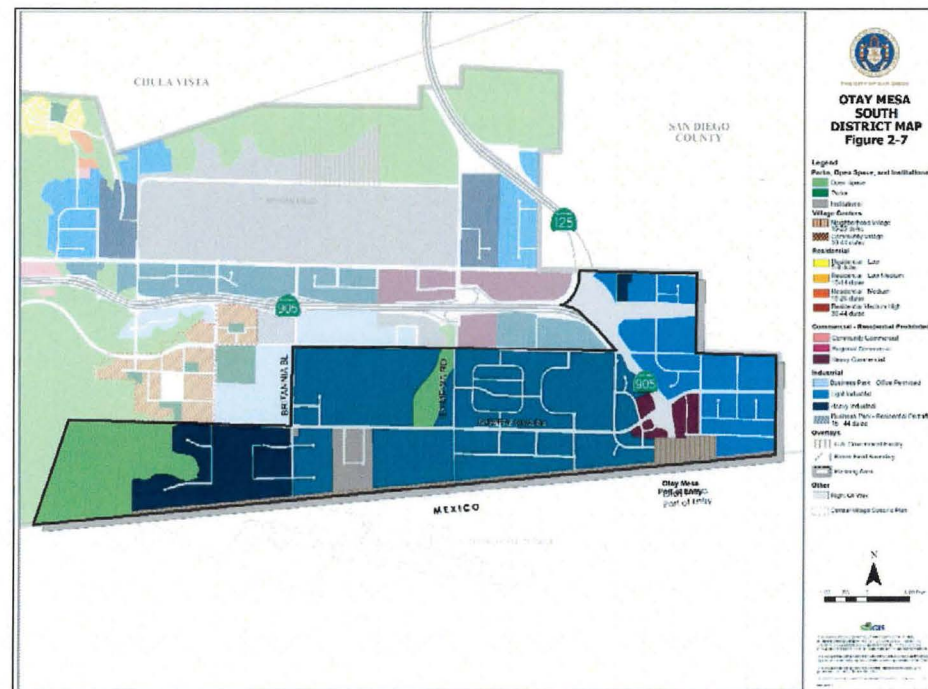


Land Use Element

5. South District

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

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Land Use Element

ME-1 to provide further guidance to determine consistency with City policies. Refer to the Central Village Specific Plan for specific policies and requirements.

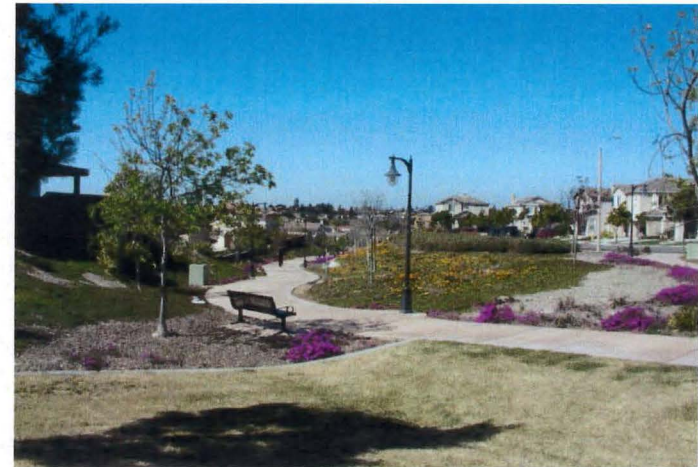
POLICIES AND RECOMMENDATIONS

2.1-1 Require Specific Plans and any required rezoning for the Southwest and Central Village Areas to be consistent with the policies of this plan.

2.1-2 Achieve sustainable and efficient land use patterns with comprehensive neighborhood and community village development through Specific Plans that:

- a. Respect the natural topography and sensitive habitat areas with growth patterns that balance development with preservation of natural resources.
- b. Provide a land use map that illustrates the detailed land use designations, including any lands set aside for resource conservation, consistent with the MSCP Subarea Plan and any future Vernal Pool Habitat Conservation Plan. The specific plan land use map will refine the Otay Mesa Community Plan Land Use Map (Figure 2-1) as part of the specific plan approval process.
- c. Illustrate the complete circulation system that, where possible, follows a grid pattern, and indicate how the system will relate to the overall Otay Mesa circulation system.

- d. Strive for block sizes along local and collector streets to have a maximum perimeter of 1,800 feet.
- e. Illustrate a separate system of pedestrian and bicycle facilities and pathways linking the activity centers with the residential areas, public facilities, and open space systems.
- f. Distribute parks comprehensively throughout the village area. Refer to Policy 7.1-7 of the Recreation Element for further recommendations.
 1. Link parks to one another with pathways to increase connectivity and enhance sense of community.



Separate Pedestrian System

2. Locate neighborhood parks at the end of streets and adjacent to canyons, when



Land Use Element

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

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

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

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

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

Table 2-5

Estimated Otay Mesa Residential Summary Table at Build-Out				
	SF Units	MF Units	Total Units	Total Population
Northwest Area	2,873	4,775	7,648	27,908
Southwest Village	1,400	4,480	5,880	21,028
Central Village		4,768	4,768	16,451
Business Park, Res. Permitted		478	478	1,648
Total	4,273	14,501	18,774	67,035

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



Land Use Element

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

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

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

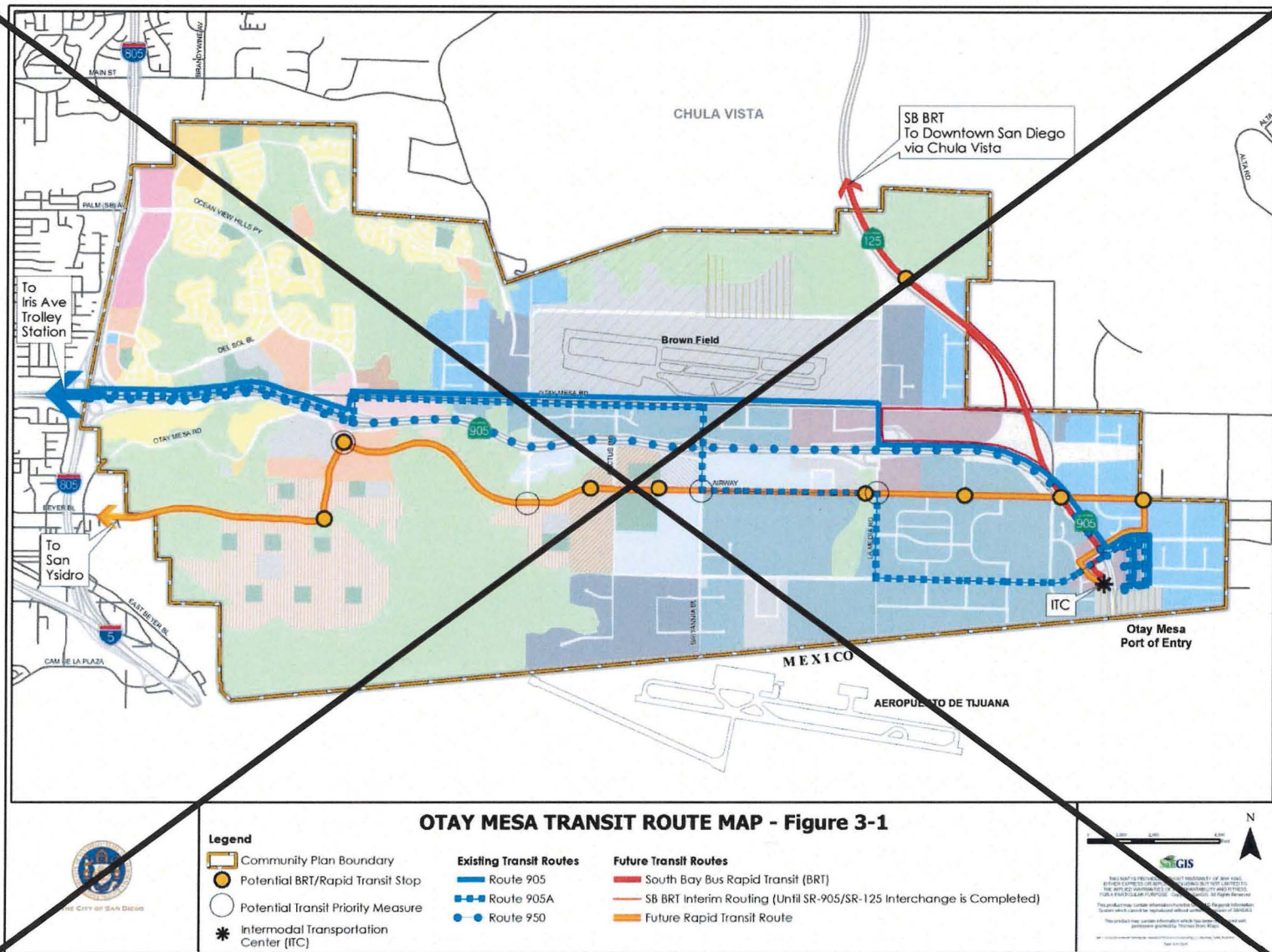
for conflicts between users, all future development will need to ensure appropriate separation distances between industrial and residential uses, as stated in the General Plan's Economic Prosperity Element and Appendix C.

Table 2-6

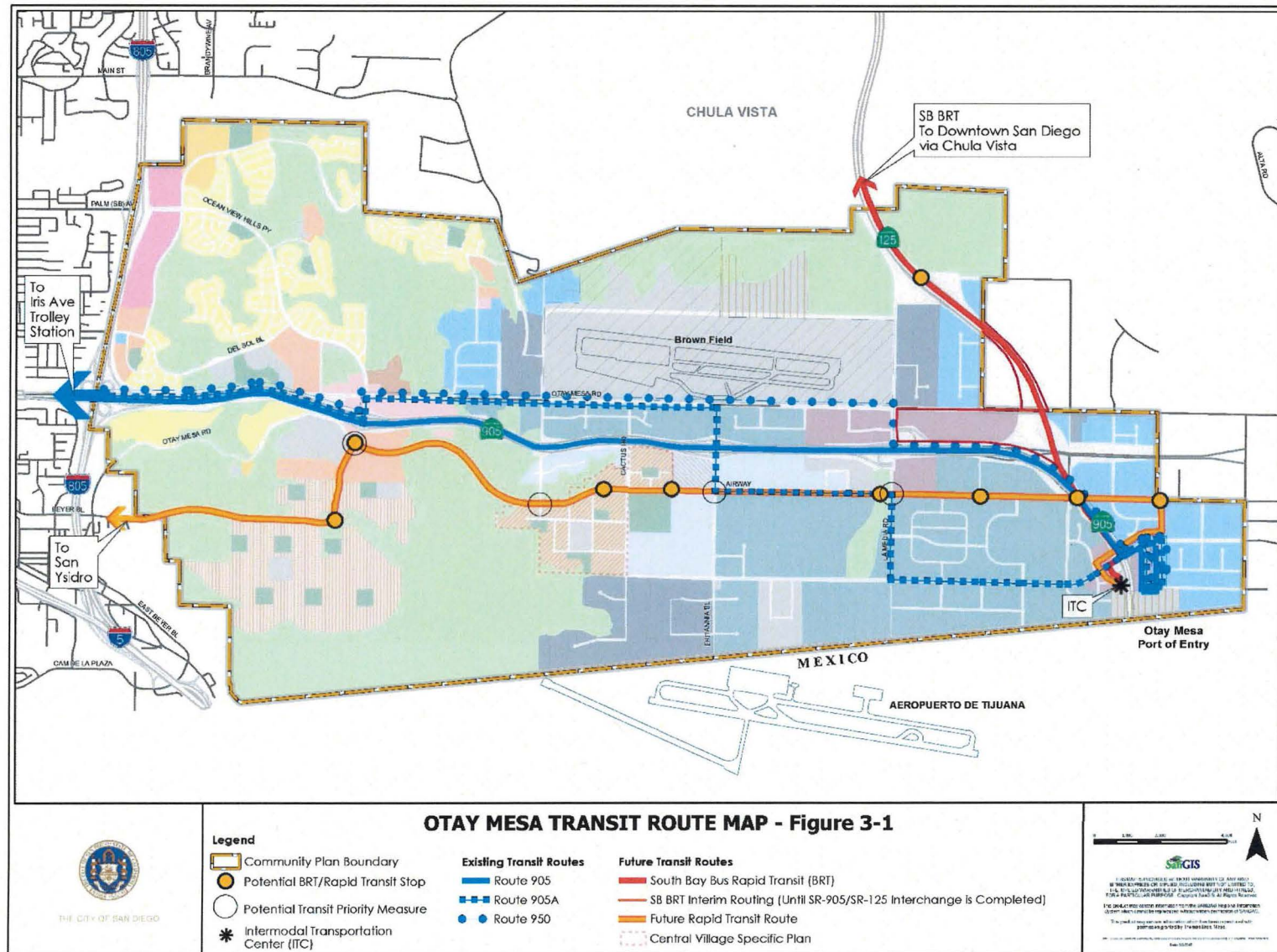
Otay Mesa Residential Density Ranges Single Family (SF) and Multi-family (MF) Dwelling Units (du's)			
Designation	Density Range	SF Units	MF Units
Residential - Very Low	0-4 du's /acre	59	0
Residential - Low	5-9 du's /acre	2,814	0
Residential - Low Medium	10-14 du's /acre	0	860
Residential - Medium	15-29 du's /acre	0	1,321
Residential - Medium High	30-44 du's /acre	0	2,594
Neighborhood Village	15-25 du's /acre	1,400	4,480
Community Village	30-10-35 44 du's /acre	0	768
Business Park, Res. Permitted	15-44 du's/acre		4,478
Total Units		4,273	14,501



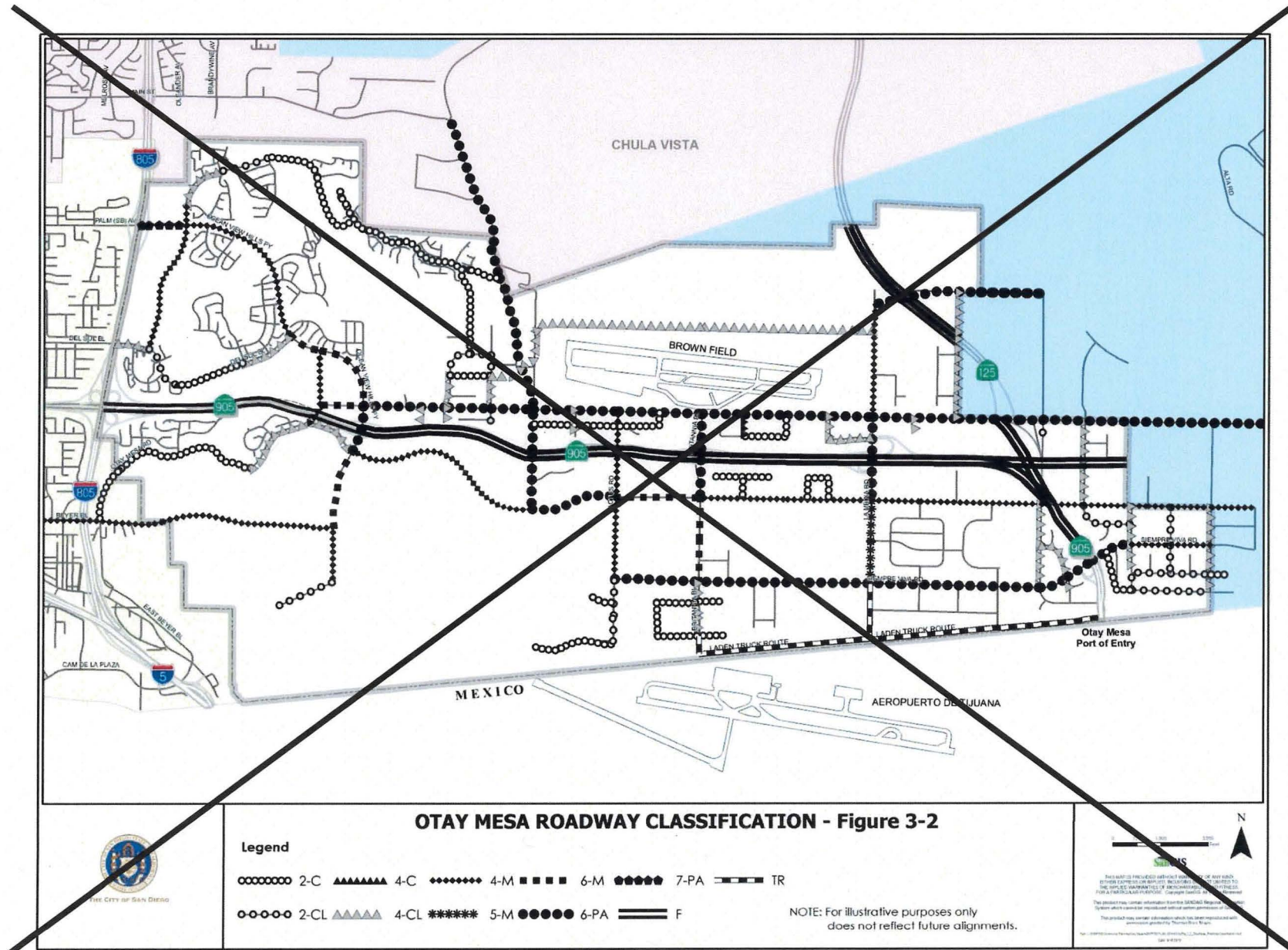
Mobility Element



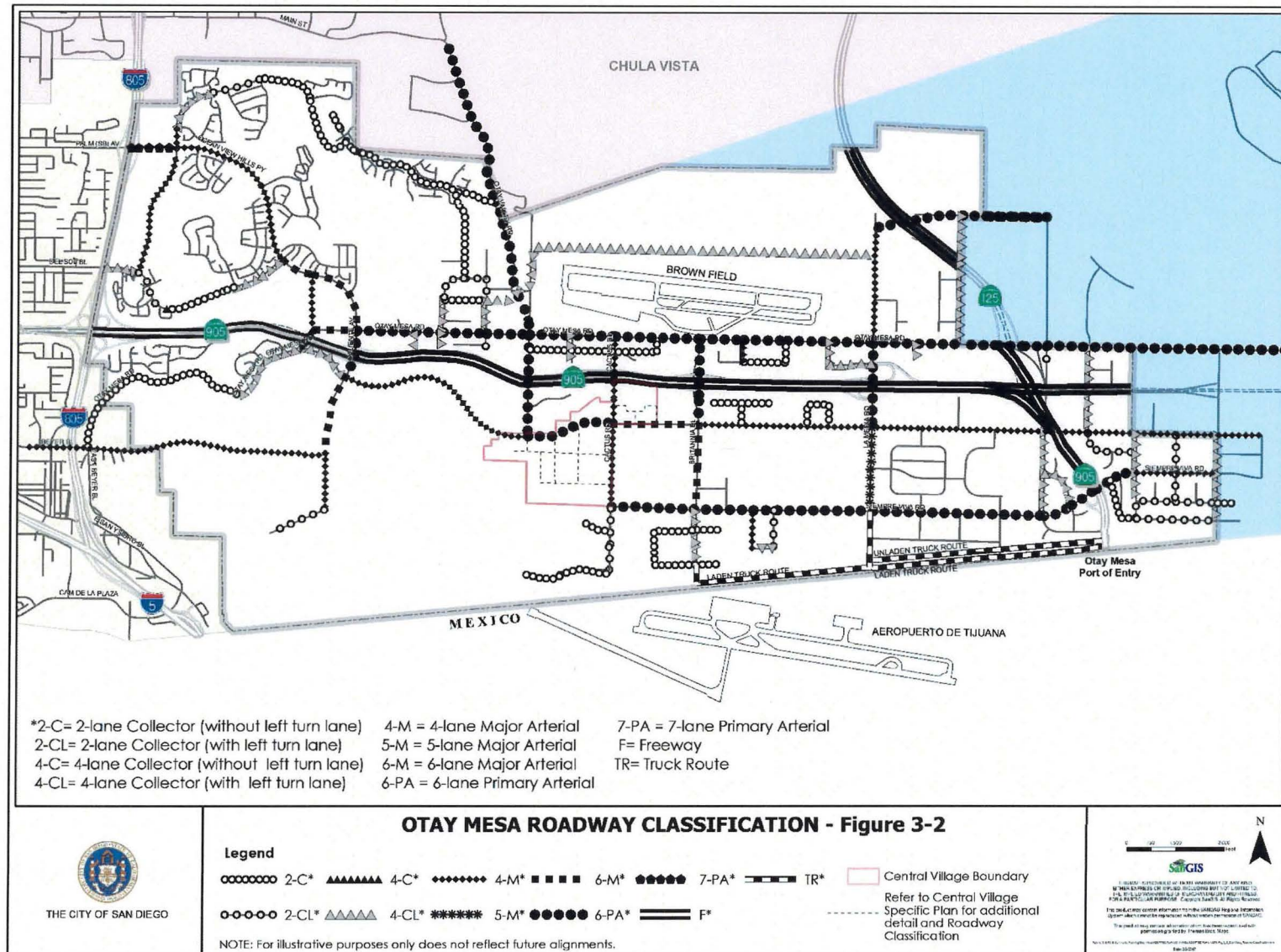
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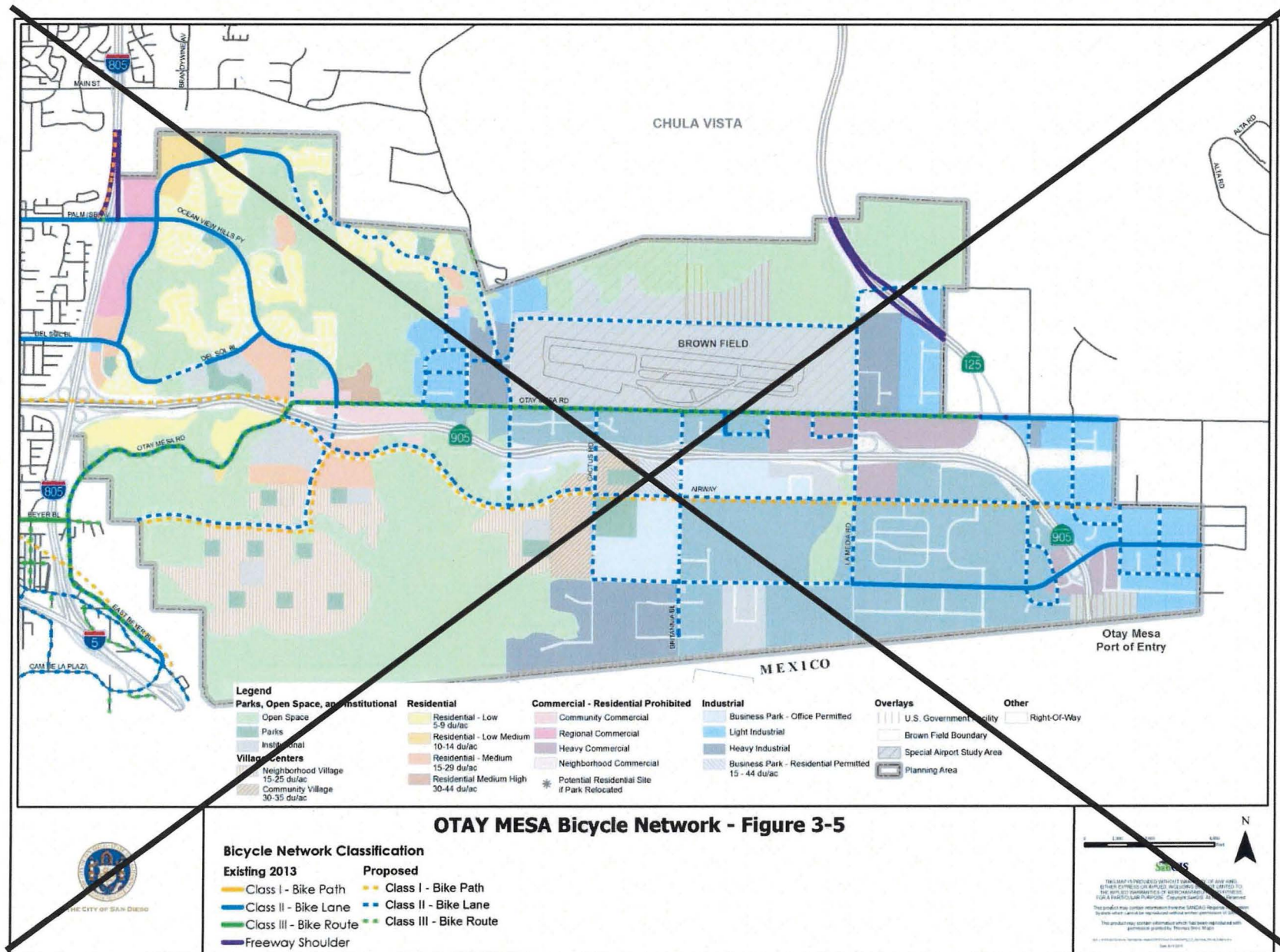
Mobility Element



Mobility Element



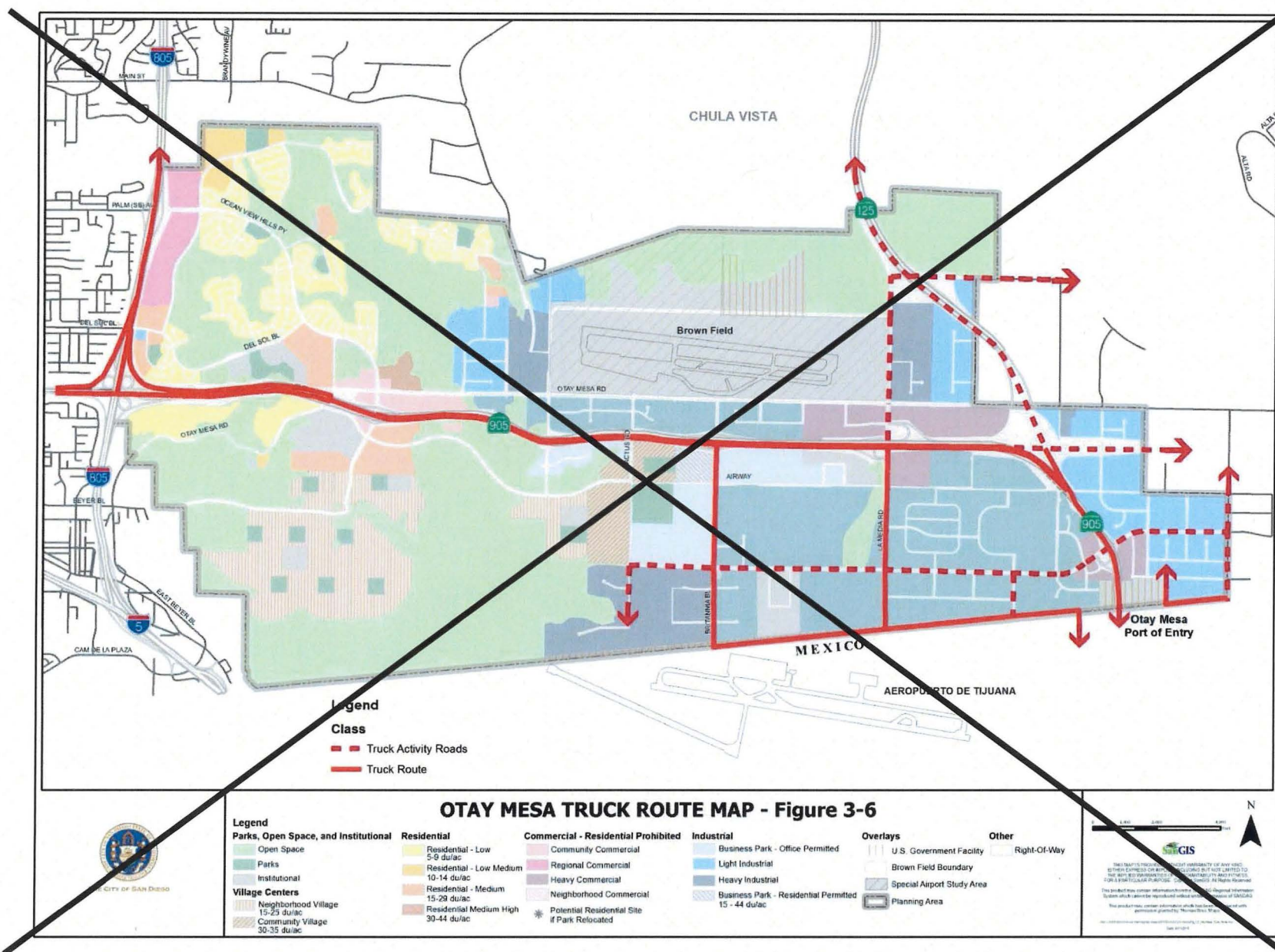
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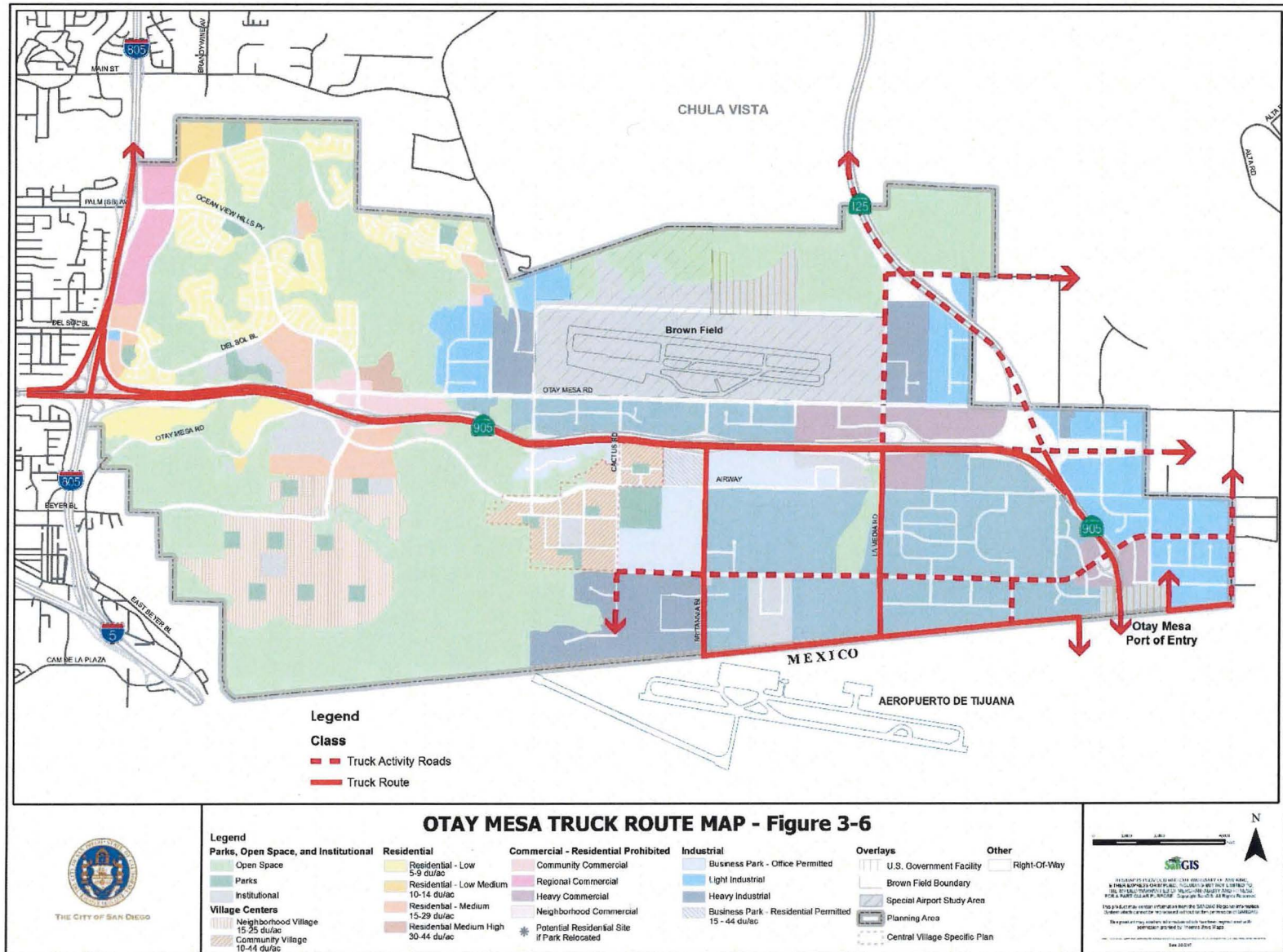
Otay Mesa Community Plan

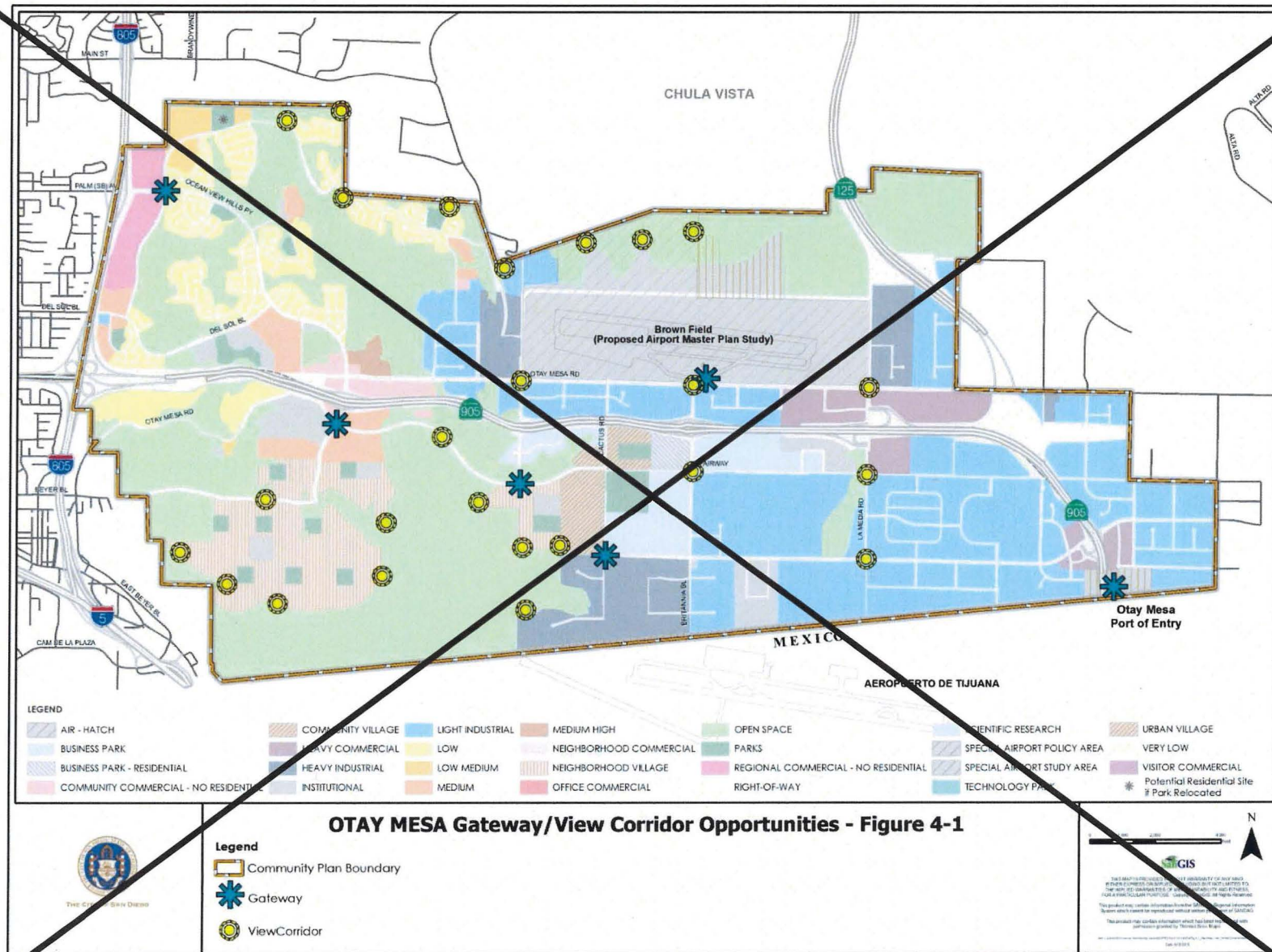


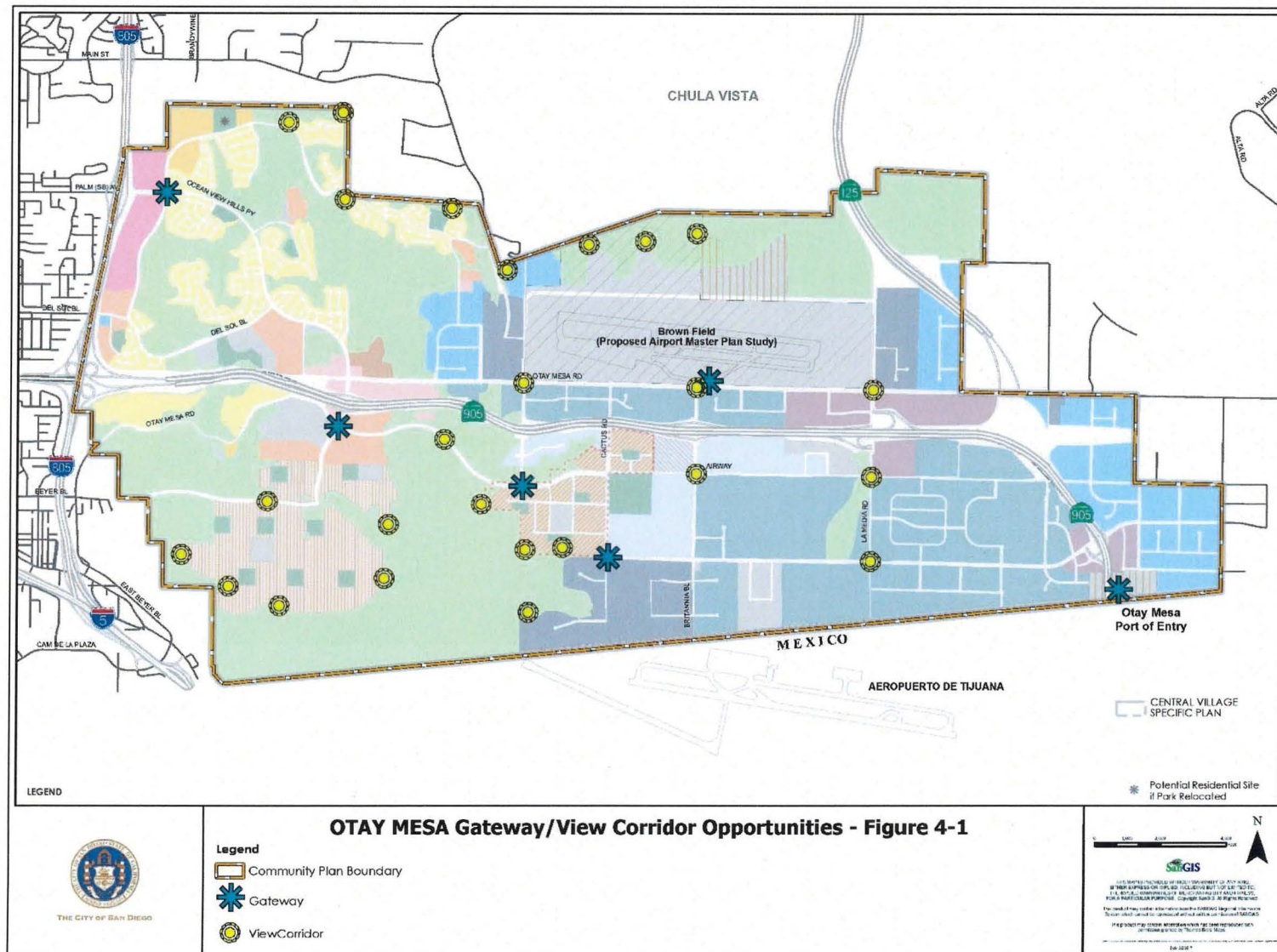
Mobility Element



Mobility Element



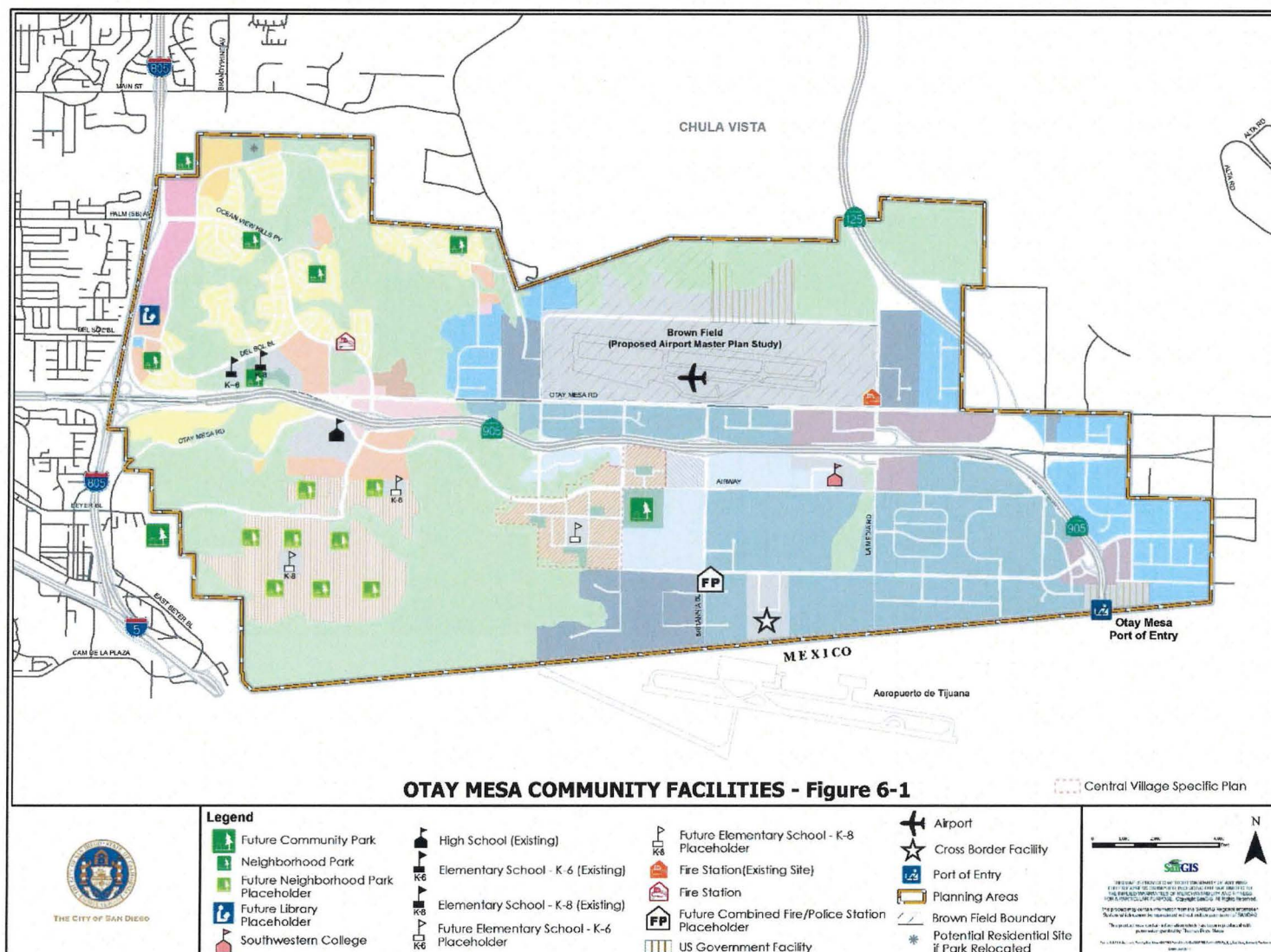


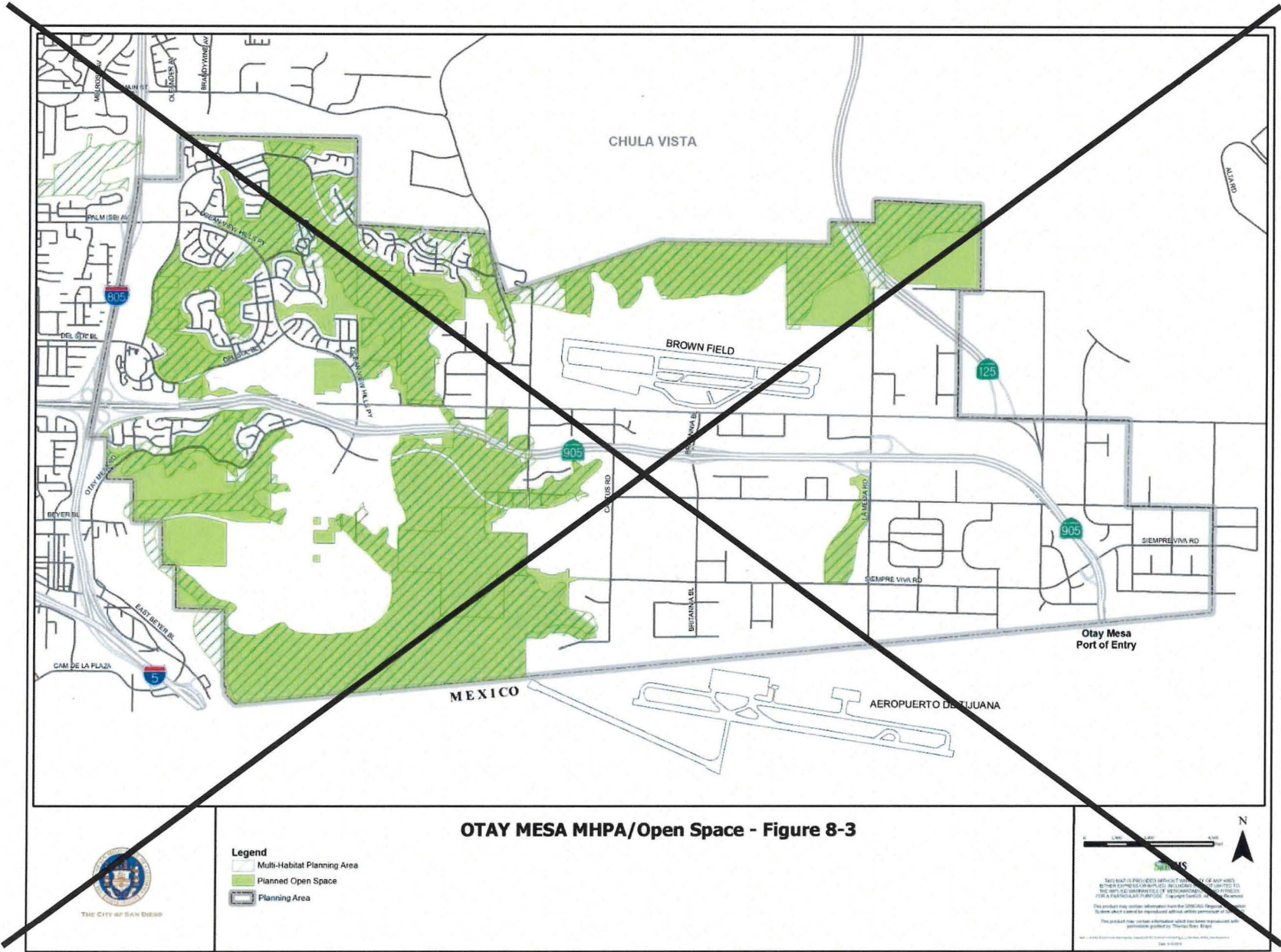


Otay Mesa Community Plan

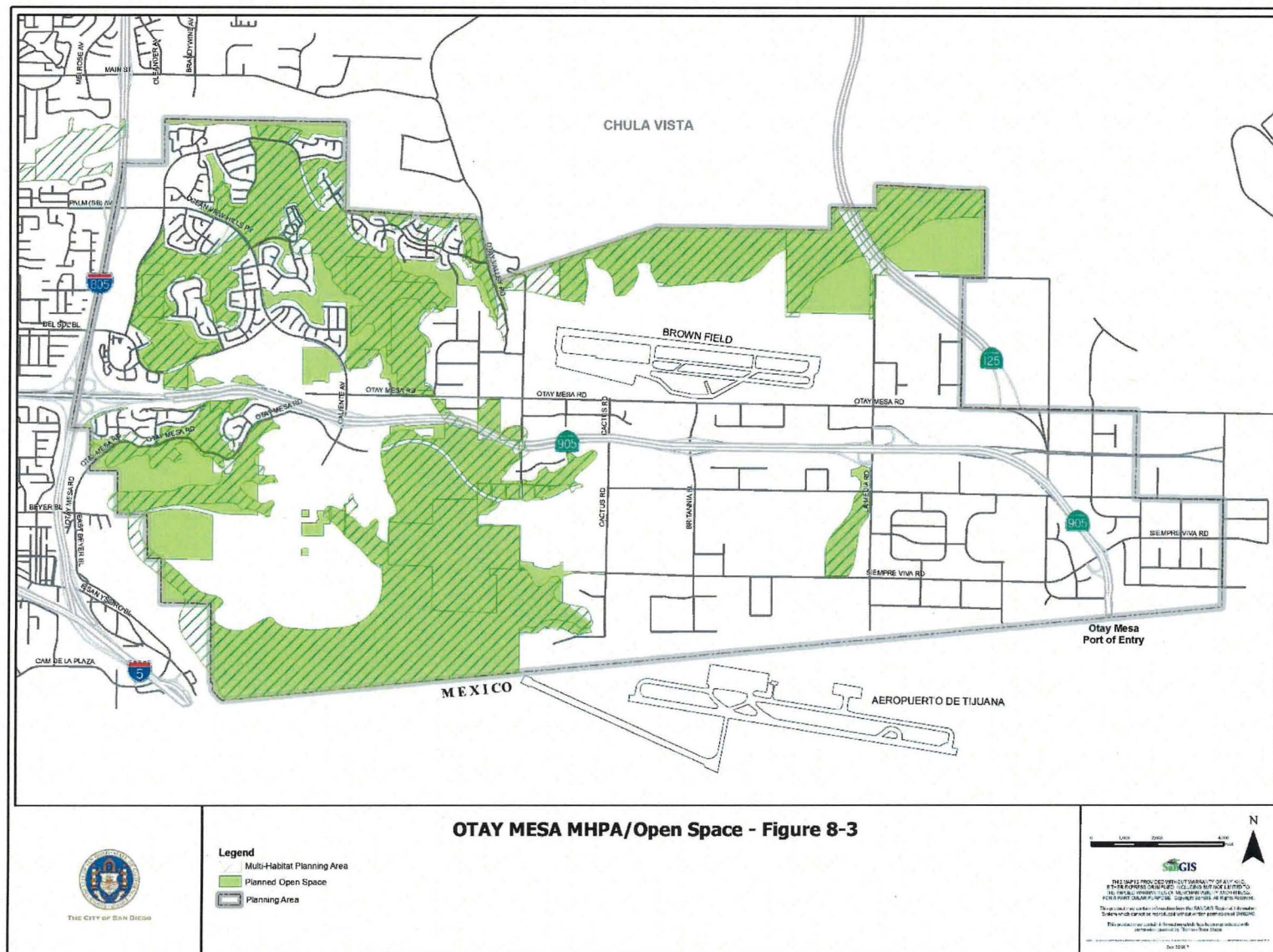


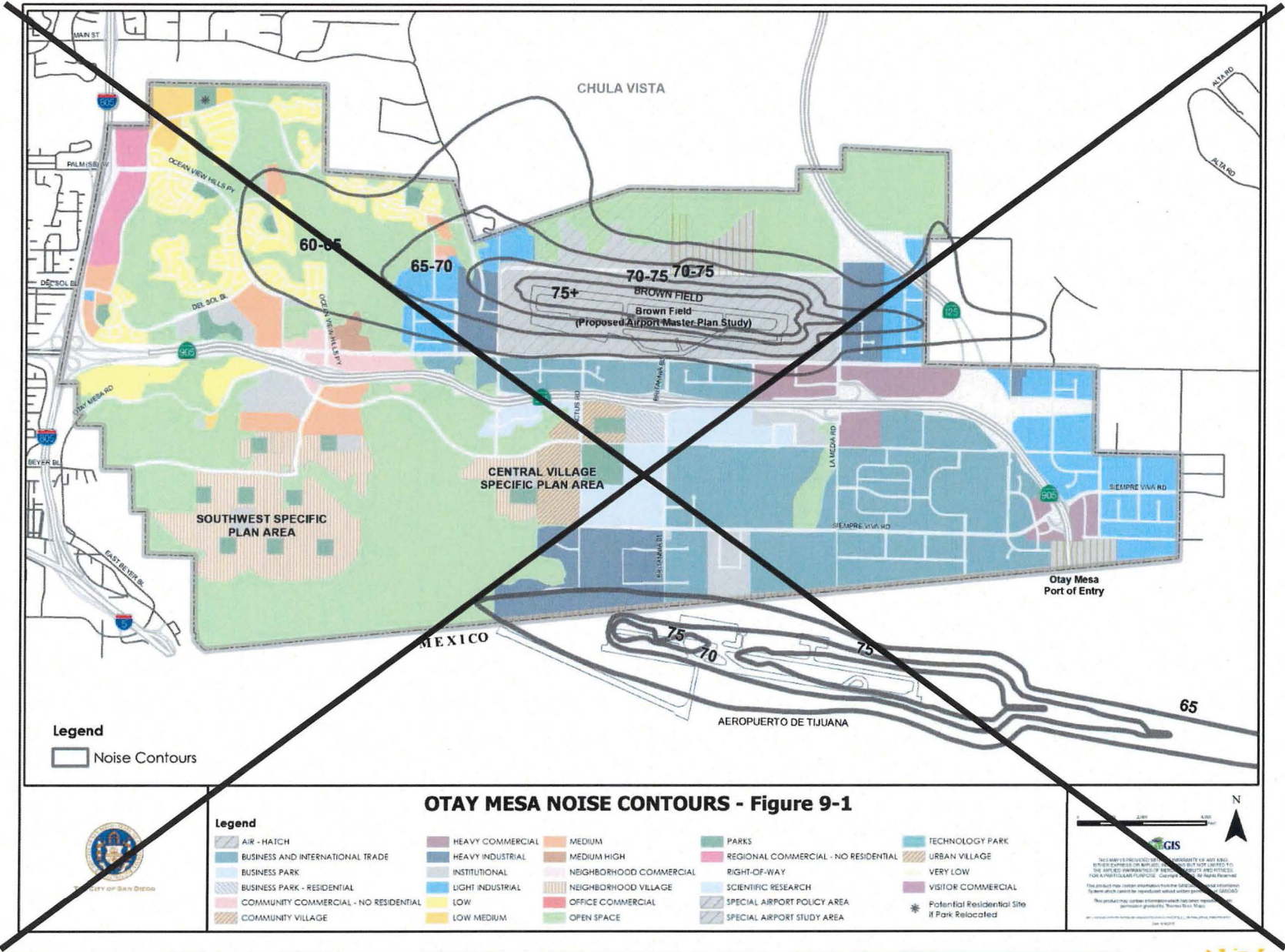
Otay Mesa Community Plan

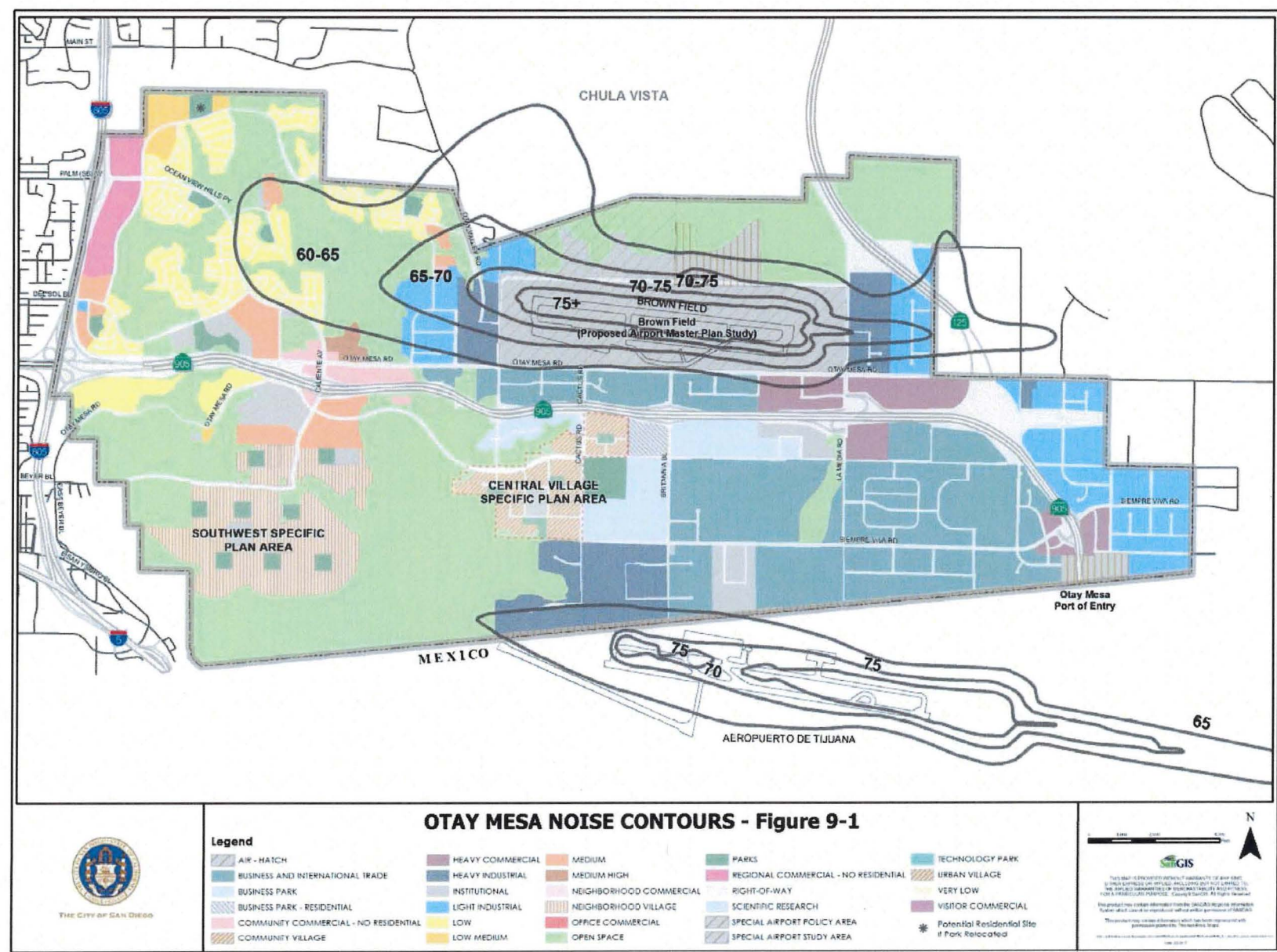




Conservation Element









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

Ownership Disclosure Statement

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

Project Title

Central Village Specific Plan

Project No. For City Use Only

Project Address:

+/-90.74 acres located west of Cactus Road, north of Siempre Viva Road, and south of Airway Road

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

Agustin Martinez

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

2160 Cactus Road

City/State/Zip:

San Diego, CA 92173

Phone No:

(619) 425-4020

Fax No:

Signature:

Date:

1/30/15

Name of Individual (type or print):

Kay Mark, Inc. c/o Michael Green, Esq.

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

227 3rd Avenue

City/State/Zip:

Chula Vista, CA 91910

Phone No:

(619) 425-4020

Fax No:

Signature:

Date:

1/30/15

Name of Individual (type or print):

Sarah Adamo and Jabir Adamo, Co-Trustees

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

2129 Furner Street

City/State/Zip:

El Cajon, CA 92020

Phone No:

jabir@nowit.com

Fax No:

Signature:

Date:

1/30/15

Name of Individual (type or print):

Richard and Maria Martinez c/o Nancy Kaupp Ewin

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

8080 La Mesa Blvd., Suite 107

City/State/Zip:

La Mesa, CA 91941

Phone No:

(619) 618-1788

Fax No:

(619) 698-1778

Signature:

Date:

1/30/15

January 29, 2014

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

RE: Otay Mesa Central Village Specific Plan – Owner Authorization

To Whom It May Concern:

Richard and Maria Martinez are the current owners ("**Owner**") of the property known as Assessor Parcel Number 646-100-71, San Diego, California 92173 ("**Property**").

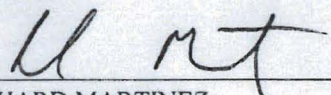
Owner is currently under contract to sell the Property to CR Otay Canyon Ranch Associates, LLC ("**ColRich**"). The close of escrow for the Property is anticipated to occur upon entitlement of the site. ColRich desires to process certain applications, plans and permits with the City of San Diego prior to the close of escrow. As such, please accept this letter as Owner's:

1. Confirmation that ColRich is in escrow to purchase the Property from Owner;
2. Acknowledgement that Owner is aware of ColRich's processing of plans and applications for the Property, including but not limited to Specific Plan and associated maps, reports, improvement plans, technical studies; and
3. Authorization to allow ColRich to submit to the City of San Diego and process through the City such plans and applications.

Please do not hesitate to contact me with any questions at (619) 661-6571. Thank you.

Sincerely,

Richard Martinez and Maria Martinez



RICHARD MARTINEZ

MARIA MARTINEZ

January 29, 2014

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

RE: Otay Mesa Central Village Specific Plan – Owner Authorization

To Whom It May Concern:

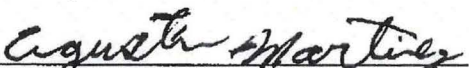
The undersigned are the current owners ("**Owners**") of the property known as Assessor Parcel Numbers 646-100-17; 18; 20; and 38, San Diego, California 92173 ("**Property**") commonly known as Martinez Ranch.

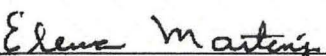
Owners are currently under contract to sell the Property to CR Otay Canyon Ranch Associates, LLC ("**ColRich**"). The close of escrow for the Property is anticipated to occur upon entitlement of the site. ColRich desires to process certain applications, plans and permits with the City of San Diego prior to the close of escrow. As such, please accept this letter as Owners':

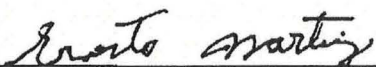
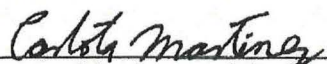
1. Confirmation that ColRich is in escrow to purchase the Property from Owners;
2. Acknowledgement that Owners are aware of ColRich's processing of plans and applications for the Property, including but not limited to Specific Plan and associated maps, reports, improvement plans, technical studies; and
3. Authorization to allow ColRich to submit to the City of San Diego and process through the City such plans and applications.



Please do not hesitate to contact our attorney, Michael A. Green, with any questions at (619) 425-4020. Thank you.

Sincerely,


Agustin Martinez, Trustee of the Agustin
Martinez Revocable Trust dated 5/21/2003


Elena Martinez, Trustee of The Elena
Martinez Living Trust Dated 2/13/2008



Ernesto Martinez and Carlota Martinez
Trustees of the Martinez Family Trust
dated 4/6/2004



Tony Valenzuela and Sarah Valenzuela
Trustees of the Valenzuela Living Trust
2/13/2008

January 29, 2014

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

RE: Otay Mesa Central Village Specific Plan – Owner Authorization

To Whom It May Concern:

Kay Mark, Inc. is the current owner ("**Owner**") of the property known as Assessor Parcel Number 646-100-21, San Diego, California 92173 ("**Property**").

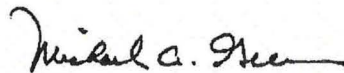
Owner is currently under contract to sell the Property to CR Otay Canyon Ranch Associates, LLC ("**ColRich**"). The close of escrow for the Property is anticipated to occur upon entitlement of the site. ColRich desires to process certain applications, plans and permits with the City of San Diego prior to the close of escrow. As such, please accept this letter as Owner's:

1. Confirmation that ColRich is in escrow to purchase the Property from Owner;
2. Acknowledgement that Owner is aware of ColRich's processing of plans and applications for the Property, including but not limited to Specific Plan and associated maps, reports, improvement plans, technical studies; and
3. Authorization to allow ColRich to submit to the City of San Diego and process through the City such plans and applications.

Please do not hesitate to contact me with any questions at (619) 425-4020. Thank you.

Sincerely,

Michael Green, Esq.



MICHAEL GREEN, LEGAL COUNSEL FOR KAY MARK, INC.

January 29, 2014

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

RE: Otay Mesa Central Village Specific Plan – Owner Authorization

To Whom It May Concern:

Co-Trustees Sarab Adamo and Jabir Adamo are the current owners ("**Owner**") of the property known as Assessor Parcel Number 646-100-76, San Diego, California 92173 ("**Property**").

Owner is currently under contract to sell the Property to CR Otay Canyon Ranch Associates, LLC ("**ColRich**"). The close of escrow for the Property is anticipated to occur upon entitlement of the site. ColRich desires to process certain applications, plans and permits with the City of San Diego prior to the close of escrow. As such, please accept this letter as Owner's:

1. Confirmation that ColRich is in escrow to purchase the Property from Owner;
2. Acknowledgement that Owner is aware of ColRich's processing of plans and applications for the Property, including but not limited to Specific Plan and associated maps, reports, improvement plans, technical studies; and
3. Authorization to allow ColRich to submit to the City of San Diego and process through the City such plans and applications.

Please do not hesitate to contact me with any questions at (619) 933-5696. Thank you.

Sincerely,

Sarab Adamo

Jabir Adamo



Co-Trustees Sarab Adamo and Jabir Adamo



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

Ownership Disclosure Statement

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

Project Title

Central Village Specific Plan

Project No. For City Use Only

Project Address:

+/-90.74 acres located west of Cactus Road, north of Siempre Viva Road, and south of Airway Road

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

Please See Attachment, 1 List of Property Owners

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

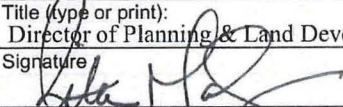
Project Title: Central Village Specific Plan	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? DE
 Corporate Identification No. 46-2888070
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**
 ☒ Yes
 ☐ No

Corporate/Partnership Name (type or print): CR Otay Canyon Ranch Associates, LLC <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 444 West Beech, Suite 300 City/State/Zip: San Diego, CA 92101 Phone No: (858) 490-2343 Fax No: (858) 490-0264 Name of Corporate Officer/Partner (type or print): Rita Mahoney Title (type or print): Director of Planning & Land Development Signature:  Date: January 30, 2015	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:

CR Otay Canyon Ranch Associates LLC
Investor Members Address

Name and Address

Colin Seid Separate Property Trust
444 West Beech Stree #300
San Diego, CA 92101

Gabriel Family Trust
444 West Beech Stree #300
San Diego, CA 92101

Barry Galgut and Brigitte Galgut 2000 Trust
444 West Beech Stree #300
San Diego, CA 92101

Graeme Gabriel and Simone Elise Kanter
Living Trust
444 West Beech Stree #300
San Diego, CA 92101

Danny and Dana Gabriel Family Trust
444 West Beech Stree #300
San Diego, CA 92101

Colrich Employee Fund I, LLC
444 West Beech Stree #300
San Diego, CA 92101

Otay Land Investors, LLC
3605 S Town Center, Suite A
Las Vegas, NV 89135
Attn: Dominic Polizzoto

JMSK-Butler, LLC
5455 Landmark Place Unit 918
Greenwood Village, CO 80111
Attn: William Butler

Arthur D. McFall
36 Charlou Circle
Englewood, CO 80111
Attn: Don McFall

Steven A. Nichols
32 Niblick Lane

Columbine Valley, CO 80123

Matthew B. Brand Revocable Living Trust
1247 Silverado Street
La Jolla, CA 92037

Jolie Investments, LLC
6602 Convoy Court
San Diego, CA 92111
Attn: Trevor Klein

Michael Wallace Separate Property Trust
5622 Caminito Genio
La Jolla, CA 92037

M and D Two Trust
Attn: Roger Orf
One Pelham Crescent
London, SW7 2NP
United Kingdom

Don B. Blenko, Jr
182 Winding River Road
Wellesley, MA 02482

Kadreva Holdings, Inc
7596 Eads Avenue # 101
La Jolla, CA 92037

Kassell Family Trust dtd 6/16/90
7596 Eads Avenue # 101
La Jolla, CA 92037
Attn: Leon Kassel

Winco, LLC an Arizona limited liability co
2944 N. 44th Street, # 250
Phoenix, AZ 85018
Attn: Reggie Winssinger

Richard Annis Trust dated 5/3/99
5243 Middleton Road
San Diego, CA 92109
Attn: Richard Annis

Richard Greenfield Separate Family Trust
U-A-D 1/3/02 Richard Greenfield TTE
9050 La Jolla Shores Drive

La Jolla, CA 92037

Annis - Sharaun Family Trust
5243 Middleton Road
San Diego, CA 92109
Attn: Ilana Sharaun

Eagleman, LLC
a New Jersey limited liability company
926 Duck Pond Road
Newton, NJ 07868
Attn: George Benninger

Avram Smukler, Joane Smukler as Husband
and Wife
16186 Bristol Pointe Drive
Delray Beach, FL 33446

The David Klein Trust
5834 Meadows Del Mar
San Diego, CA 92130

Coastal Acquisition Partners Fund 2, LLC
7509 La Jolla Blvd
La Jolla, CA 92037
Attn: Nick Maglio

Edgar F. Berner Trust dtd 2/17/89
1230 Inspiration Drive
La Jolla, CA 92037

Merlin Partners LP
2000 Auburn Drive Suite 300
Beachwood, OH 44122
Attn: Brian Hopkins

Colrich Investment Group I, LLC
444 West Beech Street #300
San Diego, CA 92101

Nordan Limited Partnership
14477 Bellvista Drive
Rancho Santa Fe, CA 92067
Attn: Lee Nordan

Delaware

PAGE 1

The First State


I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "CR OTAY CANYON RANCH ASSOCIATES, LLC", FILED IN THIS OFFICE ON THE TWENTY-NINTH DAY OF MAY, A.D. 2013, AT 1:21 O'CLOCK P.M.

5341656 8100

130680531

You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 0474056

DATE: 05-31-13

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:10 PM 05/29/2013
FILED 01:21 PM 05/29/2013
SRV 130680331 - 5341656 FILE

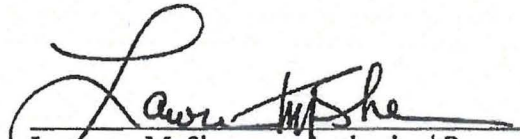
STATE of DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE of FORMATION

FIRST: The name of the limited liability company is

CR Otay Canyon Ranch Associates, LLC

SECOND: The address of its registered office in the State of Delaware is 2140 S. Dupont Highway, Camden, DE 19934. The name of its Registered Agent at such address is **Paracorp Incorporated.**

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation this 29th day of May, 2013.


Lawrence M. Sherman, Authorized Person

CR Otay Canyon Ranch Associates LLC
Investor Members Address

Name and Address

Colin Seid Separate Property Trust
444 West Beech Stree #300
San Diego, CA 92101

Gabriel Family Trust
444 West Beech Stree #300
San Diego, CA 92101

Barry Galgut and Brigitte Galgut 2000 Trust
444 West Beech Stree #300
San Diego, CA 92101

Graeme Gabriel and Simone Elise Kanter
Living Trust
444 West Beech Stree #300
San Diego, CA 92101

Danny and Dana Gabriel Family Trust
444 West Beech Stree #300
San Diego, CA 92101

Colrich Employee Fund I, LLC
444 West Beech Stree #300
San Diego, CA 92101

Otay Land Investors, LLC
3605 S Town Center, Suite A
Las Vegas, NV 89135
Attn: Dominic Polizzoto

JMSK-Butler, LLC
5455 Landmark Place Unit 918
Greenwood Village, CO 80111
Attn: William Butler

Arthur D. McFall
36 Charlou Circle
Englewood, CO 80111
Attn: Don McFall

Steven A. Nichols
32 Niblick Lane

Columbine Valley, CO 80123

Matthew B. Brand Revocable Living Trust
1247 Silverado Street
La Jolla, CA 92037

Jolie Investments, LLC
6602 Convoy Court
San Diego, CA 92111
Attn: Trevor Klein

Michael Wallace Separate Property Trust
5622 Caminito Genio
La Jolla, CA 92037

M and D Two Trust
Attn: Roger Orf
One Pelham Crescent
London, SW7 2NP
United Kingdom

Don B. Blenko, Jr
182 Winding River Road
Wellesley, MA 02482

Kadreja Holdings, Inc
7596 Eads Avenue # 101
La Jolla, CA 92037

Kassell Family Trust dtd 6/16/90
7596 Eads Avenue # 101
La Jolla, CA 92037
Attn: Leon Kassel

Winco, LLC an Arizona limited liability co
2944 N. 44th Street, # 250
Phoenix, AZ 85018
Attn: Reggie Winssinger

Richard Annis Trust dated 5/3/99
5243 Middleton Road
San Diego, CA 92109
Attn: Richard Annis

Richard Greenfield Separate Family Trust
U-A-D 1/3/02 Richard Greenfield TTE
9050 La Jolla Shores Drive

La Jolla, CA 92037

Annis - Sharaun Family Trust
5243 Middleton Road
San Diego, CA 92109
Attn: Ilana Sharaun

Eagleman, LLC
a New Jersey limited liability company
926 Duck Pond Road
Newton, NJ 07868
Attn: George Benninger

Avram Smukler, Joane Smukler as Husband
and Wife
16186 Bristol Pointe Drive
Delray Beach, FL 33446

The David Klein Trust
5834 Meadows Del Mar
San Diego, CA 92130

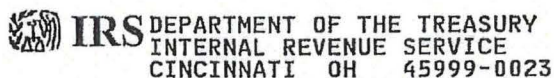
Coastal Acquisition Partners Fund 2, LLC
7509 La Jolla Blvd
La Jolla, CA 92037
Attn: Nick Maglio

Edgar F. Berner Trust dtd 2/17/89
1230 Inspiration Drive
La Jolla, CA 92037

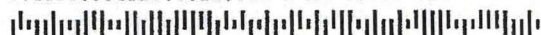
Merlin Partners LP
2000 Auburn Drive Suite 300
Beachwood, OH 44122
Attn: Brian Hopkins

Colrich Investment Group I, LLC
444 West Beech Street #300
San Diego, CA 92101

Nordan Limited Partnership
14477 Bellvista Drive
Rancho Santa Fe, CA 92067
Attn: Lee Nordan



004596.334320.0012.001 1 MB 0.405 530



CR OTAY CANYON RANCH ASSOCIATES LLC
 DANNY GABRIEL SOLE MBR
 4747 MORENA BLVD STE 100
 SAN DIEGO CA 92117

004596

Date of this notice: 06-05-2013

Employer Identification Number:
 46-2888070

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
 1-800-829-4933

IF YOU WRITE, ATTACH THE
 STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 46-2888070. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is CROT. You will need to provide this information, along with your EIN, if you file your returns electronically.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return this stub. Thank you for your cooperation.

ATTACHMENT 10

(IRS USE ONLY) 575G

06-05-2013 CROT 0 0509905169 SS-4



004596

Keep this part for your records.

CP 575 G (Rev. 1-2013)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

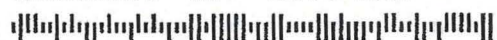
CP 575 G

0509905169

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 06-05-2013
EMPLOYER IDENTIFICATION NUMBER: 46-2888070
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023



CR OTAY CANYON RANCH ASSOCIATES LLC
DANNY GABRIEL SOLE MBR
4747 MORENA BLVD STE 100
SAN DIEGO CA 92117

Project Address/Location

+/-90.74 acres located west of Cactus Road, north of Siempre Viva Road, & south of Airway Road

Project No.

Attachment 1

Part 1:

Property Owners/Lessee Tenants Names:



Chicago Title

4210 Riverwalk Parkway, Suite 110 Riverside, CA 92505 - Ph (800) 540-5200 - Fax (951) 710 - 5959

12/16/14

Farm Request

Title Rep:
Date Prepared: 11/12/2014
Prepared By: Mehi Do

Record Count: 114

Note: This information is sourced from public documents and is not guaranteed

Farm Criteria & Description

Parcel Number...114
645 101 01 00 thru 645 103 12 00
646 091 01 00 thru 646 091 30 00
646 092 01 00 thru 646 092 26 00
646 093 01 00 thru 646 093 42 00

# 1	Parcel: 645 101 01 00 Owner: Salatino R G Family Trust 08 Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: N Name Rd San Diego Mail: 8193 Artesian Rd San Diego Ca 92127 Xmpt: Sqft : Legal: LOT 12 TR 1267	Sale: \$2,000 F ** Asd : \$2,647 Lotsz: 41,818	Date: 08/16/2002 Imp : % Bd/Bth: / Rms:
# 2	Parcel: 645 101 02 00 Owner: Hattie Davisson Properties L Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 13 TR 1267	Sale: \$782,969 ** Asd : \$10,713 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 3	Parcel: 645 101 03 00 Owner: Clophus Janith Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: Heritage Rd San Diego Mail: 131 Chambers St #224 El Cajon Ca 92020 Xmpt: Sqft : Legal: LOT 36 TR 1267	Sale: \$782,969 ** Asd : \$3,756 Lotsz: 41,818	Date: 07/26/2005 Imp : % Bd/Bth: / Rms:
# 4	Parcel: 645 101 04 00 Owner: Martinez Agustin Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: Heritage Rd San Diego Mail: 2160 Cactus Rd San Diego Ca 92154 Xmpt: Sqft : Legal: LOT 37 TR 1267	Sale: \$2,000 F ** Asd : \$2,647 Lotsz: 41,818	Date: 07/28/2000 Imp : % Bd/Bth: / Rms:
# 5	Parcel: 645 101 05 00 Owner: Hattie Davisson Properties L Use: Rec,Open Space Easements Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 60 TR 1267	Sale: \$9,000 F ** Asd : \$33,000 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 6	Parcel: 645 101 06 00 Owner: Hattie Davisson Properties L Use: Rec,Open Space Easements Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 61 TR 1267	Sale: \$8,000 F ** Asd : \$33,000 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 7	Parcel: 645 101 07 00 Owner: Hattie Davisson Properties L Use: Rec,Open Space Easements Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 62 TR 1267	Sale: \$8,000 F ** Asd : \$33,000 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 8	Parcel: 645 101 08 00 Owner: Hattie Davisson Properties L Use: Rec,Open Space Easements Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 59 TR 1267	Sale: \$8,000 F ** Asd : \$33,000 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 9	Parcel: 645 101 09 00 Owner: Rowland David E Use: Vacant,Industrial Type:	Site: Heritage Rd San Diego Mail: 2197 Corte Anacapa Chula Vista Ca 91914 Xmpt: Sqft : Legal: LOT 38 TR 1267	Sale: \$3,500 Asd : \$4,276 Lotsz: 41,818	Date: 03/09/1999 Imp : % Bd/Bth: / Rms:
# 10	Parcel: 645 101 10 00 Owner: Rowland David E Use: Vacant,Industrial Type:	Site: Heritage Rd San Diego Mail: 2197 Corte Anacapa Chula Vista Ca 91914 Xmpt: Sqft : Legal: LOT 35 TR 1267	Sale: \$4,000 Asd : \$5,107 Lotsz: 41,818	Date: 03/09/1999 Imp : % Bd/Bth: / Rms:

*** in the Sale Amount indicates that the price shown is actually from the previous transfer and the the most current transfer was a zero dollar transfer.
Doomed Reliable But Is Not Guaranteed

ATTACHMENT 10

# 11	Parcel: 645 101 11 00 Owner: Hattie Davisson Properties L Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 14 TR 1267	Sale: \$782,969 ** Asd : \$10,713 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 12	Parcel: 645 101 12 00 Owner: Hattie Davisson Properties L Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 11 TR 1267	Sale: \$782,969 ** Asd : \$10,713 Lotsz: 42,253	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 13	Parcel: 645 102 01 00 Owner: City of San Diego Use: *unknown Use Code* Type:	Site: Heritage Rd San Diego Mail: Heritage Rd San Diego Ca Xmpt: Sqft : Legal: LOT 10 TR 1267	Sale: \$38,000 F ** Asd : Lotsz: 42,253	Date: 02/18/2010 Imp : % Bd/Bth: / Rms:
# 14	Parcel: 645 102 02 00 Owner: City of San Diego Use: *unknown Use Code* Type:	Site: Heritage Rd San Diego Mail: Heritage Rd San Diego Ca Xmpt: Sqft : Legal: LOT 15 TR 1267	Sale: \$2,500 F ** Asd : Lotsz: 41,818	Date: 02/18/2010 Imp : % Bd/Bth: / Rms:
# 15	Parcel: 645 102 03 00 Owner: City of San Diego Use: *unknown Use Code* Type:	Site: Heritage Rd San Diego Mail: Heritage Rd San Diego Ca Xmpt: Sqft : Legal: LOT 34 TR 1267	Sale: \$2,500 F ** Asd : Lotsz: 41,818	Date: 02/18/2010 Imp : % Bd/Bth: / Rms:
# 16	Parcel: 645 102 04 00 Owner: Hattie Davisson Properties L Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 39 TR 1267	Sale: \$5,000 F ** Asd : \$32,143 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 17	Parcel: 645 102 05 00 Owner: Hattie Davisson Properties L Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 58 TR 1267	Sale: \$5,000 F ** Asd : \$30,000 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 18	Parcel: 645 102 06 00 Owner: Hattie Davisson Properties L Use: Rec,Open Space Easements Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 63 TR 1267	Sale: \$5,000 F ** Asd : \$33,000 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 19	Parcel: 645 102 07 00 Owner: Hattie Davisson Properties L Use: Rec,Open Space Easements Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 64 TR 1267	Sale: \$5,000 F ** Asd : \$33,000 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 20	Parcel: 645 102 08 00 Owner: Hattie Davisson Properties L Use: Rec,Open Space Easements Type:	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 57 TR 1267	Sale: \$10,000 F ** Asd : \$33,000 Lotsz: 41,818	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:

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Doomed Reliable But Is Not Guaranteed

ATTACHMENT 10

# 21	Parcel: 645 102 09 00 Owner: Hattie Davisson Properties L	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rec,Open Space Easements	Xmpt:	Sale: \$5,000 F **
Yb:	Sqft :	Asd :\$33,000
Type:	Legal: LOT 40 TR 1267	Lotsz: 41,818
		Date: 05/23/2012
		Imp : %
		Bd/Bth: /
		Rms:
# 22	Parcel: 645 102 10 00 Owner: Hattie Davisson Properties L	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$5,000 F **
Yb:	Sqft :	Asd :\$16,069
Type:	Legal: LOT 33 TR 1267	Lotsz: 41,818
		Date: 05/23/2012
		Imp : %
		Bd/Bth: /
		Rms:
# 23	Parcel: 645 102 11 00 Owner: City of San Diego	Site: Heritage Rd San Diego Mail: Heritage Rd San Diego Ca
Use: *unknown Use Code*	Xmpt:	Sale: \$3,000 **
Yb:	Sqft :	Asd :
Type:	Legal: LOT 16 TR 1267	Lotsz: 41,818
		Date: 02/18/2010
		Imp : %
		Bd/Bth: /
		Rms:
# 24	Parcel: 645 102 12 00 Owner: Raya Carlos & Lois Revocabl	Site: Heritage Rd San Diego Mail: 1117 Corte Primavera Chula Vista Ca 91910
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$782,969 **
Yb:	Sqft :	Asd :\$3,511
Type:	Legal: LOT 9 TR 1267	Lotsz: 42,253
		Date: 07/16/2013
		Imp : %
		Bd/Bth: /
		Rms:
# 25	Parcel: 645 103 01 00 Owner: Carefree Properties L L C	Site: Heritage Rd San Diego Mail: PO Box 2016 Alpine Ca 91903
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$782,969 **
Yb:	Sqft :	Asd :\$3,184
Type:	Legal: LOT 8 TR 1267	Lotsz: 42,253
		Date: 09/11/2012
		Imp : %
		Bd/Bth: /
		Rms:
# 26	Parcel: 645 103 02 00 Owner: Carefree Properties L L C	Site: Heritage Rd San Diego Mail: PO Box 2016 Alpine Ca 91903
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$782,969 **
Yb:	Sqft :	Asd :\$4,718
Type:	Legal: LOT 17 TR 1267	Lotsz: 41,818
		Date: 09/11/2012
		Imp : %
		Bd/Bth: /
		Rms:
# 27	Parcel: 645 103 03 00 Owner: Hattie Davisson Properties L	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$782,969 **
Yb:	Sqft :	Asd :\$16,069
Type:	Legal: LOT 32 TR 1267	Lotsz: 41,818
		Date: 05/23/2012
		Imp : %
		Bd/Bth: /
		Rms:
# 28	Parcel: 645 103 04 00 Owner: Hattie Davisson Properties L	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Vacant,Industrial	Xmpt:	Sale: \$6,000 **
Yb:	Sqft :	Asd :\$7,665
Type:	Legal: LOT 41 TR 1267	Lotsz: 41,818
		Date: 06/15/2012
		Imp : %
		Bd/Bth: /
		Rms:
# 29	Parcel: 645 103 05 00 Owner: Hattie Davisson Properties L	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rec,Open Space Easements	Xmpt:	Sale: \$11,000 F **
Yb:	Sqft :	Asd :\$33,000
Type:	Legal: LOT 56 TR 1267	Lotsz: 41,818
		Date: 05/23/2012
		Imp : %
		Bd/Bth: /
		Rms:
# 30	Parcel: 645 103 06 00 Owner: Hattie Davisson Properties L	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rec,Open Space Easements	Xmpt:	Sale: \$11,000 F **
Yb:	Sqft :	Asd :\$33,000
Type:	Legal: LOT 65 TR 1267	Lotsz: 41,818
		Date: 05/23/2012
		Imp : %
		Bd/Bth: /
		Rms:

**** in the Sale Amount indicates that the price shown is actually from the previous transfer and the the most current transfer was a zero dollar transfer.
Deemed Reliable But Is Not Guaranteed

# 31	Parcel: 645 103 07 00 Owner: Hattie Davisson Properties L	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rec,Open Space Easements	Xmpt:	Sale: \$13,000 F **
Type:	Yb:	Asd: \$33,000
	Legal: LOT 66 TR 1267	Imp: %
		Lotsz: 41,818
		Bd/Bth: /
		Rms:
# 32	Parcel: 645 103 08 00 Owner: Hattie Davisson Properties L	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rec,Open Space Easements	Xmpt:	Sale: \$11,000 F **
Type:	Yb:	Asd: \$33,000
	Legal: LOT 55 TR 1267	Imp: %
		Lotsz: 41,818
		Bd/Bth: /
		Rms:
# 33	Parcel: 645 103 09 00 Owner: Hattie Davisson Properties L	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Vacant,Industrial	Xmpt:	Sale: \$6,000 **
Type:	Yb:	Asd: \$7,665
	Legal: LOT 42 TR 1267	Imp: %
		Lotsz: 41,818
		Bd/Bth: /
		Rms:
# 34	Parcel: 645 103 10 00 Owner: Hattie Davisson Properties L	Site: Heritage Rd San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$782,969 **
Type:	Yb:	Asd: \$10,713
	Legal: LOT 31 TR 1267	Imp: %
		Lotsz: 41,818
		Bd/Bth: /
		Rms:
# 35	Parcel: 645 103 11 00 Owner: Carefree Properties L L C	Site: Heritage Rd San Diego Mail: PO Box 2016 Alpine Ca 91903
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$782,969 **
Type:	Yb:	Asd: \$5,227
	Legal: LOT 18 TR 1267	Imp: %
		Lotsz: 41,818
		Bd/Bth: /
		Rms:
# 36	Parcel: 645 103 12 00 Owner: Hetter Frederick J & Nohemi	Site: Heritage Rd San Diego Mail: 624 Port Trinity Chula Vista Ca 91913
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$5,500
Type:	Yb:	Asd: \$5,635
	Legal: LOT 7 TR 1267	Imp: %
		Lotsz: 42,689
		Bd/Bth: /
		Rms:
# 37	Parcel: 646 091 01 00 Owner: Hattie Davisson Properties L	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$160,000 F
Type:	Yb:	Asd: \$5,500
	Legal: LOT 6 TR 1267	Imp: %
		Lotsz: 39,204
		Bd/Bth: /
		Rms:
# 38	Parcel: 646 091 02 00 Owner: Hattie Davisson Properties L	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$160,000 F
Type:	Yb:	Asd: \$5,500
	Legal: LOT 5 TR 1267	Imp: %
		Lotsz: 39,204
		Bd/Bth: /
		Rms:
# 39	Parcel: 646 091 03 00 Owner: Hattie Davisson Properties L	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$160,000 F
Type:	Yb:	Asd: \$7,000
	Legal: LOT 20 TR 1267	Imp: %
		Lotsz: 39,640
		Bd/Bth: /
		Rms:
# 40	Parcel: 646 091 04 00 Owner: Hattie Davisson Properties L	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: \$160,000 F
Type:	Yb:	Asd: \$5,500
	Legal: LOT 19 TR 1267	Imp: %
		Lotsz: 39,640
		Bd/Bth: /
		Rms:

*** in the Sale Amount indicates that the price shown is actually from the previous transfer and the the most current transfer was a zero dollar transfer.
Deemed Reliable But Is Not Guaranteed

# 41	Parcel: 646 091 05 00 Owner: Hattie Davisson Properties L	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt: Sqft : Legal: LOT 30 TR 1267	Sale: \$160,000 F Asd : \$10,000 Lotsz: 39,640	Date: 07/19/2013 Imp : % Bd/Bth: /	Rms:
	Use: Rur,1-10 Acres,Non-Irrigated		Yb:			
Type:						
# 42	Parcel: 646 091 06 00 Owner: Hattie Davisson Properties L	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt: Sqft : Legal: LOT 29 TR 1267	Sale: \$160,000 F Asd : \$23,000 Lotsz: 39,640	Date: 07/19/2013 Imp : % Bd/Bth: /	Rms:
	Use: Rur,1-10 Acres,Non-Irrigated		Yb:			
Type:						
# 43	Parcel: 646 091 07 00 Owner: Clara Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt: Sqft : Legal: LOT 44 TR 1267	Sale: Asd : \$31,587 Lotsz: 39,640	Date: 05/23/2012 Imp : % Bd/Bth: /	Rms:
	Use: Rur,1-10 Acres,Non-Irrigated		Yb:			
Type:						
# 44	Parcel: 646 091 08 00 Owner: Clara Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt: Sqft : Legal: LOT 43 TR 1267	Sale: Asd : \$31,587 Lotsz: 39,640	Date: 05/23/2012 Imp : % Bd/Bth: /	Rms:
	Use: Rur,1-10 Acres,Non-Irrigated		Yb:			
Type:						
# 45	Parcel: 646 091 09 00 Owner: Clara Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt: Sqft : Legal: LOT 54 TR 1267	Sale: Asd : \$31,587 Lotsz: 39,640	Date: 05/23/2012 Imp : % Bd/Bth: /	Rms:
	Use: Rur,1-10 Acres,Non-Irrigated		Yb:			
Type:						
# 46	Parcel: 646 091 10 00 Owner: Clara Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt: Sqft : Legal: LOT 53 TR 1267	Sale: Asd : \$31,587 Lotsz: 39,640	Date: 05/23/2012 Imp : % Bd/Bth: /	Rms:
	Use: Rur,1-10 Acres,Non-Irrigated		Yb:			
Type:						
# 47	Parcel: 646 091 11 00 Owner: Hattie Davisson Properties L	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt: Sqft : Legal: LOT 68 TR 1267	Sale: \$160,000 F Asd : \$30,000 Lotsz: 39,640	Date: 07/19/2013 Imp : % Bd/Bth: /	Rms:
	Use: Vacant,Industrial		Yb:			
Type:						
# 48	Parcel: 646 091 12 00 Owner: Hattie Davisson Properties L	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt: Sqft : Legal: LOT 67 TR 1267	Sale: \$160,000 F Asd : \$30,000 Lotsz: 39,640	Date: 07/19/2013 Imp : % Bd/Bth: /	Rms:
	Use: Vacant,Industrial		Yb:			
Type:						
# 49	Parcel: 646 091 13 00 Owner: Sampo Michael & Penny	Site: *no Site Address* San Diego Mail: 2302 Finch Ln San Diego Ca 92123	Xmpt: Sqft : Legal: LOT 78 TR 1267	Sale: \$30,000 F Asd : \$31,587 Lotsz: 39,640	Date: 08/27/2009 Imp : % Bd/Bth: /	Rms:
	Use: Vacant,Industrial		Yb:			
Type:						
# 50	Parcel: 646 091 14 00 Owner: Hattie Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt: Sqft : Legal: LOT 77 TR 1267	Sale: \$60,000 F Asd : \$14,469 Lotsz: 39,640	Date: 10/02/2014 Imp : % Bd/Bth: /	Rms:
	Use: Rur,1-10 Acres,Non-Irrigated		Yb:			
Type:						

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Deemed Reliable But Is Not Guaranteed

ATTACHMENT 10

# 51	Parcel: 646 091 15 00 Owner: Vasquez Jemima A	Site: Siempre Viva Rd San Diego 92154 Mail: 1115 Eurn St San Diego Ca 92113	Xmpt:	Sale:	Date: 10/24/2014
Use: Vacant,Industrial	Yb:	Sqft :	Asd :\$60,000	Imp : %	
Type:	Legal: LOT 80 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 52	Parcel: 646 091 16 00 Owner: Evans Agnes C Family Trust	Site: *no Site Address* San Diego Mail: 13082 Mindanao Way #38 Marina Del Rey Ca 90292	Xmpt:	Sale:	Date: 02/13/1991
Use: Rur,1-10 Acres,Non-Irrigated	Yb:	Sqft :	Asd :\$18,100	Imp : %	
Type:	Legal: LOT 79 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 53	Parcel: 646 091 17 00 Owner: Stoney Carl J Jr	Site: Siempre Viva Rd San Diego 92154 Mail: 2 Embarcadero Ctr #2000 San Francisco Ca 94111	Xmpt:	Sale:	Date: 04/10/2009
Use: Rec,Open Space Easements	Yb:	Sqft :	Asd :\$3,556	Imp : %	
Type:	Legal: LOT 90 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 54	Parcel: 646 091 18 00 Owner: Hattie Davison Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt:	Sale:	Date: 05/23/2012
Use: Rur,1-10 Acres,Non-Irrigated	Yb:	Sqft :	Asd :\$32,143	Imp : %	
Type:	Legal: LOT 89 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 55	Parcel: 646 091 19 00 Owner: Stoney Carl J Jr	Site: Siempre Viva Rd San Diego 92154 Mail: 2 Embarcadero Ctr #2000 San Francisco Ca 94111	Xmpt:	Sale:	Date: 04/10/2009
Use: Rec,Open Space Easements	Yb:	Sqft :	Asd :\$3,556	Imp : %	
Type:	Legal: LOT 92 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 56	Parcel: 646 091 20 00 Owner: Hattie Davison Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt:	Sale:	Date: 05/23/2012
Use: Rur,1-10 Acres,Non-Irrigated	Yb:	Sqft :	Asd :\$32,143	Imp : %	
Type:	Legal: LOT 91 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 57	Parcel: 646 091 21 00 Owner: Russell Wesley L & Geraldin	Site: *no Site Address* San Diego Mail: 3927 Country Trl Bonita Ca 91902	Xmpt:	Sale:	Date: 12/23/1998
Use: Vacant,Industrial	Yb:	Sqft :	Asd :\$55,761	Imp : %	
Type:	Legal: LOT 102 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 58	Parcel: 646 091 22 00 Owner: Sorenson Living Trust 03-13-	Site: *no Site Address* San Diego Mail: 9227 Tropico Dr La Mesa Ca 91941	Xmpt:	Sale:	Date: 04/16/1991
Use: Rur,1-10 Acres,Non-Irrigated	Yb:	Sqft :	Asd :\$2,990	Imp : %	
Type:	Legal: LOT 101 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 59	Parcel: 646 091 23 00 Owner: Sorenson Living Trust 03-13-	Site: *no Site Address* San Diego Mail: 9227 Tropico Dr La Mesa Ca 91941	Xmpt:	Sale:	Date: 04/16/1991
Use: Rur,1-10 Acres,Non-Irrigated	Yb:	Sqft :	Asd :\$2,618	Imp : %	
Type:	Legal: LOT 104 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 60	Parcel: 646 091 24 00 Owner: Sorenson Living Trust 03-13-	Site: *no Site Address* San Diego Mail: 9227 Tropico Dr La Mesa Ca 91941	Xmpt:	Sale:	Date: 04/16/1991
Use: Rur,1-10 Acres,Non-Irrigated	Yb:	Sqft :	Asd :\$2,990	Imp : %	
Type:	Legal: LOT 103 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	

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Downward Reliably But Is Not Guaranteed

ATTACHMENT 10

# 61	Parcel: 646 091 27 00 Owner: Oakland Harry L Use: Rur,1-10 Acres,Non-Irrigated	Site: *no Site Address* San Diego Mail: 1304 Shadybrook Cove Ln Knoxville Tn 37922 Xmpt: Sqft : Legal: WLY 100 FT OF LOT 113 T	Sale: Asd : \$939 Lotsz: 19,750	Date: 11/02/2012 Imp : % Bd/Bth: /	Rms:
# 62	Parcel: 646 091 28 00 Owner: Oakland Warren H 1989 Tru Use: Rur,1-10 Acres,Non-Irrigated	Site: *no Site Address* San Diego Mail: 1304 Shadybrook Cove Ln Knoxville Tn 37922 Xmpt: Sqft : Legal: WLY 100 FT OF LOT 114 T	Sale: Asd : \$733 Lotsz: 19,750	Date: 08/06/2007 Imp : % Bd/Bth: /	Rms:
# 63	Parcel: 646 091 29 00 Owner: Oakland Harry L Use: Rur,1-10 Acres,Non-Irrigated	Site: *no Site Address* San Diego Mail: 1304 Shadybrook Cove Ln Knoxville Tn 37922 Xmpt: Sqft : Legal: ELY 100 FT OF LOT 113 TR	Sale: Asd : \$1,902 Lotsz: 19,750	Date: 11/02/2012 Imp : % Bd/Bth: /	Rms:
# 64	Parcel: 646 091 30 00 Owner: Oakland Harry L Use: Rur,1-10 Acres,Non-Irrigated	Site: *no Site Address* San Diego Mail: 1304 Shadybrook Cove Ln Knoxville Tn 37922 Xmpt: Sqft : Legal: ELY 100 FT OF LOT 114 TR	Sale: Asd : \$719 Lotsz: 19,750	Date: 11/02/2012 Imp : % Bd/Bth: /	Rms:
# 65	Parcel: 646 092 01 00 Owner: Hattie Davisson Properties L Use: Rur,1-10 Acres,Non-Irrigated	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 4 TR 1267	Sale: \$160,000 F Asd : \$5,500 Lotsz: 39,640	Date: 07/19/2013 Imp : % Bd/Bth: /	Rms:
# 66	Parcel: 646 092 02 00 Owner: Hattie Davisson Properties L Use: Rur,1-10 Acres,Non-Irrigated	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 3 TR 1267	Sale: \$160,000 F Asd : \$7,000 Lotsz: 40,075	Date: 07/19/2013 Imp : % Bd/Bth: /	Rms:
# 67	Parcel: 646 092 03 00 Owner: Hattie Davisson Properties L Use: Rur,1-10 Acres,Non-Irrigated	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 22 TR 1267	Sale: \$160,000 F Asd : \$23,000 Lotsz: 39,640	Date: 07/19/2013 Imp : % Bd/Bth: /	Rms:
# 68	Parcel: 646 092 04 00 Owner: Hattie Davisson Properties L Use: Rur,1-10 Acres,Non-Irrigated	Site: Siempre Viva Rd San Diego 92154 Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 21 TR 1267	Sale: \$160,000 F Asd : \$8,000 Lotsz: 39,640	Date: 07/19/2013 Imp : % Bd/Bth: /	Rms:
# 69	Parcel: 646 092 05 00 Owner: Hattie Davisson Properties L Use: Rur,1-10 Acres,Non-Irrigated	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 28 TR 1267	Sale: Asd : \$30,000 Lotsz: 39,640	Date: 05/23/2012 Imp : % Bd/Bth: /	Rms:
# 70	Parcel: 646 092 06 00 Owner: Darby Gordon H Revocable Use: Rur,1-10 Acres,Non-Irrigated	Site: *no Site Address* San Diego Mail: 5701 E Glenn St #125 Tucson Az 85712 Xmpt: Sqft : Legal: LOT 27 TR 1267	Sale: Asd : \$13,567 Lotsz: 39,640	Date: 08/01/2012 Imp : % Bd/Bth: /	Rms:

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Deemed Reliable But Is Not Guaranteed

# 71	Parcel: 646 092 07 00 Owner: Walls Mahala Sue Trust 10-0	Site: *no Site Address* San Diego Mail: 9342 La Jolla Cir Huntington Beach Ca 92646
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: Date: 04/27/1992
Type:	Yb: Sqft : Asd :\$3,556 Imp : %	Legal: LOT 46 TR 1267 Lotsz: 39,640 Bd/Bth: / Rms:
# 72	Parcel: 646 092 08 00 Owner: Hattie Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: Date: 05/23/2012
Type:	Yb: Sqft : Asd :\$30,000 Imp : %	Legal: LOT 45 TR 1267 Lotsz: 39,640 Bd/Bth: / Rms:
# 73	Parcel: 646 092 09 00 Owner: Clara Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: Date: 05/23/2012
Type:	Yb: Sqft : Asd :\$31,587 Imp : %	Legal: LOT 52 TR 1267 Lotsz: 39,640 Bd/Bth: / Rms:
# 74	Parcel: 646 092 10 00 Owner: Hattie Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: Date: 05/23/2012
Type:	Yb: Sqft : Asd :\$30,000 Imp : %	Legal: LOT 51 TR 1267 Lotsz: 39,640 Bd/Bth: / Rms:
# 75	Parcel: 646 092 11 00 Owner: Howley Patricia A Trust 08-3	Site: *no Site Address* San Diego Mail: 1720 Avenida Del Mundo #1108 Coronado Ca 92118
Use: Vacant,Industrial	Xmpt:	Sale: Date: 06/09/2003
Type:	Yb: Sqft : Asd :\$30,000 Imp : %	Legal: LOT 70 TR 1267 Lotsz: 39,640 Bd/Bth: / Rms:
# 76	Parcel: 646 092 12 00 Owner: Sampo Mike P & Penny L	Site: *no Site Address* San Diego Mail: 2302 Finch Ln San Diego Ca 92123
Use: Vacant,Industrial	Xmpt:	Sale: Date: 05/08/1989
Type:	Yb: Sqft : Asd :\$30,000 Imp : %	Legal: LOT 69 TR 1267 Lotsz: 39,640 Bd/Bth: / Rms:
# 77	Parcel: 646 092 13 00 Owner: Backai Jaime	Site: *no Site Address* San Diego Mail: PO Box 18644 (No Mail) Anaheim Ca 92817
Use: Vacant,Industrial	Xmpt:	Sale: Date: 10/29/2009
Type:	Yb: Sqft : Asd :\$30,000 Imp : %	Legal: LOT 76 TR 1267 Lotsz: 39,640 Bd/Bth: / Rms:
# 78	Parcel: 646 092 14 00 Owner: Hattie Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: Date: 05/23/2012
Type:	Yb: Sqft : Asd :\$30,000 Imp : %	Legal: LOT 75 TR 1267 Lotsz: 39,640 Bd/Bth: / Rms:
# 79	Parcel: 646 092 15 00 Owner: Hattie Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942
Use: Rur,1-10 Acres,Non-Irrigated	Xmpt:	Sale: Date: 05/23/2012
Type:	Yb: Sqft : Asd :\$30,000 Imp : %	Legal: LOT 82 TR 1267 Lotsz: 39,640 Bd/Bth: / Rms:
# 80	Parcel: 646 092 16 00 Owner: Backai Jaime	Site: *no Site Address* San Diego Mail: 19041 Hamlin St #6 (No Mail) Reseda Ca 91335
Use: Vacant,Industrial	Xmpt:	Sale: Date: 10/21/2013
Type:	Yb: Sqft : Asd :\$30,000 Imp : %	Legal: LOT 81 TR 1267 Lotsz: 39,640 Bd/Bth: / Rms:

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Do not rely on this information. It is not guaranteed.

# 81	Parcel: 646 092 17 00 Owner: Ritchey Family Trust 07-27-9	Site: *no Site Address* San Diego Mail: 3702 Bridle Ct College Station Tx 77845	Xmpt:	Sale:	Date: 01/16/1996
Use: Rur, 1-10 Acres, Non-Irrigated	Yb:	Sqft :	Asd :\$3,556	Imp : %	
Type:	Legal: LOT 88 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 82	Parcel: 646 092 18 00 Owner: Hattie Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt:	Sale:	Date: 05/23/2012
Use: Rur, 1-10 Acres, Non-Irrigated	Yb:	Sqft :	Asd :\$30,000	Imp : %	
Type:	Legal: LOT 87 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 83	Parcel: 646 092 19 00 Owner: Rock Penny M Trust 12-11-9	Site: *no Site Address* San Diego Mail: 2833 Lincoln Ct National City Ca 91950	Xmpt:	Sale:	Date: 12/15/1998
Use: Vacant, Industrial	Yb:	Sqft :	Asd :\$30,000	Imp : %	
Type:	Legal: LOT 94 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 84	Parcel: 646 092 20 00 Owner: Collins Joseph Jr Tr	Site: Siempre Viva Rd San Diego 92154 Mail: 2239 Starlight Ln Signal Hill Ca 90755	Xmpt:	Sale: \$13,000 F **	Date: 01/14/2005
Use: Vacant, Industrial	Yb:	Sqft :	Asd :\$16,691	Imp : %	
Type:	Legal: LOT 93 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 85	Parcel: 646 092 21 00 Owner: Clara Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt:	Sale:	Date: 05/23/2012
Use: Rur, 1-10 Acres, Non-Irrigated	Yb:	Sqft :	Asd :\$31,587	Imp : %	
Type:	Legal: LOT 100 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 86	Parcel: 646 092 22 00 Owner: Clara Davisson Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt:	Sale:	Date: 05/23/2012
Use: Rur, 1-10 Acres, Non-Irrigated	Yb:	Sqft :	Asd :\$31,587	Imp : %	
Type:	Legal: LOT 99 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 87	Parcel: 646 092 23 00 Owner: Bennett Jack R Trust of 1990	Site: *no Site Address* San Diego Mail: 1622 Gotham St Chula Vista Ca 91913	Xmpt:	Sale:	Date: 05/06/1998
Use: Rur, 1-10 Acres, Non-Irrigated	Yb:	Sqft :	Asd :\$12,915	Imp : %	
Type:	Legal: LOT 106 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 88	Parcel: 646 092 24 00 Owner: Velasquez Amparo S Revoc	Site: Unnamed Rd San Diego Mail: 1623 S Forrest Ave West Covina Ca 91790	Xmpt:	Sale:	Date: 09/15/2000
Use: Vacant, Industrial	Yb:	Sqft :	Asd :\$55,728	Imp : %	
Type:	Legal: LOT 105 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 89	Parcel: 646 092 25 00 Owner: Velasquez Amparo S Revoc	Site: *no Site Address* San Diego Mail: 1623 S Forrest Ave West Covina Ca 91790	Xmpt:	Sale:	Date: 09/15/2000
Use: Vacant, Industrial	Yb:	Sqft :	Asd :\$30,000	Imp : %	
Type:	Legal: LOT 112 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 90	Parcel: 646 092 26 00 Owner: Duenas Joe A & Peggy M	Site: *no Site Address* San Diego Mail: 511 N Cuyamaca St El Cajon Ca 92020	Xmpt:	Sale: \$25,000 P **	Date: 01/07/1992
Use: Vacant, Industrial	Yb:	Sqft :	Asd :\$61,529	Imp : %	
Type:	Legal: LOT 111 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	

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Deemed Reliable But Is Not Guaranteed

ATTACHMENT 10

# 91	Parcel: 646 093 01 00 Owner: Barton Sharon L Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: *no Site Address* San Diego Mail: 6816 Veronica Ave San Diego Ca 92115 Xmpt: Sqft : Legal: LOT 2 TR 1267	Sale: Asd : \$3,556 Lotsz: 40,075	Date: 10/26/2011 Imp : % Bd/Bth: / Rms:
# 92	Parcel: 646 093 02 00 Owner: Barton Sharon L Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: *no Site Address* San Diego Mail: 6816 Veronica Ave San Diego Ca 92115 Xmpt: Sqft : Legal: LOT 1 TR 1267	Sale: Asd : \$3,556 Lotsz: 40,511	Date: 10/26/2011 Imp : % Bd/Bth: / Rms:
# 93	Parcel: 646 093 03 00 Owner: Parrish Family Trust Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: *no Site Address* San Diego Mail: 6808 N Placita Chula Vis Tucson Az 85704 Xmpt: Sqft : Legal: LOT 24 TR 1267	Sale: Asd : \$3,556 Lotsz: 39,640	Date: 06/16/2014 Imp : % Bd/Bth: / Rms:
# 94	Parcel: 646 093 04 00 Owner: Ingalls Melvyn V Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: *no Site Address* San Diego Mail: 171 Mace St #A5 Chula Vista Ca 91911 Xmpt: Sqft : Legal: LOT 23 TR 1267	Sale: Asd : \$13,477 Lotsz: 39,640	Date: 05/27/1983 Imp : % Bd/Bth: / Rms:
# 95	Parcel: 646 093 05 00 Owner: Beckman Natalie Use: Vacant,Industrial Type:	Site: Siempre Viva Rd San Diego 92154 Mail: PO Box 270670 Susanville Ca 96127 Xmpt: Sqft : Legal: LOT 26 TR 1267	Sale: Asd : \$56,010 Lotsz: 39,640	Date: 12/30/1983 Imp : % Bd/Bth: / Rms:
# 96	Parcel: 646 093 06 00 Owner: Carlson & Beauloye Use: Vacant,Industrial Type:	Site: Siempre Viva Rd San Diego 92154 Mail: 2141 Newton Ave San Diego Ca 92113 Xmpt: Sqft : Legal: LOT 25 TR 1267	Sale: Asd : \$30,000 Lotsz: 39,640	Date: 03/15/1988 Imp : % Bd/Bth: / Rms:
# 97	Parcel: 646 093 07 00 Owner: Watson Family Bypass Trust Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: *no Site Address* San Diego Mail: 78931 Spirito Ct Palm Desert Ca 92211 Xmpt: Sqft : Legal: LOT 48 TR 1267	Sale: Asd : \$3,556 Lotsz: 39,640	Date: 11/09/1993 Imp : % Bd/Bth: / Rms:
# 98	Parcel: 646 093 08 00 Owner: Hattie Davison Properties L Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942 Xmpt: Sqft : Legal: LOT 47 TR 1267	Sale: Asd : \$30,000 Lotsz: 39,640	Date: 05/23/2012 Imp : % Bd/Bth: / Rms:
# 99	Parcel: 646 093 09 00 Owner: Watson Family Bypass Trust Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: *no Site Address* San Diego Mail: 78931 Spirito Ct Palm Desert Ca 92211 Xmpt: Sqft : Legal: LOT 50 TR 1267	Sale: Asd : \$3,556 Lotsz: 39,640	Date: 05/07/2010 Imp : % Bd/Bth: / Rms:
# 100	Parcel: 646 093 10 00 Owner: Watson Family Bypass Trust Use: Rur,1-10 Acres,Non-Irrigated Type:	Site: *no Site Address* San Diego Mail: 78931 Spirito Ct Palm Desert Ca 92211 Xmpt: Sqft : Legal: LOT 49 TR 1267	Sale: Asd : \$3,556 Lotsz: 39,640	Date: 11/09/1993 Imp : % Bd/Bth: / Rms:

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Assessed Reliably But Is Not Guaranteed

# 101	Parcel: 646 093 11 00 Owner: Watson Family Bypass Trust	Site: *no Site Address* San Diego Mail: 78931 Spirito Ct Palm Desert Ca 92211	Xmpt:	Sale:	Date: 11/09/1993
Use: Rur, 1-10 Acres, Non-Irrigated	Yb:	Sqft :	Asd :\$3,556	Imp : %	
Type:	Legal: LOT 72 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 102	Parcel: 646 093 12 00 Owner: Watson Family Bypass Trust	Site: *no Site Address* San Diego Mail: 78931 Spirito Ct Palm Desert Ca 92211	Xmpt:	Sale:	Date: 11/09/1993
Use: Rur, 1-10 Acres, Non-Irrigated	Yb:	Sqft :	Asd :\$3,556	Imp : %	
Type:	Legal: LOT 71 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 103	Parcel: 646 093 13 00 Owner: Carcano Heriberta	Site: *no Site Address* San Diego Mail: 246 Elkwood Ave Imperial Beach Ca 91932	Xmpt:	Sale: \$115,000 F **	Date: 09/14/2010
Use: Vacant, Industrial	Yb:	Sqft :	Asd :\$133,376	Imp : %	
Type:	Legal: LOT 74 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 104	Parcel: 646 093 16 00 Owner: Hattie Davison Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt:	Sale:	Date: 05/23/2012
Use: Rur, 1-10 Acres, Non-Irrigated	Yb:	Sqft :	Asd :\$30,000	Imp : %	
Type:	Legal: LOT 83 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 105	Parcel: 646 093 17 00 Owner: Hattie Davison Properties L	Site: *no Site Address* San Diego Mail: 5755 Amarillo Ave La Mesa Ca 91942	Xmpt:	Sale:	Date: 05/23/2012
Use: Rur, 1-10 Acres, Non-Irrigated	Yb:	Sqft :	Asd :\$30,000	Imp : %	
Type:	Legal: LOT 86 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 106	Parcel: 646 093 30 00 Owner: Quijada Family Trust 09-16-9	Site: *no Site Address* San Diego Mail: 4349 Argos Dr San Diego Ca 92116	Xmpt:	Sale:	Date: 10/01/1996
Use: Vacant, Industrial	Yb:	Sqft :	Asd :\$66,145	Imp : %	
Type:	Legal: LOT 98 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 107	Parcel: 646 093 32 00 Owner: Sampo Michael P & Penny L	Site: *no Site Address* San Diego Mail: 2302 Finch Ln San Diego Ca 92123	Xmpt:	Sale: \$30,000 F	Date: 07/30/1991
Use: Vacant, Industrial	Yb:	Sqft :	Asd :\$30,000	Imp : %	
Type:	Legal: LOT 107 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 108	Parcel: 646 093 34 00 Owner: Orozco Jose M & Martha E	Site: Siempre Viva Rd San Diego 92154 Mail: 71 Bishop St Chula Vista Ca 91911	Xmpt:	Sale: \$89,000 F **	Date: 08/16/1999
Use: Vacant, Industrial	Yb:	Sqft :	Asd :\$65,000	Imp : %	
Type:	Legal: LOT 95 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 109	Parcel: 646 093 36 00 Owner: De Rodriguez Margarita P	Site: Siempre Viva Rd San Diego 92154 Mail: 522 Del Corro Ct Chula Vista Ca 91910	Xmpt:	Sale: \$65,000 F **	Date: 12/27/2013
Use: Vacant, Industrial	Yb:	Sqft :	Asd :\$71,065	Imp : %	
Type:	Legal: LOT 73 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	
# 110	Parcel: 646 093 37 00 Owner: Tinsay Reynaldo G	Site: Siempre Viva Rd San Diego 92154 Mail: 619 E 8th St National City Ca 91950	Xmpt:	Sale: \$24,000 F	Date: 06/02/2003
Use: Vacant, Industrial	Yb:	Sqft : 1,320	Asd :\$28,350	Imp : %	
Type:	Legal: LOT 110 TR 1267	Lotsz: 39,640	Bd/Bth: /	Rms:	

*** in the Sale Amount indicates that the price shown is actually from the previous transfer and the the most current transfer was a zero dollar transfer.
Deemed Reliable But Is Not Guaranteed

ATTACHMENT 10

# 111	Parcel: 646 093 38 00 Owner: Sampo Michael & Penny	Site: Siempre Viva Rd San Diego 92154 Mail: 2302 Finch Ln San Diego Ca 92123	Sale: \$90,000 F Asd : \$94,061 Lotsz: 118,919	Date: 12/30/2010 Imp : % Bd/Bth: /	Rms:
Use: Vacant,Industrial	Yb:	Xmpt:	Sqft :		
Type:	Legal: LOTS 84&85& LOT 96 TR 1				
# 112	Parcel: 646 093 40 00 Owner: Tinsay Reynaldo	Site: Siempre Viva Rd San Diego 92154 Mail: 619 E 8th St National City Ca 91950	Sale: \$42,000 F Asd : \$51,621 Lotsz: 39,640	Date: 03/30/2001 Imp : % Bd/Bth: /	Rms:
Use: Vacant,Industrial	Yb:	Xmpt:	Sqft :		
Type:	Legal: LOT 97 TR 1267				
# 113	Parcel: 646 093 41 00 Owner: Tinsay Reynaldo G	Site: Siempre Viva Rd San Diego 92154 Mail: 619 E 8th St National City Ca 91950	Sale: \$15,000 F Asd : \$18,070 Lotsz: 39,640	Date: 11/09/2001 Imp : % Bd/Bth: /	Rms:
Use: Vacant,Industrial	Yb:	Xmpt:	Sqft :		
Type:	Legal: LOT 109 TR 1267				
# 114	Parcel: 646 093 42 00 Owner: Burgueno Octavio	Site: Siempre Viva Rd San Diego 92154 Mail: 2816 Via Suspiro San Ysidro Ca 92173	Sale: \$31,000 P ** Asd : \$15,068 Lotsz: 39,640	Date: 01/08/2013 Imp : % Bd/Bth: /	Rms:
Use: Vacant,Industrial	Yb:	Xmpt:	Sqft :		
Type:	Legal: LOT 108 TR 1267				

*** in the Sale Amount indicates that the price shown is actually from the previous transfer and the the most current transfer was a zero dollar transfer.
Deemed Reliable But Is Not Guaranteed

Project Address/Location

+/-90.74 acres located west of Cactus Road, north of Siempre Viva Road, & south of Airway Road

Project No.

Attachment 2

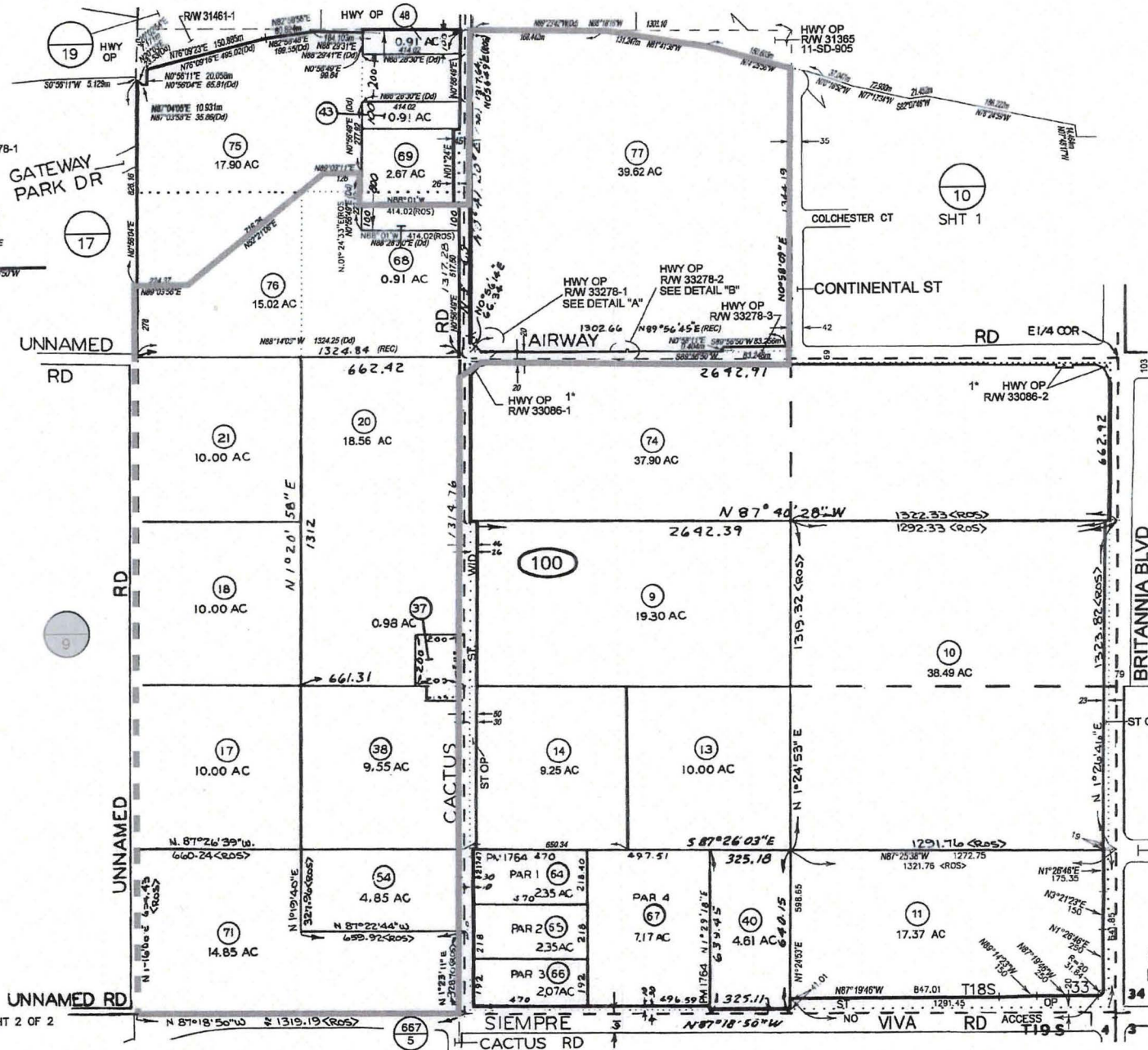
Part 1:

Property Owner Assessor's Parcel Maps:

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 646 PAGE 10 SHT 2 OF 2



646-10
SHT 2 OF 2 1"=400'

5/23/2011 AJR

CHANGES				
BLK	OLD	NEW	YR	CUT
100	61-63	64-67	74	3551 CC
	24-42	68-70	76	1159
	53-55	71	79	2334
	56-59	79	5899	
10	60-63	80	5523	
	24	81	10046	
	25-28	82	118	
	9	90	4772	
	31	92	5604	
	69	03	4825	
	11	04	4683	
	11	04	5571	
	31	08	1061	CANC
	59	10	1085	CANC
	8	10	1134	CANC
	10	10	4879	
	14	10	4702	
100	73	75-78	11	1607
100	72	79	11	1808
	69	11	5586	CANC

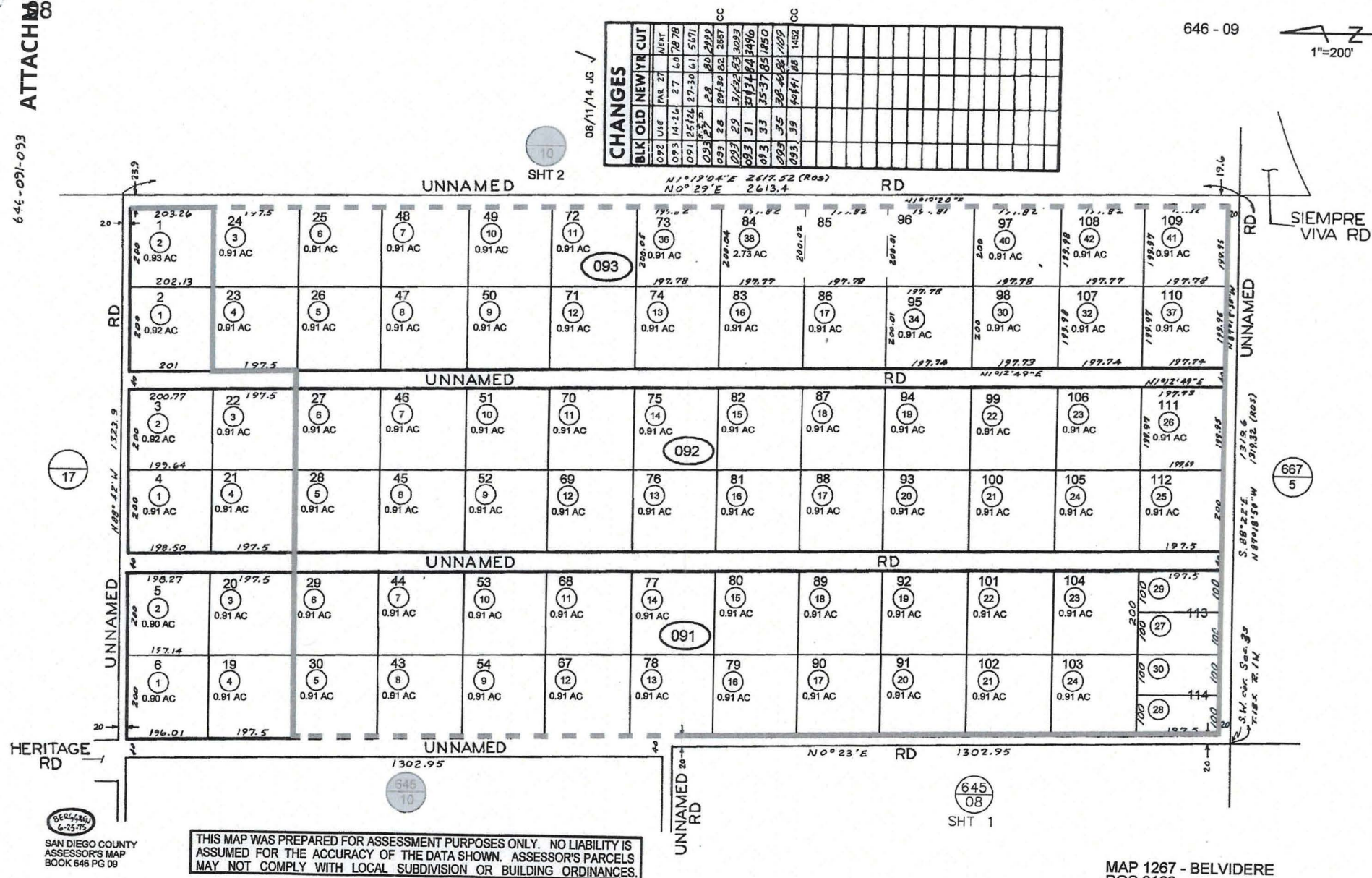
1" SEE DOC 09-0310110
FOR BRGS & DIST.

BRITANNIA
PARK PL

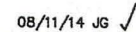
SEC 33-T18S-R1W-POR
ROS 955,1025,3983,4035,11610
11623,13227,13565,16572,
16667, 16894

646 - 09

1"=200'



MAP 1267 - BELVIDERE
ROS 9169

[illegible]

Otay Mesa Central Village Specific Plan Outreach Meetings:

Workshops

- August 27, 2014
- May 6, 2015

Subcommittee Meetings

- February 17, 2015
- March 17, 2015
- April 21, 2015
- May 19, 2015
- June 21, 2015
- September 15, 2015
- October 20, 2015
- January 19, 2016
- February 16, 2016
- March 15, 2016
- April 19, 2016
- May 17, 2016
- June 21, 2016
- September 20, 2016
- October 18, 2016
- November 15, 2016
- January 17, 2017
- February 7, 2017

Otay Mesa Planning Group Meetings

- Reports out during every planning group meeting since subcommittee was formed in 2014.
- February 17, 2016 – Presentation
- April 20, 2016 – Presentation
- February 8, 2017 – Presentation and Recommendation

Otay Mesa Chamber of Commerce Meeting

- March 11, 2016 – Presentation