



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: June 17, 2021 REPORT NO. PC-21-027  
HEARING DATE: June 24, 2021  
SUBJECT: Plaza La Media North, Process Four Decision  
PROJECT NUMBER: [334235](#)  
OWNER/APPLICANT: Las Vegas Sunset Properties, a Nevada Corporation

### SUMMARY

Issue: Should the Planning Commission approve the subdivision of a vacant 17.17-acre site to create two parcels for development of two industrial distribution facilities and public improvements located at the Southeastern corner of Otay Mesa Road and La Media Road within the Otay Mesa Community Plan?

#### Staff Recommendations:

1. ADOPT the Addendum to Environmental Impact Report No. 625830 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Vesting Tentative Map No. 1174336 and Site Development Permit No. 1174334.

Community Planning Group Recommendation: On May 28, 2021, the Otay Mesa Community Planning Group voted 9-0-2, to recommend approval of the project, with no additional conditions (Attachment 11).

Environmental Review: Addendum No. 334235 to the Otay Mesa Community Plan Update Program Environmental Impact Report (PEIR), No. [30330/304032](#), [SCH No. 2004651076](#) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. The proposed project would not result in any new additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified Community Plan Update PEIR.

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

Housing Impact Statement: This project does not request or allow the construction of housing units.

## BACKGROUND

The 17.17-acre site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road (Attachment 1). The site consists of a single parcel and is undeveloped. The site is designated for Heavy Commercial land use (Attachment 2) in accordance with the Community Plan. The project site is zoned Industrial-Light (IL-3-1) which allows for a mix of light industrial, office, and commercial uses (Attachment 4). The site is also located in the Community Plan Implementation Overlay Zone A (CPIOZ-A), Sensitive Vegetation, Airport Land Use Compatibility (Brown Field Airport), Airport Influence Areas, FAA Part 77 Noticing Area, and Airport Safety Overlay Zones within the Otay Mesa Community Plan.

The existing lot is generally level with on-site elevations ranging from a low in the southeast corner of approximately 479 feet above mean sea level (AMSL) to a gentle rise of 491 feet AMSL along the eastern side of the site. A City of San Diego box culvert and drainage infrastructure exist onsite at the northeast corner. Surrounding development to the north includes commercial vehicle parts and services, retail fuel sales and Brown Field Airport to the northwest. South of the site is State Route 905 and industrial distribution facilities, to the west is retail and automotive storage, and to the east is industrial distribution facilities. The International Border and the Otay Mesa Land Port of Entry is located approximately 1.5-miles southeast of the project site.

The Owner/Applicant submitted a commercial application in 2014 and has been working with staff to address issues related to the project impacts. Recently, the Owner/Applicant entered into a purchase and sale agreement with a buyer and has agreed to present the industrial project for approval. Both a retail project alternative and industrial project alternative were analyzed in the Addendum, but only the industrial project is presented for approval.

## DISCUSSION

The Plaza La Media North project (Project) proposes to subdivide the existing lot and create two (2) lots for two industrial distribution buildings and associated parking, drive aisles, landscaping, and storm water facilities. The Community Plan Mobility Element identifies the ultimate classification of Otay Mesa Road and La Media Road as six-lane Primary Arterials. The Project requires public improvements to both Otay Mesa Road and La Media Road. Improvements to Otay Mesa Road shall include roadway construction to its ultimate half-width as a "Six-Lane Primary Arterial," including three eastbound travel lanes, two left-turn travel lanes (westbound), a six-foot bike lane, and a six-foot-wide non-contiguous sidewalk within a 22-foot-wide parkway along the Project's frontage. La Media Road would be improved to its ultimate half width, as a "Six-Lane Primary Arterial," including two northbound through travel lanes, a dedicated right-turn lane, two dedicated left-turn lanes, an eight-foot bike lane, a raised median (width varies), a five-foot non-contiguous sidewalk, and 22-foot wide parkway along the Project's frontage. The Project will dedicate right-of-way on both frontages as well as provide curb, gutter, sidewalk, and landscape improvements.

The Project requires the following approvals:

- Vesting Tentative Map (VTM) – In accordance with San Diego Municipal Code (SDMC) Section [125.0430](#), a Process Four, VTM is required to create two industrial lots; Parcel 1 of 8.94-acres and Parcel 2 of 8.23-acres, and provides for the grading and public improvements of the site with utility undergrounding, installation of new street lights, drainage improvements, and dedication of additional right-of-way for La Media Road, Otay Mesa Road, and new signalized private drive access at the location separately permitted Avenida Costa Azul Road; and
- Site Development Permit (SDP) – In accordance with the Otay Mesa Community Plan and SDMC Section 126.0505, a Process Two, SDP is required due to the presence of non-native grasslands, burrowing owls, and being located in the Otay Mesa Community Plan Implementation Overlay Zone (CPIOZ). The CPIOZ requires the preparation and approval of a SDP for projects that generate more than 1,000 average daily trips, and/or impact non-native grasslands, and/or Burrowing Owl habitat. The proposed Project generates more than 1,000 average daily trips and impacts owl habitat and grassland habitat.

Grading over the Project site would total of approximately 183,440 cubic yards (cy) of fill. Drainage and stormwater are treated onsite and include one detention basin on each lot. Additionally, the project landscape plan provides street trees along both frontages as well as interior landscaping throughout the passenger vehicle parking areas and onsite stormwater detention basin areas.

#### Environmental Analysis Review:

The Project applicant originally submitted an application for the commercial/retail development of the Project site in 2013; however, the Project applicant entered into a purchase and sale agreement with a potential buyer for a proposed industrial development project. Therefore, both a retail project alternative and industrial project alternatives were analyzed in the Addendum No. 334234 to the Otay Mesa Community Plan PEIR No. 30330/304032. Only the industrial project to subdivide the existing lot and create two (2) lots for two industrial distribution buildings will be considered by the Planning Commission.

#### Community Plan Analysis:

The Community Plan land use designation for the 17.17-acre Project site is Heavy Commercial which 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. The proposed use as a two-building industrial distribution facility is consistent with the community plan's land use.

The Community Plan contains two Community Plan Implementation Overlay Zones, A and B. CPIOZ-A standards apply to all industrial and commercial properties within Otay Mesa with the exception of Business Park Residential areas and was crafted to ensure protection of sensitive resources,

construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element. Projects can be processed as ministerial permit CPIOZ-A when in conformance with the community plan, the base zone regulations, and supplemental regulations. Projects exceeding CPIOZ-A regulations require the preparation and approval of a SDP.

The Project as designed would generate more than 1,000 average daily trips. Additionally, the proposed development would impact the non-native grassland habitat and would negatively affect the home range of the burrowing owls on-site and reduce the potential for future use of the site by burrowing owls. A Transportation Impact Analysis and Biological and Archaeological reports were prepared, and appropriate mitigation measures were determined and included in the Project's Addendum, Mitigation Monitoring and Reporting Program, and conditions of approval for the Project, thus reducing impacts below the level of significance.

The proposed Project incorporates all other CPIOZ recommendations in its design, including screening loading areas through the use of buildings and landscaping, enhancing the street frontage, with pedestrian access points oriented street ward, extensive landscaping, sidewalks along street frontages, locating parking away from public street views, and complying with the State and City energy efficiency requirements.

Conclusion:

City staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted policies of the General Plan and Community Plan, as well as the applicable regulations of the Land Development Code. Staff has provided draft findings and conditions of approval to support the proposed Project. Staff recommends that the Planning Commission adopt Addendum No. 334235 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032 and the associated Mitigation Monitoring and Reporting Program, approve Vesting Tentative Map No. 1174336, and approve Site Development Permit No. 1174334.

ALTERNATIVES

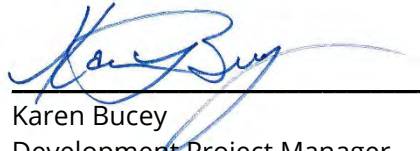
1. Adopt Addendum No. 334234 to the Otay Mesa Community Plan Program Environmental Impact Report No. 30330/304032 and the associated Mitigation Monitoring and Reporting Program, and approve Vesting Tentative Map No. 1174336 and Site Development Permit No. 1174334, with modifications.
2. Do not adopt Addendum No. 334234 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032 and the associated Mitigation Monitoring and Reporting Program and deny Vesting Tentative Map No. 1174336 and Site Development Permit No. 1174334, if the findings required to approve the project cannot be affirmed.



Respectfully submitted,



Tim Daly  
Assistant Deputy Director  
Development Services Department

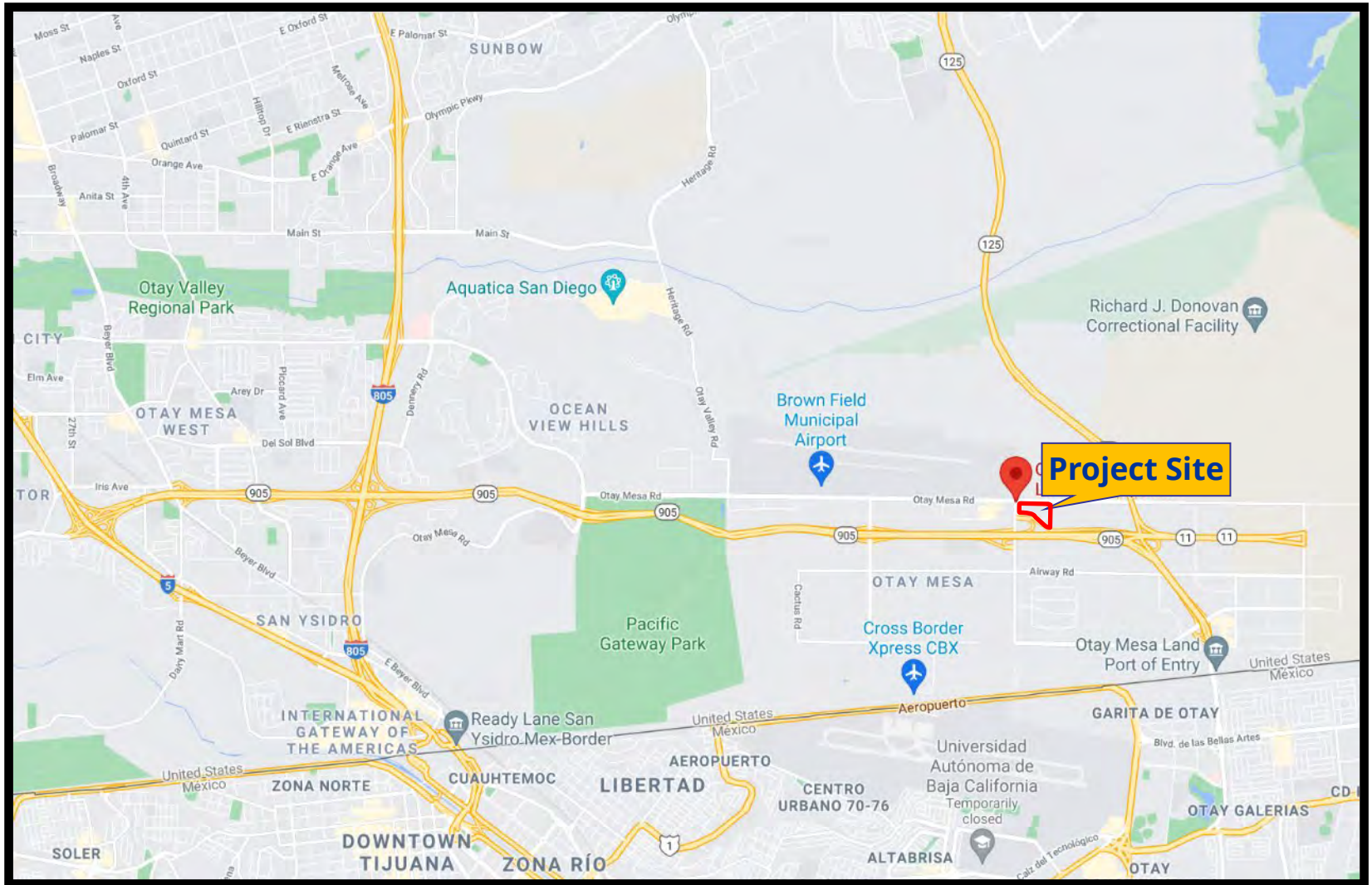


Karen Bucey  
Development Project Manager  
Development Services Department

Attachments:

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

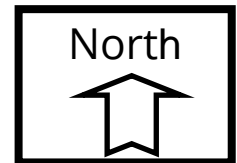




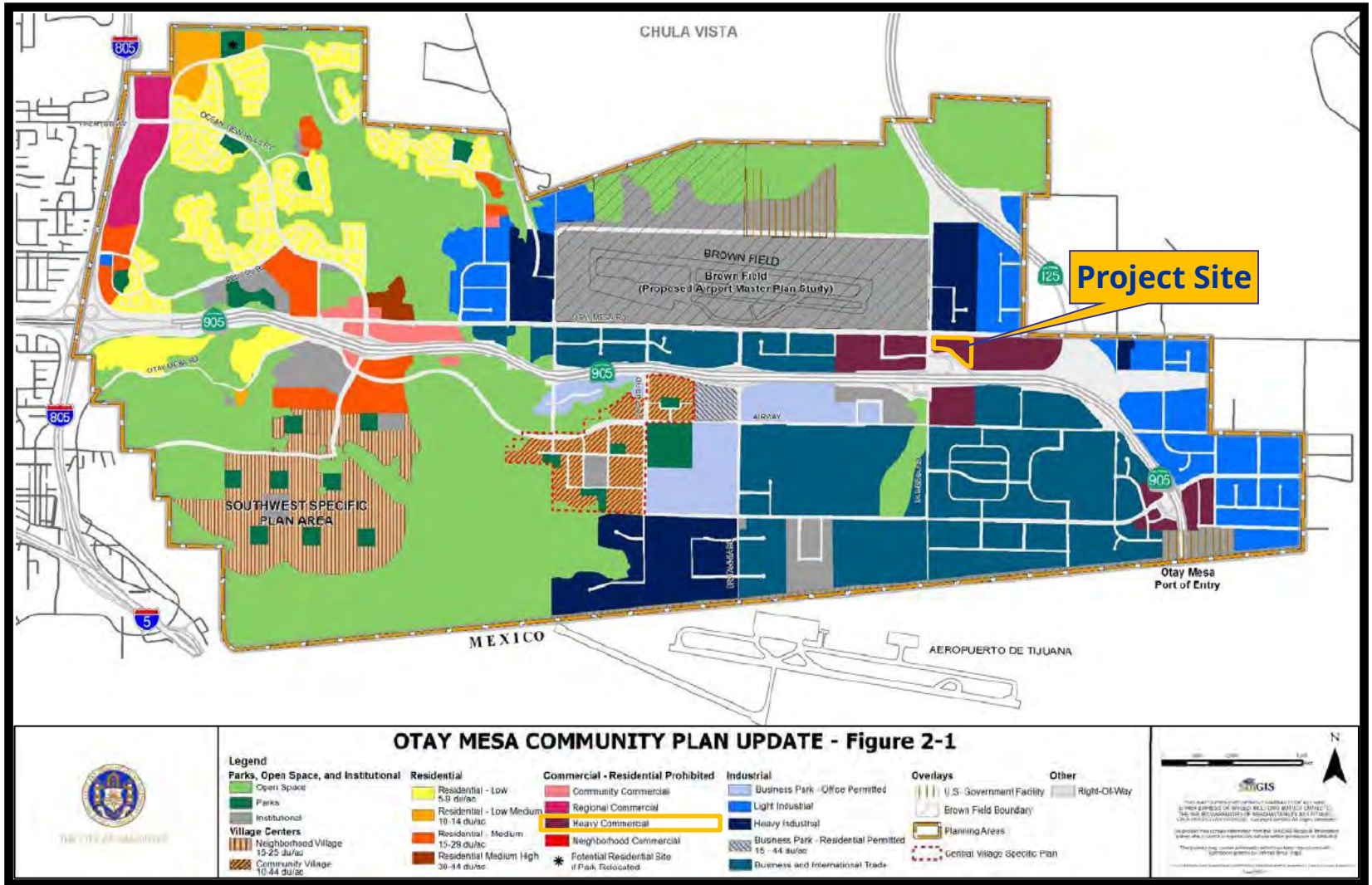
# Project Location Map

La Media Retail; Project No. 334235

Southeastern corner of Otay Mesa Road & La Media Road

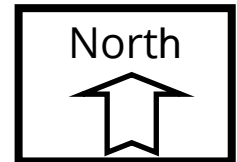






# Community Plan Land Use Map

La Media Retail; Project No. 334235  
 Southeastern corner of Otay Mesa Road & La Media Road





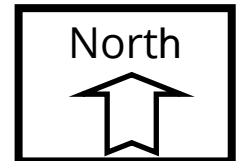




## Aerial Photograph

La Media Retail; Project No. 334235

Southeastern corner of Otay Mesa Road & La Media Road







# PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Plaza La Media North	
<b>PROJECT DESCRIPTION:</b>	Vesting Tentative Map and Site Development Permit to subdivide a 17.17-acre parcel into two lots and for development of two industrial distribution buildings total 256,789 SF and public improvements. APN 646-121-3400 is located on the Southeast corner of Otay Mesa Road and La Media.	
<b>COMMUNITY PLAN AREA:</b>	Otay Mesa Community Plan	
<b>DISCRETIONARY ACTIONS:</b>	Vesting Tentative Map and Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Heavy Commercial	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b>	Industrial IL-3-1	
<b>HEIGHT LIMIT:</b>	None	
<b>LOT SIZE:</b>	0.34-Acre (15,000 SF)	
<b>FLOOR AREA RATIO:</b>	2.0	
<b>FRONT SETBACK:</b>	15/20 feet (min/std) see 131.0643(a)	
<b>SIDE SETBACK:</b>	10 feet	
<b>STREETSIDE SETBACK:</b>	15/20 feet (min/std) see 131.0643(c & e)	
<b>REAR SETBACK:</b>	0/15 feet (min/std) see 131.0643(d)	
<b>PARKING:</b>	1.0 per 1,000 SF of Floor Area	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Heavy Industrial; IH-1-1	Vehicle & Vehicular Equipment Sales & Service
<b>SOUTH:</b>	Heavy Commercial; IL-3-1	Commercial Retail; Auto Service
<b>EAST:</b>	Heavy Commercial; IL-3-1	Distribution and Storage
<b>WEST:</b>	Heavy Commercial; IL-3-1	Vehicle & Vehicular Equipment Sales & Service
<b>DEVIATION REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On May 28, 2021, the Otay Mesa Community Planning Group voted 9-0-2, to recommend approval of the project, with no additional conditions	



PLANNING COMMISSION  
CONDITIONS FOR VESTING TENTATIVE PARCEL MAP NO. 1174336  
**PLAZA LA MEDIA NORTH - PROJECT NO. 334235 [MMRP]**  
ADOPTED BY RESOLUTION NO. XXXXX ON JUNE 24, 2021

**GENERAL**

1. This Vesting Tentative Map will expire July 9, 2024.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Parcel Map shall conform to the provisions of Site Development Permit No. 1174334.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**AIRPORT**

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

**ENGINEERING**

7. The Vesting Tentative Map shall comply with the conditions of Site Development Permit No. 1174334.
8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
9. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written

## ATTACHMENT 5

confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

10. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
11. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider is required to install streetlights, per Exhibit 'A', adjacent to the site on Otay Mesa Road and La Media Road.
12. The proposed drainage system, as shown on the Exhibit "A", is subject to approval by the City Engineer.
13. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
15. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
16. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

### **MAPPING**

17. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project,

in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Code

18. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
19. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.
20. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
21. The Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

**WASTEWATER:**

22. The proposed development is currently subject to all sewer fees that are in effect at the time of building permit issuance.

**ENVIRONMENTAL**

23. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program (MMRP) shall apply to this Vesting Tentative Parcel Map. These MMRP conditions are hereby incorporated into this Tentative Map by reference.
24. The mitigation measures specified in the MMRP and outlined in Addendum No. 334235 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032/SCH No. 2004651076, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

25. The Subdivider shall comply with the MMRP as specified in Addendum No. 334235 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any grading permit, all conditions shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources, Historical Resources, and Transportation/Circulation

**INFORMATION:**

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Parcel Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Parcel Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Parcel Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008210

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
VESTING TENTATIVE MAP NO. 1174336  
**PLAZA LA MEDIA NORTH - PROJECT NO. 334235 [MMRP]**

WHEREAS, Las Vegas Sunset Properties, a Nevada Corporation, Subdivider, and Michael Knapton, Engineer, submitted an application to the City of San Diego for Tentative Map No. 1174336 for the creation of a two lot Vesting Tentative Map. The Project site is north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road, in the IL-3-1 Zone, within the Otay Mesa Community Plan. The Project site is legally described as Parcel 1 of Parcel Map No. 21010, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the Office of The County Recorder of San Diego County November 7, 2012 as file No. 2012-0696721, Official Records; and

WHEREAS, the map proposes the subdivision of a 17.17-acre site into new Parcel 1 of 8.94-acres and Parcel 2 of 8.23-acres for two-building warehouse distribution facility; and

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

WHEREAS, on June 24, 2021, the Planning Commission of the City of San Diego considered Tentative Map No. 1174336 and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission, having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1174336 pursuant to San Diego Municipal Code Section 125.0440:

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

The Project proposes to create two industrial lots on approximately 17.17-acre will result in the entire Project area being graded for the development. The Project includes fronting roadway improvements (La Media and Otay Mesa Roads) per the Otay Mesa Community Plan. The Project site is designated for Heavy Commercial land use in the Otay Mesa Community Plan which includes Industrial uses per the underlying zone. The Project does not need any deviations and would implement the Otay Mesa Community Plan; therefore, the proposed Project is consistent with the goals, policies, and objectives of the City's General Plan and the Otay Mesa Community Plan.

**(b) The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The Project proposes to create two industrial lots on approximately 17.17-acre will result in the entire project area being graded for the development. The proposed development complies with the implementing Industrial (IL-3-1) Zone requirements for developable height, Floor Area Ratio, Setbacks, and parking in the Land Development Code. Additionally, the project is in conformance with applicable elements of the Community Plan including the Community Plan Implementation Overlay Zone and urban design guidelines. The Project includes fronting roadway improvements (La Media and Otay Mesa Roads) per the Community Plan. The proposed development complies with the applicable elements of the City's General Plan and the Community Plan, as well as other requirements of the Land Development Code. No deviations are required or proposed as part of the development.

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

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

The site is surrounded by development and is fronted by State Route 905 to the south, La Media Road to the north, and Otay Mesa Road to the north. The property east of the site has been graded and an industrial development is being constructed. The property is designated for Heavy Commercial development in the Community Plan and the City's General Plan.



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

The site plan will not result in substantial environmental damage or substantially injure fish or wildlife. The Project mitigation plan provides off-site mitigation to address the on-site impacts associated with implementation of the development.

Addendum No. 334235 to the Otay Mesa Community Plan Update Program Environmental Impact Report (PEIR), No. [30330/304032](#), SCH No. [2004651076](#), has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this Project to reduce impacts related to Biological Resources, Historical Resources, and Transportation/Circulation, to below a level of significance. The proposed Project would not result in any new, additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified Community Plan PEIR.

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

The Project proposes to create two industrial lots on approximately 17.17-acre will result in the entire Project area being graded for the development. The Project includes fronting roadway improvements (La Media and Otay Mesa Roads) per the Otay Mesa Community Plan. The proposed Project is consistent with all requirements of the Otay Mesa Community Plan, Land Development Code, and Subdivision Map Act and will not be detrimental to public health, safety, and welfare in that the permit controlling the grading and public improvements of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any grading permits for the proposed Project, the plans will be reviewed for compliance with all conditions of approval.

Addendum No. 334235 to the Otay Mesa Community Plan Update Program Environmental Impact Report (PEIR) No. 30330/304032 has been prepared for this Project in accordance with California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this Project to mitigate impacts related to Biological Resources, Historical Resources, and Transportation/Circulation, to below a level of significance. The proposed Project would not result in any new additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified Otay Mesa Community Plan Environmental Impact Report. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Project proposes to create two industrial lots on approximately 17.17-acre will result in the entire Project area being graded for the development. The Project includes fronting roadway improvements (La Media and Otay Mesa Roads) per the Otay Mesa Community Plan. The design of the subdivision will not conflict with easements for access through or use of property in the proposed subdivision.

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

The Project proposes to create two industrial lots on approximately 17.17-acre will result in the entire Project area being graded for the development. The Project includes fronting roadway improvements (La Media and Otay Mesa Roads) per the Otay Mesa Community Plan. The proposed creation of two (2) lots will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has considered the best use of the land to minimize grading.

The site is located in the Otay Mesa Community Plan area, which provides polices and design standards to encourage passive or natural heating and cooling opportunities. The design of the proposed structures have the opportunity through building materials, site orientation, architectural treatments, placement, and selection of plant materials to provide to the extent feasible, for passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The Project proposes to create two industrial lots on approximately 17.17-acre will result in the entire Project area being graded for the development. The Project includes fronting roadway improvements (La Media and Otay Mesa Roads) per the Otay Mesa Community Plan. The proposed Project is consistent with all requirements of the Otay Mesa Community Plan.

As disclosed in Addendum No. 1174336 to the Otay Mesa Community Plan Update Environmental Impact Report, all necessary public services would be available to serve the Project; the Project would not result in adverse impacts to the City's fiscal resources; and there are no impacts associated with the Project that have not already been addressed and, where necessary, mitigated to a level below significance. The Project is conditioned to provide required right-of-way, sewer and drainage improvements necessary for subdivision of the site to accommodate future development in accordance with the Otay Mesa Community Plan.

The decision-makers have reviewed the administrative record including the Project plans, technical studies, environmental determination, and public testimony to determine the effects of

the proposed subdivision on the housing needs of the region, and finds that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by Planning Commission, Tentative Map No. 1174336 is hereby granted to Las Vegas Sunset Properties, a Nevada Corporation, subject to the attached conditions which are made a part of this Resolution by this reference.

By \_\_\_\_\_  
Karen Bucey  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24003994



PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 1174334  
**PLAZA LA MEDIA NORTH - PROJECT NO. 334235 [MMRP]**

WHEREAS, LAS VEGAS SUNSET PROPERTIES, a Nevada Corporation, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit for the development of two industrial buildings within a created subdivision with two lots, located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road. The Project site is legally described as Parcel 1 of Parcel Map No. 21010, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the Office of The County Recorder of San Diego County November 7, 2012 as file No. 2012-0696721, Official Records; and

WHEREAS, the matter was set for public hearing on June 24, 2021, testimony having been heard, evidence having been submitted, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1174334 pursuant to San Diego Municipal Code section 126.0505:

**(a) Finding for all Site Development Permits**

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

The undeveloped, 17.17-acre Project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road within the Otay Mesa Community Plan area. The Project proposes to create two industrial lots and develop a two-building warehouse distribution facility.

The Community Plan Land Use Designation for the Project site is Heavy Commercial and is implemented through the Industrial (IL-3-1) Zone. The land use is designed to provide for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. The Community Plan Industrial Element recommendation 2.3-4 allows heavy commercial, a mixture of

industrial and commercial uses, near the Port of Entry and along Otay Mesa Road where existing development is a mix of industrial and commercial uses. The proposed development of a two-building warehouse distribution facility totaling approximately 256,789 square feet is consistent with the recommendation.

The Community Plan includes Community Plan Implementation Overlay Zones (CPIOZ) type A and type B to ensure protection of sensitive resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element. Projects can be processed as ministerial permit CPIOZ-A when in conformance with the community plan, the base zone regulations, and supplemental regulations. Projects exceeding CPIOZ-A regulations require the preparation and approval of a Site Development Permit (SDP) for Projects that generate more than 1,000 average daily trips and/or biological impacts.

The site plan generates more than 1,000 average daily trips. Additionally, the proposed development would impact the non-native grassland habitat and would negatively affect the home range of the burrowing owls on-site and reduce the potential for future use of the site by burrowing owls. The Project would implement mitigation measures contained in Addendum No. 334235 to the Otay Mesa Community Plan Update Programmatic Environmental Impact Report (PEIR) No. 30330/304032 reducing impacts related to biological resources to a level less than significant. Since the Project generates transportation and biological impacts a SDP has been prepared.

The proposed Project incorporates all other CPIOZ recommendations in its design, including include screening loading areas through the use of buildings and landscaping, enhancing the street frontages through orienting pedestrian access points to face streets, the use of extensive landscape materials, implementing wide sidewalks along street frontages, locating parking away from public streets, and complying with the State and City energy efficiency requirements.

The Project development of two industrial distribution warehouses totaling approximately 256,789 square feet were shown to be consistent with the goals, policies, and objectives of the Otay Mesa Community Plan. Therefore, the development will not adversely affect the applicable land use plan.

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

The undeveloped, 17.17-acre Project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road within the Otay Mesa Community Plan area. The Project proposes to create two industrial lots and develop a two-building distribution facility.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with State of California Environmental Quality Act guidelines. Addendum No. 334235 to the Otay Mesa Community Plan Update Programmatic Environmental Impact Report (PEIR) No. 30330/304032 has been prepared for this Project. A Mitigation,

Monitoring and Reporting Program (MMRP) would be implemented with this Project to mitigate impacts related to Biological Resources, Historical Resources (Archeology and Tribal Cultural Resources), and Transportation Circulation. The proposed Project would not result in any new additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified Otay Mesa Community Plan Environmental Impact Report.

The Project would be required to obtain construction permits and a public improvement permit prior to the construction of the development. The construction plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, development regulations, and the Subdivision Map Act. The permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving Project compliance with the applicable regulations of the San Diego Municipal Code in effect for this Project. Such conditions include public Right-of-way dedication and the construction of an additional northbound lane that will be a right-turn pocket at La Media Road and Otay Mesa Road, as well as curb and gutters, sidewalks, and driveways along the frontages. A traffic signal is to be placed at Otay Mesa Road and the Project driveway at Avenida Costa Azul. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The undeveloped, 17.17-acre Project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road within the Otay Mesa Community Plan area. The Project proposes to create two industrial lots and develop a two-building distribution facility.

The proposed development complies with the implementing Industrial (IL-3-1) Zone requirements for developable height, Floor Area Ratio, Setbacks, and parking in the Land Development Code as noted in table below.

	<b>IL-3-1 Zone Requirement</b>	<b>Building One 113,743 Square Feet</b>	<b>Building Two 143,046 Square Feet</b>
<b>Setbacks</b>			
<b>Front</b>	15/20 feet (min/std)	71	91
<b>Rear</b>	15/20 feet (min/std)	170	70
<b>Side</b>	15/20 feet (min/std)	60/101 feet (east/west sides)	26/138 feet (east/west sides)
<b>Height Limit</b>	None	40	40
<b>Floor Area Ratio</b>	2.0	0.4	0.4
<b>Parking</b>	257 Spaces 1.0 per 1,000 SF of Floor Area	115	175

Additionally, the project is in conformance with applicable elements of the Community Plan including the Community Plan Implementation Overlay Zone and urban design guidelines. The proposed development would impact the non-native grassland habitat and would negatively affect the home range of the burrowing owls on-site and reduce the potential for future use of the site by burrowing owls. The Project would implement mitigation measures contained in Addendum No. 334235 to the Otay Mesa Community Plan Update Programmatic Environmental Impact Report (PEIR) No. 30330/304032 reducing impacts related to biological resources to a level less than significant. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

**(b) Supplemental Findings -- Environmentally Sensitive Lands**

**(1) The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The undeveloped, 17.17-acre Project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road within the Community Plan area. The Project proposes to create two industrial lots and develop a two-building distribution facility.

The site is surrounded by undeveloped and newly development sites. The property north is existing commercial truck services, to the south is proposed industrial distribution center currently under review by the City, to the east is commercial development under construction, and to the west is commercial retail as well as heavy commercial truck sales, storage, and repair. The development of a two-building distribution center is consistent with the land use as well as the surrounding development.



The Project site is predominantly flat and is not located within the Multiple Habitat Planning Area. A site-specific Biological Resources Report was prepared by RECON (2019) as well as Western Burrowing Focused Protocol Surveys for the site in order to determine the presence or absence of the species. No sensitive plant species or wetlands were observed or are expected to occur in the survey area. The Biological Resources Report identified non-native grassland, disturbed non-native grassland, disturbed land, and urban/developed within the survey area. Impacts to sensitive vegetation communities (i.e., non-native grassland) are considered significant and require mitigation. Western burrowing owl is the only sensitive wildlife species that was detected. The proposed development would impact the non-native grassland habitat and would negatively affect the home range of the burrowing owls on-site and reduce the potential for future use of the site by burrowing owls. The Project would implement mitigation measures contained in Addendum No. 334235 to the Otay Mesa Community Plan Update Programmatic Environmental Impact Report (PEIR) No. 30330/304032 reducing impacts related to biological resources to a level less than significant.

Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands

**(2) The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The undeveloped, 17.17-acre Project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road within the Otay Mesa Community Plan area. The Project proposes to create two industrial lots and develop a two-building distribution facility.

The site is generally level, sloping slightly from Otay Mesa Road on the north to State Route 905 to the south. The geologic assessment of the site directed the design of the site plan to eliminate geologic risks and erosional forces through proper grading techniques and storm water retention. The site plan has been designed in compliance with the States exacting storm water requirements as well as the City's requirements to accommodate up to a 100-year storm event, on-site. The property is neither within or proximate to a flood hazard area and through compliance with City and State storm water requirements, it will not affect other areas considerer flood hazards. As an infill Project that is surrounded by development, the site is not subject to fire hazard and once developed will not contribute to any fire hazard.

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

The undeveloped, 17.17-acre Project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road within the Otay Mesa Community Plan area. The Project proposes to create two industrial lots and develop a two-building distribution facility.

The property is surrounded by current or proposed development and separated from the Multiple Habitat Planning Area and offsite areas with potentially environmentally sensitive lands. The site plan has been designed in compliance with the States exacting storm water requirements as well as the City's requirements to accommodate up to a 100-year storm event, on-site. The site plan is consistent with all applicable City design and development regulations; therefore, will not cause adverse impacts to environmentally sensitive lands.

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

The undeveloped, 17.17-acre Project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road within the Otay Mesa Community Plan area. The Project proposes to create two industrial lots and develop a two-building distribution facility.

The Project is not within the City's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan areas. The mitigation required of the Project for non-native grasslands and Western Burrowing Owl habitat will preserve lands suitable for expanding the MSCP Subarea and habitat for flora and fauna protected by MSCP Subarea Plan and Vernal Pool Habitat Conservation Plan. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and Vernal Pool Habitat Conservation Plan.

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

The Project site is approximately 10 miles east of the Pacific Ocean and approximately seven miles east of the Tijuana Estuary and is neither within nor proximate to a flood hazard area. The site plan has been designed to comply with the State and City storm water regulations which limit the release of storm water to reduce erosion. The Project will not adversely impact local shoreline sand supply, as storm water release will maintain the current flow rate. Therefore, the proposed development will not; contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**(6) The nature and extent of mitigation require as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The undeveloped, 17.17-acre Project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road within the Otay Mesa Community Plan area. The Project proposes to create two industrial lots and develop a two-building distribution facility.

The Project mitigation has been carefully designed and calculated to address the Projects impacts and benefit the MSCP Subarea. The off-site mitigation will increase the

size of the preserve and protect parcels with sensitive resources on parcels currently outside the MSCP Subarea.

**(c) Supplemental Findings -- Environmentally Sensitive Lands Deviations**

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

The undeveloped, 17.17-acre Project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road within the Otay Mesa Community Plan area. The Project proposes to create two industrial lots and develop a two-building distribution facility.

The proposed development would impact the non-native grassland habitat and would negatively affect the home range of the burrowing owls on-site and reduce the potential for future use of the site by burrowing owls. The Project would implement mitigation measures contained in Addendum No. 334235 to the Otay Mesa Community Plan Update Programmatic Environmental Impact Report (PEIR) No. 30330/304032 reducing impacts related to biological resources to a level less than significant. Therefore, there are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.

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

The undeveloped, 17.17-acre Project site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and West of Piper Ranch Road within the Otay Mesa Community Plan area. The Project proposes to create two industrial lots and develop a two-building distribution facility.

The isolated nature of the property is not of the applicant's making the Otay Mesa area has been developing for decades and the parcel of land is surrounded by development and roadways. The Project mitigation benefits the MSCP Subarea as a whole and allows development of the Otay Mesa community as envisioned in the Otay Mesa Community Plan.

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

BE IT FURTHER RESOLVED, that Site Development Permit No. 1174334 is granted to Las Vegas Sunset Properties, a Nevada Corporation, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made part of this Resolution.

By \_\_\_\_\_  
Karen Bucey  
Development Project Manager  
Development Services Department

Internal Order No. 24008138

DRAFT

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24003994

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1174334  
**PLAZA LA MEDIA NORTH PROJECT NO. 334235 MMRP**  
 PLANNING COMMISSION

This Site Development Permit No. 1174334, is granted by the Planning Commission of the City of San Diego to Las Vegas Sunset Properties, a Nevada Corporation, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0505. The 17.17-acre site is located on the Southeastern corner of Otay Mesa Road & La Media Road in the Industrial-Light (IL-3-1) Base Zone, Community Plan Implementation Overlay Zone A (CPIOZ-A), Sensitive Vegetation, Airport Land Use Compatibility, Airport Influence Areas, FAA Part 77 Noticing Area, and Airport Safety Overlay Zones of the Otay Mesa Community Plan Area. The project site is legally described as Parcel 1 of Parcel Map No. 21010, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the Office of The County Recorder of San Diego County November 7, 2012 as file No. 2012-0696721, Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Las Vegas Sunset Properties, Owner/Permittee to subdivide one vacant parcel into two parcels for development of two industrial distribution buildings and public improvements, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated June 24, 2021, on file in the Development Services Department.

The project shall include:

- a. The project proposes grading, public improvements, and development of two industrial distribution facilities on individual lots, consisting of:
  - 8.94-acre Parcel One to be developed with a single-story, 113,743 square foot industrial warehouse; and
  - 8.23-acre Parcel Two to be developed with a single-story, 143,046 square foot industrial warehouse.
- b. Landscaping, hardscape, and stormwater detention basin (planting, irrigation, and landscape related improvements);
- c. Off-street parking; and

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 9, 2024.
2. This Site Development Permit shall conform to the provisions of Vesting Tentative Map No. 1174336.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial construction modifications and site

improvements may be required to comply with applicable construction, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any construction permits, the Owner/Permittee shall grant to the City of San Diego a flood storage easement. The applicant shall construct drainage detention basins, the design, location, and size of which are subject to approval by the City Engineer. The design shall be such that the discharge from the improved area will be no more than the discharge would have been from the land in the unimproved state. The Owner/Permittee shall be responsible for the

maintenance of the drainage detention facilities within the flood storage easement, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private connections to public storm drain systems.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
15. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional right of way along the project frontage on Otay Mesa Road per Exhibit 'A', satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional right of way along the project frontage on La Media Road per Exhibit 'A', satisfactory to the City Engineer.
19. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
20. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a private shared access easement from the adjacent east property owner.
21. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an approval from CALTRANS for the proposed work in CALTRANS right-of-way.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of new city standard curb ramps, adjacent to the site on Otay Mesa Road and La Media Road, satisfactory to the City Engineer.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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



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

- Biological Resources
- Historical Resources
- Transportation/Circulation

**FACILITY FINANCE REQUIREMENTS:**

25. Non-residential development with a total construction permit valuation of \$7.4 million or more may be subject to a Civic Enhancement Fee. Prior to construction permit issuance, contact the Commission for Arts & Culture at (619) 236-6661 to discuss alternatives for compliance. Permit valuation thresholds are subject to annual change on January 1, in accordance with [SDMC Section 26.0714](#).

**LANDSCAPE REQUIREMENTS:**

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

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

28. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents in conformance with the Landscape Regulations (Ch. 14, Art. 2, Div. 4) and consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)6.

29. In the event that a construction permit for foundation only is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan,

on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

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

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

**GEOLOGY REQUIREMENTS:**

32. Prior to the issuance of any construction permits (either grading or construction permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

33. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**AIRPORT REQUIREMENTS:**

34. Prior to issuance of construction permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

**TRANSPORTATION REQUIREMENTS:**

35. Prior to any final inspection, the Owner/Permittee shall provide and maintain all elements of the Transportation Demand Management Plan (TDMP) listed in the project's Climate Action Plan (CAP) checklist to include unbundled parking, flexible work hours and provision of services on-site such as an information kiosk in a central location on the site, short and long-term bicycle parking, electric vehicle charging stations, on-site shower facilities, and carpool/vanpool parking that reduce employee need to drive, satisfactory to the City Engineer.

36. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of additional right of way along the project frontage

on Otay Mesa Road and La Media Road per Exhibit 'A', satisfactory to the City Engineer. Improvements should be complete and operational prior to first occupancy.

37. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb, gutter and non-contiguous sidewalk, adjacent to the site along La Media Road and Otay Mesa Road, satisfactory to the City Engineer. Improvements should be complete and operational prior to first occupancy.

38. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a private shared access easement from the adjacent east property owner.

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

40. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a traffic signal at Otay Mesa Road and Project Driveway/Avenida Costa Azul, satisfactory to the City Engineer. The improvement shall be complete and operational prior to first occupancy.

41. Prior to the issuance of the first construction permit, Owner/Permittee shall provide a recorded Share Parking Agreement between all affected properties, satisfactory to the City Engineer.

42. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of an additional northbound lane that will be a right-turn pocket at La Media Road and Otay Mesa Road, satisfactory to the City Engineer. Improvements should be complete and operational prior to first occupancy.

43. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a traffic signal at the intersection of Caliente Avenue and Airway Road, satisfactory to the City Engineer. All improvements shall be installed and operational prior to first occupancy.

44. Prior to the issuance of any construction permit, the Owner/Permittee shall pay 1.0 percent fair share of funding needed to construct the following intersection improvements to be completed in conjunction with PFFP projects OM T-16.5 and OM T-16.6, satisfactory to the City Engineer.

### **INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Current adopted Otay Mesa Development Impact Fee (DIF) rate for non-residential development is \$676.00 per average daily trip for the transportation component. (The fees are no longer calculated per acreage in Otay Mesa community). Rates are subject to increase at the beginning of each new fiscal year (July 1), each new calendar year (Jan 1), and/or upon Council approval of an update to the Public Facilities Financing Plan and/or Impact Fee Study. Applicant may request a deferral of Development Impact Fees (DIF).
- Housing Impact Fees (HIF) fee is not required for this project since warehouse uses are exempt from HIF per [SDMC Section 98.0608](#).

APPROVED by the Planning Commission of the City of San Diego on June 24, 2021 and Resolution No. XXXXXXX

Permit Type/PTS Approval No.: Site Development Permit No. 1174334  
Date of Approval: June 24, 2021, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Karen Bucey  
Development Project Manager

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

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Las Vegas Sunset Properties, a Nevada Corporation  
Owner/Permittee

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

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



RESOLUTION NUMBER CM-7027-1  
PLAZA LA MEDIA NORTH  
ADOPTED ON JUNE 24, 2021

WHEREAS, City of San Diego submitted an application to Development Services Department for a Updated Otay Mesa Community Plan, General Plan Amendment, Recission of Otay Mesa Development District (OMDD), and Adoption of a Rezone Ordinance (to replace the OMDD with citywide zoning and creation of two new Community Plan Implementation Overlay Zones), approval of the Public Facilities Financing Plan, and amendments to the City's Land Development Code for the Otay Mesa Community Plan Update (Project); and

WHEREAS, on May 25, 2014, the San Diego City Council adopted Resolution No. 308809 certifying Final Environmental Impact Report No. 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 August 23, 2013, Las Vegas Sunset Properties, a Nevada Corporation 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 Planning Commission of the City of San Diego as follows:

1. That the information contained in the final Environmental Impact Report No. 30330/304032/ SCH No. 2004651076 along with the Addendum has been reviewed and considered by this Planning Commission 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 Planning Commission adopts Addendum to ENVIRONMENTAL IMPACT REPORT No. 30330/304032/ SCH No. 2004651076, a copy of which is on file in the office of the Development Services Department.
6. That pursuant to CEQA Section 21081.6, the Planning Commission adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.
7. That Development Services Department 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: Development Project Manager

By:

  
\_\_\_\_\_  
Karen Bucey, Development Project Manager



**EXHIBIT A**

## MITIGATION MONITORING AND REPORTING PROGRAM

**The Retail Alternative requests a CONDITIONAL USE PERMIT, VESTING TENTATIVE MAP (VTM), SITE DEVELOPMENT PERMIT (SDP), PLANNED DEVELOPMENT PERMIT, and NEIGHBORHOOD USE PERMIT. The Industrial Alternative requests a VTM and SDP.**

PROJECT NO. 334235

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum No. 334235/ SCH No. 2004651076 shall be made conditions of the Retail Alternative requests a CONDITIONAL USE PERMIT, VESTING TENTATIVE MAP (VTM), SITE DEVELOPMENT PERMIT (SDP), PLANNED DEVELOPMENT PERMIT, and NEIGHBORHOOD USE PERMIT. The Industrial Alternative requests a VTM and SDP as may be further described below.

**VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT**

The project shall be required to comply with the applicable mitigation framework outlined within the MMRP of the previously certified PEIR (No. 30330/304032/SCH No. 2004651076) and those identified with the project-specific subsequent technical studies. The following MMRP identifies measures that specifically apply to this project.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

1. **PRECONSTRUCTION (PRECON) MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit Holder’s Representative(s), Job Site Superintendent and the following consultants:

***Qualified Biologist,  
Qualified Archaeologist,  
Native American Monitor.***

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

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System No. 334235 and/or Environmental Document No. 334235, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency:

California Department Fish and Wildlife  
U.S. Fish and Wildlife Service

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

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

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

#### Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Consultant Qualification Letters	Prior to Preconstruction Meeting
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Traffic	Traffic Reports	Traffic Features Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

## C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

### Biological Resources

#### MM-BIO-1: BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

##### I. Prior to Construction

- A. **Biologist Verification** - The owner/permittee shall provide a letter to the City's MMC section stating that a Project Biologist (Qualified Biologist) as defined in the City's Biological Guidelines, has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, MSCP, ESL Ordinance, project permit conditions; CEQA; endangered species acts (ESAs); and/or other local, state, or federal requirements.
- D. **BCME** - The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and U.S. Fish and Wildlife Service protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** - To avoid any direct impacts to western burrowing owl and any species identified as a listed, candidate, sensitive, or special status species in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting burrowing owl, sensitive, or MSCP covered birds are

detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e., appropriate follow up surveys, monitoring schedules, construction, and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora and fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** - Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

## II. During Construction

- A. **Monitoring** - All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state, or federal regulations have been determined and applied by the Qualified Biologist.

### III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, CEQA, and other applicable local, state, and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

#### MM-BIO-2: UPLAND VEGETATION COMMUNITIES

Prior to the issuance of a Notice to Proceed for the subdivision, or any construction permits, such as demolition, grading, or building, or beginning any construction-related activity on-site, Mitigation for loss of 17.6 acres of Non-native Grassland (Tier III-B) shall be satisfied pursuant to the ratios outlined in Tables 19a and 19b.

Table 19a Mitigation Requirements for Impacts to Sensitive Upland Vegetation Communities with Location of Preservation Inside MHPA (acres)					
Vegetation Community	MSCP Tier	Existing Acreage (On-site Survey Area)	Impact Outside MHPA (On-site)	Mitigation Ratio**	Mitigation Requirement
Non-Native Grassland*	III-B	17.6	17.6	0.5:1	8.8
<b>TOTAL</b>		17.6	17.6 <sup>^</sup>		<b>8.8</b>
* Includes disturbed non-native grassland; **where mitigation occurs in MHPA. ^ Total does not include impacts to 2.3 acres comprised of disturbed land and urban/developed land Source: RECON 2021b					

Table 19b Mitigation Requirements for Impacts to Sensitive Upland Vegetation Communities with Location of Preservation Outside MHPA (acres)					
Vegetation Community	MSCP Tier	Existing Acreage	Impact Outside MHPA	Mitigation Ratio**	Mitigation Requirement
Non-Native Grassland*	III-B	17.6	17.6	1:1	17.6
<b>TOTAL</b>		17.6	17.6 <sup>^</sup>		<b>17.6</b>
* Includes disturbed non-native grassland; **where mitigation occurs outside of MHPA. ^ Total does not include impacts to 2.3 acres comprised of disturbed land and urban/developed land Source: RECON 2021b					

**MM-BIO-3: BURROWING OWL****Mitigation Option-1: Conservation of Land Option and Mitigation Bank Credit Allocation**

Upon approval of the SDP, the applicant would establish an escrow account with \$1,350,000 (equivalent to 18 acres at \$75,000/acre for Ramona Grassland Conservation Bank credits or towards the acquisition of land in Otay Mesa); however, should the City be unsuccessful in acquiring sufficient land to include the project, on or before June 30, 2021, the City shall direct the applicant to withdraw the funds for the purchase of land identified by the City or purchase of Grassland Credits at the Ramona Grassland Conservation Bank or Lonestar Mitigation Bank.

Prior to the issuance of a NTP for the subdivision, or any construction permits, such as demolition, grading, or building, or beginning any construction-related activity on-site, the applicant shall provide the location of mitigation lands and begin restoration/enhancement activities in accordance with a Habitat Management Plan on these lands prior to project implementation to the satisfaction of EAS, MSCP, and the Wildlife Agencies for impacts to burrowing owl habitat consistent with the ratios stated in Tables 19a and 19b.

- A Habitat Management Plan shall be prepared outlining initial tasks to include as BUOW restoration/enhancement activities and on-going maintenance unless otherwise agreed to by the City's Park and Recreation Department Open Space Division.
- Dedication of the mitigation properties to the City of San Diego in Fee title via MSCP Grant Deed shall be recorded with the County Recorder upon Park and Recreation Open Space Division acceptance of the land.
- Remainder acreage not secured upon acquisition of conservation land would be satisfied through the purchase of mitigation credits at the Ramona Conservation Bank or the Lonestar Mitigation Bank (located inside City of San Diego jurisdiction) as outlined in Option 2.

**Mitigation Option 2 – Mitigation Bank Credits – Western Burrowing Owl Mitigation**

- (1) Prior to the issuance of a NTP for the subdivision, or any construction permits, such as demolition, grading or building, or beginning any construction-related activity on-site, to the maximum extent practicable, the applicant shall provide documentation that mitigation for burrowing owl, that mitigates for the loss of 17.6 acres of on-site suitable occupied burrowing owl habitat, will be achieved through the purchase of a minimum 17.6 acres of credits of suitable occupied burrowing owl habitat from an approved mitigation bank. The mitigation bank must be located within the City of San Diego limits and either within or adjacent to the MHPA (e.g., Lonestar Mitigation Bank). If mitigation bank lands occur outside of the MHPA, then mitigation required would a total a minimum of 17.6 acres. Under this Option, the project proponent proposes to purchase 17.6 acres of non-native grassland occupied by burrowing owl as mitigation credits from the Ramona Grassland Conservation Bank or 8.8 acres of non-native grassland occupied by burrowing owl as mitigation credits from the Lonestar Mitigation Bank (located inside the City's jurisdiction and inside the MHPA subject to 0.5:1 mitigation ratio).

Required Documentation

- a. A copy of the executed purchase or option contract referencing the project name and numbers for which the habitat credits will be purchased.
  - b. If not stated explicitly in the purchase or option contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  - c. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  - d. An accounting of the status of the mitigation bank must be provided that shall include the total amount of credits available at the bank, the amount required by this project, and the amount remaining after utilization by this project.
  - e. That the mitigation bank has the appropriate number and resource type of credits available.
- (2) The mitigation bank credits to be purchased must be occupied by burrowing owl and support fossorial mammals. A conservation easement for the protection of burrowing owl/habitat shall be in place over the mitigation bank land.
  - (3) Documentation that the mitigation bank lands purchased are under a Long-term Mitigation Land Management Plan for the on-going maintenance and monitoring shall be provided to the City and Wildlife Agencies. The management plan must be completed prior to the issuance of a grading permit and shall identify the long-term funding mechanism (e.g., an endowment) for the maintenance of the mitigation bank lands for burrowing owl.

Financial Assurance for Mitigation

- (1) Prior to the issuance of a NTP for the subdivision, or any construction permits, such as demolition, grading, or building, or beginning any construction-related activity on-site, surety or performance bonds, letters of credit, investment grade corporate guarantees, set aside letters from a federally insured lending institution or other security acceptable to EAS, MSCP, and the Wildlife Agencies ("Financial Assurances") shall be provided by the applicant to the City in sufficient amounts guaranteeing the implementation of either Mitigation Option 1 or Mitigation Option 2 prior to grading permit issuance and provide proof thereof to EAS, MSCP, and the Wildlife Agencies.
- (2) Within thirty (30) days after implementation of Mitigation Option 2, the City shall release the Financial Assurances.

**Western Burrowing Owl Preconstruction Survey Requirements****Prior to Permit or Notice to Proceed Issuance:**

1. As this project has been determined to be burrowing owl-occupied or to have burrowing owl occupation potential, the Applicant Department or Permit Holder shall submit evidence to the ADD of Entitlements and MSCP staff verifying that a Biologist possessing qualifications pursuant "Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency Department of Fish and Wildlife, March 7, 2012 (hereafter referred as CDFW 2012, Staff Report), has been retained to implement a burrowing owl construction impact avoidance program.



2. The qualified burrowing owl biologist (or their designated biological representative) shall attend the pre-construction meeting to inform construction personnel about the City's burrowing owl requirements and subsequent survey schedule.

**Prior to Start of Construction:**

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

**During Construction:**

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

- A. Post Survey Follow Up if Burrowing Owls and/or Signs of Active Natural or Artificial Burrows Are Not Detected During the Initial Pre-Construction Survey** - Monitoring the site for new burrows is required using CDFW Staff Report 2012 Appendix D methods for the period following the initial pre-construction survey, until construction

is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule.*)

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

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

- 1) This section (B) applies only to sites (including biologically defined territory) wholly outside of the MHPA – **all direct and indirect impacts to burrowing owl within the MHPA SHALL be avoided.**
- 2) If one or more burrowing owl are using any burrows (including pipes, culverts, debris piles, etc.) on or within 300 feet of the proposed construction area, the City's MMC and MSCP Sections shall be contacted. The City's MSCP and MMC Section shall contact the Wildlife Agencies regarding eviction/collapsing burrows and enlist appropriate City biologist for on-going coordination with the Wildlife Agencies and the qualified consulting burrowing owl biologist. No construction shall occur within 300 feet of an active burrow without written concurrence from the Wildlife Agencies. This distance may increase or decrease, depending on the burrow's location in relation to the site's topography, and other physical and biological characteristics.
  - a) **Outside the Breeding Season** - If the burrowing owl is using a burrow on site outside the breeding season (i.e., September 1 – January 31), the BUOW may be evicted after the qualified burrowing owl biologist has determined via fiber optic camera or other appropriate device, that no eggs, young, or adults are in the burrow. Eviction requires preparation of an Exclusion Plan prepared in accordance with CDFW Staff Report 2012, Appendix E (or most recent guidance

available) for review and submittal to Wildlife Agencies. Written concurrence from the Wildlife Agencies is required prior to Exclusion Plan implementation.

- b) **During Breeding Season** - If a burrowing owl is using a burrow on-site during the breeding season (February 1-August 31), construction shall not occur within 300 feet of the burrow until the young have fledged and are no longer dependent on the burrow, at which time the BUOWs can be evicted. Eviction requires preparation of an Exclusion Plan prepared in accordance with CDFW Staff Report 2012, Appendix E (or most recent guidance available) for review and submittal to Wildlife Agencies. Written concurrence from the Wildlife Agencies is required prior to Exclusion Plan implementation.

#### **Survey Reporting During Construction:**

Details of construction surveys and evictions (if applicable) carried out shall be immediately (within 5 working days or sooner) reported to the City's MMC, and MSCP Sections and the Wildlife Agencies and must be provided in writing (as by e-mail) and acknowledged to have been received by the required Agencies and DSD Staff member(s).

#### **Post Construction:**

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

#### **Historical Resources (ARCHAEOLOGY AND TRIBAL CULTURAL RESOURCES)**

#### **MM-HIST-1: ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORING**

##### **I. Prior to Permit Issuance**

##### **A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

##### **B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to MMC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

## II. Prior to Start of Construction

### A. Verification of Records Search

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

### B. PI Shall Attend Precon Meetings

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

- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

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

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

#### B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
  4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
    - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
    - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### IV. Discovery of Human Remains

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

- A. Notification
1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
  2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

- B. Isolate discovery site
1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
  2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
  3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
  4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
  5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
    - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
    - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
    - c. To protect these sites, the landowner shall do one or more of the following:
      - (1) Record the site with the NAHC;
      - (2) Record an open space or conservation easement; or
      - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged

signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

#### V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
  - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  - 2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
    - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

#### VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
  - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC**



**establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
  - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

### **Transportation/Circulation**

#### ***Retail Alternative***

**MM-TRA-1: La Media Road/Otay Mesa Road:** Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the widening of Otay Mesa Road at La Media Road to construct a second left-turn lane at the westbound approach of the intersection and shall modify the signal to install a right-turn overlap phase on the northbound approach of the intersection, all satisfactory to the City Engineer. All improvements shall be installed and operational prior to first occupancy.

**MM-TRA-2: Caliente Avenue/Airway Road:** Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a traffic signal at the intersection of Caliente Avenue and Airway Road, satisfactory to the City Engineer. All improvements shall be installed and operational prior to first occupancy.

It is suggested that protected left-turn phasing be provided on all intersection approaches. To provide the optimal lane configuration with the installation of a traffic signal, the southbound and eastbound intersection approaches should be restriped to provide the following lane geometrics:

- Southbound: 1 left-turn lane, 2 through lanes, 1 right-turn lane
- Eastbound: 2 left-turn lanes, 1 shared through/right-turn lane

Note: The partially completed Southview development will be funding 50 percent of the signal installation. The approved Candlelight project was conditioned to install the traffic signal as mitigation for the project's direct impacts at the intersection.

**MM-TRA-3: La Media Road between SR-905 EB Ramps and Airway Road:** Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the widening of La Media Road to construct a second northbound through lane from Airway Road to approximately 600 feet north of Airway Road, to where the road is already widened to 3 through lanes, satisfactory to the City Engineer. All improvements shall be installed and operational prior to first occupancy. Construction of a second northbound through lane would upgrade the roadway segment to a four-lane Collector, and the increase in roadway capacity would be sufficient to mitigate the Retail Alternative's significant impact.

**MM-TRA-4: Airway Road between La Media Road and Avenida Costa Azul:** Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the widening of Airway Road to construct a second westbound lane from La Media Road to approximately 900 feet east of La Media Road, to where the road is already widened to two westbound lanes, satisfactory to the City Engineer. All improvements shall be installed and operational prior to first occupancy.

The second westbound lane would function as a through lane and transition to a right-turn lane at the westbound approach of the La Media Road/Airway Road intersection. Widening Airway Road to construct a second westbound through lane would upgrade the roadway segment to a three-lane Collector, and the increase in roadway capacity would be sufficient to mitigate the Retail Alternative's significant direct impact.

**MM-TRA-5: La Media Road/Otay Mesa Road:** Prior to the issuance of any building permit, the Owner/Permittee shall pay 20.8 percent fair share of funding needed to construct the following intersection improvements, satisfactory to the City Engineer:

- Southbound: Widen to construct second through lane
- Eastbound: Widen to construct second left-turn lane

MM-TRA-5 is required in addition to the mitigation measure that is required for the La Media Road and Otay Mesa Road Intersection under Opening Year 2020 conditions (TRA-1).

Note: The fair share contribution for TRA-5 only applies once the Owner/Permittee has constructed the second westbound left-turn lane for Mitigation Measure TRA-1.

**MM-TRA-6: Britannia Boulevard/Airway Road:** Prior to the issuance of any building permit, the Owner/Permittee shall pay 2.3 percent fair share of funding needed to construct the following intersection improvements at the intersection of Britannia Blvd and Airway Rd to be completed in conjunction with PFFP Projects OM T-21.2, OM T-21.3, OM T-10.4, and OM T-10.5, satisfactory to the City Engineer:

- Northbound: Widen to Construct 1 right-turn lane
- Southbound: Restripe to provide second left-turn lane and second through lane at intersection approach. Widen to Construct second southbound through lane on south leg for 300 feet south of Airway Road plus transition taper.
- Eastbound: Widen to Construct second left-turn lane and 1 right-turn lane
- Westbound: Modify signal to install right-turn overlap

**MM-TRA-7: Heritage Road/Otay Mesa Road:** Prior to the issuance of any building permit, the Owner/Permittee shall pay 5.5 percent fair share of funding needed to construct the following intersection improvements to be completed in conjunction with PFFP Projects OM T-16.5 and OM T-16.6, satisfactory to the City Engineer:

- Northbound: Widen to Construct second through lane and 1 right-turn lane
- Southbound: widen to Construct second left-turn lane and restripe to convert 1 right-turn lane to a second through lane
- Eastbound: No changes

- Westbound: Modify signal to install right-turn overlap

**MM-TRA-8: Airway Road between Britannia Boulevard and La Media Road:** Prior to the issuance of any building permit, the Owner/Permittee shall pay 5.0 percent fair share of funding needed to complete PFFP Project OM T-10.5, which would widen and improve the segment of Airway Road between Britannia Blvd and La Media Road to a 4-lane Major Arterial, satisfactory to the City Engineer.

**MM-TRA-9: Airway Road between La Media Road and Avenida Costa Azul:** Prior to the issuance of any building permit, the Owner/Permittee shall pay 7.3 percent fair share of funding needed to complete PFFP Project OM T-10.6, which would widen and improve the segment to a 4-lane Major Arterial, satisfactory to the City Engineer.

MM-TRA-9 is required in addition to the mitigation measure that is required for the segment of Airway Road between La Media Road and Avenida Costa Azul under Opening Year 2020 conditions (TRA-4).

**MM-TRA-10: Airway Road between Piper Ranch Road and Harvest Road:** Prior to the issuance of any building permit, the Owner/Permittee shall pay 2.4 percent fair share of funding needed to complete PFFP Projects OM T-10.7 and OM T-10.8, which would widen and improve the segment of Airway Road between Piper Ranch Road and Harvest Road to a 4-lane Major Arterial, satisfactory to the City Engineer.

**MM-TRA-11: Heritage Road between Otay Mesa Road and Datsun Street:** Prior to the issuance of any building permit, the Owner/Permittee shall pay 4.9 percent fair share of funding needed to complete PFFP Project OM T-16.5, which would widen and improve the segment to a 6-lane Prime Arterial, satisfactory to the City Engineer.

### ***Industrial Alternative***

The mitigation measures presented below are the same as those required for the Retail Alternative (except for the fair share percentage for MM-TRA-7), and the Industrial Alternative would not require the nine other mitigation measures that are required for the Retail Alternative.

**MM-TRA-2: Caliente Avenue/Airway Road:** Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a traffic signal at the intersection of Caliente Avenue and Airway Road, satisfactory to the City Engineer. All improvements shall be installed and operational prior to first occupancy.

It is suggested that protected left-turn phasing be provided on all intersection approaches. To provide the optimal lane configuration with the installation of a traffic signal, the southbound and eastbound intersection approaches should be restriped to provide the following lane geometrics:

- Southbound: 1 left-turn lane, 2 through lanes, 1 right-turn lane
- Eastbound: 2 left-turn lanes, 1 shared through/right-turn lane

Note: The partially completed Southview development will be funding 50 percent of the signal installation. The approved Candlelight project was conditioned to install the traffic signal as mitigation for the project's direct impacts at the intersection.

**MM-TRA-7: Heritage Road/Otay Mesa Road:** Prior to the issuance of any building permit, the Owner/Permittee shall pay 1.0 percent fair share of funding needed to construct the following intersection improvements to be completed in conjunction with PFFP Projects OM T-16.5 and OM T-16.6, satisfactory to the City Engineer:

- Northbound: Widen to Construct second through lane and 1 right-turn lane
- Southbound: widen to Construct second left-turn lane and restripe to convert 1 right-turn lane to a second through lane
- Eastbound: No changes
- Westbound: Modify signal to install right-turn overlap

Addendum Resolution Form for Any Decision Maker  
Revised May 24, 2021

DRAFT



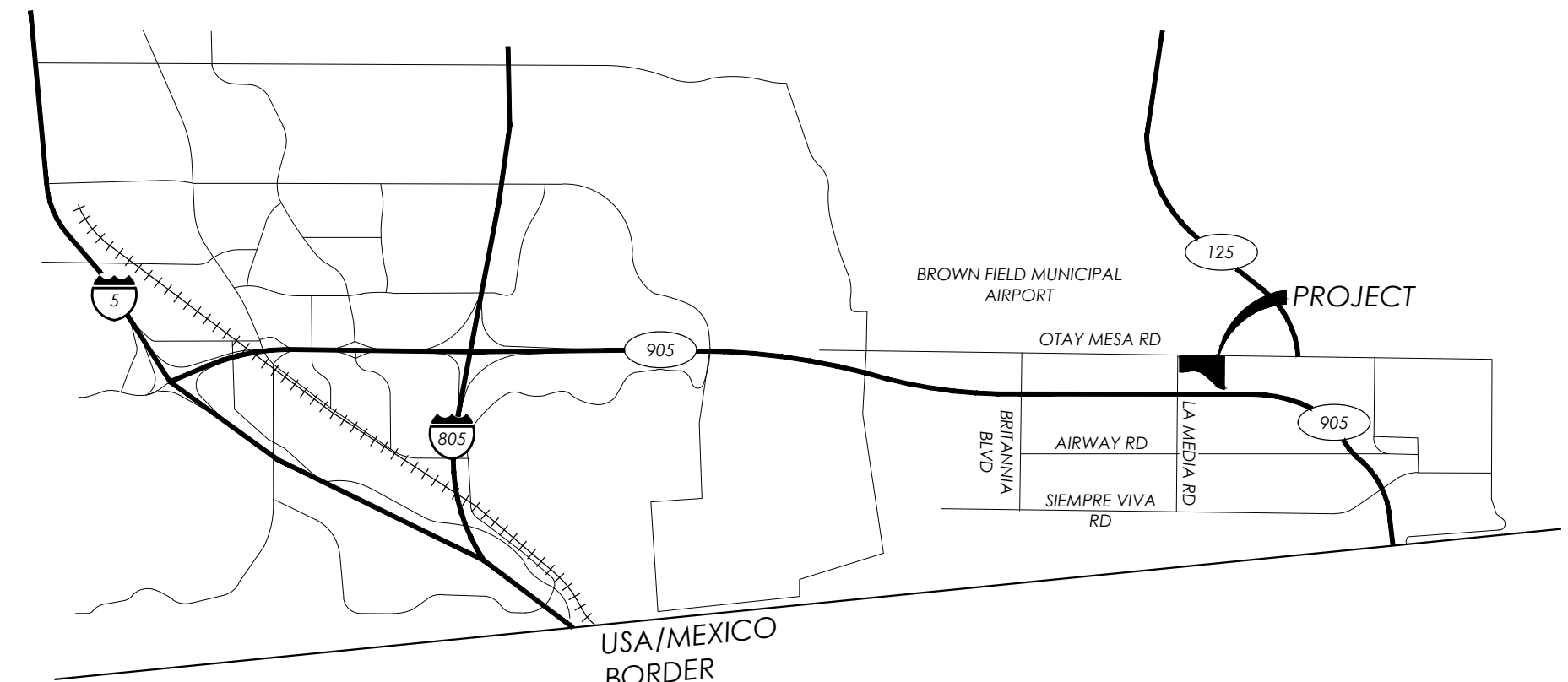
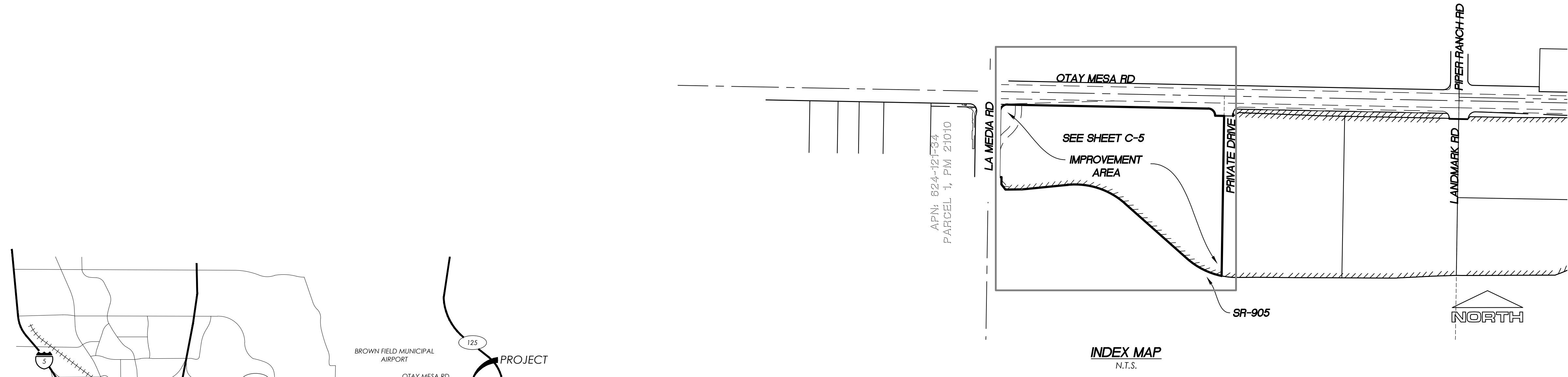


# PLAZA LA MEDIA - NORTH

PROJECT NO. 334235  
SITE DEVELOPMENT PERMIT No. 1174334  
VESTING TENTATIVE MAP No. 1174336

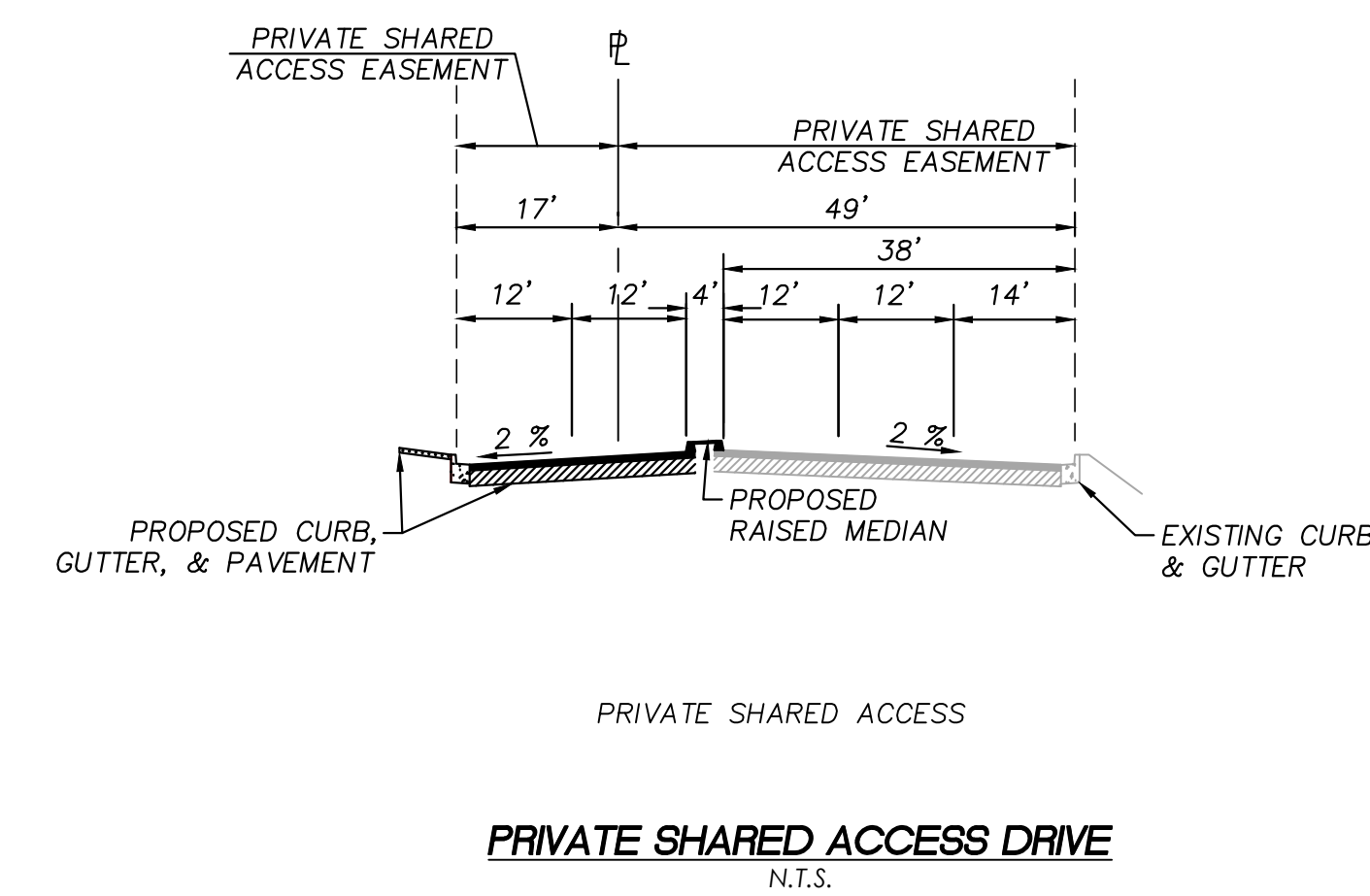
## LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	EASEMENTS
	RIGHT OF WAY
	CENTERLINE
	LIMIT OF WORK
	PROP. MAJOR CONTOUR
	PROP. MINOR CONTOUR
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	ACCESSIBLE ROUTE
	ACCESS RIGHTS RELINQUISHED
	PUBLIC RIGHT-OF-WAY TO BE VACATED
	PROP. CURB AND GUTTER (SDG-151)
	PROP. PRIVATE SEWER
	PROP. STORM DRAIN
	PROP. WATER (OWD OWNED OR PRIVATE)
	PROP. RECLAIMED WATER (OWD)
	PROP. FIRE (OWD OWNED OR PRIVATE)
	RETAINING WALL
	EX. FIBER OPTIC
	EX. TELEPHONE
	EX. OVERHEAD POWER
	EX. STREET LIGHT
	PROP. STREET LIGHT
	EX. FIRE HYDRANT
	PROP. SD GRATE INLET
	PROP. SD CURB INLET
	PROP. SD CLEAN OUT
	PROP. HEADWALL
	PROP. SEWER MANHOLE
	PROP. PRIVATE SEWER CLEANOUT
	SLOPE GRADIENT
	CUT/FILL SLOPES
	PROP. PEDESTRIAN RAMP (SDG-133)
	PROP. CROSS GUTTER (SDG-157)
	SIGHT VISIBILITY ZONE
	PROP. SCHEDULE-J ASPHALT
	PROP. STRIPING AND MARKINGS
	EX. STRIPING AND MARKINGS
	PROP. CONCRETE
	PROP. RIP RAP
	EX. BERM
	EX. WATER (OWD OWNED)



## GENERAL NOTES

1. GRADING SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
2. MAXIMUM SLOPES ARE 2:1, EXCEPT WHEN IN ACCORDANCE WITH SECTION 620415 OF THE MUNICIPAL CODE. SLOPES LESS THAN 10' IN VERTICAL HEIGHT MAY BE CONSTRUCTED AT A GRADIENT OF 1:5.5.
3. PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) SHALL STORE AND TREAT ALL STORM WATER PRIOR TO BEING DISCHARGED INTO THE CITY STORM WATER SYSTEM. ANY DISCHARGED WATER INTO THE CITY STORM WATER SYSTEM WILL NOT CONTAIN POLLUTANTS OR PARTICULATE.
4. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SEWER SYSTEM WITHOUT PROPER BMP'S.
5. PEDESTRIAN RAMPS ARE REQUIRED AT ALL STREET INTERSECTIONS.
6. UTILITIES SURVEYOR'S :  
WATER: OTAY WATER DISTRICT  
SEWER: CITY OF SAN DIEGO  
GAS AND ELECTRIC: CITY OF SAN DIEGO  
STORM DRAIN: SAN DIEGO GAS & ELECTRIC  
TELEPHONE: AT&T  
CABLE T.V. SOUTHWESTERN CABLE TELEVISION
7. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
9. NO OBJECTS HIGHER THAN 36" ARE PROPOSED IN VISIBILITY AREA.
10. NON-STANDARD DESIGN ELEMENTS WILL BE MAINTAINED BY THE COMMERCIAL OWNER'S ASSOCIATION



## ABBREVIATIONS

R/W	RIGHT OF WAY
BLDG.	BUILDING
SUB.	SUBDIVISION
PROP.	PROPOSED
EX.	EXISTING
RD.	ROAD
CR	CENTERLINE
SR	STATE ROUTE
PL	PROPERTY LINE
AC	ACRE
SD	STORM DRAIN
SSWR	SANITARY SEWER
PVT	PRIVATE

## LIST OF PROJECT TEAM

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(619) 234-9411

LANDSCAPE ARCHITECT:  
KIMLEY-HORN AND ASSOCIATES

ARCHITECT:  
COMMERCE CONSTRUCTION COMPANY  
13191 CROSSROADS PARKWAY NORTH, 6TH FLOOR  
CITY OF INDUSTRY, CA 91746  
(562) 699-0453

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LANDSCAPE PLAN	SHEET L-1
LANDSCAPE PLAN	SHEET L-2
BUILDING 5 FLOOR PLAN	SHEET L-3
BUILDING 5 ROOF PLAN	SHEET A201
BUILDING 6 FLOOR PLAN	SHEET A202
BUILDING 6 ROOF PLAN	SHEET A203
BUILDING 5 ELEVATIONS	SHEET A204
BUILDING 6 ELEVATIONS	SHEETS A301-A303
TYPICAL BUILDING SECTIONS	SHEETS A304-A306
PRIVATE DRIVEWAY LAYOUT	SHEET A307

## ASSESSOR'S PARCEL NUMBER

646-121-34-00

## GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: 17.6 ACRES  
TOTAL DISTURBED AREA PER IMPROVEMENTS: 17.6 ACRES  
(WITHIN SUBDIVISION BOUNDARY)  
PERCENT OF TOTAL SITE GRADED: 100%  
AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0 ACRES  
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 ACRES  
PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0%  
AMOUNT OF CUT: 900 CUBIC YARDS  
AMOUNT OF FILL: 184,340 CUBIC YARDS  
AMOUNT OF EXPORT: 0 CUBIC YARDS  
AMOUNT OF IMPORT: 183,440 CUBIC YARDS  
MAXIMUM HEIGHT OF CUT SLOPE(S): 9 FEET 2:1 SLOPE RATIO  
MAXIMUM HEIGHT OF FILL SLOPE(S): 1.5 FEET 3:1 SLOPE RATIO  
RETAINING/MSE WALLS: 304 LF MAX HEIGHT: 5 FT

GEOLOGIC HAZARD CATEGORY: CATEGORY 53; LOW TO MODERATE RISK  
LANDSCAPE AREA PROVIDED: 134,000 MINIMUM SQUARE FEET

## SITE/BUILDING INFORMATION

OCCUPANCY GROUP	= B / S1
CONSTRUCTION TYPE	= II B FULLY SPRINKLERED
ALLOWABLE AREA	= UNLIMITED FOR TYPE II N FULLY SPRINKLERED WITH (4) 60 YARDS
GROSS FLOOR AREA	= 257,968 SQUARE FEET
FLOOR AREA RATIO	= 0.40

## APPLICABLE CODES

- CALIFORNIA BUILDING CODE 2016 EDITION, VOLUMES 1 & 2
- CALIFORNIA MECHANICAL CODE 2016 EDITION
- CALIFORNIA PLUMBING CODE 2016 EDITION
- CALIFORNIA ELECTRICAL CODE 2016 EDITION
- CALIFORNIA FIRE CODE 2016 EDITION
- CURRENT CALIFORNIA REGULATIONS INCLUDING STATE BUILDING CODE TITLE 24
- DISABLED ACCESS CODE
- 2016 TITLE 24 ENERGY CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS

## DEVELOPMENT SUMMARY

THE PROPOSED SUBDIVISION IS A VESTING TENTATIVE MAP AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THIS PROJECT RESERVES THE RIGHT TO DEVELOP AS A MULTI-UNIT SUBDIVISION. MULTIPLE PARCEL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.

THIS PROJECT IS A PLANNED DEVELOPMENT AS IT PROPOSES TO CREATE LOTS WHICH HAVE PUBLIC STREET FRONTAGE, BUT MAY LACK DRIVEWAYS TO THE PUBLIC STREET. ACCESS WILL BE PROVIDED VIA RECIPROCAL ACCESS EASEMENTS BETWEEN THE LOTS WHICH ARE GOVERNED BY THE COVENANTS, CODES AND RESTRICTIONS OF THE DEVELOPMENT.

THIS PROJECT APPROVAL WILL GRANT A SITE DEVELOPMENT PERMIT (SDP), VESTING TENTATIVE MAP (VTM).

- NUMBER OF EXISTING PARCELS: 1; NUMBER OF PROPOSED PARCELS: 2
- ACREAGE WITHIN TENTATIVE MAP BOUNDARY: 17.6 ACRES (GROSS)
- THE TITLE EXCEPTIONS SHOWN ARE BASED UPON THAT CERTAIN PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, DATED NOVEMBER 13, 2019.

## STANDARD DRAWINGS

THE LATEST VERSION OF THE CITY OF SAN DIEGO STANDARD DRAWINGS ARE TO BE USED FOR PUBLIC IMPROVEMENTS.

## PROPOSED PARCEL SUMMARY

PROPOSED PARCEL 1	8.94 AC
PROPOSED PARCEL 2	8.23 AC
TOTAL =	17.17 AC
PROPOSED R/W	0.43 AC
AREA OF SUBDIVISION BOUNDARY =	17.6 AC

## BUS STOPS

EXISTING CLOSEST BUS STOP LOCATED AT THE INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD. TWO LOCATIONS PROPOSED WITH MAJESTIC SUNROAD 50' OFF-SITE IMPROVEMENT PLAN SEE DWG. NO. 41565-D

## ENVIRONMENTALLY SENSITIVE LANDS

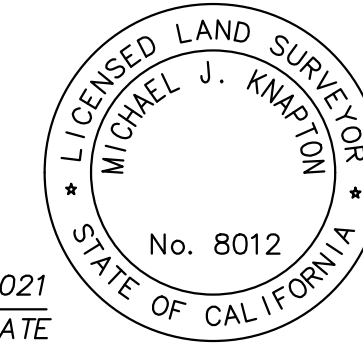
NON-NATIVE GRASSLANDS

## OWNER / DEVELOPER

LAS VEGAS SUNSET PROPERTIES  
2700 W. SAHARA AVENUE  
LAS VEGAS, NV 89102  
PHONE: (619) 233-2214

## ENGINEER OF WORK

KIMLEY-HORN AND ASSOCIATES  
401 B STREET, SUITE 600  
SAN DIEGO, CA 92101  
TELEPHONE: (619) 234-9411  
EMAIL: MICHAEL.KNAPTON@KIMLEY-HORN.COM



MICHAEL KNAPTON, PE, P.L.S. R.C.E. 65627 P.L.S. 8012 DATE 4/1/2021

## SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY FOR THIS SITE IS PER AERIAL SURVEY DONE ON MAY 16, 2013 BY PHOTO GEODETIC CORPORATION, AND A FIELD SURVEY DONE ON JANUARY 2019 BY LAND SURVEYING CONSULTANTS, INC.

## BENCHMARK

CENTERLINE CONTROL MONUMENT / SECTION CORNER LOCATED AT LA MEDIA ROAD AND OTAY MESA ROAD.  
ELEVATION: 488.317'  
DATUM: M.S.L.

## REFERENCE DRAWINGS

PLANS FOR THE IMPROVEMENT OF LA MEDIA ROAD, SAINT ANDREWS AVENUE AND OFF-SITE WATER MAIN	24477-D
PUBLIC IMPROVEMENTS FOR 7-11 FACILITY SAINT ANDREWS AVENUE AND 8395 OTAY MESA RD	29348-D
OTAY MESA ROAD WIDENING	28063-D
PLANS FOR THE GRADING AND IMPROVEMENT OF OFF-SITE DRAINAGE CHANNEL LA MEDIA ROAD STORM DRAIN CROSSING AND SEWER IN AIRWAY ROAD	29251-D
IMPROVEMENT PLANS FOR OFF-SITE SEWER LA MEDIA ROAD, OTAY MESA INDUSTRIAL PARK AND OTAY MESA ROAD	26368-D
IMPROVEMENT PLANS FOR LA MEDIA ROAD	23787-D
STREET DEDICATION FOR PROPOSED OTAY LA MEDIA BUSINESS CENTER	24644-D
PARCEL MAP	PM No. 21010
PROJECT PLANS FOR CONSTRUCTION ON STATE HIGHWAY IN SAN DIEGO COUNTY IN SAN DIEGO, FROM 0.6 KM EAST OF CACTUS ROAD TO 0.3 KM WEST OF THE MEXICO BORDER	CONTRACT No. 11-091824

## STANDARD DRAWINGS

CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION 2016 EDITION

## ZONING SUMMARY

EXISTING: IL-3-1  
PROPOSED: IL-3-1  
AIRPORT INFLUENCE AREA  
PART 77  
SETBACK INFORMATION  
FRONT: 20' STANDARD  
SIDE: 10' MIN TO ADJACENT/  
0' WITHIN PROJECT  
REAR: 15' MIN/  
0' ADJACENT TO FREEWAY JURISDICTION

## LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO.21010

## MAPPING NOTE

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

## UNDERGROUND UTILITIES

THIS PROJECT WILL UNDERGROUND THE EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEMS AND SERVICE FACILITIES WITHIN THE PROJECT BOUNDARY.

## SHARED PRIVATE ACCESS

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THIS PROJECT AND THE ADJACENT PROPERTY TO THE WEST (CURRENTLY LA MEDIA RETAIL PROJECT). THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE FOUR PARCELS CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

K:\SUB\_DRAW\15220803 - Majestic La Media North\Design\SDP\202003-SDP-C1.dwg 4-01-21-2:51 PM

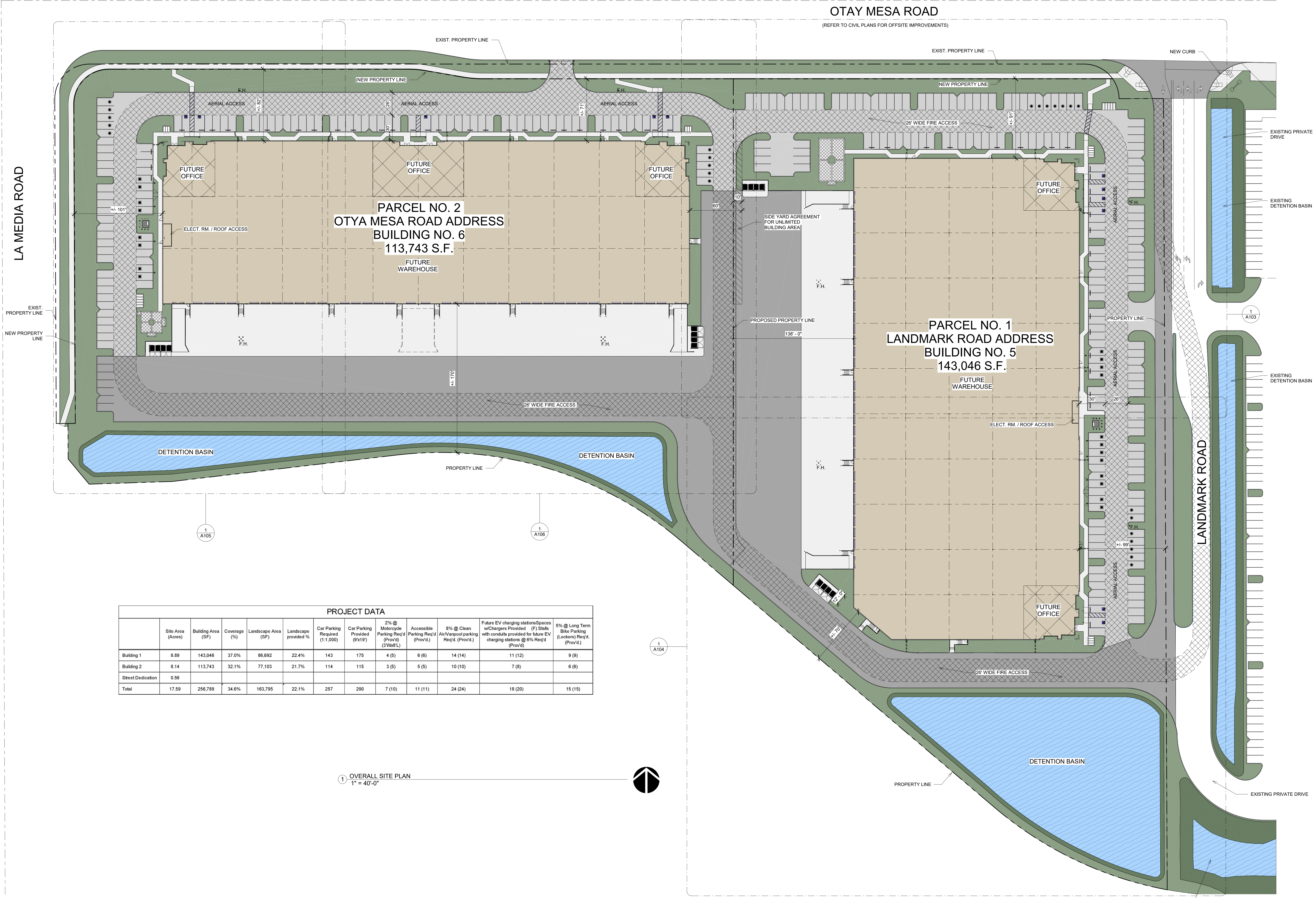


401 B Street - Suite 600 - San Diego, Ca. 92101  
Tel: (619) 234-9411

PLAZA LA MEDIA - NORTH  
LA MEDIA ROAD AND STATE ROUTE 905  
SAN DIEGO, CALIFORNIA

REVISIONS	
Scale	
Project No.	--
GENERAL NOTES	
Sheet	C-1

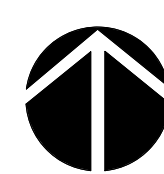




**PROJECT DATA**

	Site Area (Acres)	Building Area (SF)	Coverage (%)	Landscape Area (SF)	Landscape provided %	Car Parking Required (1:1,000)	Car Parking Provided (9x19')	2% @ Motorcycle Parking Req'd (Prov'd) (3'x6x21')	Accessible Parking Req'd (Prov'd)	8' @ Clean Air/Vanpool parking Req'd. (Prov'd)	Future EV charging stations/Spaces w/Chargers Provided (F) Stalls with conduits provided for future EV charging stations @ 6% Req'd (Prov'd)	5% @ Long Term Bike Parking (Lockers) Req'd. (Prov'd)
Building 1	8.89	143,046	37.0%	86,692	22.4%	143	175	4 (5)	6 (6)	14 (14)	11 (12)	9 (9)
Building 2	8.14	113,743	32.1%	77,103	21.7%	114	115	3 (5)	5 (5)	10 (10)	7 (8)	6 (6)
Street Dedication	0.56											
<b>Total</b>	<b>17.59</b>	<b>256,789</b>	<b>34.6%</b>	<b>163,795</b>	<b>22.1%</b>	<b>257</b>	<b>290</b>	<b>7 (10)</b>	<b>11 (11)</b>	<b>24 (24)</b>	<b>18 (20)</b>	<b>15 (15)</b>

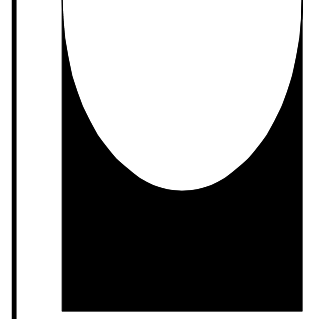
1 OVERALL SITE PLAN  
1" = 40'-0"



This drawing is the property of Commerce Construction Co., L.P. It is to be used only for the project and site shown. It is not to be used for any other project or site. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

NO.	DATE	BY	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.  
5191 Conditos Parkway North  
City of Industry, California 91746-3697  
Telephone: (626) 994-0483  
License No. 72328

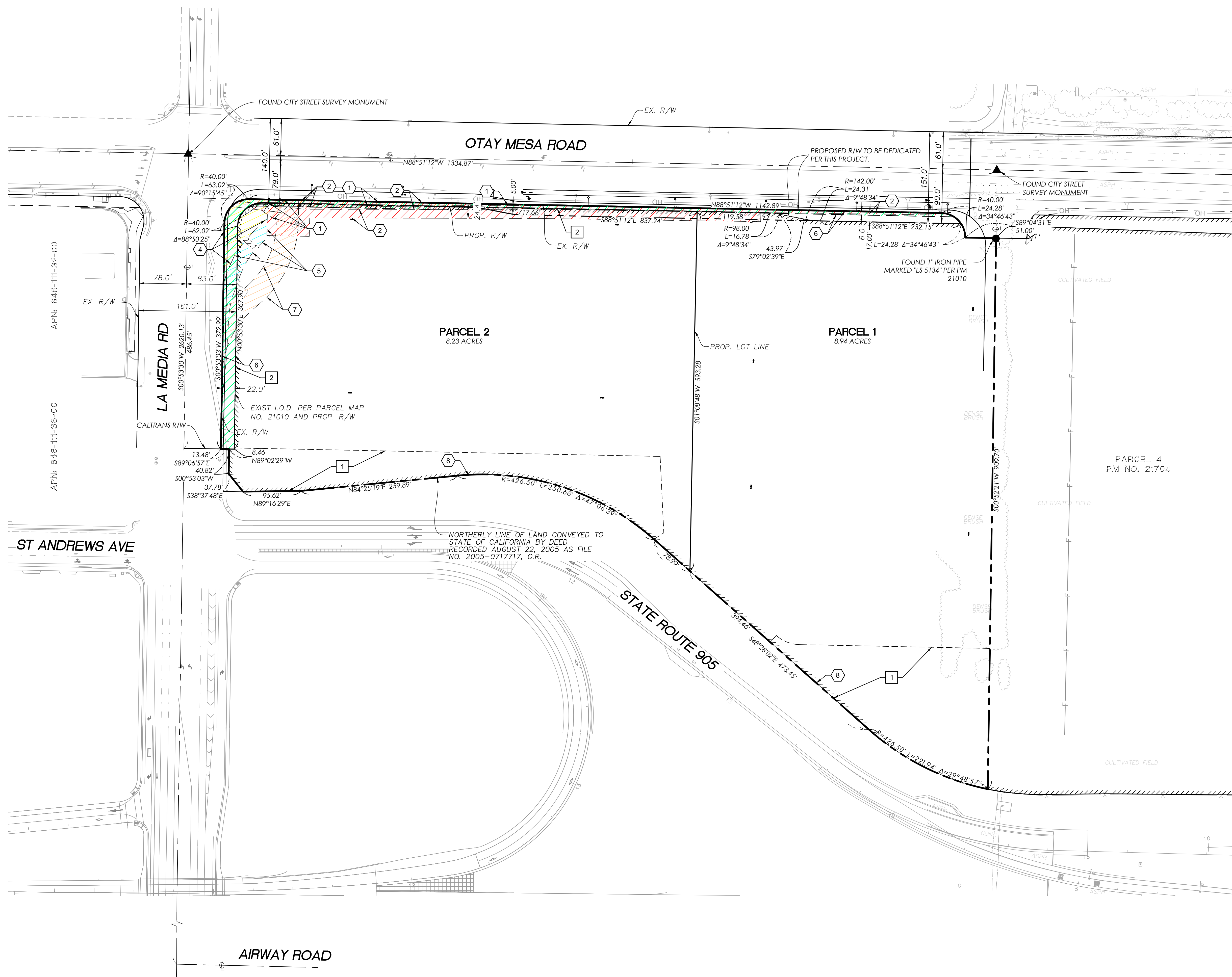


**OVERALL SITE PLAN**  
PLAZA LA MEDIA - NORTH  
SUNROAD OTAY PARTNERS L.P.  
OTAY MESA ROAD / LANDMARK ROAD, SAN DIEGO, CA 92154

DRAWN BY: Author  
DATE: Issue Date

JOB NO. 7491  
SHEET NO. A102  
PRELIMINARY NOT FOR CONSTRUCTION  
Checked: [Signature]





**PLAZA LA MEDIA - NORTH**  
 LA MEDIA ROAD AND STATE ROUTE 905  
 SAN DIEGO, CALIFORNIA

**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENTS
- RIGHT OF WAY
- CENTERLINE
- ACCESS RIGHTS RELINQUISHED
- FOUND STANDARD WELL MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED

**EASEMENTS TO REMAIN**

- 1 EASEMENT FOR SLOPES AND DRAINAGE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO THE CITY OF SAN DIEGO RECORDED JULY 20, 1983 AS DOCUMENT NO. 83-247872, O.R.
- 2 EASEMENT FOR SLOPE, TEMPORARY CONSTRUCTION, AND DRAINAGE RECORDED JUNE, 23, 1998 AS DOCUMENT NO. 1998-0382534, O.R.
- 4 EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF EARTH EXCAVATION OR EMBANKMENT SLOPES GRANTED TO THE CITY OF SAN DIEGO RECORDED DECEMBER, 30, 1998 AS DOCUMENT NO. 1998-0859468, O.R.
- 5 EASEMENT FOR STORM DRAINS, INGRESS, EGRESS, GRANTED TO CITY OF SAN DIEGO RECORDED DECEMBER 30, 1998 AS DOCUMENT NO. 1998-0859470, O.R.
- 6 EASEMENT FOR IRREVOCABLE OFFER TO DEDICATE PUBLIC STREET AS SHOWN OR AS OFFERED FOR DEDICATION ON THE PARCEL MAP NO. 21010.
- 7 EASEMENT FOR PUBLIC ROAD, DRAINAGE, CONSTRUCTION AND TEMPORARY CONSTRUCTION GRANTED TO STATE OF CALIFORNIA RECORDED FEBRUARY 21, 2006 AS FILE NO. 2006-0119991, OFFICIAL RECORDS. EASEMENT HAS SINCE BEEN RELINQUISHED TO THE CITY OF SAN DIEGO PER DIRECTOR'S DEED RECORDED 11/3/2015 AS DOC. NO. 2015-053380, O.R.
- 8 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO RO FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT, RECORDED FEBRUARY 21, 2006 AS FILE NO. 2006-0119991, O.R.

**BASIS OF BEARINGS**

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

**CCS83 COORDINATES INDEX**

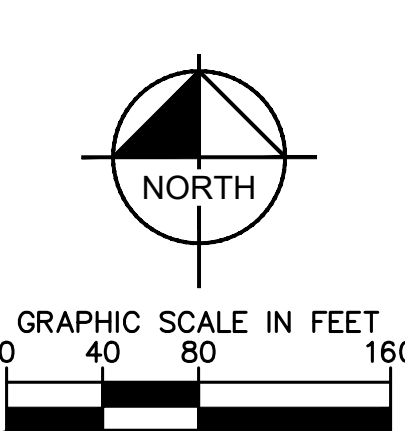
1784-6311

**LAMBERT COORDINATES**

144-1751

**PROPOSED EASEMENTS**

- 1 PROPOSED FLOODWATER STORAGE EASEMENT TO THE CITY OF SAN DIEGO TO BE PROVIDED BY SEPARATE B-SHEET OR UPON THE PARCEL MAP AS REQUIRED.
- 2 PROPOSED ACCESS RELINQUISHMENT TO THE CITY OF SAN DIEGO TO BE PROVIDED BY SEPARATE B-SHEET OR UPON THE PARCEL MAP AS REQUIRED.



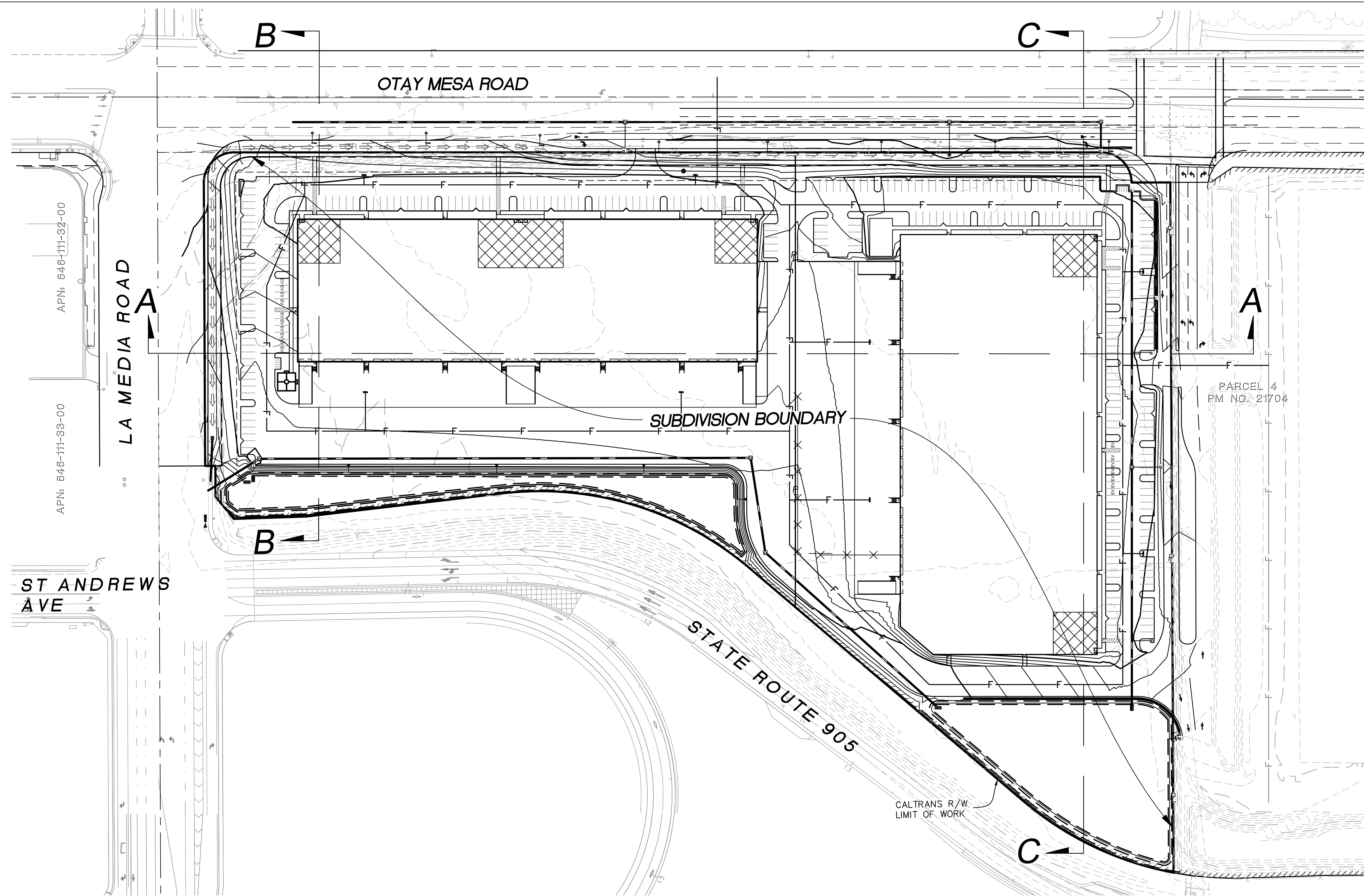
PREPARED BY: KIMLEY HORN AND ASSOCIATES, INC.	REVISION 14 _____
NAME:	REVISION 13 _____
ADDRESS: 401 B STREET, SUITE 600 SAN DIEGO, CA 92101	REVISION 12 _____
PHONE: (619) 234-9411	REVISION 11 _____
	REVISION 10 _____
	REVISION 9 _____
	REVISION 8 _____
	REVISION 7 _____
	REVISION 6 _____
	REVISION 5 _____
	REVISION 4 _____
	REVISION 3 _____
	REVISION 2 _____
	REVISION 1 _____
PROJECT ADDRESS: PLAZA LA MEDIA ROAD AND STATE ROUTE 905 SAN DIEGO, CALIFORNIA 92154	SUBMITTAL DATE: 2/12/2020
PROJECT NAME: PLAZA LA MEDIA - NORTH	SHEET 2 OF 11
SHEET TITLE: PROPOSED LOT LINES AND EASEMENTS	CPA/ISPA No. 334239
	FOP No. 1174331
	NIP No. 1174329
	SDP No. 1174334
	SV No. _____
	VTH No. 1174336
	CCS83: 1784-6311

REVISIONS	_____
Scale	_____
Project No.	_____
PROPOSED LOT LINES AND EASEMENTS	_____
Sheet	C-2



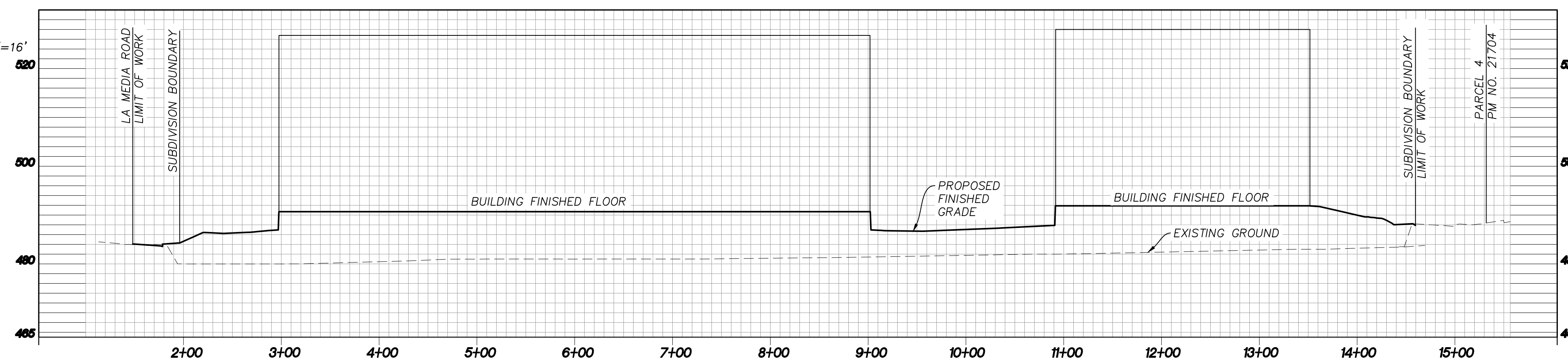






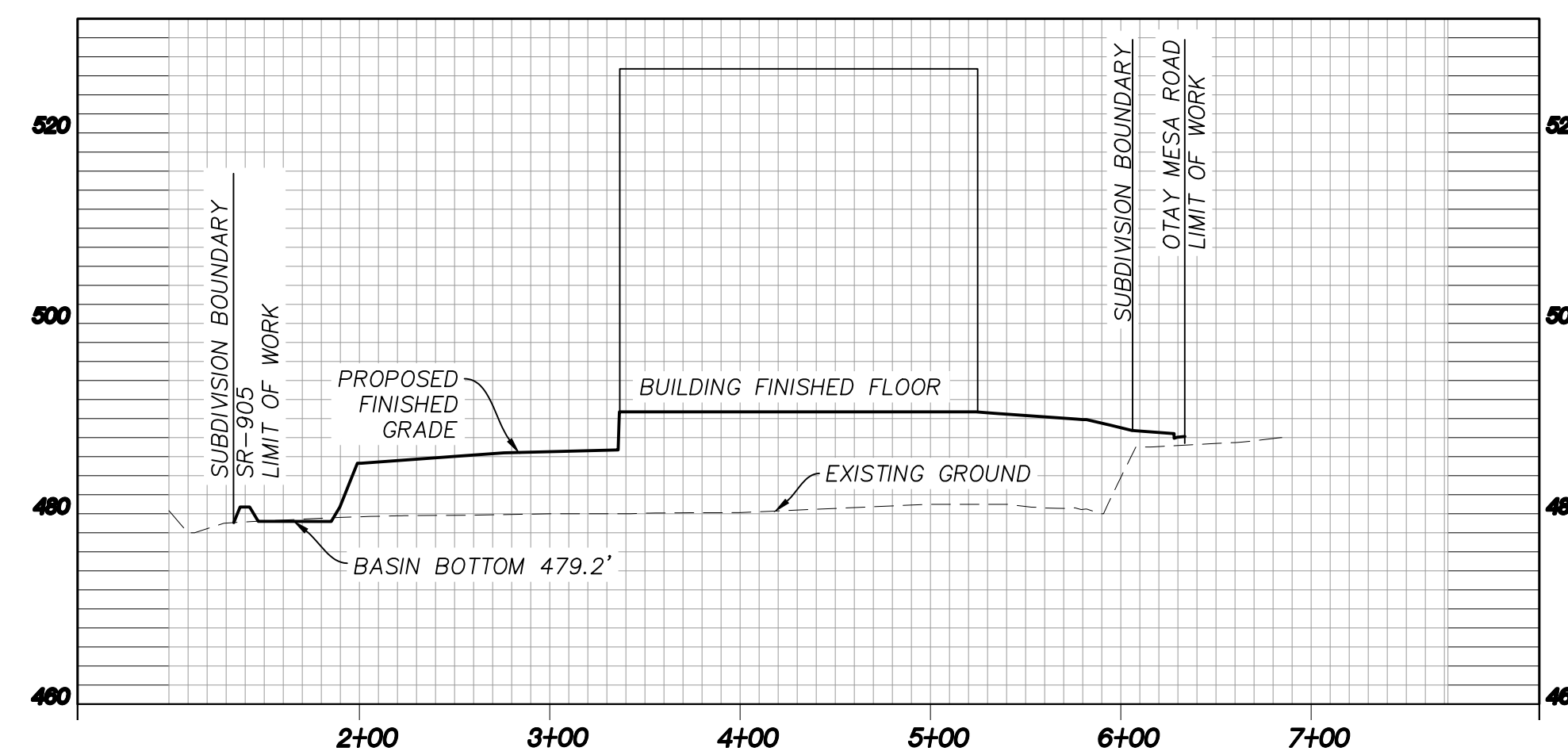
**SECTION A-A**

HORIZONTAL SCALE: 1"=80' VERTICAL SCALE: 1"=16'



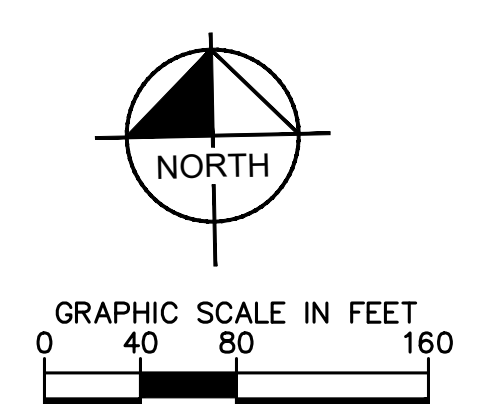
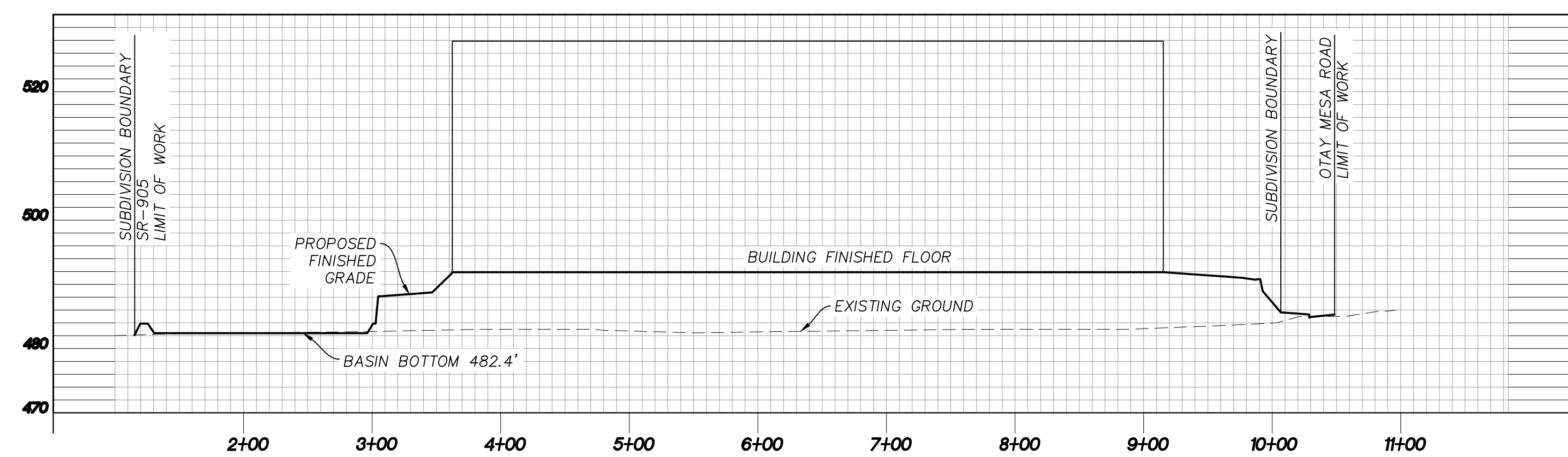
**SECTION B-B**

HORIZONTAL SCALE: 1"=80' VERTICAL SCALE: 1"=16'



**SECTION C-C**

HORIZONTAL SCALE: 1"=80' VERTICAL SCALE: 1"=16'



**Kimley Horn**

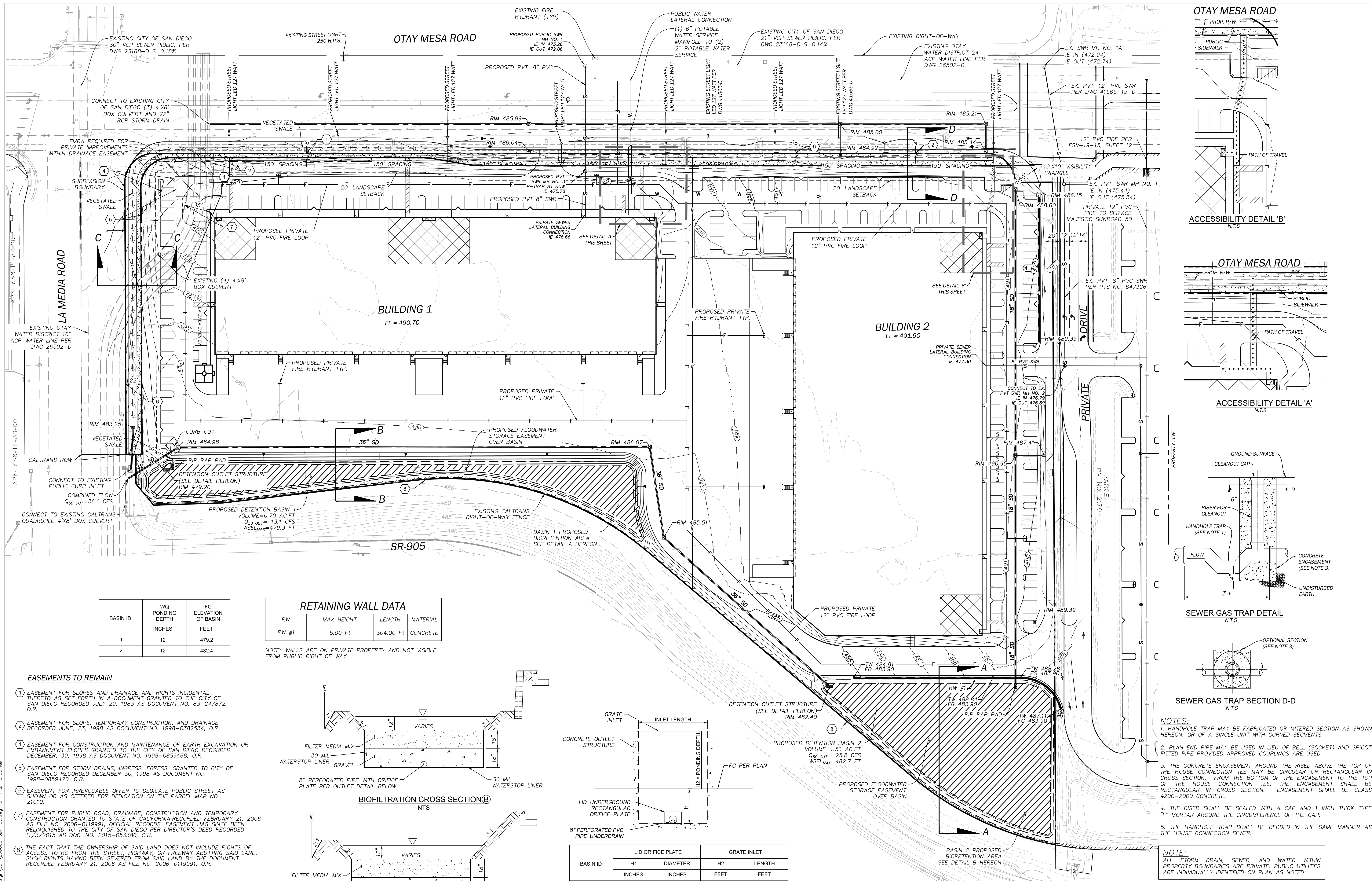
401 B Street - Suite 600 - San Diego, Ca. 92101  
Tel: (619) 234-9411

**PLAZA LA MEDIA - NORTH**  
LA MEDIA ROAD AND STATE ROUTE 905  
SAN DIEGO, CALIFORNIA

<p>PREPARED BY: KIMLEY HORN AND ASSOCIATES, INC. NAME: _____ ADDRESS: 401 B STREET, SUITE 600, SAN DIEGO, CA 92101 PHONE: (619) 234-9411</p> <p>PROJECT ADDRESS: LA MEDIA ROAD AND STATE ROUTE 905, SAN DIEGO, CALIFORNIA 92154</p> <p>PROJECT NAME: PLAZA LA MEDIA - NORTH</p> <p>SHEET TITLE: SITE SECTIONS</p>	<p>REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 9: _____ REVISION 8: _____ REVISION 7: _____ REVISION 6: _____ REVISION 5: _____ REVISION 4: _____ REVISION 3: _____ REVISION 2: _____ REVISION 1: _____</p> <p>SUBMITTAL DATE: 2/12/2020</p> <p>SHEET 4 OF 11</p> <p>CPA/ASFA No. 334239 FOP No. 1174331 NJP No. 1174329 SDP No. 1174334 SV No. _____ VTM No. 1174336 CC&amp;S: 1184-6241</p>
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REVISIONS	_____
Scale	_____
Project No.	_____
SITE SECTIONS	_____
Sheet	C-4



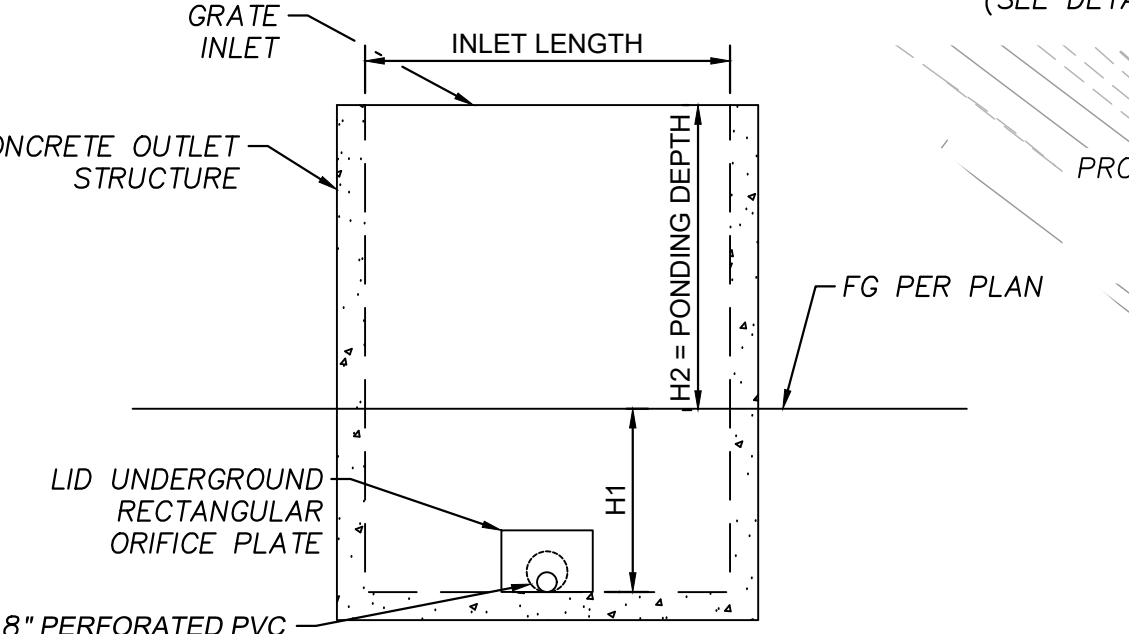
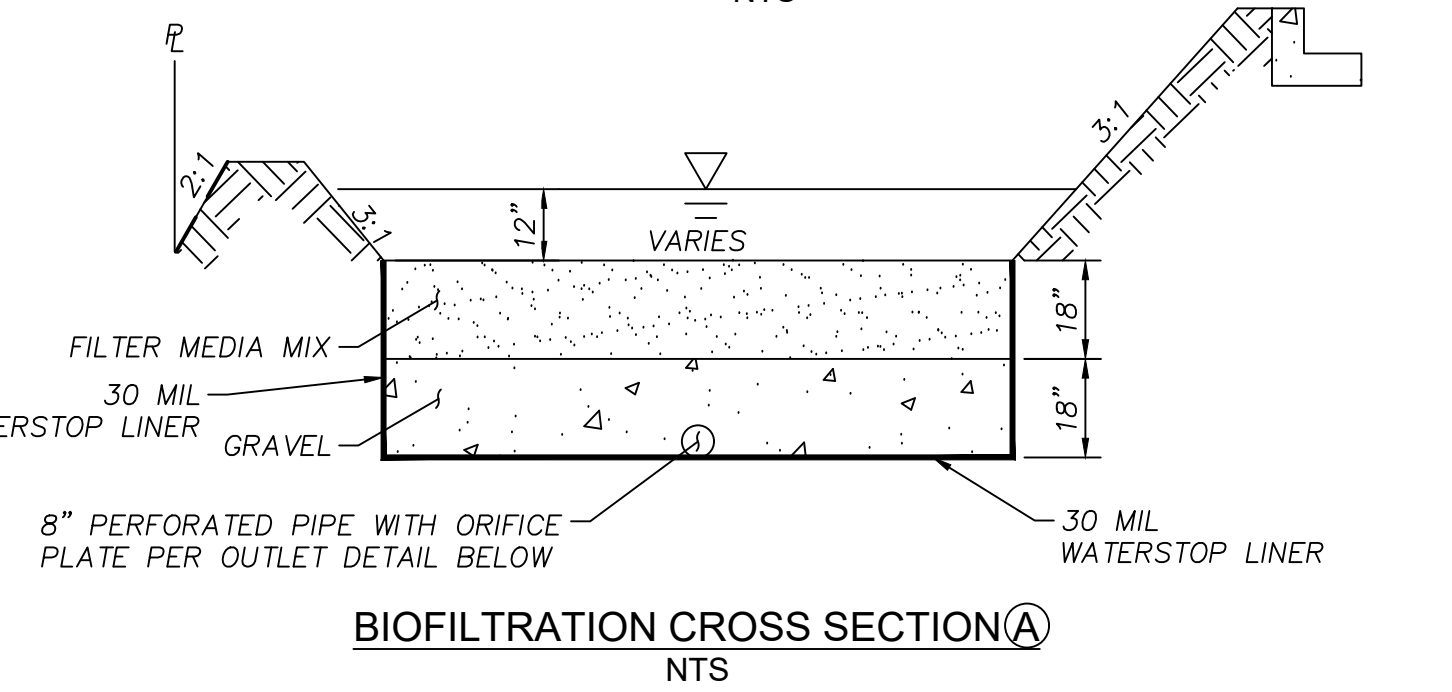
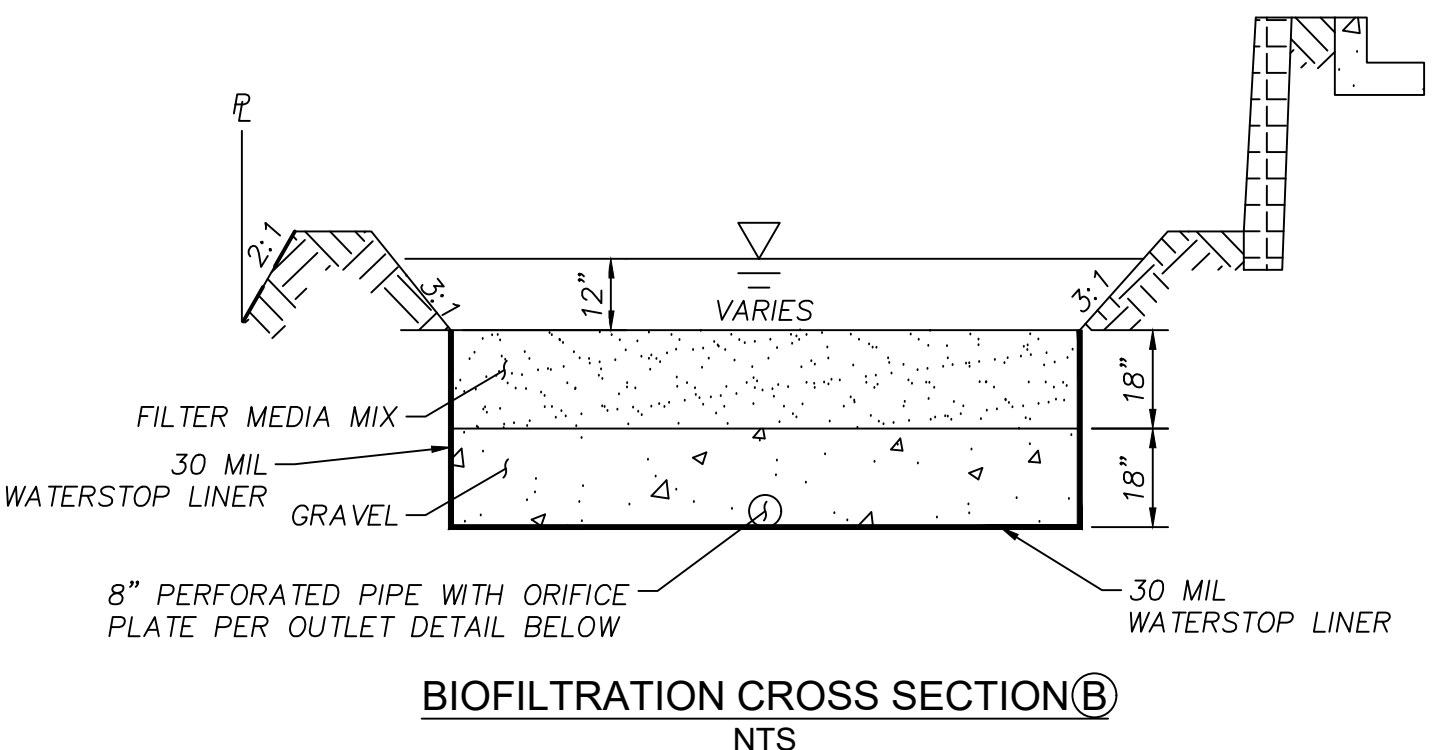


BASIN ID	WQ PONDING DEPTH INCHES	FG ELEVATION OF BASIN FEET
1	12	479.2
2	12	482.4

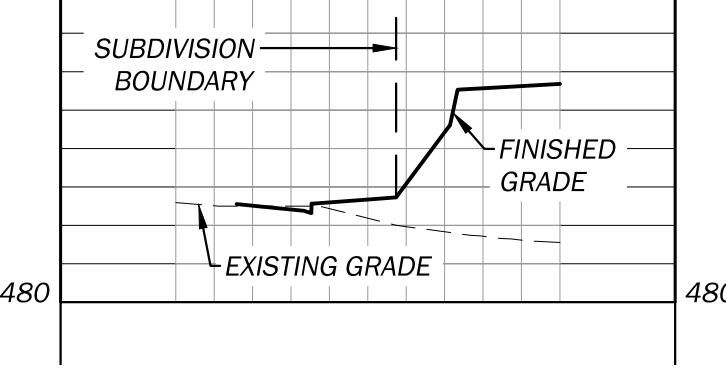
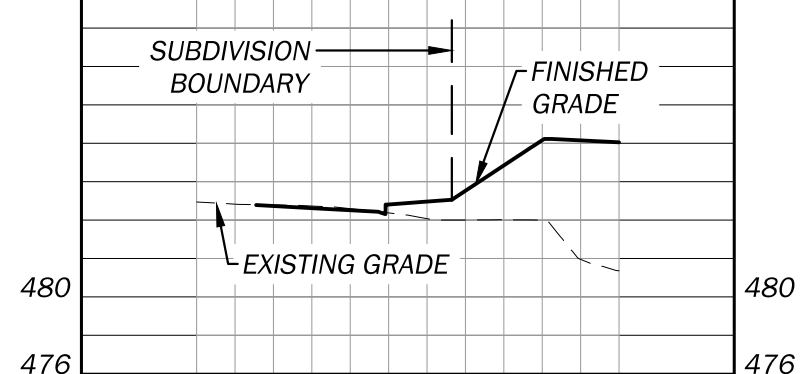
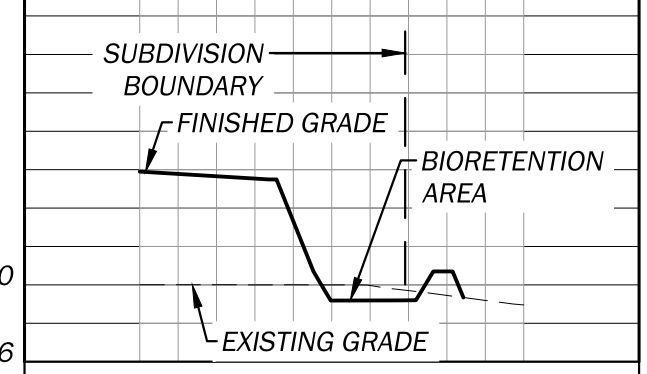
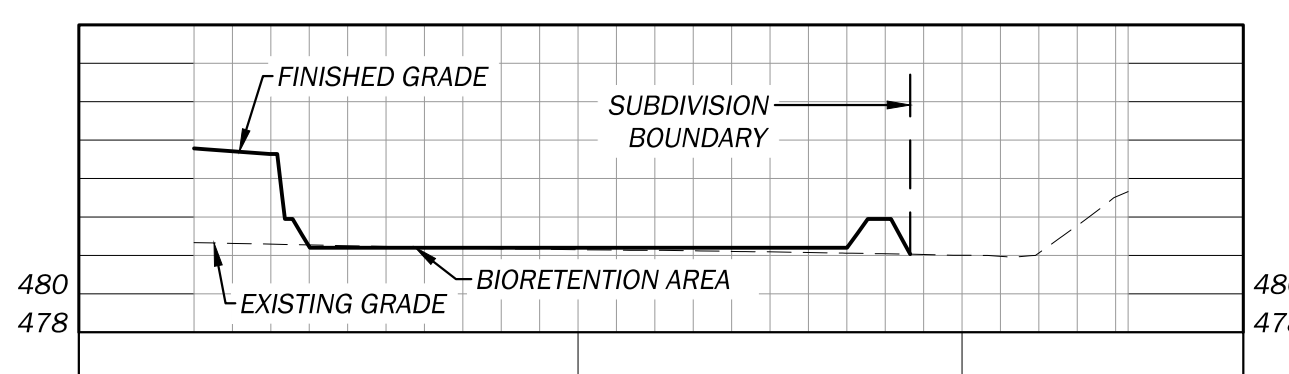
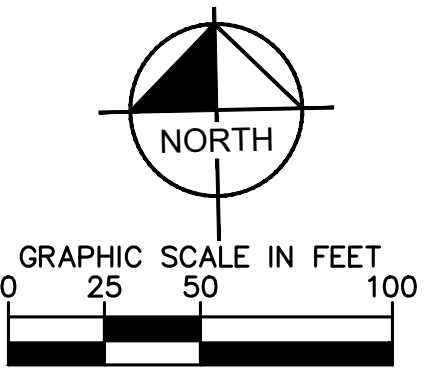
RETAINING WALL DATA			
RW #1	MAX HEIGHT	LENGTH	MATERIAL
RW #1	5.00 Ft	304.00 Ft	CONCRETE

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

- EASEMENTS TO REMAIN**
- EASEMENT FOR SLOPES AND DRAINAGE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO THE CITY OF SAN DIEGO RECORDED JULY 20, 1963 AS DOCUMENT NO. 83-247872, O.R.
  - EASEMENT FOR SLOPE, TEMPORARY CONSTRUCTION, AND DRAINAGE RECORDED JUNE, 23, 1998 AS DOCUMENT NO. 1998-0382534, O.R.
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BASIN ID	LID ORIFICE PLATE		GRATE INLET	
	H1 INCHES	DIAMETER INCHES	H2 FEET	LENGTH FEET
1	36	6.7	1	4.0
2	36	4.6	1	4.0



**ABBREVIATIONS**

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

- NOTES:**
- HANDHOLE TRAP MAY BE FABRICATED OR MITERED SECTION AS SHOWN HEREON, OR OF A SINGLE UNIT WITH CURVED SEGMENTS.
  - PLAN END PIPE MAY BE USED IN LIEU OF BELL (SOCKET) AND SPIGOT FITTED PIPE PROVIDED APPROVED COUPLINGS ARE USED.
  - THE CONCRETE ENCASUREMENT AROUND THE RISER ABOVE THE TOP OF THE HOUSE CONNECTION TEE MAY BE CIRCULAR OR RECTANGULAR IN CROSS SECTION. FROM THE BOTTOM OF THE ENCASUREMENT TO THE TOP OF THE HOUSE CONNECTION TEE, THE ENCASUREMENT SHALL BE RECTANGULAR IN CROSS SECTION. ENCASUREMENT SHALL BE CLASS 420C-2000 CONCRETE.
  - THE RISER SHALL BE SEALED WITH A CAP AND 1 INCH THICK TYPE "F" MORTAR AROUND THE CIRCUMFERENCE OF THE CAP.
  - THE HANDHOLE TRAP SHALL BE BEDDED IN THE SAME MANNER AS THE HOUSE CONNECTION SEWER.

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

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

PROJECT ADDRESS: LA MEDIA ROAD AND STATE ROUTE 905, SAN DIEGO, CALIFORNIA 92154

PROJECT NAME: PLAZA LA MEDIA - NORTH

SHEET TITLE: GRADING AND DRAINAGE

REVISION 14: \_\_\_\_\_  
 REVISION 13: \_\_\_\_\_  
 REVISION 12: \_\_\_\_\_  
 REVISION 11: \_\_\_\_\_  
 REVISION 10: \_\_\_\_\_  
 REVISION 9: \_\_\_\_\_  
 REVISION 8: \_\_\_\_\_  
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 REVISION 3: \_\_\_\_\_  
 REVISION 2: \_\_\_\_\_  
 REVISION 1: \_\_\_\_\_

SUBMITTAL DATE: 2/12/2020

SHEET 5 OF 11

CRS-A&P No. 334239  
 POP No. 1174331  
 NFP No. 1174329  
 SDP No. 1174334

SV No. \_\_\_\_\_  
 VTH No. 1174336  
 CCS No. 1184-6241



**City of San Diego Development Services**  
1222 First Ave., MS-501  
San Diego, CA 92101-4154  
(619) 446-3000

**Landscape Calculations Worksheet**  
**Vehicular Use Areas (VUA)**

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

One tree (minimum 24 inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

**VEHICULAR USE AREA (<=6,000 sq ft) [142.0406 - 142.0407]**

Planting Area Required: 40 sq. ft. per tree (with no dimension less than 5')	Plant Points Provided	Excess Points Provided
Plant Points Required	points	points
Total VUA: sq. ft. x 0.05 =	points	points

Points achieved through trees (at least half): points

**VEHICULAR USE AREA (>6,000 sq ft) [142.0406 - 142.0407]**

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: 77,541 sq. ft. x 0.05 = 3,877 sq. ft.	4,707 sq. ft.	830 sq. ft.
VUA outside Street Yard: 115,457 sq. ft. x 0.03 = 3,463 sq. ft.	3,464 sq. ft.	31 sq. ft.
Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard: 77,541 sq. ft. x 0.05 = 3,877 points	4,677 points	2,950 points
VUA outside Street Yard: 115,457 sq. ft. x 0.03 = 3,463 points	3,363 points	2,100 points

**TEMPORARY VEHICULAR USE AREA [142.0408]**

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA: ft. x 3 ft. =	sq. ft.

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

**ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS**

If any of the requirements of Landscape Regulations, Section 142.0406 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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DS-6 (03-06)

**City of San Diego Development Services**  
1222 First Ave., MS-501  
San Diego, CA 92101-4154  
(619) 446-3000

**Landscape Calculations Worksheet**  
**Industrial Development in All Zones except RM and C**

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

**STREET YARD [142.0404]**

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area: 148,348 sq. ft. x 25% = 37,087 sq. ft.	54,841 sq. ft.	17,754 sq. ft.
Planting Points Required	Plant Points Provided	Excess Points Provided
Total Area: 148,348 sq. ft. x 0.05 = 7,417 points	7,460 points	43 points

\*Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length [142.0405(0)(3)]

**PERIMETER PLANTING AREA (within Street Yard) [142.0405(0)(1)]**

Planting Area Required	Planting Area Provided	
Length of Side Property Lines adjacent to Street: 891 linear ft. x 5 ft. = 4,455 sq. ft.	963 sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided
Planting Area Required: 895 sq. ft. x 0.20 = 191 points	224 points	33 points

\*Increase point rate to 0.50 when loading docks are located along more than 25% of the street wall length in ft. and lot zones. [142.0405(0)(3)]

**FACE PLANTING AREA (within Street Yard) [142.0405(0)(2)]**

• San Diego 142-046, Industrial Facade Planting Area, located in the Landscape Regulations.

Planting Area Required	Planting Area Provided
Length of Street Wall: 1,054 sq. ft. x 50% x 9" = 4,743 sq. ft.	7,517 sq. ft.

\*Must have a width of 9 ft.

Plant Points Required	Plant Points Provided	Excess Points Provided
Planting Area Required: 4,743 sq. ft. x 0.50 = 2,372 points	2,444 points	72 points

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DS-7 (03-06)

Page 2 of 3 City of San Diego - Development Services Department - Industrial Development in All Zones Except RM and C

**FACE PLANTING AREA, alternate compliance (A) [142.0405(0)(2)(A)]**

Planting Area Required	Planting Area Provided
Length of Street Wall: ft. x 50% x 10" =	sq. ft.

\*Must have a width of 10 ft.

Plant Points Required	Plant Points Provided	Excess Points Provided
Planting Area Required: sq. ft. x 0.10 =	points	points

**FACE PLANTING AREA, alternate compliance (B) [142.0405(0)(2)(B)]**

Place a solid wall, if minimum height, between the setback line and the front of the structure along the full width of the property, with the planting calculated as follows:

Plant Points Required	Plant Points Provided to be achieved with trees only*	Excess Points Provided
Required Face Planting Area: points x 50 =	points	points

\*Trees to be planted between the wall and the building setback wall.  
\*\* To calculate required points, refer to "Face Planting Area (within Street Yard)" section on page 1.

**REMAINING YARD [142.0405(0)(4)]**

Planting Area Required	Planting Area Provided
Length of Property Lines adjacent to Remaining Yard: 1,327 ft. x 9" = 6,835 sq. ft.	6,835 sq. ft.

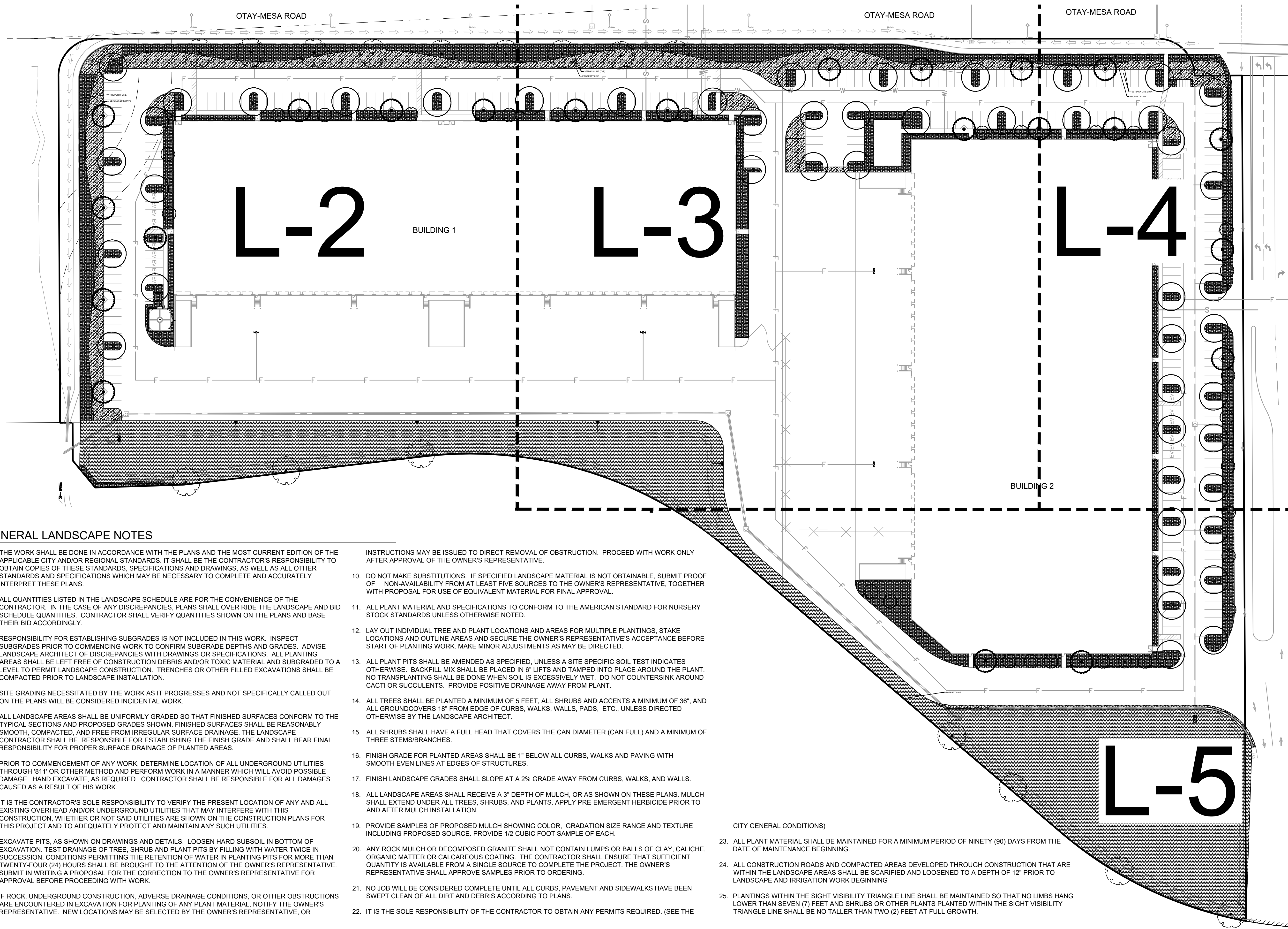
\*Must have a width of 9 ft.

Plant Points Required	Plant Points Provided	Excess Points Provided
Planting Area Required: 6,835 sq. ft. x 0.05 = 329 points	350 points	21 points

**VEHICULAR USE AREA (VUA) - See separate worksheet (DS-6)**

**ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS**

If any of the requirements of Landscape Regulations, Section 142.0406 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.



**GENERAL LANDSCAPE NOTES**

- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
- ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER RIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
- RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND SUBGRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
- SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
- ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
- PRIOR TO COMMENCEMENT OF ANY WORK, DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES THROUGH 81" OR OTHER METHOD AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION. WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
- EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
- IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR
- INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
- LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
- ALL PLANT PITS SHALL BE AMENDED AS SPECIFIED, UNLESS A SITE SPECIFIC SOIL TEST INDICATES OTHERWISE. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCEULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5 FEET. ALL SHRUBS AND ACCENTS A MINIMUM OF 36", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
- ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
- FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
- FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
- ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, OR AS SHOWN ON THESE PLANS. MULCH SHALL EXTEND UNDER ALL TREES, SHRUBS, AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
- PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
- ANY ROCK MULCH OR DECOMPOSED GRANITE SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATING. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
- NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
- ALL PLANT MATERIAL SHALL BE MAINTAINED FOR A MINIMUM PERIOD OF NINETY (90) DAYS FROM THE DATE OF MAINTENANCE BEGINNING.
- ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
- PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
	FO	50	FRAXINUS OXYCARPA 'RAYWOOD' TM / RAYWOOD ASH	36" BOX	14'-16' HT. X 6'-7' SPR.	2.5" CAL.	MODERATE
	KB	22	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	36" BOX	12'-14' HT. X 6'-7' SPR.	2" CAL.	LOW
	LI	30	LAGERSTROEMIA INDICA 'PURPLE TOWER' / PURPLE TOWER CRAPE MYRTLE SINGLE TRUNK	36" BOX	9'-10' HT. X 3'-4' SPR.	1" CAL.	MODERATE
	PP	1	PINUS PINEA / ITALIAN STONE PINE	36" BOX	8'-10' HT. X 6'-7' SPR.	1.5" CAL.	LOW
	QE	16	QUERCUS ENGLEMANNI / ENGMANN OAK	36" BOX	6'-8' HT. X 5'-6' SPR.	2" CAL.	LOW
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT.	WUCOLS			
	SGC	SHRUB AND GRASS LOW WATER MIX ARISTIDA PURPUREA - PURPLE THREEAWN LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' - BREWSTER COUNTY BAROMETER BUSH MULHBERGIA CAPILLARIS 'REGAL MIST' - PINK MUHLY SALVIA CLEVELANDII 'ALLEN CHICKERING' - CLEVELAND SAGE MYRTUS COMMUNIS - DWARF MYRTLE	5 GAL	LOW			
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	WUCOLS			
	GCP	GROUND COVER LOW WATER PLANTING MIX ACACIA REDOLENS 'LOWBOY' BANK CATCLAW CEANOETHUS X 'JOYCE COULTER' - CEANOETHUS LANTANA MONTEVIDENSIS - LAVENDER LANTANA MYOPORUM PARVIFOLIUM 'PUTAH CREEK' - MYOPORUM	5 GAL.	LOW			
	HS	HYDROSEED MIX / EROSION CONTROL MIX S&S SEED SUPPLY MIX	SEED				
	RCM	ROCK COBBLE 3" DEPTH, SANTA FE COBBLE FROM SOUTHWEST BOULDER AND STONE	2'-4"				

**CITY OF SAN DIEGO NOTES:**

- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE 142.0403(d)(10).
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, INCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- IF ANY LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- EXISTING TREES TO REMAIN ON SITE WITHIN 10-FT OF THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND THE EXISTING TREES AT THE DRIP LINE.
  - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

**MINIMUM TREE SEPARATION DISTANCE**  
 - TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET  
 - UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)  
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
 - DRIVEWAY (ENTRIES) 10 FEET  
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.  
 Michael P. Madson  
 MICHAEL P. MADSEN, LLA 5798

PREPARED BY: NAME: KIMLEY HORN AND ASSOCIATES, INC.	REVISION 14: _____
ADDRESS: 401 B STREET, SUITE 600 SAN DIEGO, CA 92101	REVISION 13: _____
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	REVISION 8: _____
	REVISION 7: _____
	REVISION 6: _____
	REVISION 5: _____
	REVISION 4: _____
	REVISION 3: _____
	REVISION 2: _____
	REVISION 1: _____
PROJECT ADDRESS: LA MEDIA ROAD AND STATE ROUTE 905 SAN DIEGO, CALIFORNIA 92154	SUBMITTAL DATE: 2/17/2010
PROJECT NAME: PLAZA LA MEDIA - NORTH	SHEET _____ OF 11
SHEET TITLE: _____	CPA/GPA No. 334235
	PDF No. 1174331
	NUP No. 1174329
	SDP No. 1174334
	SV No. _____
	VTH No. 1174336
	CSDB No. 1184-6241

REVISIONS

Project No.	-
Scale	
Sheet	L-1

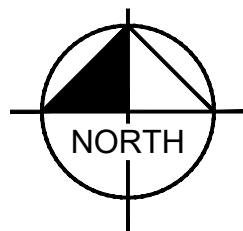
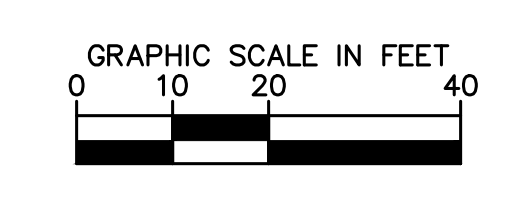
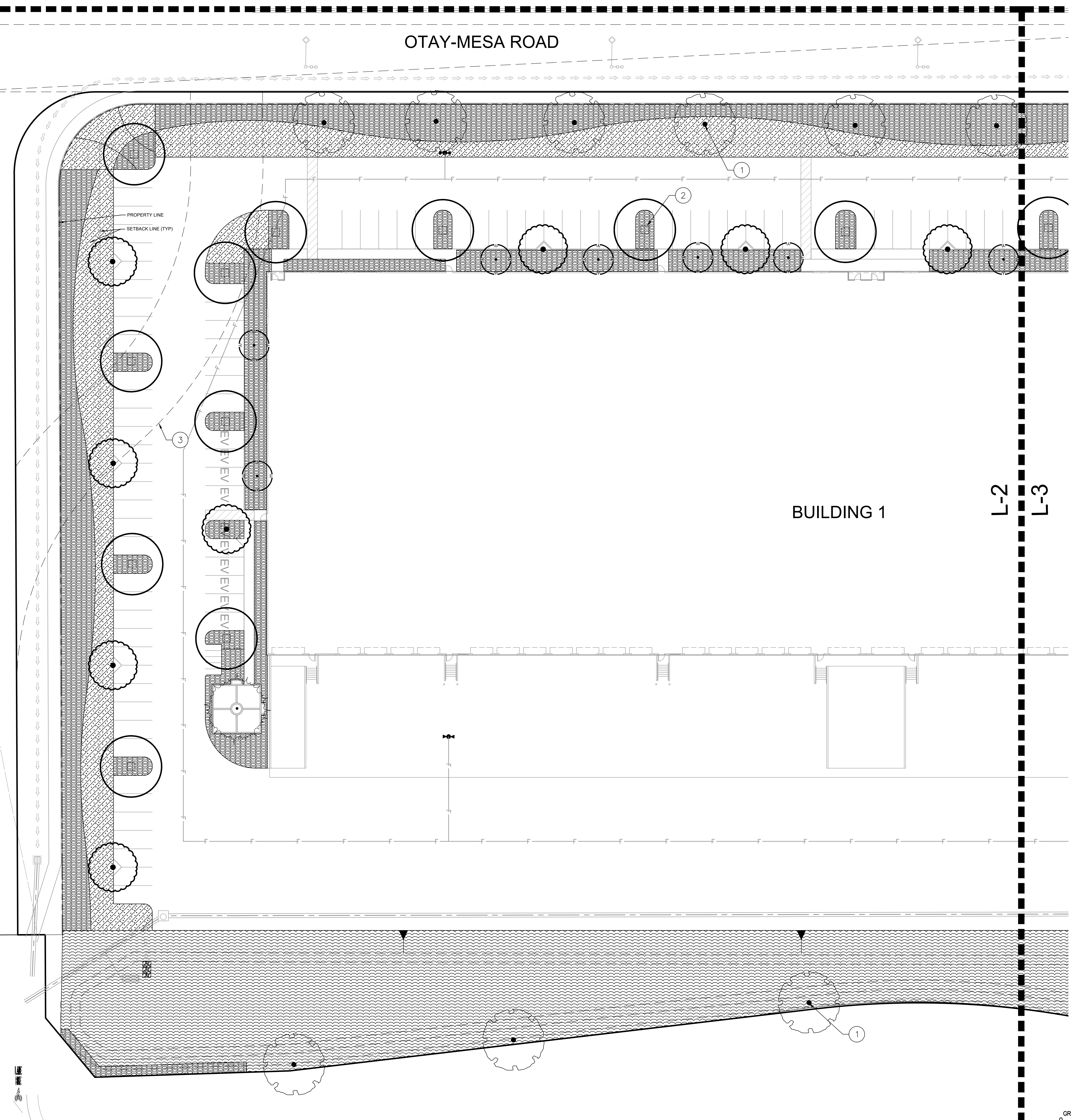
PLANTING NOTES AND SCHEDULE



OTAY-MESA ROAD

LANDSCAPE REFERENCE NOTES

SYMBOL	DESCRIPTION
①	CANOPY SHADE TREE
②	MAINTAIN 40 SF PLANTING AREA AROUND TREE, 5' MINIMUM DIMENSION (TYP)
③	CALTRANS EASEMENT
④	COMMERCIAL VEHICLE LOADING AREA (TYP)
⑤	RETAINING WALL, REF. CIVIL PLANS



PREPARED BY: NAME: KIMLEY HORN AND ASSOCIATES, INC.	REVISION 14: _____
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PROJECT ADDRESS: LA MEDIA ROAD AND STATE ROUTE 905 SAN DIEGO, CALIFORNIA 92154	REVISION 11: _____
PROJECT NAME: PLAZA LA MEDIA - NORTH	REVISION 10: _____
SHEET TITLE: PLANTING PLAN	REVISION 9: _____
	REVISION 8: _____
	REVISION 7: _____
	REVISION 6: _____
	REVISION 5: _____
	REVISION 4: _____
	REVISION 3: _____
	REVISION 2: _____
	REVISION 1: _____
	SUBMITTAL DATE: 2/11/2020
	SHEET _____ OF 11
	CPA/GPA No. 334235
	FDP No. 1174331
	NUP No. 1174329
	SDP No. 1174334
	SV No. _____
	VTH No. 1174336
	CC583, 1184-6241

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**PLAZA LA MEDIA - NORTH**  
 LA MEDIA ROAD AND STATE ROUTE 905  
 SAN DIEGO, CALIFORNIA

REVISIONS	_____
Scale	_____
Project No.	_____
PLANTING PLAN	_____
Sheet	L-2





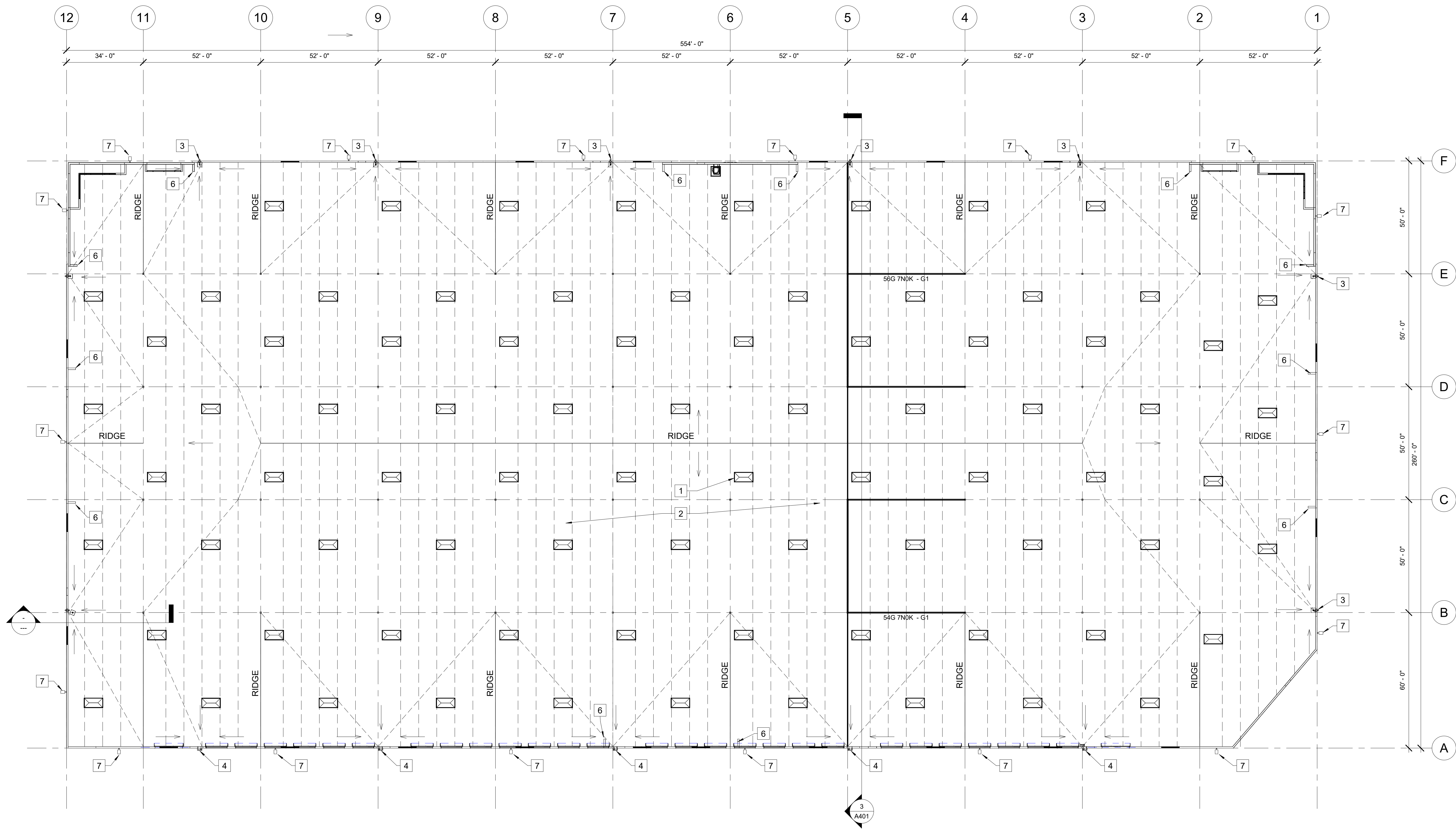












1 BLDG. 5 Roof  
3/64" = 1'-0"

**KEYNOTES:**

- 1 4 x 8 SKYLIGHT TYPICAL
- 2 CLASS "A" BUILT UP ROOF WITH COOL ROOF CAP SHEET OVER PANELIZED ROOF DECK AND METAL TRUSSES
- 3 ROOF DRAIN, PIPED TO GRADE, WITH OVERFLOW SCUPPER
- 4 DOWNSPOUT W/ LEADER HEAD AND SEPARATE OVERFLOW SCUPPER
- 5 ROOF LADDER WITH ROOF HATCH
- 6 4' CONCRETE PARAPET RETURN
- 7 WALL MOUNTED LED LIGHT FIXTURE BELOW

PRELIMINARY NOT FOR CONSTRUCTION	JOB NO. <b>7491</b>
	SHEET NO. <b>A202</b> OF - SHS

**BUILDING NO. 5 - ROOF PLAN**  
 PLAZA LA MEDIA - NORTH  
 SUNROAD OTAY PARTNERS L.P.  
 OTAY MESA ROAD / LANDMARK ROAD, SAN DIEGO, CA 92154

COMMENCE CONSTRUCTION CO., L.P.  
 4800 W. FLEETWOOD COURT #1011  
 HILSBO, OREGON 97124  
 Telephone: (917) 480-7214  
 License No. 72322

REVISIONS	DATE	BY	REVISIONS	DATE	BY

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 The drawing is based on the information furnished to the architect and is not to be construed as a guarantee of accuracy. The architect assumes no responsibility for the accuracy of the information furnished to the architect. The architect is not responsible for the accuracy of the information furnished to the architect. The architect is not responsible for the accuracy of the information furnished to the architect.




































<b>Page 3</b>		<b>City of San Diego · Information Bulletin 620</b>		<b>May 2020</b>
		<b>City of San Diego Development Services</b>		<b>Community Planning Committee Distribution Form</b>
Project Name: Plaza La Media North		Project Number: 334235		
Community: Otay Mesa				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes 9		# of Members No 0		# of Members Abstain 2
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Rob Hixson, III				
TITLE: Otay Mesa Planning Group, Chair			DATE: May 28, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

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

DS-5620 (08-18) ONLINE FORM







**City of San Diego  
Development Services**  
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(619) 446-5000

# Ownership Disclosure Statement

**FORM  
DS-318**  
**October 2017**

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

**Project Title:** La Media North **Project No. For City Use Only:** 334235

**Project Address:** southeast corner of Otay Mesa Road and La Media Road, San Diego

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? Nevada Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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

**Property Owner**

Name of Individual: Las Vegas Sunset Properties  Owner  Tenant/Lessee  Successor Agency

Street Address: 2700 W. Sahara Ave 5th Floor

City: Las Vegas State: NV Zip: 89102

Phone No.: 702-352-6100

Fax No.: 702-362-2279

Email: ABerg@TorreyPinesBank.com

Signature: *Steve Max Berg*

Date: 6-10-21

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Las Vegas Sunset Properties  Owner  Tenant/Lessee  Successor Agency

Street Address: 2700 W. Sahara Ave 5th Floor

City: Las Vegas State: NV Zip: 89102

Phone No.: 702-352-6100

Fax No.: 702-362-2279

Email: ABerg@TorreyPinesBank.com

Signature: *Steve Max Berg*

Date: 6-10-21

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: N/A  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

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