



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 9, 2021 REPORT NO. PC-21-056

HEARING DATE: December 16, 2021

SUBJECT: OTN PARKING LOT. Process Four Decision

PROJECT NUMBER: [615398](#)

OWNER/APPLICANT: Otay-TJ Holdings, LLC, Owner and Latitude 33, Applicant

SUMMARY

Issue(s): Should the Planning Commission approve a Conditional Use Permit, Site Development Permit, and Planned Development for a 1,918-space surface parking lot located on an unaddressed 28.9-acre site directly east of the Cross-Border Xpress (CBX) Facility at 2745 Otay Pacific Drive within the Otay Mesa Community Plan?

Staff Recommendation(s):

1. ADOPT Addendum No. 615398 to the Program Environmental Impact Report No. 30330/304032 (SCH No. 2004651076) prepared for the Otay Mesa Community Plan (OMCP) Update and Mitigation, Monitoring, and Reporting Program (MMRP); and
2. APPROVE Conditional Use Permit No. 2185318, Site Development Permit No. 2185319, and Planned Development Permit No. 2572574.

Community Planning Group Recommendation: On December 18, 2019, the Otay Mesa Community Planning Group recommended approval of the project 10-2-0 with no conditions (Attachment 7).

Environmental Review: Addendum No. 615398 to the OMCP Update Program Environmental Impact Report (OMCP Update PEIR) No. 30330/304032 (SCH No. 2004651076) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially

increased adverse impacts as a result of the project when compared to the previously certified Environmental Impact Report. This addendum was not required to be circulated for public review.

Fiscal Impact Statement: There are no City expenditures being approved with this action. All costs associated with processing of this project are paid through a deposit account by the applicant.

Code Enforcement Impact: The Code Enforcement Division of the Development Services Department received a complaint for unpermitted grading on December 17, 2019 for the property located at 8075 Siempre Viva Road. City of San Diego staff observed unpermitted work and disturbance to native wildlife habitat (western burrowing owls). Code Enforcement Division issued a Civil Penalty Notice and Order to the property owner on December 20, 2019 to obtain a grading permit. The property owner has submitted an application to the City, Project No. 615398, and the application is currently in the review process for a construction permit for grading. The Code Enforcement Division case remains active and City staff will monitor the progress of project. Failure to comply with the requirements of the Civil Penalty Notice and Order will result in further enforcement action by the City.

Housing Impact Statement: The project site is not designated and zoned by the community plan for housing and the proposed project would not change land use designations; therefore, there is no impact to housing.

BACKGROUND

The 28.9-acre project site is located on unaddressed, San Diego County Assessor Parcel Numbers (APNs) 667-060-11-00 and -12-00, directly east of the CBX Facility at 2745 Otay Pacific Drive. The IBT-1-1 Zone provides for a wide variety of base sector industrial and office uses and is intended to be applied to portions of communities adjacent to the international border, ports of entry, and areas in transition to higher intensity industries. Additionally, the project is located in the Community Plan Implementation Overlay Zone (CPIOZ Type A), Airport Influence Area (AIA) Review Area 1 (Brown Field), Airport Compatibility Overlay Zone (Brown Field), Federal Aviation Administration (FAA) Part 77 Noticing Area (Brown Field), and Very High Fire Hazard Severity Zone. The project site is in a developed area currently served by existing public services and utilities. Access to the project site is available from Siempre Viva Road to the north. Surrounding land uses include the CBX Facility to the west, a mix of industrial and business park uses to the north; undeveloped land to the east; and the Tijuana Airport in Mexico to the south. The project site is mapped adjacent the adopted Vernal Pool Habitat Conservation Plan (VPHCP) boundary which expanded and added to the City's existing Multi-Habitat Planning Area (MHPA).

CBX Facility was first approved in 2012, with an amendment approved by the City Council in 2021. The ultimate buildout of the CBX site will include the cross border facility connecting travelers with the Tijuana International Airport to the south, as well as a parking structure, up to 330 hotel rooms, approximately 402,000 square feet of industrial uses, 34,000 square feet of retail, 6,000 square feet of restaurant uses, and a gas station with car wash.

DISCUSSION

Project Description:

The Otay TJ North (OTN) Parking Lot Project (Project) proposes a 1,918-space satellite parking lot for the CBX Facility on a 28.9-acre parcel directly to the east of the existing CBX Facility. 31 of these spaces will be disabled parking. The parking lot will provide shuttle service to CBX Facility via a continuous “at your space” shuttle service.

Vehicular access to the parking lot will be via a single driveway at Siempre Viva Road, with potential future access to Lots 16 and 17 of the CBX development to the west as those lots develop. Pedestrian access would be available via sidewalks adjacent to Siempre Viva Road and Las Californias Drive, as well as an existing walkway across CBX lot #12. Project grading would be balanced on-site resulting in 19,500 cubic yards of cut and 19,500 cubic yards of fill. A retaining wall is proposed along the southeast property line and along the eastern perimeter of the southern limits of development in that area. The wall would be two to three feet high.

The Project will grade a total of approximately 17.6 acres, with 14.3 acres being paved and the remainder dedicated to landscaping. The remaining 11.3 acres will remain undisturbed, with 9.7 acres at the southeast corner of the property being protected by a Covenant of Easement (COE), for lands located inside the Multi-Habitat Planning Area (MHPA), which would be designated as a conservation area to protect sensitive wetland and upland habitats, as well as, sensitive wildlife species. The COE would be recorded against the title of the property and would run with the land.

The Project landscaping includes a mix of low water use and climate appropriate plants that are well adapted to the climate of San Diego. Landscaped islands would occur throughout the parking lot, planted with shade trees, low-growing shrubs, and groundcover. Portions of the landscape islands would function as bioswales and would include shade trees, grasses, and groundcover that can tolerate seasonally wet conditions and provide biological and mechanical functions to filter storm water. The proposed streetscape includes shaded tree-lined sidewalks and landscaped parkways. Evergreen shrubs would screen the parking area from motorists on and pedestrians along Siempre Viva Road.

Due to its characteristics and pursuant to the San Diego Municipal Code (SDMC), the Project requires the following three discretionary permits as shown in Table 1.

Table 1 – Required Permits		
Permit	Required per	Reason
Conditional Use Permit (CUP) – Process Three	SDMC 126.0303(b)	Permanent parking facilities as a primary use in the IBT-1-1 zone per SDMC Section 131.0622 , Table 131.06B.
Site Development Permit (SDP) – Process Three	SDMC 126.0502(a)(3)	Commercial/industrial development on a lot containing environmentally sensitive lands in the form of sensitive biological resources per SDMC Section 143.0110 , Table 143-01A).
Planned Development Permit (PDP) – Process Four	SDMC 126.0602(b)(1)	Development that deviates from base zone regulations per SDMC Section 126.0602(b)(1), in this case, a maximum front-yard setback of 4 feet where 20 feet is otherwise required per SDMC Section 131.0631 , Table 131-06-C.

- CUP for Parking as a Primary Use:

The Project is not a part of the original CBX project, it is considered a stand-alone, primary use of the subject parcel lot. City staff has determined that the use is appropriate at the proposed location because it supports CBX and reduces/eliminates any potential for CBX customers to park on local streets or at local businesses. The lot will support, appear as, and function as a part of the general CBX Facility. The Project includes a condition of expiration for a 10-year time limit to evaluate parking as a primary use at the end of 10-year period.

- SDP for Environmentally Sensitive Lands (ESL):

The Project site contains environmentally sensitive lands in the form of sensitive biological resources. The Project is located adjacent to the adopted Vernal Pool Habitat Conservation Plan (VPHCP) boundary, which expanded and added to the City's existing MHPA. The VPHCP/MHPA is entirely avoided by Project design and shall be conditioned to be protected and preserved at the southeast corner of the site with a COE. Due to the Project's proximity to the MHPA/VPHCP boundary, the MHPA Land Use Adjacency Guidelines would apply.

Outside of the MHPA, development in ESL is not limited. Six vegetation communities and one land cover type occur on the Project site, five of which are considered sensitive vegetation communities: vernal pools (0.01 acres), southern willow scrub (0.5 acres), freshwater marsh (0.14 acres), disturbed wetland (0.63 acres), and non-native grassland (18.57 acres). Other land use types onsite include Disturbed Land (8.38 acres) and Developed (0.65 acres). Impacts to 15.30 acres of non-native grassland would be mitigated at a 0.5:1 ratio through preservation of 3.27 acres of burrowing owl-occupied non-native

grassland and 5.16 acres of burrowing owl-occupied disturbed land for a combined total of 8.43 acres within the MHPA/VPHP boundary within the Project site, which is congruent with the area protected by the COE.

- PDP for Deviation to Development Regulations:

The Project requests the front setback encroachment to allow parking to be placed 4 feet from the front property line. The IBT-1-1 Zone has a minimum 20-foot and standard 25-foot front setbacks. Up to 50% of the building façade can be at the minimum, and the rest is required to observe the standard.

The parking lot does not propose any buildings at the front setback line. Therefore, parking is allowed to encroach 5 feet into the minimum 20-foot front setback in the IBT-1-1 Zone per SDMC Section 131.0643(b), allowing parking to be placed 15 feet from the front property line.

Allowing the additional 11 feet of encroachment into the front setback allows the Project's parking lot to maximize the preservation of ESL while facilitating as much parking as possible for the CBX, which is an important commercial resource for the San Diego region. This provides a public benefit by facilitating the CBX Facility's operational needs consistent with the policies of the Otay Mesa Community Plan, enhancing the capacity of the CBX Facility in promoting international business and trade.

General Plan and Community Plan Analysis:

The Project site is located within the South District of the OMCP. The OMCP designates the site as International Business and Trade (IBT). This land use designation combines the uses permitted in both the Business Park and Light Industrial designations, allows for a wide range of uses, and allows flexibility for buildings that may change use over time.

The IBT designation encourages uses that interact with and support industrial and international trade with Mexico and other global markets and allows a variety of uses, including light industrial, manufacturing, distribution services, research and development, and business services. The OMCP also contains policies that support development of the adjacent CBX Facility. The OMCP specifies that the Cross-Border transportation terminal and ancillary uses such as lodging, car rental, commercial parking, and passenger supported commercial uses are uses consistent with the OMCP.

Although a commercial parking facility is a use allowed by the IBT Zone upon approval of a CUP, the OMCP IBT land use designation does not specifically address the development of a stand-alone commercial parking facility. However, the purpose of this parking lot is to directly support the CBX Facility. The Project would be consistent with the OMCP and its specific policies for the IBT land use designation, such as potentially supporting industrial uses that could intensify over time as well as supporting operation of the adjacent CBX Facility. The ten-year time limit on the CUP will reinforce the fact that stand-alone parking lots can also be more easily redeveloped with other uses and therefore, can be considered less of a particular land use commitment over time.

The Project site is identified as Prime Industrial Land (PIL) by the General Plan. A General Plan goal for PIL is to protect valuable employment land for base sector industries important to the region's economy. The General Plan allows development or redevelopment of individual properties pursuant to the development regulations and permitted uses of the existing zone and OMCP land use designation, provided a site is not critical to base sector employment. A permanent parking facility is a "commercial services" use and would not be considered base sector employment. However, the project's 10-year time limit on the CUP would allow future re-evaluation of the General Plan PIL policies with any permitted extension of the CUP for stand-alone parking. Therefore, permitting a surface parking lot on this site would not adversely affect General Plan policies related to PIL. Additionally, the project would benefit base sector employment within Otay Mesa community by supporting the CBX Facility and its role in international business and trade.

The OMCP contains policies intended to protect environmentally sensitive lands within the community. The Project site contains ESL such as vernal pools. The Project would protect these resources by placement within a COE as well as through other measures (refer to Environmental Analysis discussion below).

Environmental Analysis:

The Project site is within the plan boundaries of OMCP. The OMCP Update PEIR No.30330/ 304032 (SCH No. 2004651076) was certified by the San Diego City Council on March 11, 2014, Resolution No. R-308810. The OMCP Update Final PEIR involved an update to the OMCP, a General Plan Amendment, rescission of the Otay Mesa Development District, adoption of a Rezone Ordinance to replace the Otay Mesa Development District with citywide zoning and creation of two new Community Plan Implementation Overlay Zones (CPIOZ), amendments to the City's Land Development Code (LDC), and an update of the Otay Mesa Community Plan Public Facilities Financing Plan (PFFP). In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15168, the OMCP Update PEIR examined the environmental impacts of the OMCP.

The OMCP Update PEIR concluded that the project would result in significant and unmitigated environmental impacts to air quality, greenhouse gas (GHG) emissions, noise, traffic/circulation, and utilities. The following issue areas were determined to be significant but mitigated to below a level of significance with mitigation: land use, biological resources, historical resources, hydrology/water quality, geology, and paleontological resources. All other impacts analyzed in the OMCP Update PEIR were determined to be less than significant. Implementation of the OMCP requires subsequent approval of public or private development proposals (i.e., future development) to carry out the land use plan and demonstrate compliance with policies presented in the OMCP.

Based upon a review of the current Project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the Project. Therefore, an Addendum to the OMCP Update PEIR has been prepared in accordance with Section 15164 of the CEQA State Guidelines. The OMCP Update PEIR has been incorporated by reference pursuant to CEQA Guidelines Section 15150.

Mitigation is required for the following issue areas:

Biological Resources: The OMCP Update PEIR found that implementation of the OMCP has the potential to result in significant impacts to biological resources. In accordance with the Mitigation Framework, a site-specific Biological Technical Report (Biology Report) was prepared.

The Biology Report identified the Project site is mapped within the adopted VPHCP boundary, which expanded and added land to the City's existing MHPA. Six vegetation communities and one land cover type occur on the project site, five of which are considered sensitive vegetation communities: vernal pools (0.01 acres), southern willow scrub (0.5 acres), freshwater marsh (0.14 acres), disturbed wetland (0.63 acres), and non-native grassland Tier IIIB (18.57 acres). Other land cover types onsite include Disturbed Land Tier IV (8.38 acres) and Developed Tier IV (0.65 acres).

Impacts to 15.30 acres of burrowing owl-occupied non-native grassland would be mitigated at a 0.5:1 ratio through preservation of 3.27 acres of burrowing owl-occupied non-native grassland and 5.16 acres of burrowing owl-occupied disturbed land for a combined total of 8.43 acres within the MHPA/VPHCP boundary within the Project site, which is congruent with the VPHCP conservation area. Furthermore, the disturbed land would be enhanced to improve habitat quality for ground squirrels and the burrowing owl. Direct impacts to California horned lark, Loggerhead shrike, and northern harrier non-native grassland habitat are also addressed by this mitigation. Monitoring for Burrowing Owls during construction is required, with additional avoidance measures being implemented if owls are detected within the limits of grading during preconstruction surveys.

Land Use: The Project is located adjacent to adopted VPHCP boundary which expanded and added to the City's existing MHPA. Due to the project's proximity to the MHPA/VPHCP boundary, the MHPA Land Use Adjacency Guidelines (LUAG) would apply. Specifically, the southern portion of the site that is within the 100 percent conservation area of the VPHCP added MHPA land. The MHPA LUAG addresses the issues of drainage, toxics, lighting, noise, barriers, invasive species, brush management, and grading/development.

Archaeology: The OMCP Update PEIR found that implementation of the OMCP has the potential to result in significant impacts to historical resources. The OMCP includes several policies aimed to reduce impacts to historical resources within the OMCP area. In accordance with the Mitigation Framework, a site-specific Archaeological Survey Report (Archaeological Report) was prepared.

The Archaeological Report identified there are 13 previously recorded cultural resources within a one-mile radius of the project site. One previously recorded site, which has been evaluated and identified as not significant, (CA-SDI-7208) intersects the northwest corner of the Project site and a shell scatter lies on the western boundary of the project site. Additionally, eight isolate artifacts were recorded within the Project site. The Project site has been previously disturbed due to agricultural activities; however, archaeological

monitoring during ground-disturbing activities would be required to verify subsurface deposits are not present within the Project area.

Paleontology: The OMCP Update PEIR found that implementation of the OMCP has the potential to result in significant impacts to paleontological resources. A site-specific Paleontological Resources Assessment (Paleontological Report) was prepared.

The Project site is underlain by Linda Vista Formation, which is assigned a moderate sensitivity for paleontological resources. The Paleontological Report identified there are no known fossil localities within a one-mile radius of the project site, however, the field survey confirmed the presence of probable Pleistocene-age nearshore marine to fluvial deposits on site. The Paleontological Report also identified earthwork more than five feet below existing surface grade would likely impact previously undisturbed and unweather deposits of the Linda Vista Formation. Therefore, the Project will require paleontological monitoring during construction to reduce impacts to less than significant.

Conclusion:

City staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies, OMCP, General Plan and regulations of the Land Development Code. City staff has provided draft findings and conditions of approval to support the proposed project. City staff recommends that the Planning Commission adopt Addendum No. 615398 to the Final PEIR No. 30330/304032 (SCH No. 2004651076) prepared for the updated OMCP and the associated MMRP, and approve Conditional Use Permit No. 2185318, Site Development Permit No. 2185319, and Planned Development Permit No. 2572574.

ALTERNATIVES

1. Adopt Addendum No. 615398 to the Final PEIR No. 30330/304032 (SCH No. 2004651076) prepared for the updated OMCP and the associated MMRP, and approve Conditional Use Permit No. 2185318, Site Development Permit No. 2185319, Planned Development Permit No. 2572574, with modifications.
2. Do not adopt Addendum No. 615398 to the Final PEIR No. 30330/304032 (SCH No. 2004651076) prepared for the updated OMCP and the associated MMRP, and Deny Conditional Use Permit No. 2185318, Site Development Permit No. 2185319, Planned Development Permit No. 2572574, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Tim Daly
Assistant Deputy Director
Development Services Department



Carrie Lindsay
Development Project Manager
Development Services Department

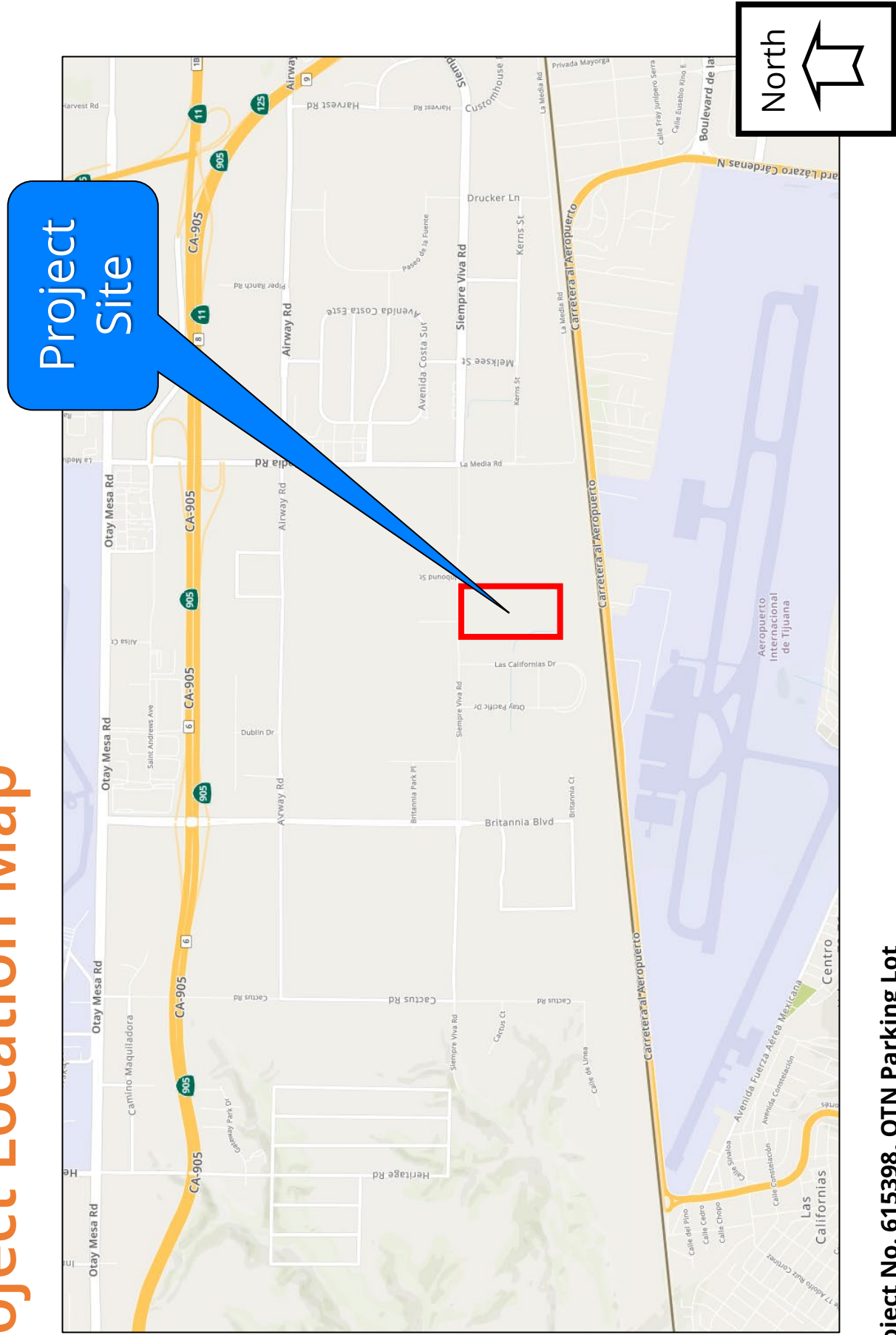
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Attachments:

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



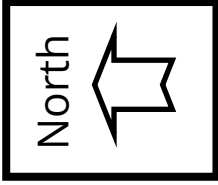
Project Location Map



Project No. 615398, OTN Parking Lot
Unaddressed APNs 667-060-11-00 and 12-00, directly east of 2745 Otay Pacific Drive



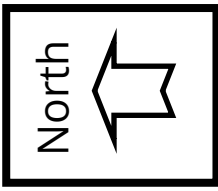
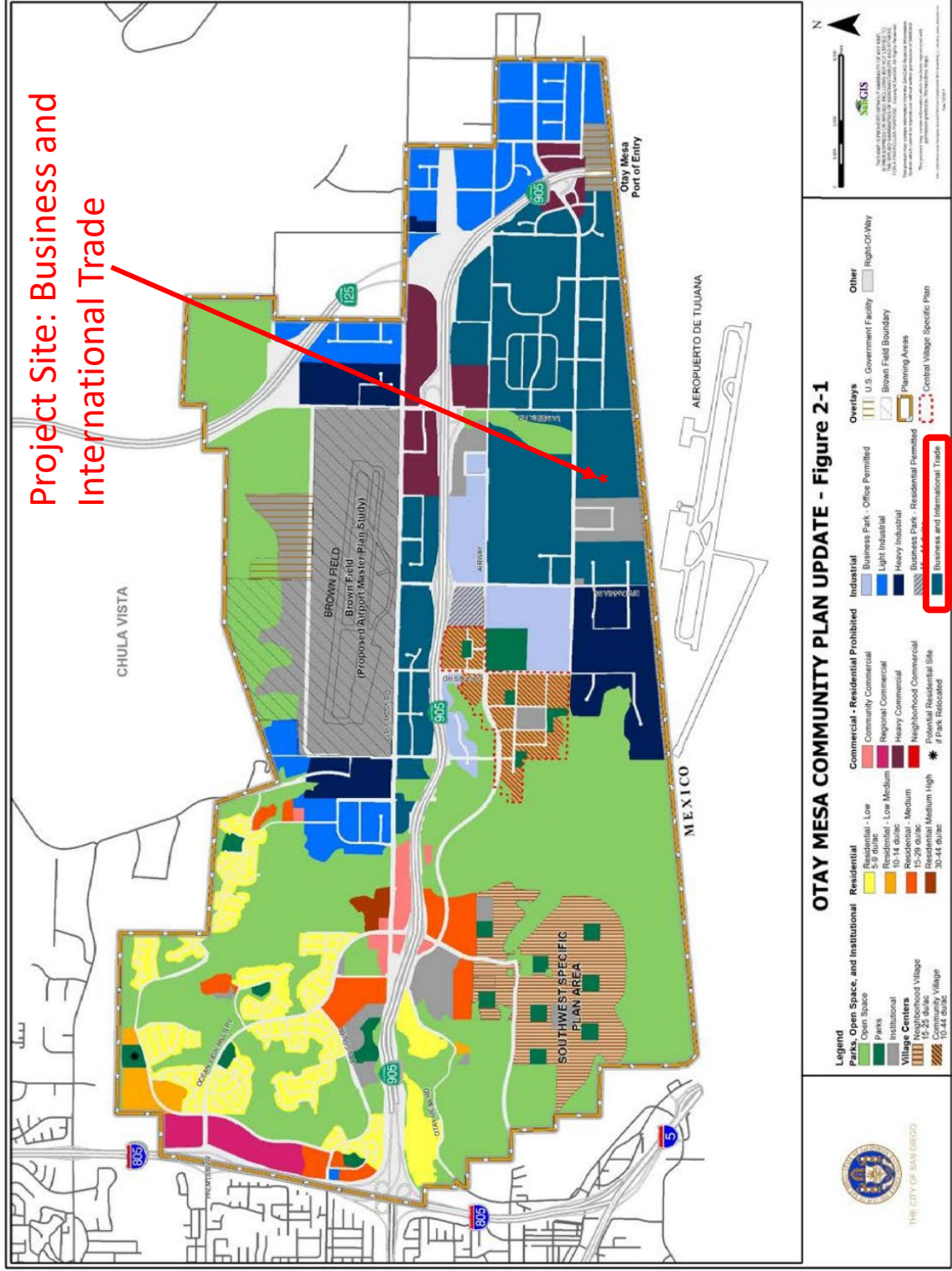
Aerial Photo



Project No. 615398, OTN Parking Lot
Unaddressed APNs 667-060-11-00 and 12-00, directly east of 2745 Otay Pacific Drive



Community Plan



RESOLUTION NUMBER R-_____

ADOPTED ON DECEMBER 16, 2021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO APPROVING AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 30330/304032 AND ADOPTING THE MITIGATION, MONITORING, AND REPORTING PROGRAM FOR OTN PARKING LOT – PROJECT NO 615398

WHEREAS, City of San Diego Planning Department conducted a comprehensive plan update to the Otay Mesa Community Plan that included a General Plan Amendment, rescission of the Otay Mesa Development District, adoption of a Rezone Ordinance to replace the Otay Mesa Development District with citywide zoning and the creation of two new Community Plan implementation Overlay Zones, amendments to the City's Land Development Code, and an update of the Otay Mesa Community Plan Public Facilities Financing Plan; and

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

WHEREAS, on August 16, 2018, Latitude 33 submitted an application to the Development Services Department for approval of Conditional Use Permit, Site Development Permit, and Planned Development Permit for the OTN Parking Lot (Project No. 615398) (Project) as well as approval of minor technical changes and additions to the Project; and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego on December 16, 2021; and

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

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

1. That the information contained in the final Program Environmental Impact Report No. 30330/304032 along with the Addendum thereto, has been reviewed and considered by this San Diego 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 Program Environmental Impact Report No. 30330/304032 for the Project.

ATTACHMENT 4

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Program Environmental Impact Report No. 30330/304032 or that any significant effects previously examined will be substantially more severe than shown in the Program Environmental Impact Report No. 30330/304032.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.
5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the San Diego Planning Commission adopts Addendum to Program Environmental Impact Report No. 30330/304032 with respect to the Project, a copy of which is on file in the office of the City Clerk.
6. Pursuant to CEQA Section 21081.6, the San Diego Planning Commission adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this the San Diego Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

WHEREAS, the 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.

By: _____
Carrie Lindsay, Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

CONDITIONAL USE PERMIT, SITE DEVELOPMENT PERMIT, and PLANNED DEVELOPMENT PERMIT
PROJECT NO. 615398

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. 615398 to Program Environmental Impact Report No. 30330/304032 shall be made conditions of **CONDITIONAL USE PERMIT NO. 2185318, SITE DEVELOPMENT PERMIT NO. 2185319, and PLANNED DEVELOPMENT PERMIT NO. 2572574** as may be further described below.

The project shall be required to comply with the applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (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: <https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division, 858-627-3200.**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360.**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 615398 and/or Environmental Document No. 615398, 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.

ATTACHMENT 4

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

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

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

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
Land Use (MSCP)	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
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

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 Project Biologist (Qualified Biologist), as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. Pre-construction Meeting:** The Qualified Biologist shall attend a pre- construction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. Biological Documents:** The Qualified Biologist shall submit all required documentation to Mitigation Monitoring Coordination verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, MSCP, ESL Ordinance, project permit conditions; CEQA; endangered species acts; and/or other local, State or Federal requirements.
- D. Biological Construction Mitigation/Monitoring Exhibit:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit which includes the biological documents in C, above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements, avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director/MMC. The Biological Construction Mitigation/Monitoring Exhibit shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The Biological Construction Mitigation/Monitoring Exhibit shall be approved by MMC and referenced in the construction documents.
- E. Avian Protection Requirements:** To avoid any direct impacts to the California horned lark, loggerhead shrike or northern harrier, 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 nesting California horned lark, loggerhead shrike or northern harrier, sensitive are detected, removal of habitat in the proposed area of disturbance must occur (based on construction timing) during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City Development Services Department for review and approval prior to initiating

any construction activities. If the California horned lark, loggerhead shrike or northern harrier are detected, a letter report 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. A 900-foot impact avoidance area shall be maintained for any active northern harrier nest. The report shall be submitted to the City Development Services Department for review and approval and implemented to the satisfaction of the City. The City's MMC Section or Resident Engineer, and Qualified Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction. If nesting birds are not detected during the pre-construction survey, no further mitigation is required.

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

II. During Construction

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

specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, State or Federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction

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

BIO-2 BIOLOGICAL RESOURCES (UPLAND VEGETATION)

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 Permit Holder/Owner shall mitigate Impacts to 15.30-acres of burrowing owl-occupied non-native grassland in accordance with the ratios set forth in the Biology Guidelines (Biology 2018). The project impacts would be mitigated at a 0.5:1 ratio through preservation of 3.27 acres of burrowing owl-occupied non-native grassland and 5.16 acres of burrowing owl-occupied disturbed land for a combined total of 8.43 acres within the MHPA/VPHCP boundary within the project site, which is congruent with the VPHCP conservation area. Furthermore, the disturbed land would be enhanced to improve its quality for ground squirrels and the burrowing owl.

BIO-3 BIOLOGICAL RESOURCES – SENSITIVE ANIMAL SPECIES (CALIFORNIA HORNED LARK, LOGGERHEAD SHRIKE, AND NORTHERN HARRIER)

Direct impacts to California horned lark, Loggerhead shrike, and northern harrier non-native grassland habitat shall be mitigated with implementation of Mitigation for Biological Resources (Upland Vegetation). The project would mitigate for impacts to 15.30-acres of non-native grassland at a 0.5:1 ratio through preservation of 3.27 acres of burrowing owl-occupied non-native grassland and 5.16 acres of burrowing owl-occupied disturbed land for a combined total of 8.43 acres within the MHPA/VPHCP boundary within the project site, which is congruent with the VPHCP conservation area.

BIO-4 BIOLOGICAL RESOURCES – SENSITIVE ANIMAL SPECIES (BURROWING OWL)

Prior to issuance of the grading permit and start of construction, the applicant must obtain confirmation from the City MMC, MSCP, and/or DSD staff that the initial tasks as identified in Habitat Management Plan (HMP) prepared by Alden Environmental, Inc. (March 12, 2020) HMP tasks (I-1 through I-7) have been successfully completed. These tasks include site preparation, trash/debris removal, fencing, and installation of berms and refugia. Remaining tasks identified in the HMP shall be implemented in perpetuity.

PRECONSTRUCTION SURVEY ELEMENT

Prior to Permit or Notice to Proceed Issuance:

1. As this project has been determined to be BUOW occupied or to have BUOW occupation potential, the Applicant Department or Permit Holder shall submit evidence to the ADD of Entitlements and Multiple Species Conservation Program (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 Game. March 7, 2012 (hereafter referred as CDFG 2012, Staff Report), has been retained to implement a burrowing owl construction impact avoidance program.
2. The qualified BUOW biologist (or their designated biological representative) shall attend the pre-construction meeting to inform construction personnel about the City's BUOW requirements and subsequent survey schedule.

Prior to Start of Construction:

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

During Construction:

1. **Best Management Practices shall be employed as** BUOWs are known to use open pipes, culverts, excavated holes, and other burrow-like structures at construction sites. Legally permitted active construction projects which are BUOW occupied and have followed all protocol in this mitigation section, or sites within 450 feet of occupied BUOW areas, should undertake measures to discourage BUOWs from recolonizing previously occupied areas or colonizing new portions of the site. Such measures include, but are not limited to, ensuring that the ends of all pipes and culverts are covered when they are not being worked on, and covering rubble piles, dirt piles, ditches, and berms.
2. **On-going BUOW Detection** - If BUOWs or active burrows are not detected during the pre-construction surveys, Section "A" below shall be followed. If BUOWs or burrows are detected during the pre-construction surveys, Section "B" shall be followed. NEITHER THE MSCP SUBAREA

PLAN NOR THIS MITIGATION SECTION ALLOWS FOR ANY BUOWs TO BE INJURED OR KILLED OUTSIDE **OR** WITHIN THE MHPA; in addition, IMPACTS TO BUOWs WITHIN THE MHPA MUST BE AVOIDED.

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

1. If no active burrows are found but BUOWs are observed to occasionally (1-3 sightings) use the site for roosting or foraging, they should be allowed to do so with no changes in the construction or construction schedule.
2. If no active burrows are found but BUOWs are observed during follow up monitoring to repeatedly (4 or more sightings) use the site for roosting or foraging, the City's 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 BUOW begins using a burrow on the site at any time after the initial pre-construction survey, procedures described in Section B must be followed.
4. Any actions other than these require the approval of the City and the Wildlife Agencies.

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

1. This section (B) applies only to sites (including biologically defined territory) wholly outside of the MHPA – **all direct and indirect impacts to BUOWs within the MHPA SHALL be avoided.**
2. If one or more BUOWs are using any burrows (including pipes, culverts, debris piles *etc.*) on or within 300 feet of the proposed construction area, the City's MMC 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 BUOW biologist. No construction shall occur within 300 feet of an active burrow without written concurrence from the Wildlife Agencies. This distance may increase or decrease, depending on the burrow's location in relation to the site's topography, and other physical and biological characteristics.

- a. **Outside the Breeding Season** - If the BUOW is using a burrow on site outside the breeding season (i.e. September 1 – January 31), the BUOW may be evicted after the qualified BUOW biologist has determined via fiber optic camera or other appropriate device, that no eggs, young, or adults are in the burrow. 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 BUOW is using a burrow on-site during the breeding season (Feb 1-Aug 31), construction shall not occur within 300 feet of the burrow until the young have fledged and are no longer dependent on the burrow, at which time the BUOWs can be evicted. Eviction requires 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.
3. **Survey Reporting During Construction** - Details of construction surveys and evictions (if applicable) carried out shall be immediately (within 5 working days or sooner) reported to the City's MMC, 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:

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

Historical Resources

HIST-1 ARCHAEOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

ATTACHMENT 4

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the 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 (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - 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.

ATTACHMENT 4

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.
 3. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 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.

C. 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.

Paleontological Resources

PALEO-1: PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

ATTACHMENT 4

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The 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 Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

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

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

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area;

ATTACHMENT 4

that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

PLANNING COMMISSION RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
PLANNED DEVELOPMENT PERMIT NO. 2572574
OTN PARKING LOT - PROJECT NO. 615398 [MMRP]

WHEREAS, OTAY-TJ HOLDINGS, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a surface parking lot on vacant land to provide approximately 1,918 parking stalls (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 2185318, Site Development Permit No. 2185319, and Planned Development Permit No. 2572574), on portions of a 28.9-acre site;

WHEREAS, the project site is generally located east of Britannia Boulevard, south of Siempre Viva Road, at the cross street of Border Pacific Drive, just north of the Mexico/United States border. The site includes Accessor Parcel Numbers (APN) 667-060-1100 and 667-060-1200, located in the IBT-1-1 Zone and CPIOZ-Type A Overlay Zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as a Portion of Lot 2 of Fractional Section 3, Township 19 South, Range 1 West, San Bernardino Meridian in The County of San Diego, State of California, According to The Official Plat Thereof Per R.O.S. 8105;

WHEREAS, on December 16, 2021, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2185318, Site Development Permit No. 2185319, and Planned Development Permit No. 2572574 (Permit) pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2185318, Site Development Permit No. 2185319, and Planned Development Permit No. 2572574:

A. CONDITIONAL USE PERMIT [San Diego Municipal Code (SDMC) Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The Otay TJ North (OTN) Parking Lot Project (Project) proposes an 1,918-space satellite parking lot for the Cross Border Xpress (CBX) Facility on a 28.9-acre parcel directly to the east of the existing CBX Facility. 31 of these spaces will be disabled parking. The lot will provide shuttle service to CBX via a continuous “at your space” shuttle service. The project site is located within the South District of the Otay Mesa Community Plan (OMCP).

The OMCP designates the site as International Business and Trade (IBT). This land use designation combines the uses permitted in both the Business Park and Light Industrial designations, allows for a wide range of uses, and allows flexibility with buildings that may change use over time.

Vehicular access to the parking lot will be via a single driveway at Siempre Viva Road, with potential future access to Lots 16 and 17 of the CBX development to the west as those lots develop. Pedestrian access would be available via sidewalks adjacent to Siempre Viva Road and Las Californias Drive, as well as an existing walkway across CBX lot #12. Project grading would be balanced on-site resulting in 19,500 cubic yards of cut and 19,500 cubic yards of fill. A retaining wall is proposed along the southeast property line and along the eastern perimeter of the southern limits of development in that area. The wall would be two to three feet high.

The Project will grade a total of approximately 17.6 acres, with 14.3 acres being paved and the remainder dedicated to landscaping. The remaining 11.3 acres will remain undisturbed, with 9.72 acres at the southeast corner of the property being protected by a Covenant of Easement (COE), which would be designated as a conservation area to protect sensitive wetland and upland habitats. Identification of permissible activities and other permit conditions for the Project would be incorporated into the COE. The COE would be recorded against the title of the property and would run with the land.

The Landscape Plan includes a mix of low water use and climate appropriate plants that are well adapted to the climate of San Diego. Landscaped islands would occur throughout the parking lot, planted with shade trees, low-growing shrubs, and groundcover. Portions of the landscape islands would function as bioswales and

would include shade trees, grasses, and groundcover that can tolerate seasonally wet conditions and provide biological and mechanical functions to filter storm water.

The proposed streetscape includes shaded tree-lined sidewalks and landscaped parkways. Evergreen shrubs would screen the parking area from motorists on and pedestrians along Siempre Viva Road.

The IBT designation encourages uses that interact with and support industrial and international trade with Mexico and other global markets and allows a variety of uses, including light industrial, manufacturing, distribution services, research and development, and business services. The OMCP also contains policies that support development of the adjacent CBX Facility. The OMCP specifies that the Cross-Border transportation terminal and ancillary uses such as lodging, car rental, commercial parking, and passenger supported commercial uses are uses consistent with the OMCP.

The OMCP IBT land use designation does not specifically address the development of a stand-alone commercial parking facility. However, the purpose of this parking lot is to directly support CBX. The Project would be consistent with the OMCP and its specific policies for the IBT land use designation, such as potentially supporting industrial uses that could intensify over time as well as supporting operation of the adjacent CBX Facility.

Facilitating operation of the CBX Facility is supported by General Plan and OMCP policies related to economic prosperity, specifically international business and trade. The OMCP specifically identifies the CBX Facility to provide secure and convenient access to air travelers using Mexico's Rodriguez International Airport as an alternative to existing Ports of Entry. Land uses in this portion of the community are also intended to promote international business and trade. Facilitating operation of the CBX development supports international business and trade.

The Project is located adjacent to the adopted Vernal Pool Habitat Conservation Plan (VPHCP) boundary, which expanded and added land to the City's existing Multi-Habitat Planning Area (MHPA). The VPHCP was adopted with the VPHCP/MHPA preserve onsite assigned a 100 percent conservation level. The VPHCP/MHPA preserve is entirely avoided by project design – it is preserved at the southeast corner of the site and will be protected with a COE. Due to the project's proximity to the MHPA/VPHCP boundary, the MHPA Land Use Agency Guidelines would apply.

Based on the above, the proposed development will not adversely affect the applicable land use plan.

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

The proposed development is consistent with the relevant SDMC, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of SDMC in effect for the Project. Such conditions within the permit have been determined necessary to avoid adverse impact upon the public health, safety, and general welfare of persons residing or working in the surrounding area. The Project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any construction permits for the proposed development, the plans shall be reviewed for compliance with all building, engineering, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through inspections completed by the City's inspectors.

Furthermore, the Project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and the environmental analysis did not find any significant impacts to the public health and safety beyond those which have been addressed by previous permits, environmental documents, or Statements of Overriding Consideration. Addendum No. 615398 to the Otay Mesa Community Plan Environmental Impact Review (OMCP EIR) has been prepared for the Project in accordance with the CEQA Guidelines. The Project implements the program level and project-specific mitigation measures required by the OMCP and the previously certified Program Environmental Impact Report (PEIR) No. 30330/304032 (SCH No. 2004651076) prepared for the Otay Mesa Community Plan (OMCP) Update. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the Project when compared to the previously certified PEIR.

Potential impacts to land use, biological, historical, and paleontological resources will be mitigated for in accordance with the OMCP Update PEIR and the City's adopted thresholds for implementation of the CEQA. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Project proposes an 1,918-space satellite parking lot for the CBX Facility on a 28.9-acre parcel directly to the east of the existing CBX facility, which is located at

2745 Otay Pacific Drive in the IBT-1-1 Zone. 31 of these spaces will be disabled parking.

The Project complies with the regulations of the Land Development Code (LDC), as applicable, including the Conditional Use Permit Regulations, the Site Development Permit Regulations, and the Planned Development Permit Regulations. Specifically, the project addresses all applicable zoning regulations, except where deviations are allowed herein pursuant to SDMC Section 126.0602(b)(1).

The Project requests the front setback encroachment to allow parking to be placed 4 feet from the front property line. The IBT-1-1 Zone has a minimum 20-foot and standard 25-foot front setbacks. Up to 50% of the building façade can be at the minimum, and the rest is required to observe the standard.

The parking lot does not propose any buildings at the front setback line. Therefore, parking is allowed to encroach 5 feet into the minimum 20-foot front setback in the IBT-1-1 Zone per SDMC Section 131.0643(b), allowing parking to be placed 15 feet from the front property line.

Allowing the additional 11 feet of encroachment into the front setback allows the Project's parking lot to maximize the preservation of ESL while facilitating as much parking as possible for the CBX, which is an important commercial resource for the San Diego region. This provides a public benefit by facilitating the CBX Facility's operational needs consistent with the policies of the Otay Mesa Community Plan, enhancing the capacity of the CBX Facility in promoting international business and trade.

Therefore, the proposed development will comply with the regulations of the Land Development Code, including a setback deviation which is allowed pursuant to the Land Development Code.

d. The proposed use is appropriate at the proposed location.

Because the Project is not a part of the original CBX project, it is considered a stand-alone primary use of the subject parcel. The use is appropriate at the proposed location because it supports CBX and reduces or eliminates any potential for CBX customers to park on local streets or at local businesses. Furthermore, it mitigates for impacts to biological resources and preserves 9.72 acres of environmentally sensitive lands onsite via a COE.

The IBT Zone and OMCP Designation are intended to support international business and trade. This project, in supporting the existing CBXA facility, achieves this goal. The development will preserve sensitive biological resources and will function as a part of the general CBX facility. The permit includes a 10-year time limit on the CUP to reassess parking as a primary use at the end of that period. Therefore, the proposed use is appropriate at the proposed location.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**1. Findings for all Site Development Permits:**

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

See finding A.1.a. above, which is hereby incorporated by reference.

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

See finding A.1.b. above, which is hereby incorporated by reference.

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

See finding A.1.c. above, which is hereby incorporated by reference.

2. Supplemental Findings – Environmentally Sensitive Lands

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

The topography of the site is relatively flat with elevations varying from approximately 480 feet above mean sea level (AMSL) in the northeastern corner to approximately 454 feet AMSL at the existing drainage easement located along the west portion of the project site. Vegetation on-site consists of vernal pools, southern willow scrub, freshwater marsh, disturbed wetland, and non-native grassland, disturbed land, and undeveloped land. A natural drainage channel winds through the southern half of the site, and a manufactured slope and constructed stormwater drainage channel enters the site from the CBX Facility to the west and travels south where it flows into the natural drainage channel.

The Project is located adjacent to the adopted Vernal Pool Habitat Conservation Plan (VPHCP) boundary which expanded and added land to the City's existing Multi-Habitat Planning Area (MHPA). The VPHCP was adopted with the VPHCP/MHPA preserve onsite assigned a 100 percent conservation level. The project site contains environmentally sensitive lands in the form of sensitive biological resources, but project design does not impact the MHPA. The MHPA delineates core biological resource areas and corridors targeted for conservation in conjunction with the requirements of the City's Multiple Species Conservation Program (MSCP), which implements the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992.

The Project is designed to entirely avoid the MHPA onsite, preserving this area with a

COE. Due to the Project's proximity to the MHPA/VPHCP boundary, the MHPA Land Use Adjacency Guidelines would apply.

Project impacts result entirely outside the MHPA, where development in ESL is not limited in area. Six vegetation communities and one land cover type occur on the project site, five of which are considered sensitive vegetation communities: vernal pools (0.01 acres), southern willow scrub (0.5 acres), freshwater marsh (0.14 acres), disturbed wetland (0.63 acres), and non-native grassland Tier IIIB (18.57 acres). Other land use types onsite include Disturbed Land Tier IV (8.38) acres and Developed Tier IV (0.65) acres. Impacts to 15.30 acres of non-native grassland would be mitigated at a 0.5:1 ratio through preservation of 3.27 acres of burrowing owl-occupied non-native grassland and 5.16 acres of burrowing owl-occupied disturbed land for a combined total of 8.43 acres within the MHPA/VPHCP boundary within the project site, which is congruent with the area protected by the COE.

The Project has been designed to avoid and preserve all MHPA lands onsite, while utilizing MHPA lands to mitigate onsite impacts to ESL and promote the implementation of the MSCP, ultimately furthering habitat preservation in the San Diego region. 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.

b. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The Project site is generally flat and will remain so. Grading is balanced on site and fill will be compacted. The project increases impervious area by approximately 14 acres but will implement accepted engineering practices which will mitigate water flow rates into natural areas below velocities which will cause erosion (using detention basins, riprap, and energy dissipaters). The project is not located in a Flood Zone, and does not propose any buildings, avoiding fire hazards. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

Project impacts result entirely outside the MHPA, where development in ESL is not limited in area. The project has been designed to preserve all MHPA lands onsite, while utilizing MHPA lands to mitigate onsite impacts to ESL and promote the implementation of the MSCP, ultimately furthering habitat preservation in the San Diego region. Due to the project's proximity to the MHPA/VPHCP boundary, the MHPA Land Use Adjacency Guidelines (LUAG) would apply and are included as permit conditions. Together with project design that implements engineering best practices, the implementation of the MHPA LUAG will avoid impacts to adjacent ESL.

Prior to issuance of any construction permits for the proposed development, the plans shall be reviewed for compliance with all building, engineering, electrical, mechanical, plumbing and fire Code requirements, as well as permit conditions, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations, and implementation of the project as designed, will ensure that development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The Project is mapped adjacent to the adopted Vernal Pool Habitat Conservation Plan (VPHCP) boundary, which functions as part of the City's existing Multi-Habitat Planning Area (MHPA). The project avoids impacts to the MHPA. The parking lot is designed to avoid the onsite MHPA and all VPHCP and MHPA lands are preserved via a COE. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

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

The Project is located approximately nine miles from the nearest public beach and cannot be reasonably expected to contribute to the erosion of public beaches or adversely impact local shoreline sand supply

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

Addendum No. 615398 to the OMCP EIR has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The project implements the program level and project-specific mitigation measures required by the Community Plan and the previously certified Program Environmental Impact Report (EIR) No. 30330/304032 (SCH No. 2004651076) prepared for the updated Otay Mesa Community Plan (OMCP). No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project when compared to the previously certified EIR.

Impacts to land use, biological, historical, and paleontological resources will be mitigated for in accordance with the OMCP EIR and the City's adopted thresholds for implementation of the California Environmental Quality Act. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

C. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

See findings A.1.a. and B.1.a. above, which are hereby incorporated by reference.

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

See findings A.1.b. and B.1.b. above, which are hereby incorporated by reference.

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

The 28.9-acre project site is located on unaddressed APNs 667-060-11-00 and 12-00, directly east of the Cross-Border Xpress facility (CBX) at 2745 Otay Pacific Drive in the IBT-1-1 zone and the International Business and Trade designation within the Otay Mesa Community Plan.

CBX was first approved in 2012, with amendments in 2021. The ultimate buildout of the site will include a Cross Border facility connecting travelers with the Tijuana International Airport to the south, as well as a parking structure, up to 330 hotel rooms, approximately 402,000 square feet of industrial uses, 34,000 square feet of retail, 6,000 square feet of restaurant uses, and a gas station with car wash.

The OTN Parking Lot project proposes an 1,898-space satellite parking lot on a 28.9-acre parcel directly to the east of CBX. The lot will provide shuttle service to CBX via a continuous "at your space" shuttle service. The project requests a single deviation allow parking to be placed 4 feet from the front property line, where 15 feet would otherwise be required. The IBT-1-1 zone has a minimum 20-foot, standard 25-foot front setback. Up to 50% of the building façade can be at the minimum, and the rest is required to observe the standard.

The Project requests the front setback encroachment to allow parking to be placed 4 feet from the front property line. The IBT-1-1 Zone has a minimum 20-foot and standard 25-foot front setbacks. Up to 50% of the building façade can be at the minimum, and the rest is required to observe the standard.

The parking lot does not propose any buildings at the front setback line. Therefore, parking is allowed to encroach 5 feet into the minimum 20-foot front setback in the

IBT-1-1 Zone per SDMC Section 131.0643(b), allowing parking to be placed 15 feet from the front property line.

Allowing the additional 11 feet of encroachment into the front setback allows the Project's parking lot to maximize the preservation of ESL while facilitating as much parking as possible for the CBX, which is an important commercial resource for the San Diego region. This provides a public benefit by facilitating the CBX Facility's operational needs consistent with the policies of the Otay Mesa Community Plan, enhancing the capacity of the CBX Facility in promoting international business and trade.

The Landscape Plan includes a mix of low water use and climate appropriate plants that are well adapted to the climate of San Diego. Landscaped islands would occur throughout the parking lot, planted with shade trees, low-growing shrubs, and groundcover. Portions of the landscape islands would function as bioswales and would include shade trees, grasses, and groundcover that can tolerate seasonally wet conditions and provide biological and mechanical functions to filter storm water. The proposed streetscape includes shaded tree-lined sidewalks and landscaped parkways. Evergreen shrubs would screen the parking area from motorists on and pedestrians along Siempre Viva Road. This landscaping mitigates the impact of the reduced setback when viewed from Siempre Viva Road.

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

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 2185318, Site Development Permit No. 2185319, and Planned Development Permit No. 2572574 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planning Commission, Conditional Use Permit No. 2185318, Site Development Permit No. 2185319, and Planned Development Permit No. 2572574, a copy of which is attached hereto and made a part hereof.

Carrie Lindsay
Development Project Manager
Development Services

Adopted on: [Date of Approval]

IO#: 24008002

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: 24008002

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
PLANNED DEVELOPMENT PERMIT NO. 2572574
OTN PARKING LOT - PROJECT NO. 615398 [MMRP]
PLANNING COMMISSION

This Conditional Use Permit No. 2185318, Site Development Permit No. 2185319, and Planned Development Permit No. 2572574 [Permit]; is granted by the Planning Commission of the City of San Diego to OTAY-TJ HOLDINGS, LLC, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0303; 126.0502; and 126.0602. The 28.9-acre site is generally located east of Britannia Boulevard, south of Siempre Viva Road, at the cross street of Border Pacific Drive, just north of the Mexico/United States border. The site includes Accessor Parcel Numbers (APN) 667-060-1100 and 667-060-1200, located in the IBT-1-1 zone and CPIOZ-Type A overlay zone of the Otay Mesa Community Plan area. The project site is legally described as a Portion of Lot 2 of Fractional Section 3, Township 19 South, Range 1 West, Sand Bernadino Meridian in The County of San Diego, State Of California, According To The Official Plat Thereof Per R.O.S. 8105.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of a surface parking lot on vacant land to provide approximately 1,918 parking stalls that would be operated with the adjacent existing Cross Border Xpress (CBX) facility as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 16, 2021, on file in the Development Services Department.

The project shall include:

- a. The construction of a surface parking lot with access from Siempre Viva Road to provide approximately 1,918 parking stalls that would be operated with the adjacent existing Cross Border Xpress (CBX) Facility;
- b. A deviation from the base zone regulations, SDMC Section 131.0631, for a four-foot front yard setback where a minimum 20-foot front yard setback is otherwise required in the IBT-1-1 Zone;

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. 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 December 30, 2024.
2. The Conditional Use Permit and corresponding use of this site shall be granted for a period of ten (10) years and shall expire on December 30, 2031.
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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

10. 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.

11. 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.

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs,

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. 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.

14. The mitigation measures specified in the MMRP and outlined in ADDENDUM NO. 615398 TO THE 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.

15. The Owner/Permittee shall comply with the MMRP as specified in ADDENDUM NO. 615398 TO THE PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 30330/304032 (SCH NO. 2004651076) to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Biological Resources;
- Historical Resources (Archaeology);
- Human Health/Public Safety; and
- Paleontological Resources.

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of two City standards curb ramps at each curb return per Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for any landscaping and irrigation in the Siempre Viva Road Street Right-of-Way, satisfactory to the City Engineer.
19. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
20. 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.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall grant to the City of San Diego Flood Storage Easements, as shown on approved Exhibit 'A', satisfactory to the City Engineer.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.

TRANSPORTATION REQUIREMENTS:

27. Prior to the issuance of any construction permit, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of additional right of way along the project frontage on Siempre Viva Road per Exhibit A, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first opening of the project.

28. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the modification of the existing traffic signal, on Siempre Viva Road at Border Pacific Drive to accommodate the new project driveway as the south approach, per Exhibit A, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first opening of the project.

29. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a Temporary AC Berm and Temporary Barricades on the eastern departure leg of the Siempre Viva Road/project access intersection per Exhibit A, satisfactory to the City Engineer. All improvements shall be completed prior to first opening of the project.

30. 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 on Siempre Viva Road, adjacent to the site per Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to first opening of the project.

31. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a 14-foot raised concrete median along the entire project frontage along Siempre Viva Road per Exhibit A with median opening at the existing signal, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first opening of the project.

LANDSCAPE REQUIREMENTS:

32. 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. Landscape plans will be included with grading permit if no building permit is required for proposed development.

33. 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.

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

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

36. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, 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 final inspection.

MULTIPLE SPECIES CONSERVATION PROGRAM REQUIREMENTS:

37. MHPA COVENANT OF EASEMENT/DEDICATION: Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City, USFWS, and CDFW. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

38. ON-SITE BURROWING OWL MITIGATION: Prior to issuance of any construction permit for grading, demolition, and/or buildings, the implementation of initial tasks identified in Habitat Management Plan for the Cross Border Xpress OTN Parcel, Project PTS No. 615398 dated March 12, 2020, shall be complete. Verification of implementation shall be conducted by City Planning Multiple

Species Conservation Program (MSCP) Staff and/or Development Services Department Mitigation Monitoring and Coordination (MMC) with DSD staff Biologist.

39. **MHPA LAND USE ADJACENCY REQUIREMENTS:** Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Owner/Permittee shall depict the following requirements within the contract specifications and depict on construction documents (as necessary) for the Project Site.

- **Grading/Land Development/MHPA Boundaries** -Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** -All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** -Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.

PLANNING/DESIGN REQUIREMENTS:

40. Prior to any final inspection, the Owner/Permittee shall record a Covenant of Easement for a total of 9.72 acres of the property which is identified on the Exhibit "A" and within the Biological Resources Report.
41. 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.
42. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
43. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

GEOLOGY REQUIREMENTS:

44. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
45. 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.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on December 16, 2021, and
[Approved Resolution Number].

DRAFT

ATTACHMENT 6

Conditional Use Permit No. 2185318
Site Development Permit No. 2185319
Planned Development Permit No. 2572574
Date of Approval: December 16, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Carrie Lindsay
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.

OTAY-TJ HOLDINGS, LLC
Owner/Permittee

By _____
NAME:
TITLE:

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

OTAY MESA PLANNING GROUP

AMENDED MEETING MINUTES, DECEMBER 18, 2019

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Otay Mesa Planning Group Chair, Rob Hixson, called the meeting to order at 3:08 p.m.

Introductions are made across the room.

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

Approval of minutes:

October 16, 2019

- **Vote:** Motion to approve made by Rita Mahoney and seconded by Felipe Nuno to approve the minutes of October 16, 2019. The Motion passed (10-2-0). Motion passed; C. Falcon; C. Holder; D. Kirma; R. Lopez; R. Taylor; T. Story; T. Blas; M. Freed. **Abstained:** R. Hixson & T. Ricotta. **Vote No:** None.

Public Input/Comments on Matters Not on the Agenda:

The complaint received by the Grand Jury alleged that CPGs tend to delay hearing certain items as a method of limiting growth in their communities. An article in the San Diego Union-Tribune voiced a similar complaint. While the outcome of the report did not find that CPG's were delaying hearings to limit growth, the Grand Jury investigation paved the way for the Taskforce on Community Planning Group Reform, which issued Findings and Recommendations. The Grand Jury report can be found at the link below and the findings and recommendations of the Task Force are attached (**See Taskforce Draft Report Findings and Recommendations and Matrix of Recommendations attached**).

San Diego City Planning Groups Grand Jury report

<https://www.sandiegocounty.gov/content/dam/sdc/grandjury/reports/2017-2018/SanDiegoCommunityPlanningGroups.pdf>

- On December 5th the City Council Land Use and Housing Committee voted on the Taskforce recommendations to present to the full Council for approval. The Unofficial Vote outcome is attached (**See Unofficial vote on recommendations from LUH. The unofficial vote outcome was provided to the CPC by San Diego City Councilmember Scott Sherman's office**).

The recommendations to full Council include pro-active monitoring of record keeping and minutes for compliance with CP 600-24, expanded and annual training for all CPG members, formal mechanisms for project review postings, limits on meeting durations and prioritized agenda scheduling, triggers for declaring a CPG inactive, requirements for demographic details of members, revised term limits, active measures to increase Member diversity, revised election requirements, as well as expanded oversight by Planning Department Staff.

OTAY MESA PLANNING GROUP*AMENDED MEETING MINUTES, DECEMBER 18, 2019***OTAY NESTOR LIBRARY****3003 CORONADO AVENUE, SAN DIEGO, CA 92154**

The CPC has concluded that these changes will be approved the full Council and many of the CPG's are forming or expanding subcommittees to implement the new requirements and promote conformance with CP 600-24.

As I noted in my report on the September CPC meeting, the penalty for failure to operate in compliance is found in CP 600-24, Article III, Section 6:

"A community planning group or member found to be out of compliance with the provisions of Council Policy 600-24, or with the group's adopted bylaws, risks loss of indemnification [legal protection and representation] pursuant to Ordinance No. O-19883 NS, and any future amendments thereto".

CP 600-24 further documents in the Policy statement (Page 2 of 53): "Failure of a community planning group to comply with the approved operating procedures and responsibilities further detailed in Article VIII of this Policy will be cause for the City Council to withdraw the group's official recognition".

Given that the failure to operate in compliance can effectively result in the end of the Planning Group as a City recognized advisory body and loss of legal protections, it is important that all Members are aware of the current Policy and Administrative Guidelines of 600-24 and the new requirements to be implemented.

Criteria for Project Recommendation Vote

- At the March 20, 2019 OMPG meeting, a vote was allowed on a project presented by an OMPG Member that openly acknowledged that they did not have their final Environmental approval. That departure from the acknowledged policy of requiring final environmental approval prior to a vote raises the potential for a claim by prior applicants who were held to a different standard of unequal treatment by the Planning Group.
- The CP 600-24 Administrative Guidelines provide direction for a project vote and states "At the time of a group's formal recommendation, a project should be designed to a "point of reasonable certainty" ... "Some community planning groups identify this "point of reasonable certainty" as the start of the public review period of the environmental document. Others identify this point as early as when Development Services Department issues its first or second Project Assessment Letter to the project applicant".
- The OMPG should determine what our new "point of reasonable certainty" will be for a vote on a project to take place. Requiring a final Environmental Document approval is the best indicator of reasonable certainty, but holding non-members to a different standard than what was offered to a member of the Planning Group risks claims of unequal treatment or worse.

Planning Group Secretary and Meeting Minutes (Public Record)

- Recommendation 1A approved by the LUH Committee states "Ensuring that Community Planning Group (CPG) rosters, annual reports, and meeting minutes contain all the required elements as described in Council Policy 600-24 through proactive monitoring of those documents".
- Council Policy 600-24, Article VI, Section 2, (d)(3) Minutes states "In addition, for each action item the record should include the names of the speakers, the nature of the public testimony, and whether each project applicant (whose project was subject to planning group action) appeared before the group".
- In the Meeting Minutes of the March 20, 2019 OMPG meeting, testimony given in open session was omitted from the meeting minutes. As a City sponsored independent advisory group providing advisory

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recommendations to the City Council, the OMPG meeting minutes are public records and subject to all City requirements for records management as well as those of 600-24.

- As we are all aware, the Secretary position of the OMPG has suffered from a lack of volunteers willing to run for the position. I commend Jen Armstrong who has done a great job of documenting meeting minutes and aiding the Chair with the administrative duties for the Planning Group. While the OMPG has certainly benefited from her work, the Planning Group should have a member Secretary and the Chair should not be put in the position of having to fill the role of Secretary and Chairman. The administrative work of the Planning Group does not need to be completed by one individual and many of the Planning Groups assign administrative tasks to subcommittees to spread the workload, in some cases requiring that every member participate in a subcommittee. The more members involved in the administration the more easily the Planning Group will be able to have a continuity of operation when the inevitable turn over in membership and officers occurs. The OMPG should discuss the creation of subcommittees and other solutions to accommodate current and new requirements for compliance, community outreach, membership documentation, elections and other specific administration requirements.

Please see below for links to information on other recent CPC meeting topics.

CPC October 2019 Meeting Minutes <https://www.sandiego.gov/sites/default/files/191022minutescpc.pdf>

Major Topics:

1. 12th UPDATE TO THE LAND DEVELOPMENT CODE, PHASE II
https://www.sandiego.gov/sites/default/files/12th_update_phase_2_matrix_0.pdf
2. COMMUNITY PLANNING GROUP REFORM TASK FORCE RECOMMENDATIONS ON REVISIONS TO COUNCIL POLICY 600-24

CPC November 2019 Meeting Minutes <https://www.sandiego.gov/sites/default/files/191126minutescpc.pdf>

Major Topics:

1. 12th UPDATE TO THE LAND DEVELOPMENT CODE, PHASE II
https://www.sandiego.gov/sites/default/files/12th_update_phase_2_matrix_0.pdf
2. GENERAL PLAN HOUSING ELEMENT UPDATE 2021-2029.
<https://www.sandiego.gov/planning/genplan/housingelementupdate>
3. COMMUNITY PLANNING GROUP REFORM TASK FORCE RECOMMENDATIONS ON REVISIONS TO COUNCIL POLICY 600-24

CPC December 2019 Special Meeting Agenda – Meeting Minutes Pending

1. GENERAL PLAN HOUSING ELEMENT UPDATE 2021-2029.
<https://www.sandiego.gov/planning/genplan/housingelementupdate>
2. PLANNING DEPARTMENT HOUSING AND MOBILITY INITIATIVES.
<https://www.sandiego.gov/planning/programs/mobility/mobilitychoices>
<https://www.sandiego.gov/planning/programs/completemunities/housingsolutions>

Chairman's Report:

A. Chairman

- We need more members. Two recent resignations. We will hold elections in March or April.
- Felipe Nuno will now act as our Secretary.

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B. Board Members

- M. Freed, Discuss forming Subcommittees for City Administrative and public outreach support.
- R. Mahoney, we should look into have a City Representative present at every meeting. At times we have questions and how no one to look to at the meeting for answers.

C. Elected Officials and Public Servants**D. Members of the Public****Items Received December 2019:**

1. Southwest Village Specific Plan – Project No.614791, Zone/Rezone Exhibit, Plans
2. Otay Lakes Road Assessment Letter – Project No. 312785
3. Lumina TM III Assesment Letter – Project No. 625830; First round Tenantive Map & Neighborhood Development Permit for Future Development Condominium Dwelling
4. Marijuana Outlet – Conditional Use Permit – Permit No. 632013; Responses to City Cycle 5 – 2321 Siempre Viva Court
5. BBP- Truck Net- Project No. 5343782, Development Plans, Cycle 18.

Government Liaison Report**A. COUNCILMEMBER MORENO'S OFFICE:** *Gerardo Ramirez*

1. Councilmember Moreno will no longer be part of the Land Use & Housing Committee.
2. MTS – Elevate SD is a different MTS project – Public input workshop will be held, Jan 30th at 1255 Imperial Avenue.

B. MAYOR'S OFFICE: No report was provided.**C. SUPERVISOR COX'S OFFICE:** No report was provided.**D. ASSEMBLY MEMBER LORENA GONZALEZ OFFICE:** No report was provided.**E. SENATOR HUESOS' OFFICE:** *Claudia Lopez:*

1. Senator Hueso with Tennis Students in Barrio Logan today.
2. We are proposing no state and property taxes for U.S. Veterans. No taxes for retirees.

F. POLICE DEPARTMENT: *Carlos LaCarra:*

1. Traffic complaints at Las Americas Outlets.
2. Decriminalization of a lot of laws has impacted the way we handle offenses.
3. The last quarterly report showed an increase in theft.
4. With holidays coming up, just remember to have fun but not too much fun.

G. FIRE DEPARTMENT: No report was provided.**H. IMMIGRATION & CUSTOMS DEPARTMENT:** No report was provided.**I. CITY ATTORNEY'S OFFICE:** No report was provided.**Monthly Report:****A. CPC-** *(Mark Freed, Business Owner):*

OTAY MESA PLANNING GROUP

AMENDED MEETING MINUTES, DECEMBER 18, 2019

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- Community Planning Committee has met three times, including a special meeting on Dec. 10th to finish up 2019 business due.
- A complaint received by the Grand Jury alleged that CPGs tend to delay hearing certain items as a method of limiting growth in their communities. An article in the San Diego Union-Tribune voiced a similar complaint. While the outcome of the report did not find that CPG's were delaying hearings to limit growth, the Grand Jury investigation paved the way for the Taskforce on Community Planning Group Reform, which issued Findings and Recommendations.

B. Southwest Village Committee - (Felipe Nuno, Resident):

- This month was the last meeting for the year. We will resume the meetings in January 2020.

C. Border Transportation – No update.**D. La Media Truck Route - (Diane Kirma, Business Representative):**

- Hoping to receive more money from other sources other than federal sources.

E. San Diego Airport Advisory Committee – (Tom Ricotta, Business Representative):

- Two major People have left and have been replaced by one person. This person is expected to become the Director.

F. Code Enforcement – Rob Hixson, Planning Group Chair):

- Same issues as before. Illegal yards haven't been removed. The same yards remain operating. On the corner of Cactus Road and Britannia Blvd west of Heritage Road.

G. Chamber Update – No update.**H. East Otay Mesa Property Owner's Association Update – No update.****I. La Media West Wetlands – No update.****Informational Items:**

None.

Action Items:**Motion: CBX, CPA/Street Vacation/PDP Amendment, Project No. 597523**

CBX proposes to vacate the three on-site streets, (Otay Pacific Dr., Otay Pacific Pl., and Las Californias Dr.) to allow greater flexibility as the site builds out. Because the three streets are Circulation Element (CE) streets, an amendment is required to remove them from the Community Plan CE. A PDP amendment is required to revise the total number of lots from 30 to 31 as the vacated streets will comprise a new lot.

Presented by: Tom Story**Vote:** **Vote:** A motion was made by J. Ayala and seconded by R. Mahoney. Motion passed (11-1-0). **Yes:** R.

Hixson, F. Nuno, C. Falcon, C. Holder, R. Lopez, R. Taylor, M. Freed, D. Kirma, & T. Ricotta. **Abstained:** T. Story (T. Story excused himself from the table at the time of the vote). **No:** None. **Resolved:** Yes

Motion CBX, OTN Parking Lot CUP/SDP/NDP, Project No. 615398

CBX proposes the construction of a new 1,900 space surface parking lot on two previously undeveloped parcels, contiguous to the east side of the CBX site. No development is proposed within 9.7 ac. of the 29 ac. site that is mapped as 100% conserved in the VPHCP. Because the site is designated Prime Industrial Land, the CUP will have a term of 10 years.

Presented by: Tom Story**Vote:** A motion was made by J. Ayala and seconded by R. Mahoney. Motion passed (10-2-0). **Yes:** R. Hixson, F.

Nuno, C. Falcon, C. Holder, R. Lopez, R. Taylor, M. Freed, & T. Ricotta. **Abstained:** D. Kirma, T. Story. (T. Story excused himself from the table at the time of the vote.) **No:** None. **Resolved:** Yes

OTAY MESA PLANNING GROUP

AMENDED MEETING MINUTES, DECEMBER 18, 2019

OTAY NESTOR LIBRARY

3003 CORONADO AVENUE, SAN DIEGO, CA 92154

Closing remarks:

Thank you.

Old Business:

No old business.

Meeting adjourned at 4:07 p.m. by Rob Hixson, Planning Group Chair.



**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(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: OTN Parking Lot **Project No. For City Use Only:** _____

Project Address: S/O Siempre Viva Road & E/O Las Californias Dr. (APN 667-060-11 and a portion of 667-060-12)

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? Delaware Corporate Identification No. CA Reg. No.: 201305010020

☐ 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: Please see attached sheet for ownership detail ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2745 Otay Pacific Drive

City: San Diego State: CA Zip: 92154

Phone No.: 619-207-0465 Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☒ Yes ☐ No

Applicant

Name of Individual: Jorge Goytortua ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2745 Otay Pacific Drive

City: San Diego State: CA Zip: 92154

Phone No.: 619-207-0465 Fax No.: _____ Email: _____

Signature: [Signature] Date: 11/04/2021

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

Property Owner: Otay-TJ North, L.L.C. ("OTN")

OTN is wholly owned by Otay-TJ Holdings, L.L.C., which itself is owned by:

- **Sam Zell** – EGI-Otay Investors, L.L.C. (Ownership 25%)
- **Carlos Laviada & Laura Diez Barroso** – PAP Corp. (Ownership 37.50%)
- **Juan Gallardo & Eduardo Sanchez Navarro** – Palaereo Inc. (Ownership 37.50%)

OTN PARKING LOT

CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
PLANNED DEVELOPMENT PERMIT NO. 2572574
CITY OF SAN DIEGO - PTS NO. 615398

SCOPE OF WORK:

CUP AND NDP PERMIT FOR THE ADDITION OF A SURFACE PARKING LOT WITH ACCESS FROM SIEMPRE VIVA ROAD ON VACANT LAND SOUTH OF SIEMPRE VIVA ROAD. THIS INCLUDES PUBLIC IMPROVEMENTS TO SIEMPRE VIVA ROAD. IN ADDITION, AN SDP CONVERSION OF AN EXISTING DRAINAGE CHANNEL FROM CBX INTO AN UNDERGROUND CULVERT. LANDSCAPING IS TO BE INCLUDED THROUGHOUT THE SITE.

LEGAL DESCRIPTION:

A PORTION OF LOT 2 OF FRACTIONAL SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SAND BERNADINO MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF PER R.O.S. 8105.

ASSESSOR'S PARCEL NO.

667-060-11-00, 667-060-12-00

OWNER:

OTAY-TUJANA VENTURE, LLC.
2745 OTAY PACIFIC DRIVE
SAN DIEGO, CA 92154

ZONING:

IBT-1-1

LAND USE

EXISTING: VACANT
PROPOSED: PARKING LOT

GEOLOGICAL HAZARD:

GEOLOGICAL HAZARD CATEGORY 53

LANDSCAPE AREA:

PROPOSED LANDSCAPE AREA: 146,900 SQ FT

PARKING CALCULATIONS

PARKING SUMMARY TABLE		
	REQUIRED STALLS	PROVIDED STALLS
TOTAL PARKING	N/A	1,918
TOTAL ADA PARKING (INCLUDING VAN)	30	31
ADA VAN PARKING	6	6

NOTE: ACCESSIBLE PARKING SPACES CALCULATED PER CITY OF SAN DIEGO STANDARD DRAWING SDM-117.

MINIMUM REQUIRED PARKING RATIO FOR ACCESSIBLE PARKING SPACES:

- A. 1,001 AND OVER.....20 STALLS, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1,000.
- B. AT LEAST ONE VAN PARKING SPACE IS REQUIRED FOR EVERY 6 OR FRACTION OF SIX PARKING SPACES.

TRANSIT STOPS:

NONE

MAPPING NOTE:

A FINAL MAP WILL BE FILED AT THE COUNTY RECORDERS OFFICE. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL LOT CORNERS WILL BE SET ON THE DOCUMENT.

CUT/FILL SUMMARY:

CUT: 19500 CY
FILL: 19500 CY
IMPORT: 0 CY
NOTE: EARTHWORK QUANTITIES ARE TAKEN TO SUBGRADE.

DISTURBANCE SUMMARY:

TOTAL AREA: 28.9 AC (PER R.O.S. 8105)
DISTURBED AREA: 17.6 AC
IMPERVIOUS: 14.3 AC
PERVIOUS: 3.3 AC

SHEET INDEX:

DESCRIPTION	SHEET NO.
TITLE SHEET	1
EXISTING CONDITIONS	2
SITE PLANS	3-4
ACCESSIBLE ROUTE	5
GRADING PLANS	6-7
LANDSCAPING	8-15

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS.
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION.
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS.
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW.
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED, AND
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

SIGNATURE: _____ DATE: _____

MAINTENANCE AGREEMENT

NOTE:

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.

BMP NOTE:

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 SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLAN OR SPECIFICATIONS.

BENCHMARK:

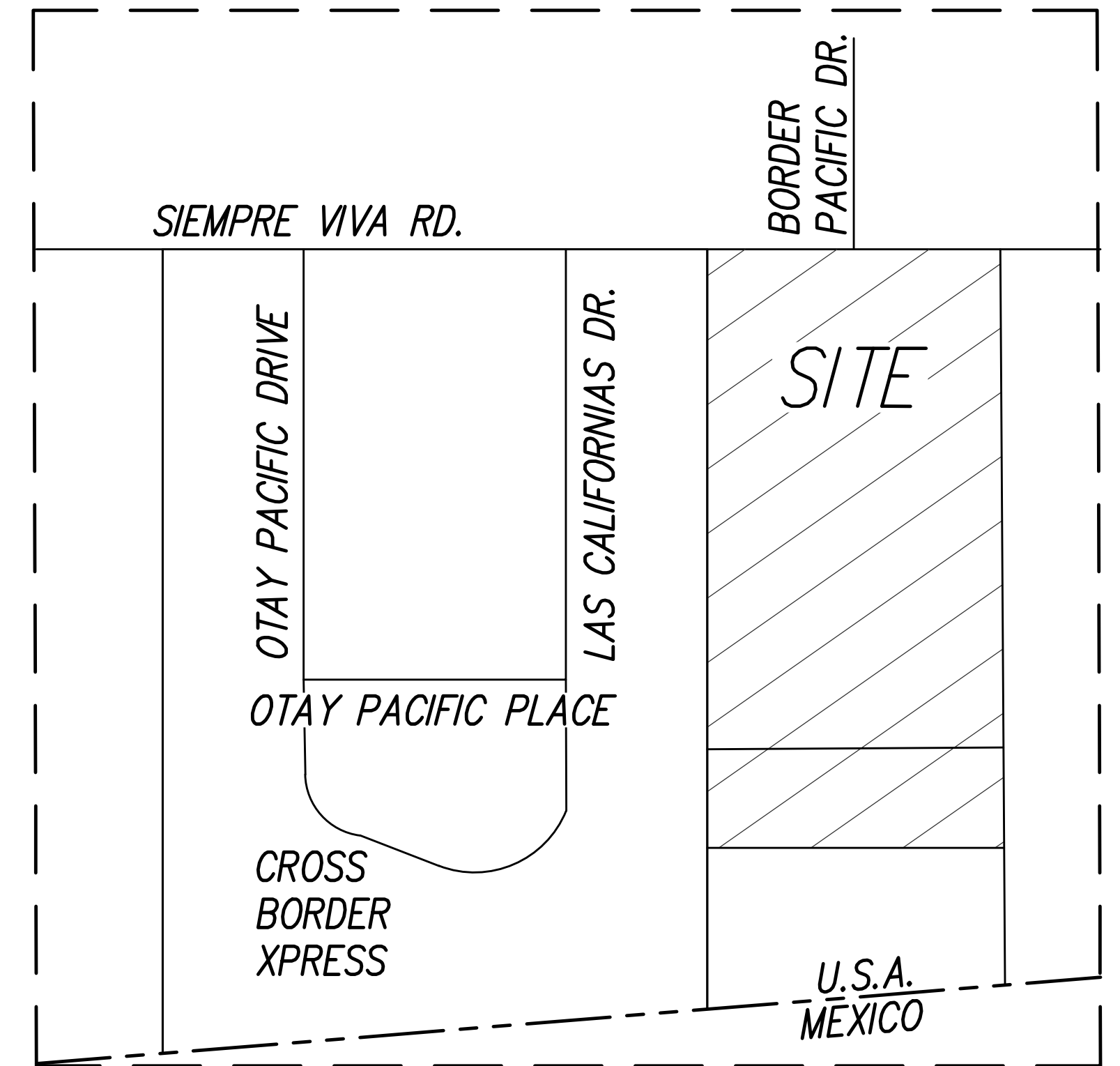
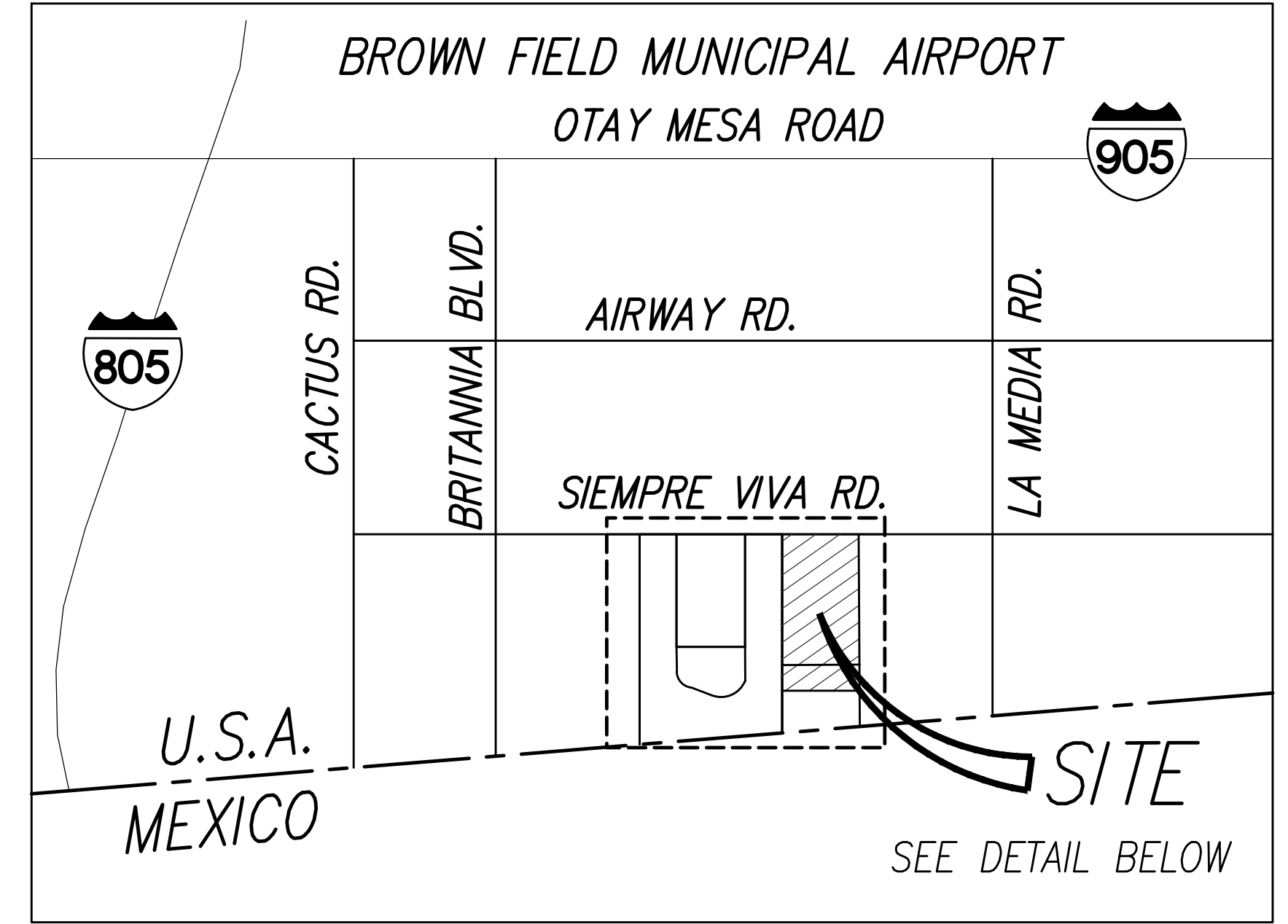
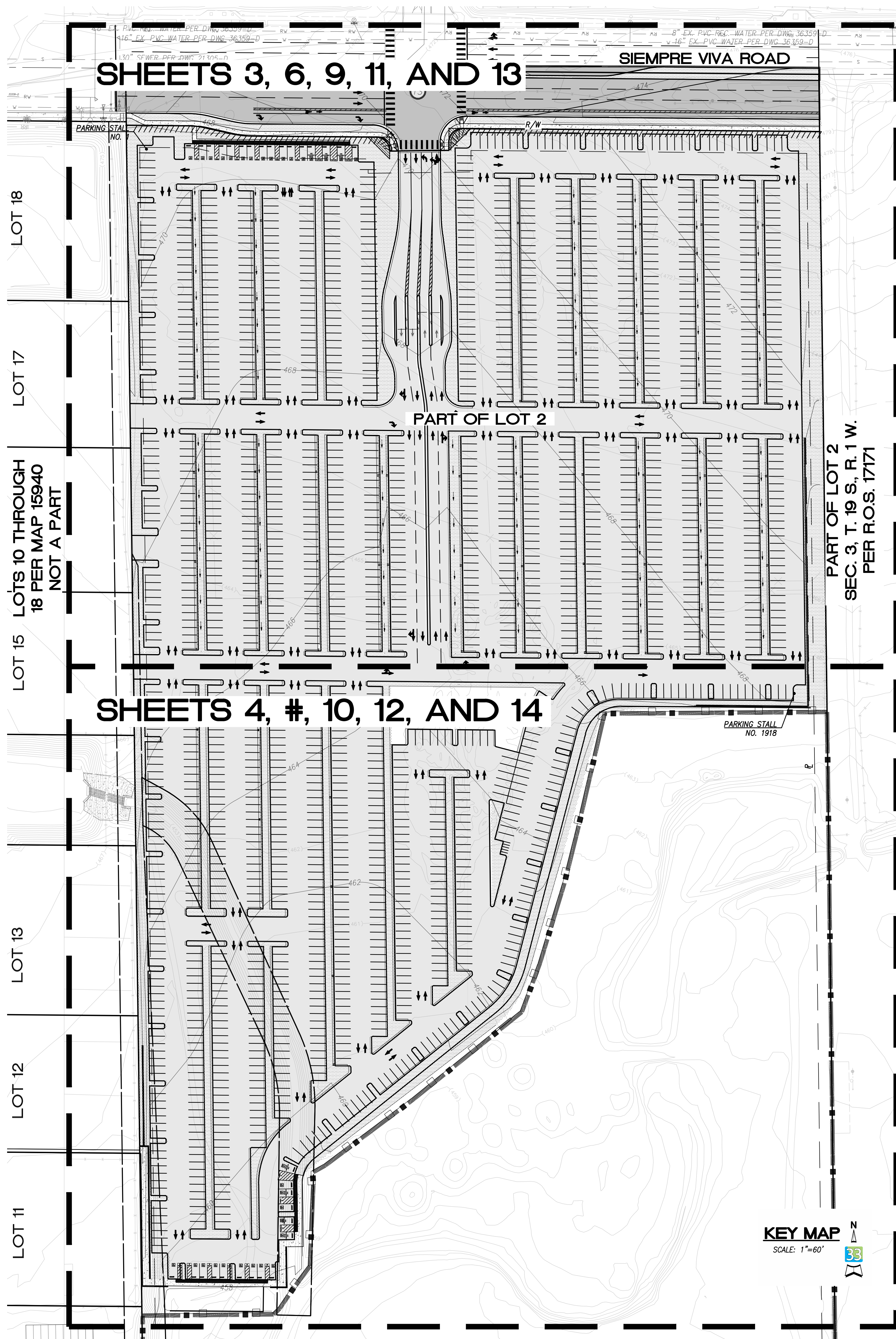
THE NORTHEAST BRASS PLUG LOCATED IN THE TOP OF CURB AT THE INTERSECTION OF AIRWAY ROAD AND BRITANNIA BOULEVARD ELEVATION = 498.428 DATUM: NGVD 29 FEET

TOPOGRAPHY SOURCE:

AERIAL AND FIELD TOPOGRAPHY PREPARED BY TERRASCRIBE, DATED DECEMBER 01, 2017.

DEVIATION TABLE:

REGULATION	REGULATION REQUIREMENT	DEVIATION REQUEST	LOTS REQUESTING DEVIATION
MIN. FRONT YARD SETBACK	20'	4'	PART OF LOT 2



OWNER/APPLICANT: THOMAS STORY
(OTAY-TUJANA VENTURE, LLC)
2745 OTAY PACIFIC DRIVE
SAN DIEGO, CA 92154

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP, INC.
1111 6TH AVENUE, SUITE 500
SAN DIEGO, CA 92101
(P) 619.236.1462
(F) 619.236.8792

CIVIL ENGINEER: LATITUDE 33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633
(F) 858.751.0634

PLANNING: LATITUDE 33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633
(F) 858.751.0634

OWNER/APPLICANT:
SIGNATURE: _____ DATE: _____
MATT SEMIC (AGENT)

Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
S/O SIEMPRE VIVA ROAD AND
BORDER PACIFIC DRIVE
Project Name:
OTN PARKING AT CBX
CONDITIONAL USE PERMIT

Sheet Title:
COVER SHEET

Original Date: 08-10-2018
Sheet 1 of 15

OTN PARKING LOT

CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
PLANNED DEVELOPMENT PERMIT NO. 2572574
CITY OF SAN DIEGO - PTS NO. 615398

CONSTRUCTION NOTES

1. PROPOSED 6" CURB & GUTTER PER SDG-151
2. PROPOSED 5' SIDEWALK PER SDG-155
3. PROPOSED ADA PARKING STALLS PER SDG-117
4. PROPOSED LANDSCAPING/PLANTER AREA
5. PROPOSED 8.5' X 18' PARKING STALL
6. PROPOSED SHUTTLE BUS LANE
7. PROPOSED BIOFILTRATION BASIN WITH 6" ROCK STORAGE. SEE SHEET 7 FOR DETAIL.
8. PROPOSED LANDSCAPED MEDIAN PER SDG-112, SDG-101
9. EXISTING FIRE HYDRANT
10. EXISTING CURB AND GUTTER TO BE REMOVED
11. PROPOSED CURB PER SDG-150
12. ACCESSIBLE ROUTE
13. DECEL/RIGHT-TURN LANE
14. PROPOSED PRIVATE IRRIGATION LINE AND METER. EMRA REQUIRED.
15. PROPOSED WALL
16. PROPOSED ASPHALT
17. PARKING LOT ENTRANCE GATES
18. VISIBILITY TRIANGLE
19. EXISTING SIGNAL TO BE MODIFIED FOR NEW INTERSECTION CONFIGURATION
20. TYPE C2 CURB RAMP INSTALLED PER SDG-135, SDG-130, AND SDG-132.
21. PROPOSED DETENTION CHAMBERS. FLOOD STORAGE EASEMENT TO BE GRANTED PER SEPARATE DOCUMENT.
22. CONNECT TO EXISTING WATER MAIN
23. PROPOSED AC BERM TO MATCH EXISTING CURB LINE EAST OF PROJECT SITE
24. EXISTING SIDEWALK
25. EXISTING CURB AND GUTTER
26. EXISTING STREETLIGHT

SHUTTLE SERVICE NOTE

PICK-UP AND DROP OFF FOR LONG TERM PARKING LOT WILL BE PROVIDED THROUGH AN AT-YOUR-SPACE SHUTTLE SERVICE. SHUTTLES WILL BE CONTINUOUSLY OPERATING. THEREFORE, DESIGNATED SHUTTLE STOPS HAVE NOT BEEN PROVIDED.

PUBLIC UTILITY EASEMENT NOTE

THERE ARE NO PUBLIC WATER, SEWER, OR GENERAL UTILITY EASEMENTS ON PROPERTY.

VISIBILITY TRIANGLES NOTE

NO OBSTRUCTION, INCLUDING SOLID WALLS, IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ADJUTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

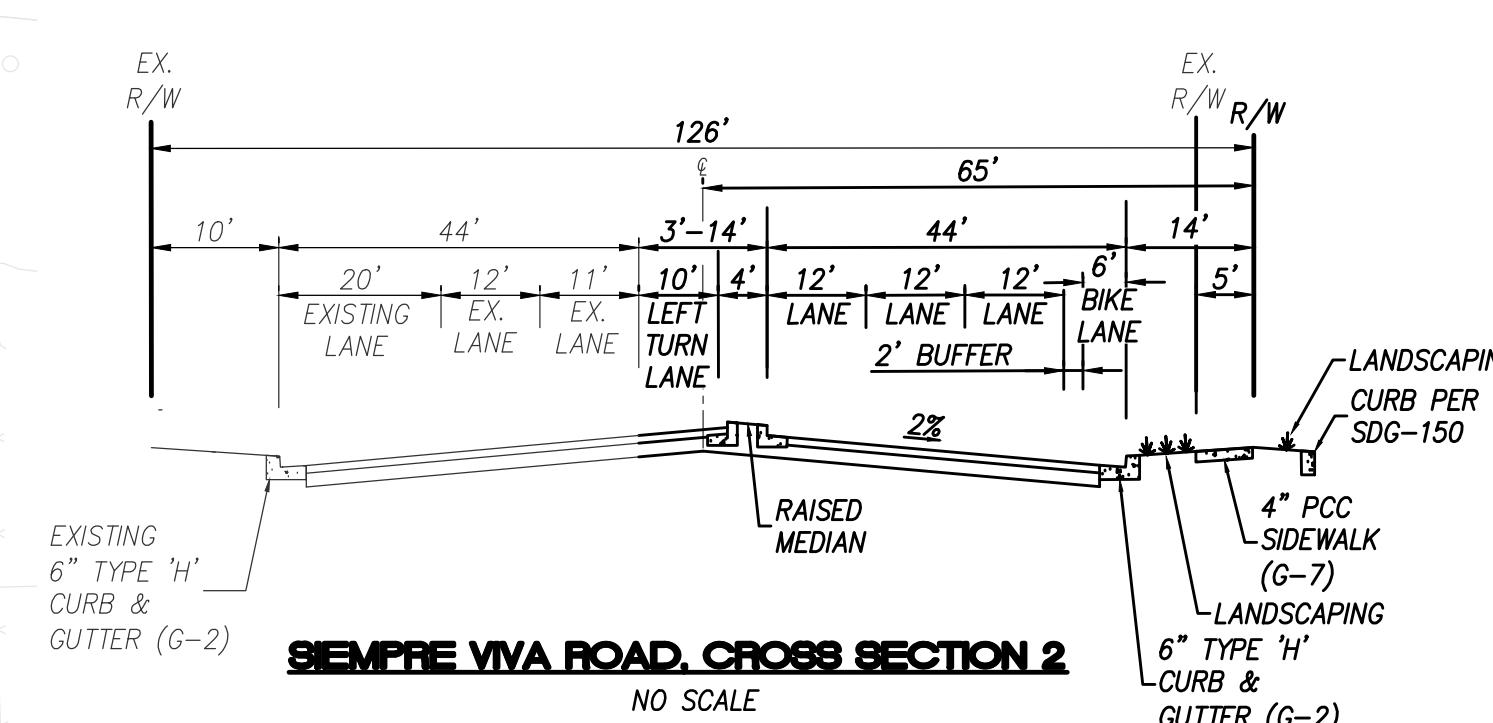
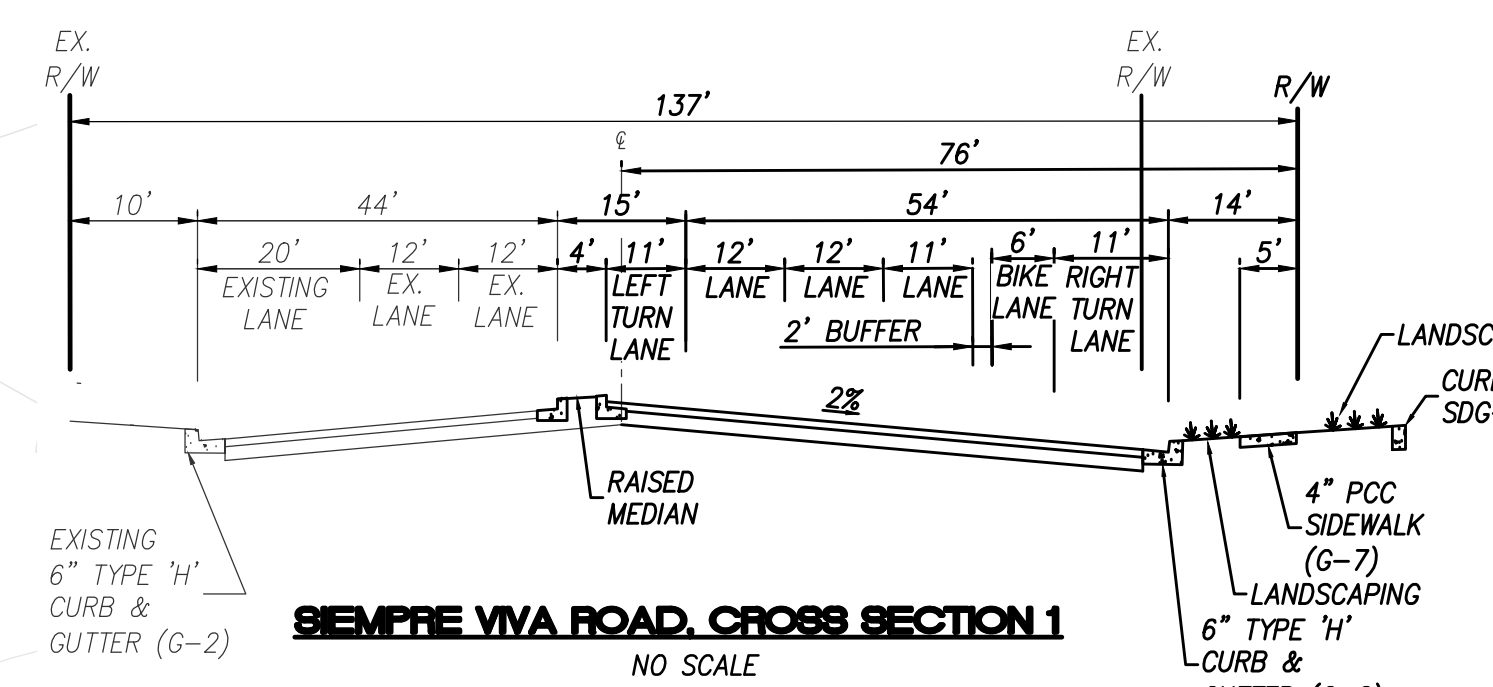
UTILITIES NOTE

ALL PROPOSED WATER AND SEWER FACILITIES (PUBLIC AND PRIVATE) WITHIN THE CITY OF SAN DIEGO'S PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED, CONSTRUCTED, OR ABANDONED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.

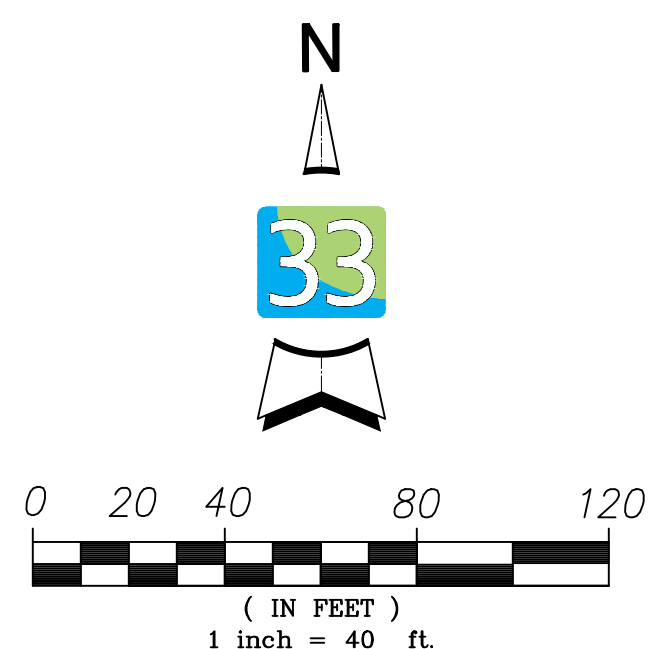
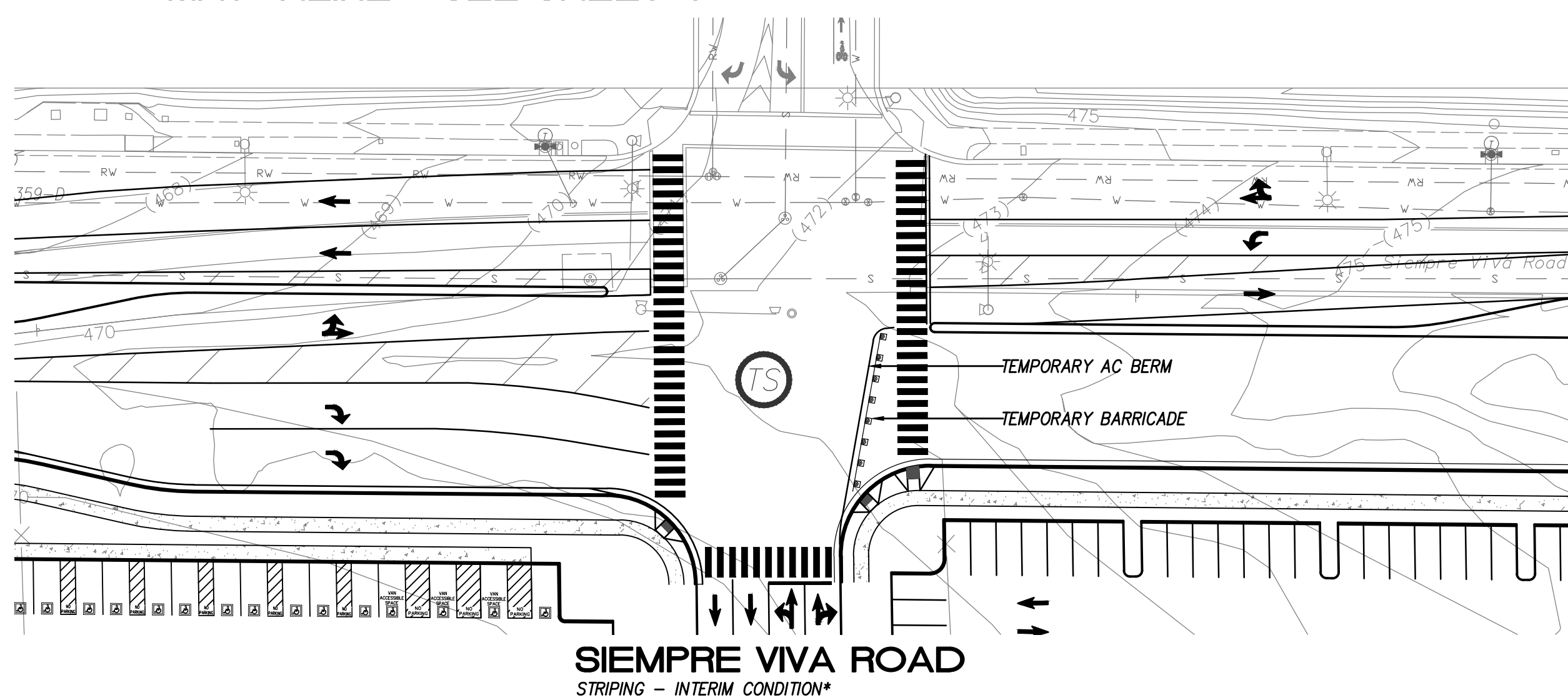
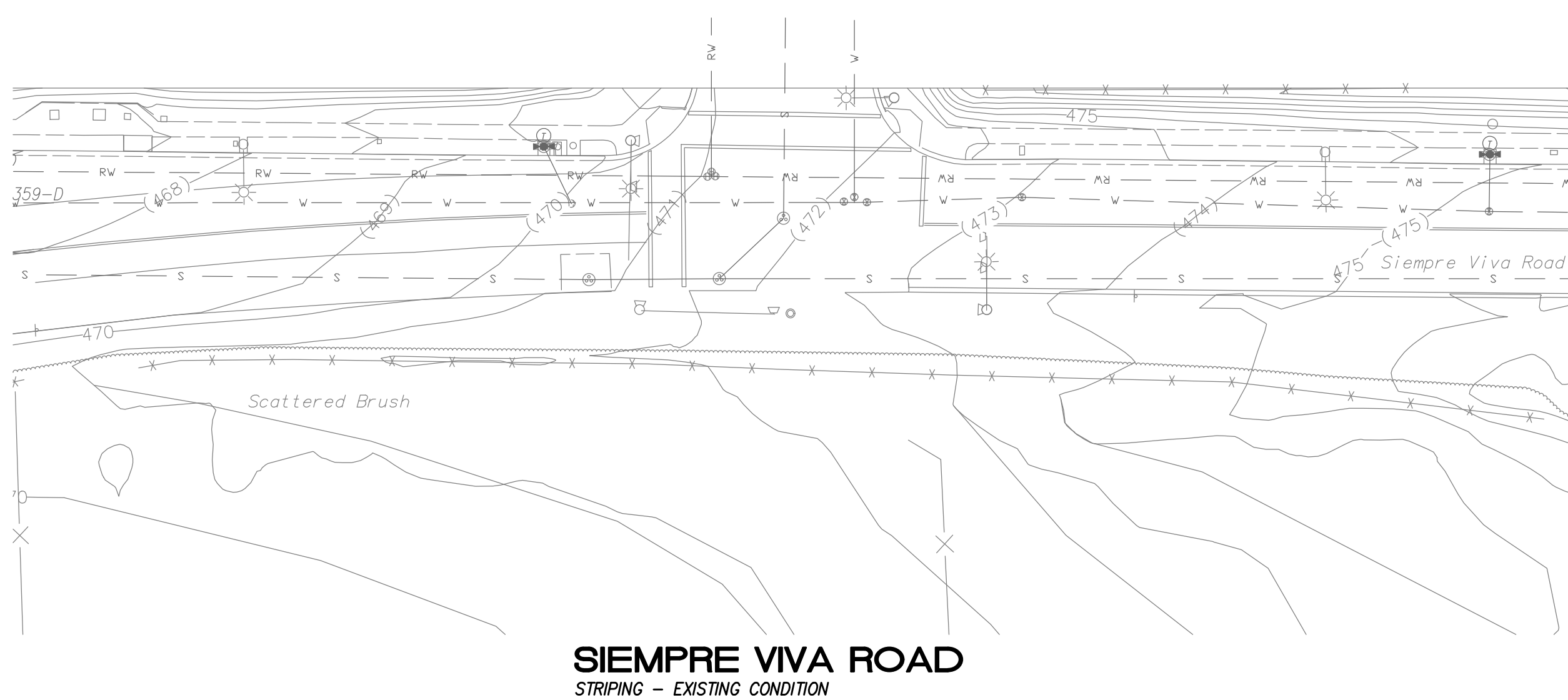
ACCESS RIGHTS

ACCESS RIGHTS TO SIEMPRE VIVA ROAD HAVE BEEN RELINQUISHED EXCEPT AT THE SIGNALIZED INTERSECTION AND THE WESTERN DRIVEWAY.

- PUBLIC RIGHT OF WAY
LOT LINE
LIMITS OF ENVIRONMENTAL DISTURBANCE
ABUTTER'S RIGHTS OF ACCESS RELINQUISHED
PROPOSED CURB
PROPOSED CURB AND GUTTER PER SDG-151
PROPOSED SIDEWALK PER SDG-155
PROPOSED PLANTER/LANDSCAPE AREA
PROPOSED ASPHALT
PROPOSED BIOFILTRATION BASIN
PROPOSED MODULAR WETLANDS
PROPOSED DETENTION CHAMBERS
PROPOSED CLEANOUT PER SDD-114, D-09
PROPOSED GRATE INLET PER SDD-103, D-15
PROPOSED CURB INLET PER SDD-116
PROPOSED STORM DRAIN PIPE
PROPOSED DOUBLE BOX CULVERT PER D-77G
ACCESSIBLE ROUTE
PROPOSED CONTOURS
EXISTING CONTOURS
EXISTING WATER
EXISTING RECYCLED WATER
EXISTING FIRE HYDRANT



MATCHLINE - SEE SHEET 4



Name: LATITUDE 33 PLANNING & ENGINEERING	Revision 14:
Address: 9968 HIBERT ST. 2ND FLR SAN DIEGO, CA 92131	Revision 13:
Phone #: (858) 751-0633	Revision 12:
Fax #: (858) 751-0634	Revision 11:
Project Address: S/O SIEMPRE VIVA ROAD AND BORDER PACIFIC DRIVE	Revision 10:
Project Name: OTN PARKING AT CBX CONDITIONAL USE PERMIT	Revision 9:
	Revision 8:
	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4: 12-10-2020
	Revision 3: 09-27-2019
	Revision 2: 05-15-2019
	Revision 1: 11-28-2018

Original Date: 08-10-2018
Sheet 3 of 15

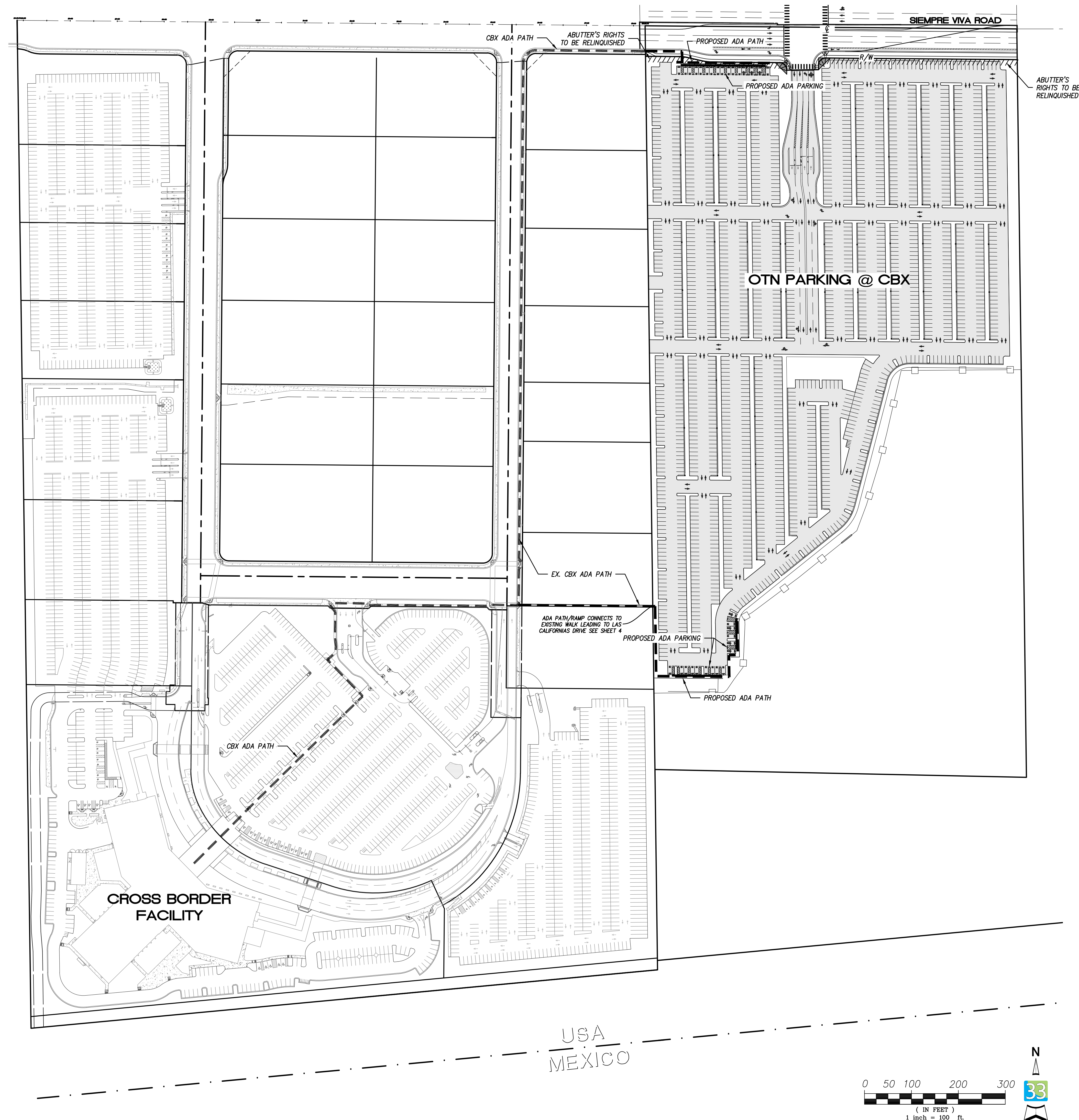
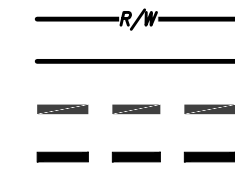
PTS#

OTN PARKING LOT

CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
PLANNED DEVELOPMENT PERMIT NO. 2572574
CITY OF SAN DIEGO - PTS NO. 615398

LEGEND

PUBLIC RIGHT OF WAY
LOT LINE
CBX EXISTING ADA PATH
PROPOSED ADA PATH



**OWNER/APPLICANT: THOMAS STORY
(OTAY-TJUANA VENTURE, LLC)
2745 OTAY PACIFIC DRIVE
SAN DIEGO, CA 92154**

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP, INC.
1111 6TH AVENUE, SUITE 500
SAN DIEGO, CA 92101
(P) 619.236.1462
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**CIVIL ENGINEER: LATITUDE 33
PLANNING & ENGINEERING**
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633
(F) 858.751.0634

**PLANNING: LATITUDE 33
PLANNING & ENGINEERING**
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633
(F) 858.751.0634

OWNER/APPLICANT:

SIGNATURE: _____ DATE: _____
THOMAS STORY

Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 9968 HIBERT ST. 2ND FLR

SAN DIEGO, CA 92131

Phone #: (858) 751-0633
Fax #: (858) 751-0634

Original Address:

Project Address: S/O SIEMPRE VIVA ROAD

BORDER PACIFIC DRIVE

BORDER PACIFIC DRIVE
Project Name:

Project Name: RTN BARKING AT CRX

STATION PARKING AT CBX

CONDITIONAL USE PERMIT

Sheet Title:

ACCESSIBLE ROUTE

Revision 14: _____

Revision 13: _____

Revision 12: _____
Revision #: _____

Revision 1f: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____
Revision 7: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: 12-10-2020
Revision 3: 09-27-2019

Revision 2: 05-15-2019

Revision 1: 11-28-2018

Original Date: 08-10-2018

Original Date: 11-15-2015

Sheet 5 of 15

PTS# _____

OTN PARKING LOT
CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
PLANNED DEVELOPMENT PERMIT NO. 2572574
CITY OF SAN DIEGO - PTS NO. 615398

- PUBLIC RIGHT OF WAY
LOT LINE
LIMITS OF ENVIRONMENTAL DISTURBANCE
ABUTTER'S RIGHTS OF ACCESS RELINQUISHED
PROPOSED CURB
PROPOSED CURB AND GUTTER PER SDG-151
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PROPOSED DOUBLE BOX CULVERT PER D-77G
ACCESSIBLE ROUTE
PROPOSED CONTOURS
EXISTING CONTOURS
EXISTING WATER
EXISTING RECYCLED WATER
EXISTING FIRE HYDRANT

CUT/FILL SUMMARY:

CUT: 19500 CY
FILL: 19500 CY
IMPORT: 0 CY
NOTE: EARTHWORK QUANTITIES ARE TAKEN TO SUBGRADE.

DISTURBANCE SUMMARY:

TOTAL AREA: 28.90 AC
DISTURBED AREA: 17.6 AC
IMPERVIOUS: 14.3 AC
PERVIOUS: 3.3 AC

HYDROSEED NOTE:

GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURES, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL.

INTERIM BINDER NOTE:

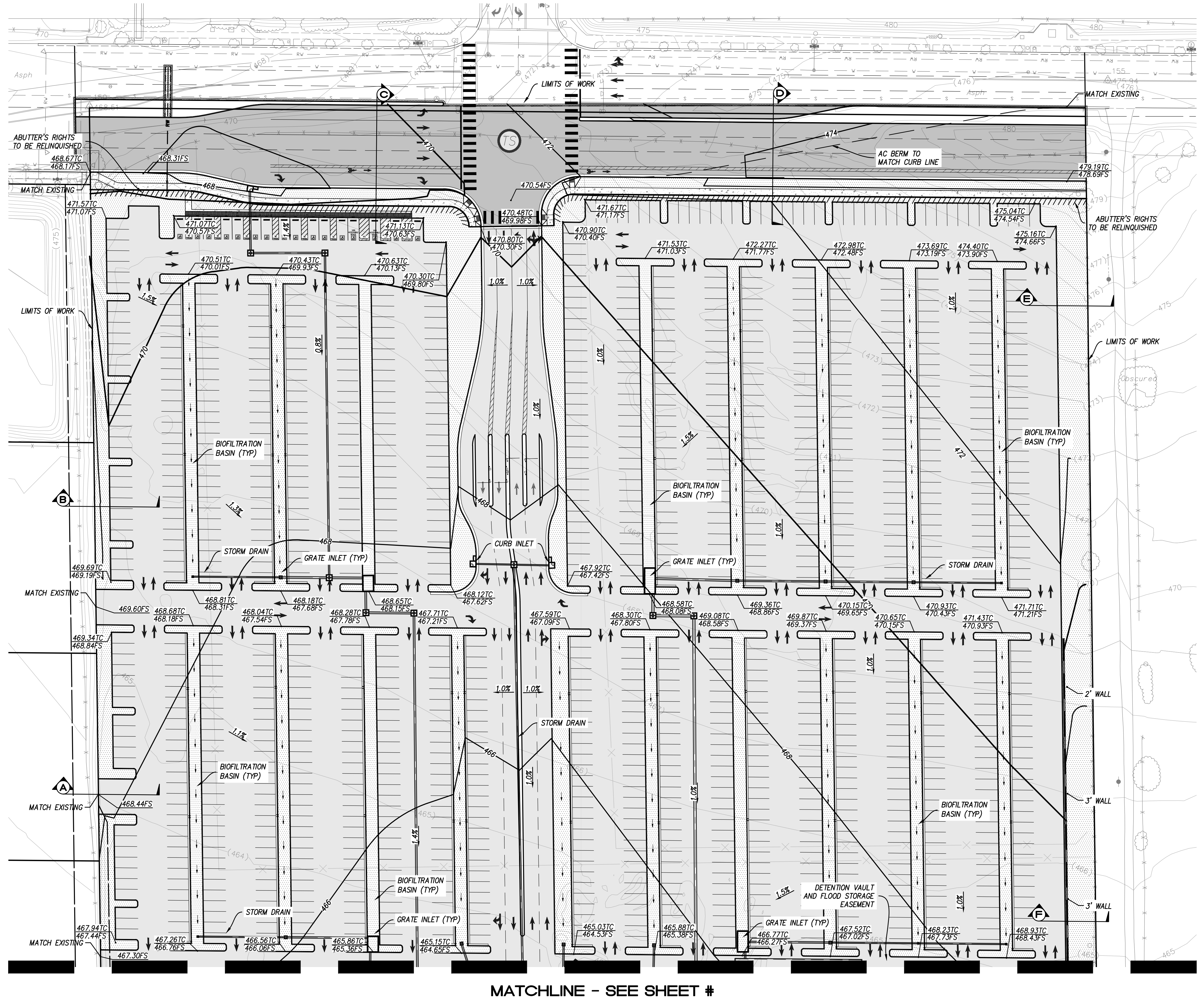
GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.

HYDROSEED SPECIFICATIONS:

HYDROSEEDING MIXTURES AND RATES OF APPLICATION FOR HYDROSEED MIXES.

MIX #1 (THIS MIX IS NON-IRRIGATED)

SEED	POUNDS/ACRE	PURITY/GERM.	OR SLURRY COMPOSITION	POUNDS/ACRE
AMBRISIA PSILOSTACHYA	4	N/A	GREEN WOOD MULCH	2,000 LB./AC.
ANEMOPSIS CALIFORNICA	4	45/60	FERTILIZER	150 LB./AC.
DISTICHIS SPICATA	4	60/60	"SUPERTACK" GUAR	120 LB./AC.
			GUM SOIL BINDER	
JUNCUS MEXICANUS	2	80/30		



OTN PARKING LOT

CONDITIONAL USE PERMIT NO. 2185318
 SITE DEVELOPMENT PERMIT NO. 2185319
 PLANNED DEVELOPMENT PERMIT NO. 2572574
 CITY OF SAN DIEGO - PTS NO. 615398

MATCHLINE - SEE SHEET 6

PUBLIC RIGHT OF WAY	R/W
LOT LINE	
LIMITS OF ENVIRONMENTAL DISTURBANCE	
ABUTTER'S RIGHTS OF ACCESS RELINQUISHED	////
PROPOSED CURB	=====
PROPOSED CURB AND GUTTER PER SDG-151	=====
PROPOSED SIDEWALK PER SDG-155	=====
PROPOSED PLANTER/LANDSCAPE AREA	=====
PROPOSED ASPHALT	=====
PROPOSED BIOFILTRATION BASIN	=====
PROPOSED MODULAR WETLANDS	=====
PROPOSED DETENTION CHAMBERS	=====
PROPOSED CLEANOUT PER SDD-114, D-09	=====
PROPOSED GRATE INLET PER SDD-103, D-15	=====
PROPOSED CURB INLET PER SDD-116	=====
PROPOSED STORM DRAIN PIPE	=====
PROPOSED DOUBLE BOX CULVERT PER D-77G	=====
ACCESSIBLE ROUTE	=====
PROPOSED CONTOURS	=====
EXISTING CONTOURS	=====
EXISTING WATER	=====
EXISTING RECYCLED WATER	=====
EXISTING FIRE HYDRANT	=====

CUT/FILL SUMMARY:

CUT: 19500 CY
 FILL: 19500 CY
 IMPORT: 0 CY
 NOTE: EARTHWORK QUANTITIES ARE TAKEN TO SUBGRADE.

DISTURBANCE SUMMARY:

TOTAL AREA: 28.9 AC (PER R.O.S. 8105)
 DISTURBED AREA: 17.6 AC
 IMPERVIOUS: 14.3 AC
 PERVIOUS: 3.3 AC

HYDROSEED NOTE:

GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURES, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL.

INTERIM BINDER NOTE:

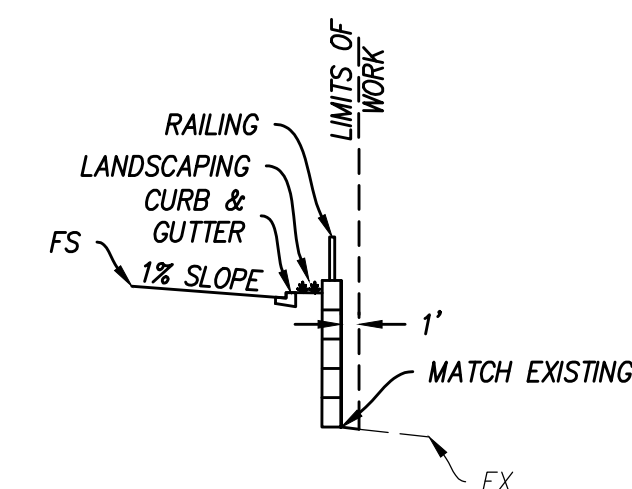
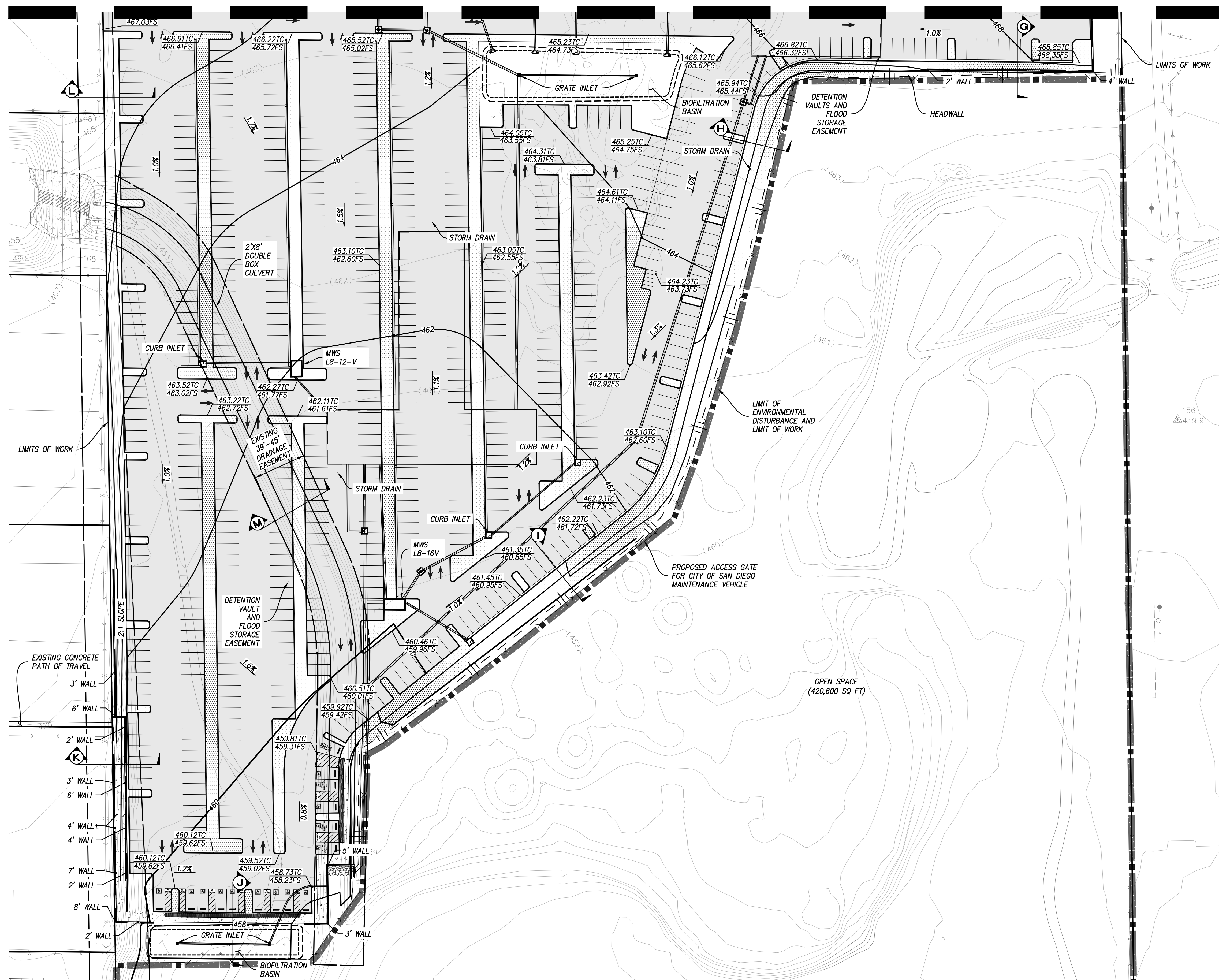
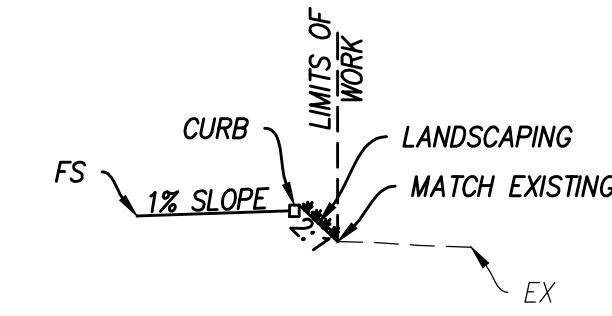
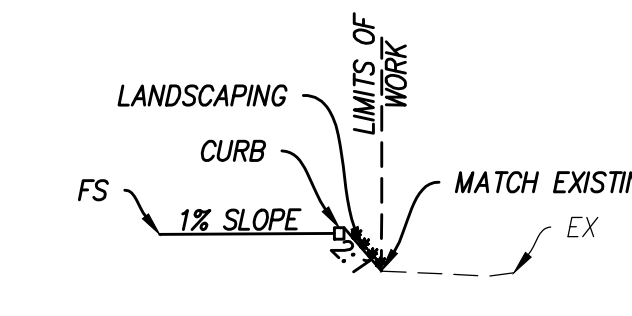
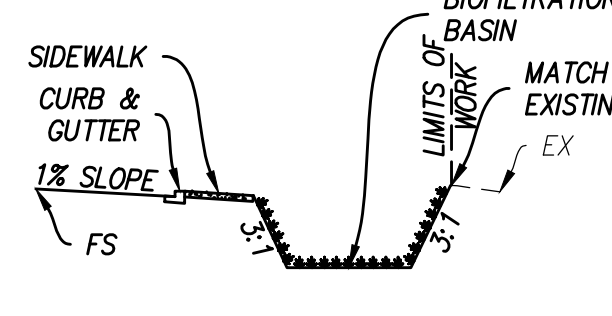
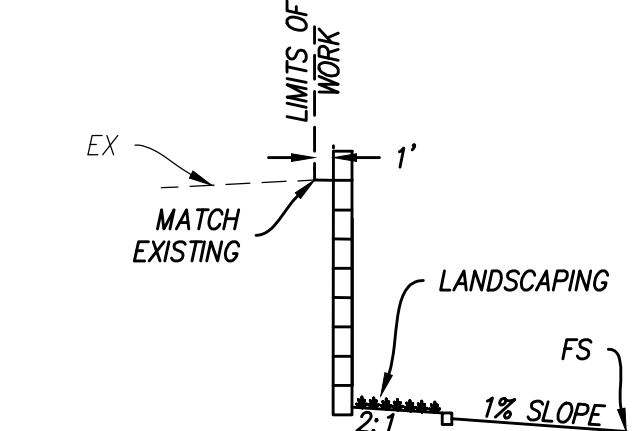
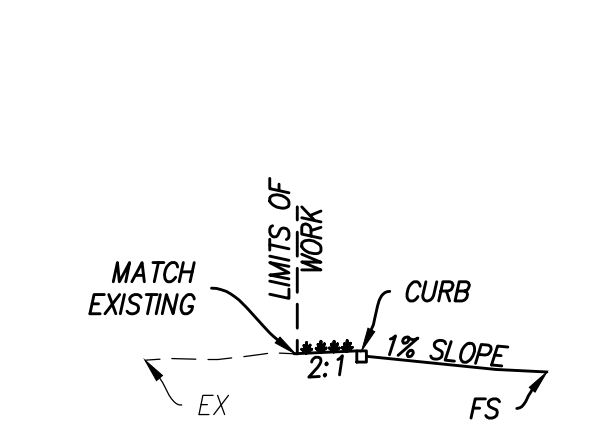
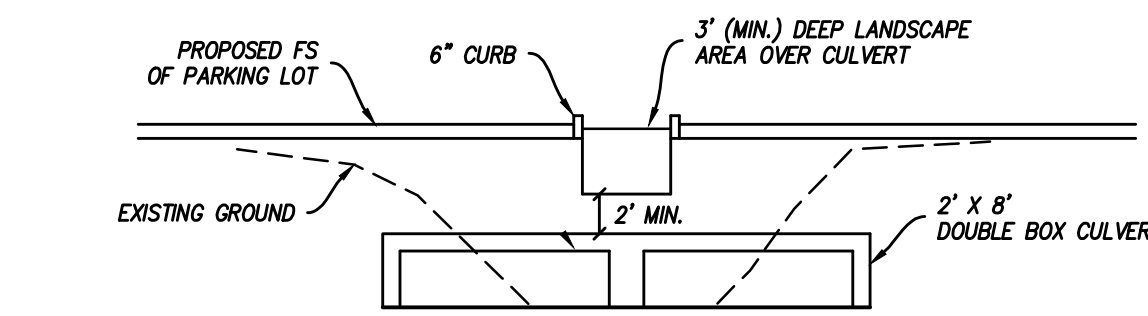
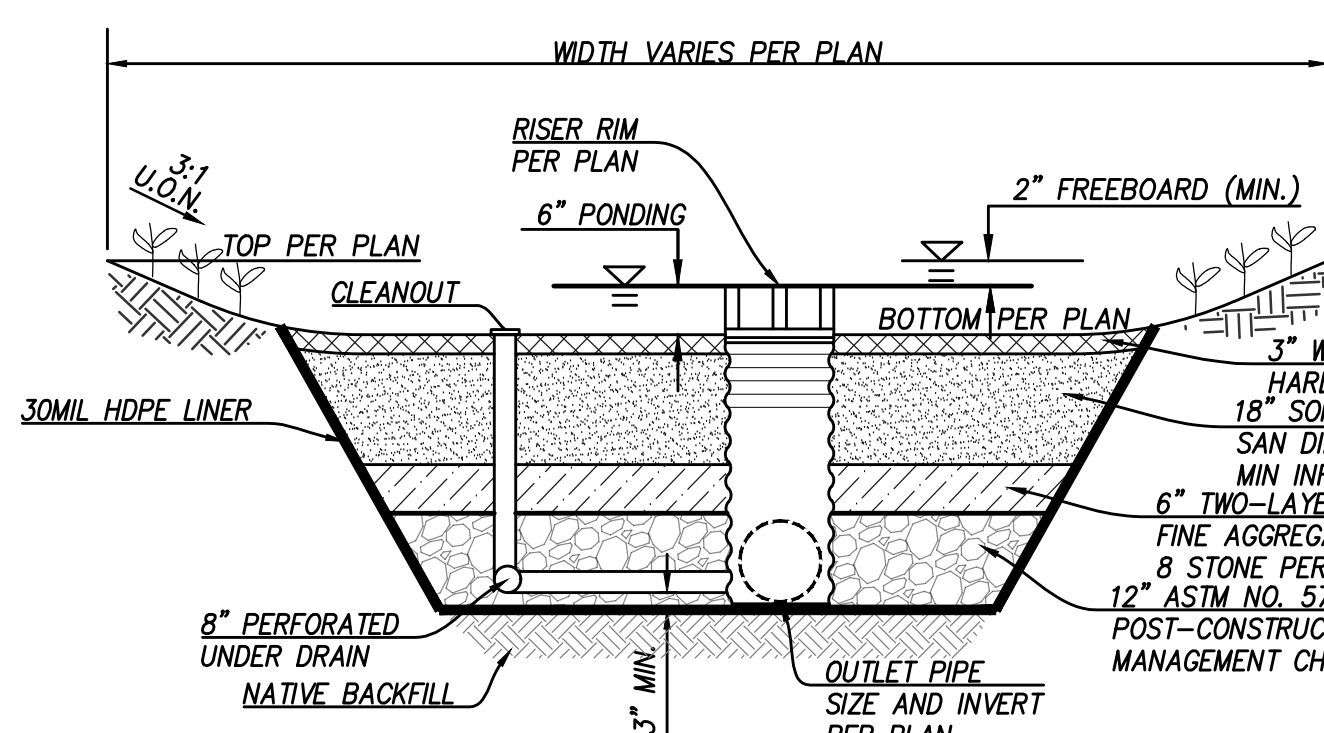
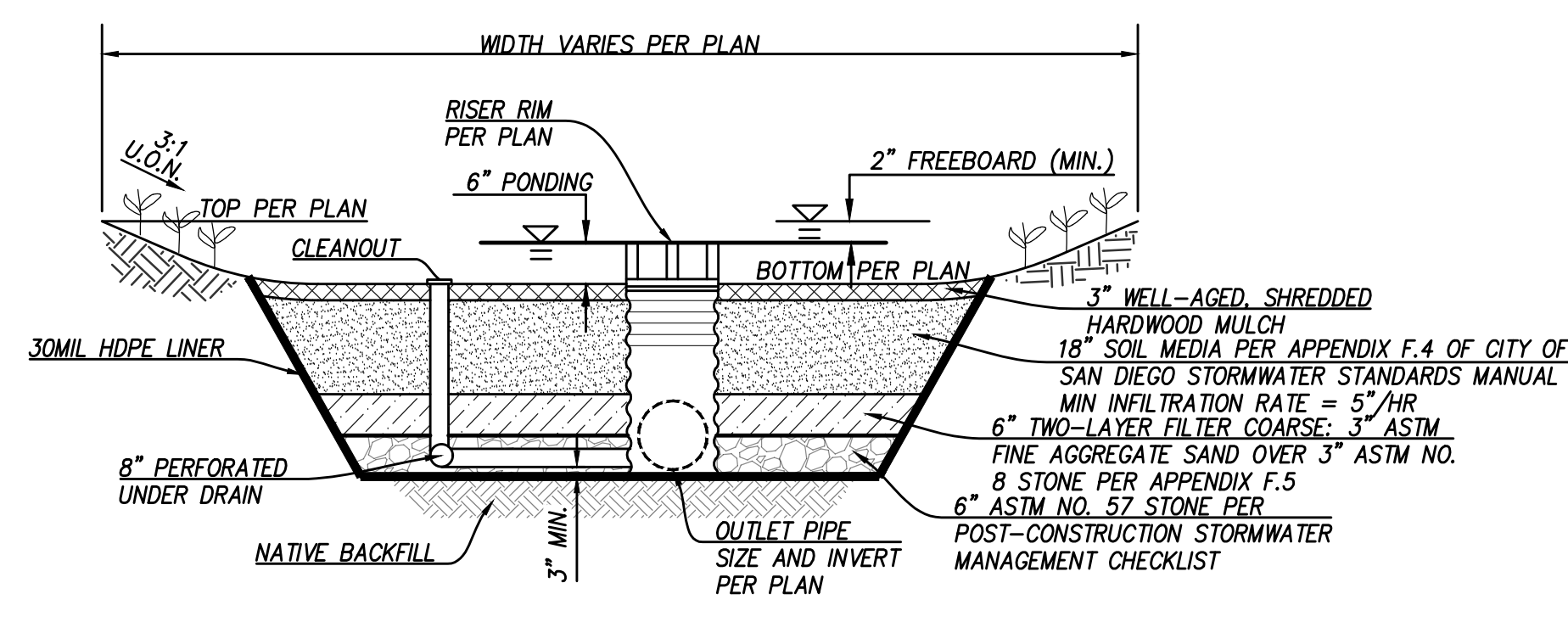
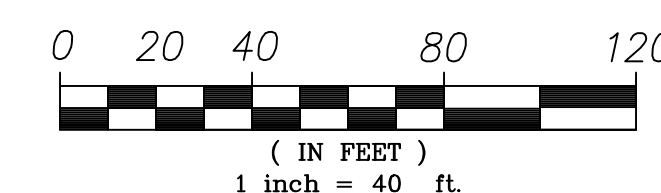
GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL, WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.

HYDROSEED SPECIFICATIONS:

HYDROSEEDING MIXTURES AND RATES OF APPLICATION FOR HYDROSEED MIXES.

MIX #1 (THIS MIX IS NON-IRRIGATED)

SEED	POUNDS/ACRE	PURITY/GERM.	OR SLURRY COMPOSITION	POUNDS/ACRE
AMBIROSIA PSILOSTACHYA	4	N/A	GREEN WOOD MULCH	2,000 LB./AC.
ANEMOPSIS CALIFORNICA	4	45/60	FERTILIZER	150 LB./AC.
DISTICHIS SPICATA	4	60/60	"SUPERTACK" GUAR	120 LB./AC.
			GUM SOIL BINDER	
JUNCUS MEXICANUS	2	80/30		

CROSS SECTION G
NOT TO SCALECROSS SECTION H
NOT TO SCALECROSS SECTION I
NOT TO SCALECROSS SECTION J
NOT TO SCALECROSS SECTION K
NOT TO SCALECROSS SECTION L
NOT TO SCALECROSS SECTION M
NOT TO SCALEBIOFILTRATION BASIN
WITH 12\"/>
BIOFILTRATION BASIN
WITH 6\"/>


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SAN DIEGO, CA 92131

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address:

S/O SIEMPRE VIVA ROAD AND

BORDER PACIFIC DRIVE

Project Name:

OTN PARKING AT CBX

CONDITIONAL USE PERMIT

Sheet Title:

GRADING PLAN - SOUTH

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:

Original Date: 08-10-2018

Sheet 7 of 15

PTS#

OTN PARKING LOT
CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
CITY OF SAN DIEGO - PTS NO. 615398

State of CA Model Water Efficent Landscape Ordinance (MWEL0) Update Impact Comparison

Project Name: OTN Parking at CBX									
2015 Executive Order EO B-29-15 MWEL0 CALCS - MAWA & ETWU PROJECT WATER USE ANALYSIS									
Description	MAWA	ETWU	Hydrozones						
			SLA	High Water Use	Moderate Water Use	Low Water Use	Very Low Water Use	Total Usage	
Total Landscape Area (Square Feet)	146,898.00	Hydrozone Area S.F. (HA)	0.00	0.00	46,093.00	34,329.00	84,498.00	164,920.00	SqFt
Special Landscape Area (SLA)	0.00	SLA Hydro Area		0.00	0.00	0.00	0.00	0.00	0.00 SqFt
Irrigation Efficiency (IE)	NA	Irrigation Efficiency (IE)	Irrig Type 1.00	Irrig Type 0.75	Irrig Type 0.75	Irrig Type 0.75	Irrig Type 0.75		
Reference Evapotranspiration (Eto)	26.99	Ref ET (Eto)	26.99	26.99	26.99	26.99	26.99		
Plant Factor (PF)	NA	Plant Factor (PF)	1.0	0.8	0.5	0.3	0.1		
ET Adjustment Factor (ETAF) for non residential projects	0.45	ETAF (PF/IE)	1.00	1.07	0.67	0.40	0.13		
Conversion Factor (inches to Gallons)	0.62	Conversion Factor	0.62	0.62	0.62	0.62	0.62		
Eto x .62 x [(ETAF x Land Area) + ((1-ETAF) x SLA)]	1,106,173	Eto x .62 x (ETAF x Area) Eto x 0.62 x (SLA Area)	0.00 0	0.00 0	30,728.67 514,207	13,731.60 229,782	11,266.40 188,530	55,726.67 932,519	SqFt Gal/Yr
Total Gallons per year	1,106,173	932,519						932,518.89	Gal/Yr
		Project Average ETAF	0.3379						
Anticipated evapotranspiration rates for the site are based on historical averages. This data is collected from C.I.M.I.S.(California Irrigation Management Information System)									
IE = All overhead spray = 0.75; Subsurface irrigation such as Bubblers and Drip = 0.81 Data from the C.I.M.I.S Station # 147 was used.									

ASSESSOR'S PARCEL NO.

667-060-11 & 667-060-12

LANDSCAPE DESIGN CONCEPT STATEMENT

OVERALL CONCEPT:
THE LANDSCAPE DESIGN COMPLIMENTS THE AESTHETIC OF THE COMMUNITY, AND FOLLOWS GUIDELINES AND DESIGN RECOMMENDATIONS OF THE OTAY MESA COMMUNITY PLAN. THE LANDSCAPE DESIGN FEATURES A MIX OF LOW WATER USE, CLIMATE APPROPRIATE PLANTS THAT ARE WELL ADAPTED TO THE CLIMATE OF SAN DIEGO. THE PLANT PALETTE FEATURES A MIX OF EVERGREEN AND DECIDUOUS TREES, FLOWERING SHRUBS, GRASSES, AND SUCCULENTS. THE PLANT PALETTE WILL UTILIZE MEDITERRANEAN AND SOUTHWESTERN PLANTS OF VARYING SIZES, TEXTURES, AND COLORS TO CREATE A COHESIVE LANDSCAPE DESIGN. BIOSWALES ON SITE WILL FEATURE GRASSES AND GROUNDCOVER THAT CAN TOLERATE SEASONALLY WET CONDITIONS, AND PROVIDE BIOLOGICAL AND MECHANICAL FUNCTIONS TO FILTER STORMWATER.

STREETSCAPE DESIGN:
THE PROPOSED STREETSCAPE INCLUDES SHADED TREE LINED SIDEWALKS AND LANDSCAPED PARKWAYS ALONG SIEMPRE VIVA ROAD. THE STREETSCAPE WILL PROVIDE A WELCOMING AND WALKABLE PUBLIC REALM FOR PEDESTRIANS, WHILE PROVIDING A SOFTENED FRONTAGE TO THE PROPOSED PROJECT. THE LANDSCAPE DESIGN WILL UTILIZE A MIX OF NATIVE AND CLIMATE-ADAPTIVE TREES, SHRUBS, GROUNDCOVER AND GRASSES TO PROVIDE A BLEND OF COLOR AND TEXTURAL INTEREST. EVERGREEN TREES, CONSISTENT WITH THE COMMUNITY PLAN RECOMMENDATIONS, WILL PROVIDE SHADE TO THE PEDESTRIAN WALKWAYS ALONG SIEMPRE VIVA ROAD WHILE EVERGREEN SHRUBS WILL ACHIEVE A HEIGHT OF 36" TO SCREEN THE PARKING AREA FROM SIEMPRE VIVA ROAD.

LANDSCAPING NOTES

- A MINIMUM ROOT ZONE OF 40 SQ. FT. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FT. PER SDMC 142.0403(b)(5).
- WHERE TREES ARE LOCATED WITHIN BIORETENTION AREAS, THE BIORETENTION BASIN SHALL FEATURE A DEEPENED SOIL PROFILE OF 36" BENEATH AND AROUND TREE ROOT BALLS. THE ROOT ZONE FOR TREES SHALL BE GREATER THAN 40 SQ. FT. SELECTED TREES FOR BASIN AREAS SHALL BE APPROPRIATE FOR BASIN CONDITIONS.
- NO TREES OR SHRUBS WHOSE HEIGHT WILL EXCEED 3 FT. AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5 FT. OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10 FT. OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
- MINIMUM TREE SEPARATION DISTANCE
 - TRAFFIC SIGNALS/ STOP SIGNS 20 FT.
 - UNDERGROUND UTILITY LINES 5 FT. (10 FT. FOR SEWER)
 - ABOVE GROUND UTILITY LINES 10 FT.
 - DRIVEWAY ENTRIES 10 FT.
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) 25 FT.
- NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS WITHIN THE VISIBILITY TRIANGLE SHALL EXCEED 36" IN HEIGHT.
- VEGETATION SHALL BE MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVE, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES.
- VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.

MAINTENANCE RESPONSIBILITY NOTE

UPON COMPLETION OF PROJECT, ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER.

IRRIGATION NOTES

- ALL PLANTING AREAS WILL BE IRRIGATED FROM A DEDICATED IRRIGATION METER ACCORDING TO HYDROZONES, PLANT TYPE & ENVIRONMENTAL EXPOSURE AND WILL RECEIVE 100% COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRONICALLY OR SATELLITE OPERATED, UNDERGROUND PIPED PERMANENT IRRIGATION SYSTEM.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

PEDESTRIAN CIRCULATION LEGEND:

- PROPOSED ACCESSIBLE PARKING SPACE (TO INCLUDE SIGN, STRIPING, CURB RAMP, AND DETECTABLE WARNING STRIP)
- ACCESSIBLE PATH OF TRAVEL - PRIMARY CIRCULATION WITHIN SITE
- LIMIT OF WORK
- STANDARD GRAY PEDESTRIAN CONCRETE

PROPOSED PLANTING LEGEND

MINIMUM TREE SIZE TO BE 24" BOX.

SHADE TREES
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW - 30' H, 20' W
PROSOPIS CHILENSIS / CHILEAN MESQUITE - 30' H, 30' W
TIPUANA TIPU / TIPU TREE - 40' H, 30' W

STREET TREES
TRISTANIA CONFERTA / BRISBANE BOX - 40' H, 25' W

PERIMETER TREES
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW - 30' H, 20' W
PROSOPIS CHILENSIS / CHILEAN MESQUITE - 30' H, 30' W
QUERCUS AGRIFOLIA / COAST LIVE OAK - 40' H, 40' W

ACCENT TREES
CERODIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE - 25' H, 25' W
CHITALPA TASHKENTENSIS / CHITALPA - 25' H, 25' W
TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE - 30' H, 30' W

SHRUBS AND GROUNDCOVER

SHRUB AND GROUND COVER SIZES: 5 GALLON (30%), 1 GALLON (70%)

INNER PARKING LOT PLANTING
AGAVE ATTENUATA / AGAVE - 4' H, 6' W. SP: 6'
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE - 3' H, 3' W. SP: 3'
ALOE SPP. / ALOE - 2'-3' H, 18" W. SP: 18"
DIETES GRANDIFLORA 'VARIEGATA' / FORTNIGHT LILY - 3' H, 3' W. SP: 3'
FURCRAEA FOETIDA 'MEDIOPICTA' / MAURITIUS HEMP - 5' H, 8' W. SP: 8'
LEUCADENDRON SALIGNUM 'CERES' / CONEBUSH - 3' H, 4' W. SP: 4'
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' / TEXAS SAGE - 3' H, 3'-4' W. SP: 3'-4'
MELAMPODIUM LEUCANTHUM / BLACKFOOT DAISY - 1' H, 2' W. SP: 2'
MUHLENBERGIA DUBIA / PINE MUHLY - 2.5' H, 2.5' W. SP: 2.5'
PHORMIUM SPP. / NEW ZEALAND FLAX - 4' H, 3' W. SP: 3'
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY - 2' H, 3' W. SP: 3'
SENECIO MANDRALISCAE / BLUE FINGER - 1' H, 3' W. SP: 3'
TEUCRIUM CHAMAEDRYS / GERMANDER - 2' H, 2'-3' W. SP: 2'-3'

PARKING LOT SCREENING PLANTING
ALOE SPP. / ALOE - 2'-3' H, 18" W. SP: 18"
ILEX CRENATA 'SKY PENCIL' / JAPANESE HOLLY - 6' H, 2'-3' W. SP:5'
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY - 2' H, 3' W. SP: 3'
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS - 1' H, 2' W. SP: 2'

PERIMETER PLANTING
AGAVE AMERICANA 'VARIEGATA' / CENTURY PLANT - 4' H, 6' W. SP: 6'
AGAVE ANGUSTIFOLIA / CENTURY PLANT - 3' H, 3' W. SP: 3'
AGAVE ATTENUATA / AGAVE - 4' H, 6' W. SP: 6'
ALOE BARBADENSIS / BARBADOS ALOE - 2' H, 2' W. SP: 2'
ALOE X 'BLUE ELF' / ALOE - 2' H, 2' W. SP: 2'
LEUCADENDRON SALIGNUM 'CERES' / CONEBUSH - 3' H, 4' W. SP: 4'
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MUHLENBERGIA DUBIA / PINE MUHLY - 2.5' H, 2.5' W. SP: 2.5'
OPUNTIA GOMEI 'OLD MEXICO' / PRICKLYPEAR - 5' H, 8' W. SP: 8'
TEUCRIUM CHAMAEDRYS / GERMANDER - 2' H, 2'-3' W. SP: 2'-3'

BIORETENTION TREATMENT PLANTING
CAREX PRAEGRACILIS / SLENDER SEDGE - 8" H, 1' W. SP: 1'
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH - 2' H, 2' W. SP: 2'
LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH - 3' H, 3' W. SP: 3'

STREET PLANTING
ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA - 3' H, 3' W. SP: 3'
LANTANA X 'NEW GOLD' / NEW GOLD LANTANA - 2' H, 3' W. SP: 3'
MUHLENBERGIA DUBIA / PINE MUHLY - 2.5' H, 2.5' W. SP: 2.5'
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS - 1' H, 2' W. SP: 2'

NOTE: IN THE LEGEND ABOVE, "H" INDICATES PLANT HEIGHT, "W" INDICATES PLANT WIDTH AND "SP" INDICATES PLANT SPACING.

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Project Address:

Project Name:

OTN PARKING AT CBX

CONDITIONAL USE PERMIT

Sheet Title:

L-1 LANDSCAPE LEGENDS, NOTES
& WATER USE ANALYSIS

Revision 14:

Revision 13:

Revision 12:

Revision 11:

Revision 10:

Revision 9:

Revision 8:

Revision 7:

Revision 6:

Revision 5:

Revision 4: 01-27-2020

Revision 3: 09-13-2019

Revision 2: 12-03-2018

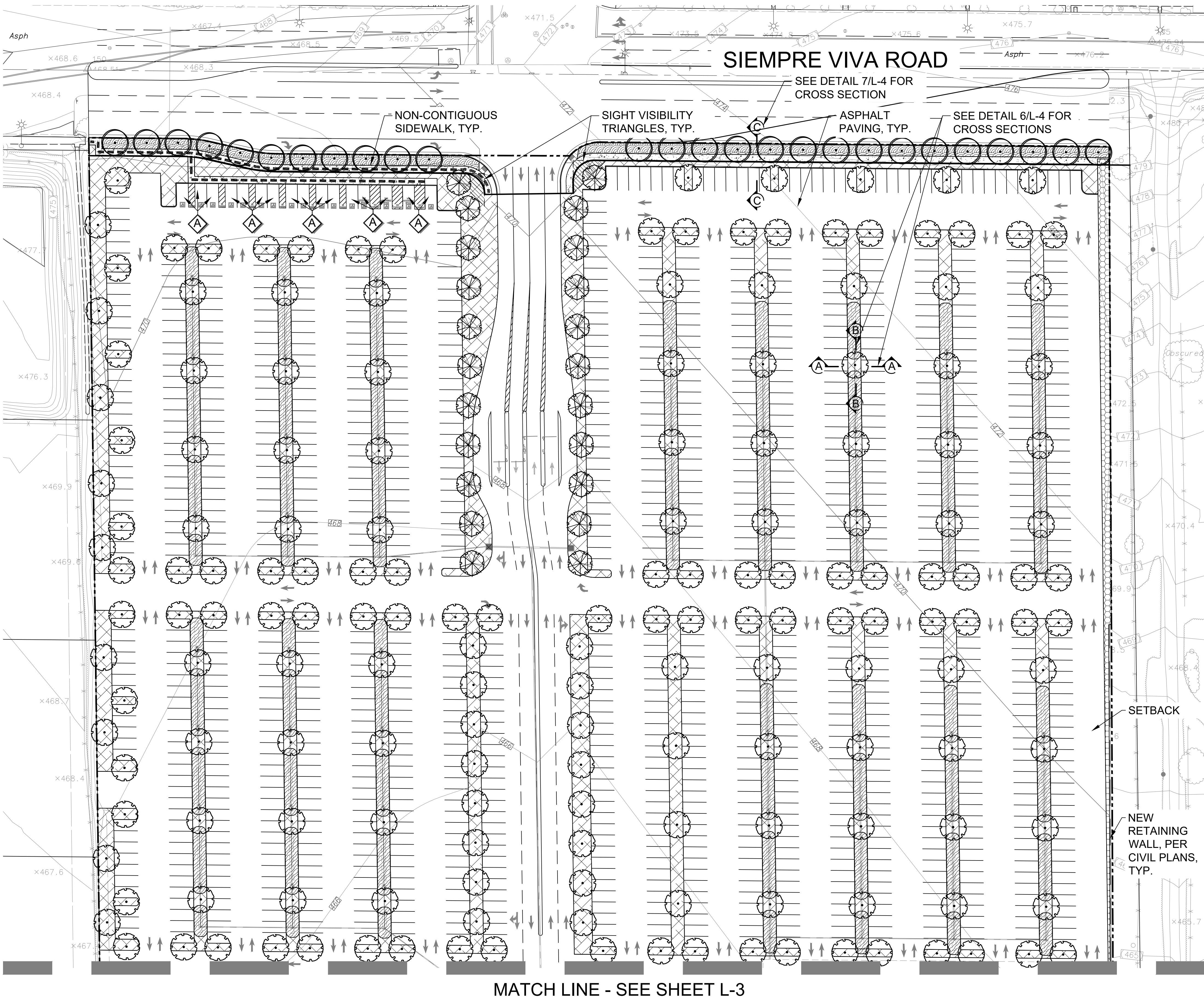
Revision 1: 11-28-2018

Original Date: 08-08-2018

Sheet 8 of 15

PTS# 615398

OTN PARKING LOT
CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
CITY OF SAN DIEGO - PTS NO. 615398



PROPOSED PLANTING LEGEND

MINIMUM TREE SIZE TO BE 24" BOX.

- SHADE TREES**
GEJERA PARVIFLORA / AUSTRALIAN WILLOW - 30' H, 20' W
PROSOPIS CHILENSIS / CHILEAN MESQUITE - 30' H, 30' W
TIPUANA TIPU / TIPU TREE - 40' H, 30' W
- STREET TREES**
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- PERIMETER TREES**
GEJERA PARVIFLORA / AUSTRALIAN WILLOW - 30' H, 20' W
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PEDESTRIAN CIRCULATION LEGEND:

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- ACCESSIBLE PATH OF TRAVEL - PRIMARY CIRCULATION WITHIN SITE
- LIMIT OF WORK
- STANDARD GRAY PEDESTRIAN CONCRETE

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Project Name:

OTN PARKING AT CBX

CONDITIONAL USE PERMIT

Sheet Title:

L-2 LANDSCAPE DEVELOPMENT

PLAN

Revision 14:

Revision 13:

Revision 12:

Revision 11:

Revision 10:

Revision 9:

Revision 8:

Revision 7:

Revision 6:

Revision 5:

Revision 4: 01-27-2020

Revision 3: 09-13-2019

Revision 2: 12-03-2018

Revision 1: 11-28-2018

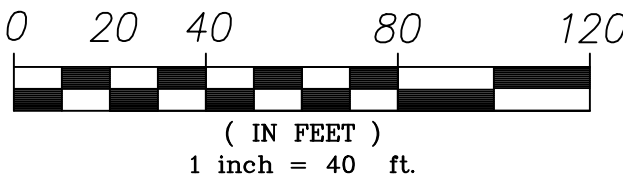
Original Date: 08-08-2018

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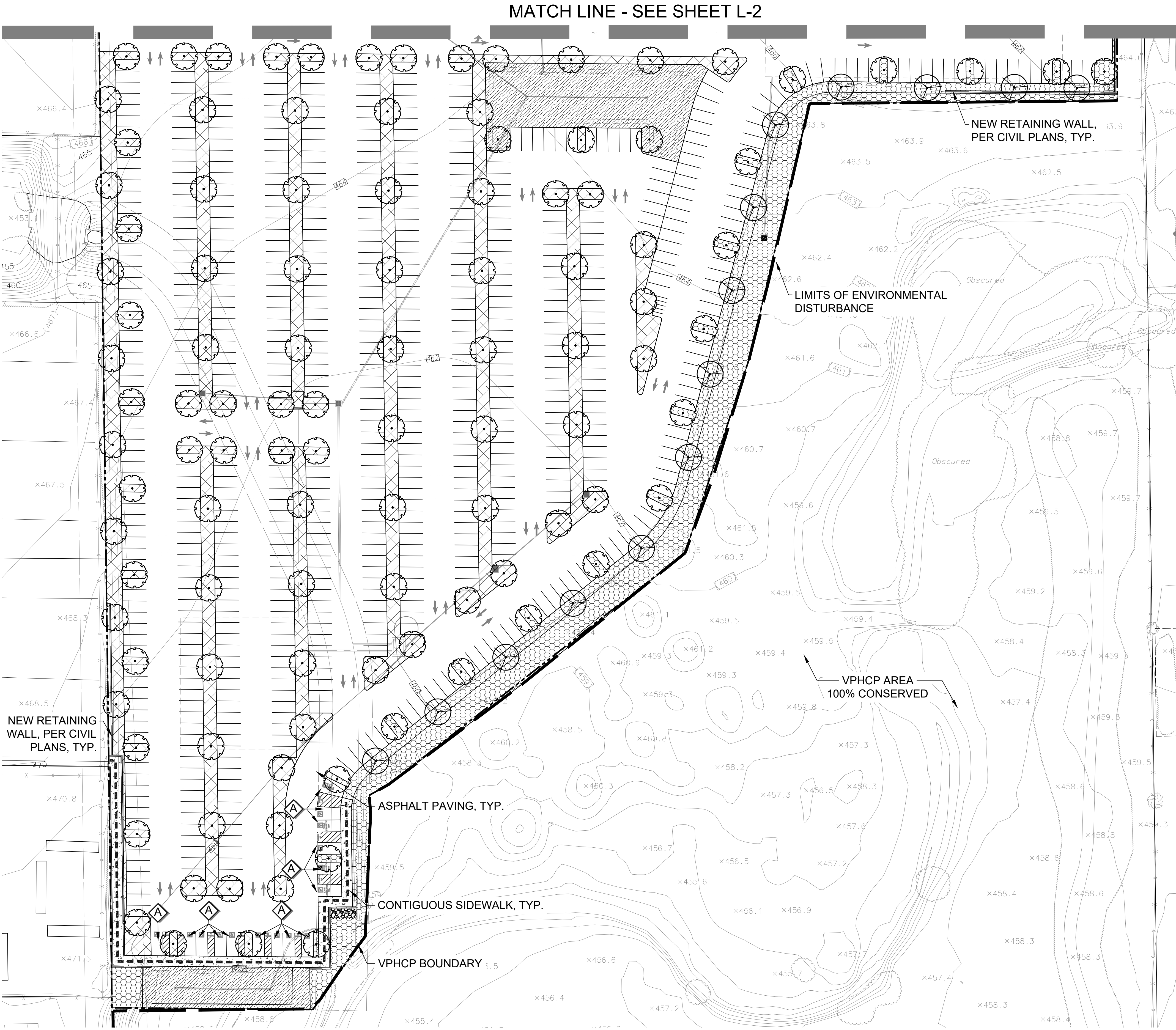
PTS# 615398

**SCHMIDT
DESIGN
GROUP**
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC: CA 2358 (NV 219) / AZ 34339
SCHMIDTDESIGN.COM

Plot Date: November 26th, 2018
SDG Project Number: 18-105
DWN BY: BP
CHKD BY: DB
RWD BY: JTB



OTN PARKING LOT
CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
CITY OF SAN DIEGO - PTS NO. 615398



PROPOSED PLANTING LEGEND

MINIMUM TREE SIZE TO BE 24" BOX.

- SHADE TREES
GEJERA PARVIFLORA / AUSTRALIAN WILLOW - 30' H, 20' W
PROSOPIS CHILENSIS / CHILEAN MESQUITE - 30' H, 30' W
TIJUANA TIPU / TIPU TREE - 40' H, 30' W
- STREET TREES
TRISTANIA CONFERTA / BRISBANE BOX - 40' H, 25' W
- PERIMETER TREES
GEJERA PARVIFLORA / AUSTRALIAN WILLOW - 30' H, 20' W
PROSOPIS CHILENSIS / CHILEAN MESQUITE - 30' H, 30' W
QUERCUS AGRIFOLIA / COAST LIVE OAK - 40' H, 40' W
- ACCENT TREES
CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE - 25' H, 25' W
CHITALPA TASHKENTENSIS / CHITALPA - 25' H, 25' W
TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE - 30' H, 30' W

SHRUBS AND GROUND COVER

SHRUB AND GROUND COVER SIZES: 5 GALLON (30%), 1 GALLON (70%)

- INNER PARKING LOT PLANTING
AGAVE ATTENUATA / AGAVE - 4' H, 6' W. SP: 6'
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE - 3' H, 3' W. SP: 3'
ALOE SPP. / ALOE - 2'-3' H, 18" W. SP: 18"
DIETES GRANDIFLORA 'VARIEGATA' / FORTNIGHT LILY - 3' H, 3' W. SP: 3'
FURCRAEA FOETIDA 'MEDIOPICATA' / MAURITIUS HEMP - 5' H, 8' W. SP: 8'
LEUCADENDRON SALIGNUM 'CERES' / CONEBUSH - 3' H, 4' W. SP: 4'
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' / TEXAS SAGE - 3' H, 3'-4' W. SP: 3'-4'
MELAMPODIUM LEUCANTHUM / BLACKFOOT DAISY - 1' H, 2' W. SP: 2'
MUHLENBERGIA DUBIA / PINE MUHLY - 2.5' H, 2.5' W. SP: 2.5'
PHORMIUM SPP. / ZEALAND FLAX - 4' H, 3' W. SP: 3'
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY - 2' H, 3' W. SP: 3'
SENECIO MANDRALISCAE / BLUE FINGER - 1' H, 3' W. SP: 3'
TEUCRIUM CHAMAEDRYAS / GERMANDER - 2' H, 2'-3' W. SP: 2'-3'
- PARKING LOT SCREENING PLANTING
ALOE SPP. / ALOE - 2'-3' H, 18" W. SP: 18"
ILEX CRENATA 'SKY PENCIL' / JAPANESE HOLLY - 6' H, 2'-3' W. SP: 5'
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY - 2' H, 3' W. SP: 3'
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS - 1' H, 2' W. SP: 2'
- PERIMETER PLANTING
AGAVE AMERICANA 'VARIEGATA' / CENTURY PLANT - 4' H, 6' W. SP: 6'
AGAVE ANGUSTIFOLIA / CENTURY PLANT - 3' H, 3' W. SP: 3'
AGAVE ATTENUATA / AGAVE - 4' H, 6' W. SP: 6'
ALOE BARBADENSIS / BARBADOS ALOE - 2' H, 2' W. SP: 2'
ALOE X 'BLUE ELF' / ALOE - 2' H, 2' W. SP: 2'
LEUCADENDRON SALIGNUM 'CERES' / CONEBUSH - 3' H, 4' W. SP: 4'
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' / TEXAS SAGE - 3' H, 3'-4' W. SP: 3'-4'
MUHLENBERGIA DUBIA / PINE MUHLY - 2.5' H, 2.5' W. SP: 2.5'
OPUNTIA GOMEI 'OLD MEXICO' / PRICKLYPEAR - 5' H, 8' W. SP: 8'
TEUCRIUM CHAMAEDRYAS / GERMANDER - 2' H, 2'-3' W. SP: 2'-3'
- BIORETENTION TREATMENT PLANTING
CAREX PRAEGRALIS / SLENDER SEDGE - 8" H, 1' W. SP: 1'
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH - 2' H, 2' W. SP: 2'
LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH - 3' H, 3' W. SP: 3'
- STREET PLANTING
ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA - 3' H, 3' W. SP: 3'
LANTANA X 'NEW GOLD' / NEW GOLD LANTANA - 2' H, 3' W. SP: 3'
MUHLENBERGIA DUBIA / PINE MUHLY - 2.5' H, 2.5' W. SP: 2.5'
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS - 1' H, 2' W. SP: 2'

NOTE: IN THE LEGEND ABOVE, "H" INDICATES PLANT HEIGHT, "W" INDICATES PLANT WIDTH AND "SP" INDICATES PLANT SPACING.

PEDESTRIAN CIRCULATION LEGEND:

- PROPOSED ACCESSIBLE PARKING SPACE
(TO INCLUDE SIGN, STRIPING, CURB RAMP, AND DETECTABLE WARNING STRIP)
- ACCESSIBLE PATH OF TRAVEL - PRIMARY CIRCULATION WITHIN SITE
- LIMIT OF WORK
- STANDARD GRAY PEDESTRIAN CONCRETE

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Project Address:

Project Name:

OTN PARKING AT CBX

CONDITIONAL USE PERMIT

Sheet Title:

L-3 LANDSCAPE DEVELOPMENT
PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	01-27-2020
Revision 3:	09-13-2019
Revision 2:	12-03-2018
Revision 1:	11-28-2018

Original Date: 08-08-2018

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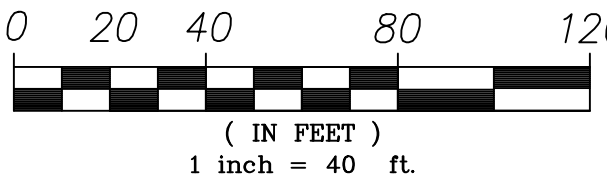
PTS# 615398

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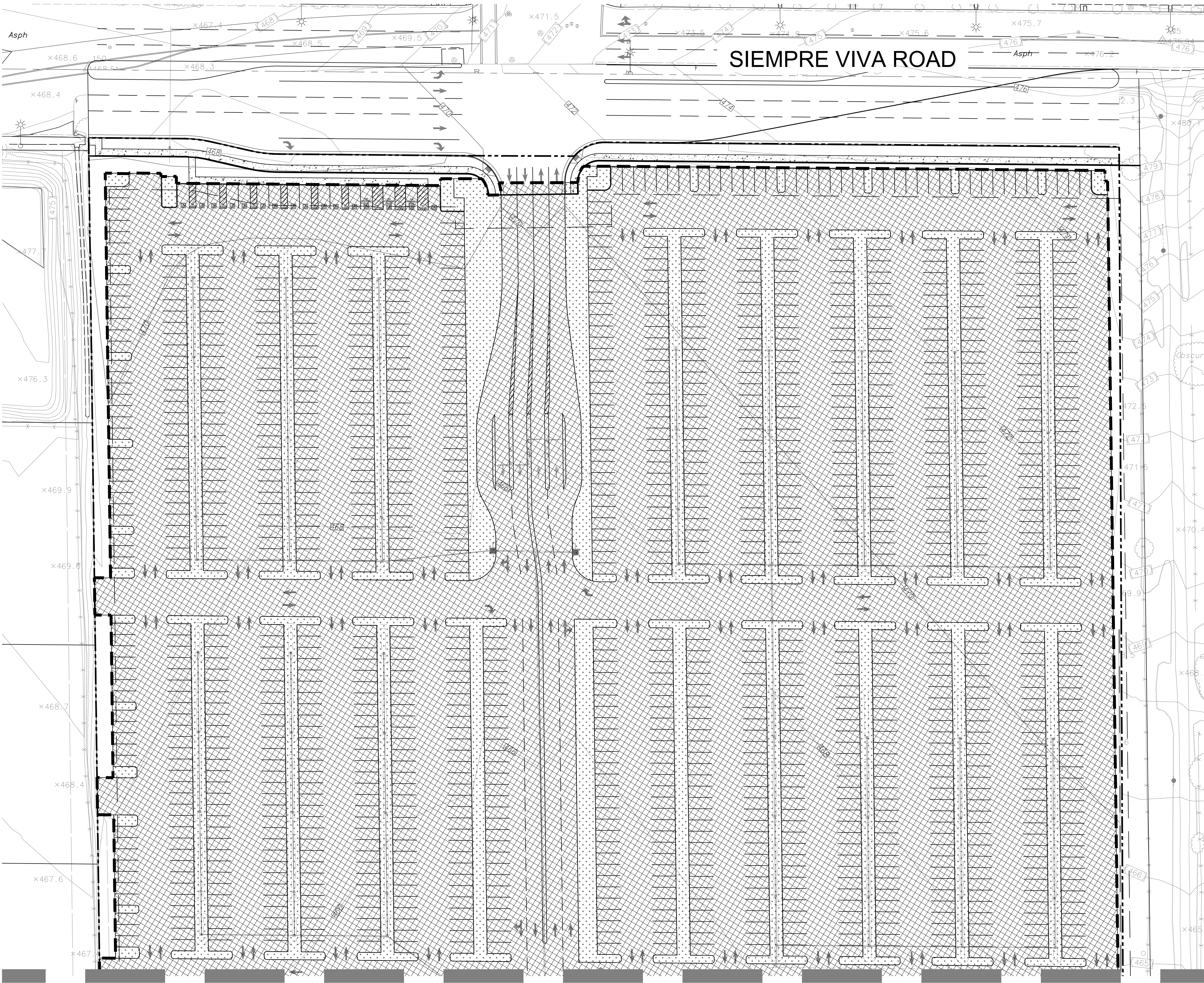
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619.236.1462
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Plot Date: November 26th, 2018
SDG Project Number: 18-105

DWN BY: RP
CHKD BY: DB
RWD BY: JTB



OTN PARKING LOT
CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
CITY OF SAN DIEGO - PTS NO. 615398



MATCH LINE - SEE SHEET L-6

VEHICULAR USE AREA CALCULATIONS					
TOTAL VUA AREA	604,775 - SF				
VUA IN STREET YARD	N/A				
VUA OUTSIDE ST. YARD	604,775 - SF				
PLANTING AREA REQ'D INSIDE ST. YD. (5% TOTAL)	NOT APPLICABLE	PROVIDED -->	NOT APPLICABLE	EXCESS AREA PROVIDED -->	NOT APPLICABLE
PLANTING AREA REQ'D OUTSIDE ST. YD. (3% TOTAL)	18,143 SF	PROVIDED -->	112,612 SF	EXCESS AREA PROVIDED -->	94,469 SF
PLANT POINTS REQUIRED INSIDE ST. YD. (0.5xS.F.)	NOT APPLICABLE	PROVIDED -->	NOT APPLICABLE	EXCESS POINTS -->	NOT APPLICABLE
PLANT POINTS REQUIRED OUTSIDE ST. YD. (0.3xS.F.)	18,143	PROVIDED -->	29,684	EXCESS POINTS -->	11,541
POINTS REQUIRED THROUGH TREES INSIDE OF STREET YARD	NOT APPLICABLE	PROVIDED -->	NOT APPLICABLE	EXCESS POINTS -->	NOT APPLICABLE
POINTS REQUIRED THROUGH TREES OUTSIDE OF STREET YARD	9,072	PROVIDED -->	10,900	EXCESS POINTS -->	1,828

- NOTES:
- LANDSCAPE CALCULATIONS BASED UPON CITY OF SAN DIEGO LANDSCAPE REGULATIONS, CHAPTER 14, ARTICLE 2, DIVISION 4 OF LAND DEVELOPMENT CODE.
 - SEE PLANTING PLAN FOR FULL PLANTING SCHEDULE.
 - A MINIMUM OF ONE 24" BOX TREE SHALL BE LOCATED WITHIN 30' OF EACH PARKING SPACE.
 - TREE PLANTERS SHALL PROVIDE A MINIMUM OF 40 SQ.FT. PLANTING AREA, WITH NO DIMENSION LESS THAN 5'.

POINT TABULATION NOTES:

INSIDE STREET YARD: NOT APPLICABLE. PROJECT DOES NOT HAVE A STREET YARD. THERE ARE NO EXISTING OR PROPOSED STRUCTURES ON SITE.

OUTSIDE STREET YARD:
TREE POINTS REQUIRED (50%) : 9,072
TREE POINTS PROVIDED: 10,900

(164) 36" BOX TREES (55%) - 50 POINTS EACH = 8,200
(135) 24" BOX TREES (45%) - 20 POINTS EACH = 2,700
(4,335) 5 GALLON SHRUBS (30%) - 2 POINT EACH = 8,670
(10,114) 1 GALLON SHRUBS (70%) - 1 POINTS EACH = 10,114

SITE DEVELOPMENT- VEHICULAR USE AREA
LEGEND:

- SYMBOL
- VEHICULAR USE AREA OUTSIDE OF STREET YARD
- VEHICULAR USE AREA PLANTING OUTSIDE OF STREET YARD
- N/A VEHICULAR USE AREA INSIDE OF STREET YARD
- N/A VEHICULAR USE AREA PLANTING INSIDE OF STREET YARD
- VEHICULAR USE AREA (VUA) BOUNDARY LINE
- LIMIT OF WORK

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CONDITIONAL USE PERMIT

Revision 14: _____

Revision 13: _____

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Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

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Revision 4: 01-27-2020

Revision 3: 09-13-2019

Revision 2: 12-03-2018

Revision 1: 11-28-2018

Sheet Title: L-5 VEHICULAR USE AREA
ANALYSIS

Original Date: 08-08-2018

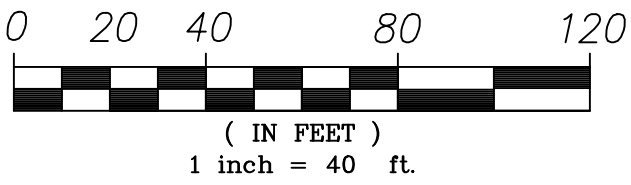
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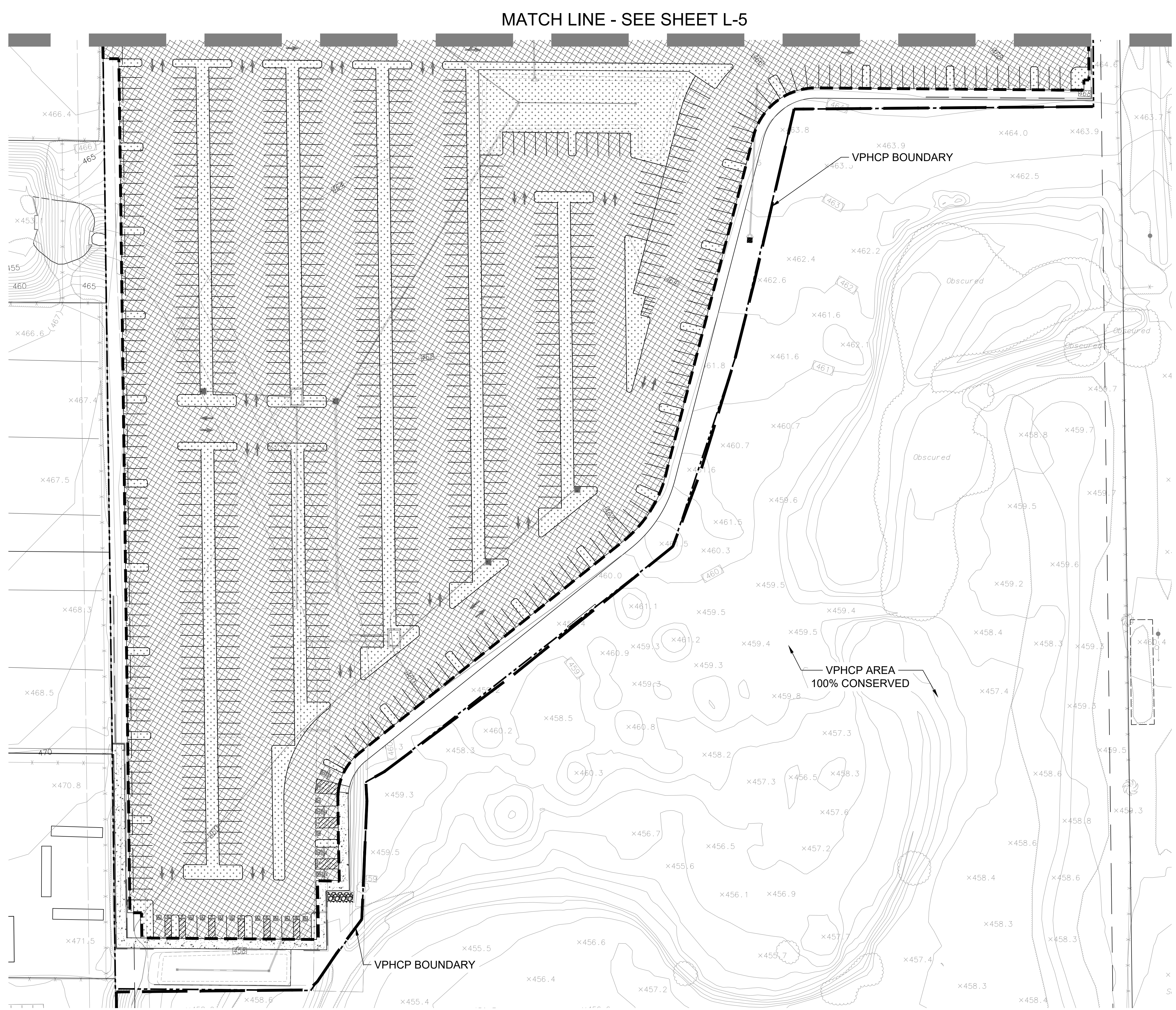


Plot Date: November 26th, 2018
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OTN PARKING LOT
CONDITIONAL USE PERMIT NO. 2185318
SITE DEVELOPMENT PERMIT NO. 2185319
CITY OF SAN DIEGO - PTS NO. 615398



SITE DEVELOPMENT- VEHICULAR USE AREA
LEGEND:

SYMBOL

VEHICULAR USE AREA OUTSIDE OF STREET YARD

VEHICULAR USE AREA PLANTING OUTSIDE OF STREET YARD

N/A VEHICULAR USE AREA INSIDE OF STREET YARD

N/A VEHICULAR USE AREA PLANTING INSIDE OF STREET YARD

--- VEHICULAR USE AREA (VUA) BOUNDARY LINE

--- LIMIT OF WORK

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Project Name:
OTN PARKING AT CBX
CONDITIONAL USE PERMIT

Sheet Title:
L-6 VEHICULAR USE AREA
ANALYSIS

Revision 14:	_____
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Revision 1:	<u>11-28-2018</u>

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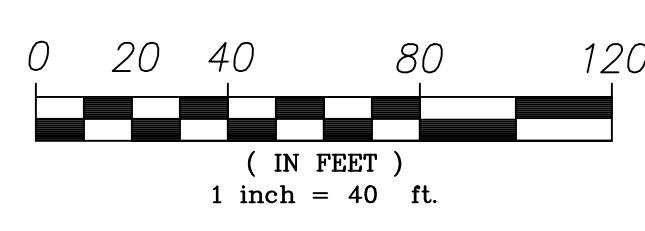
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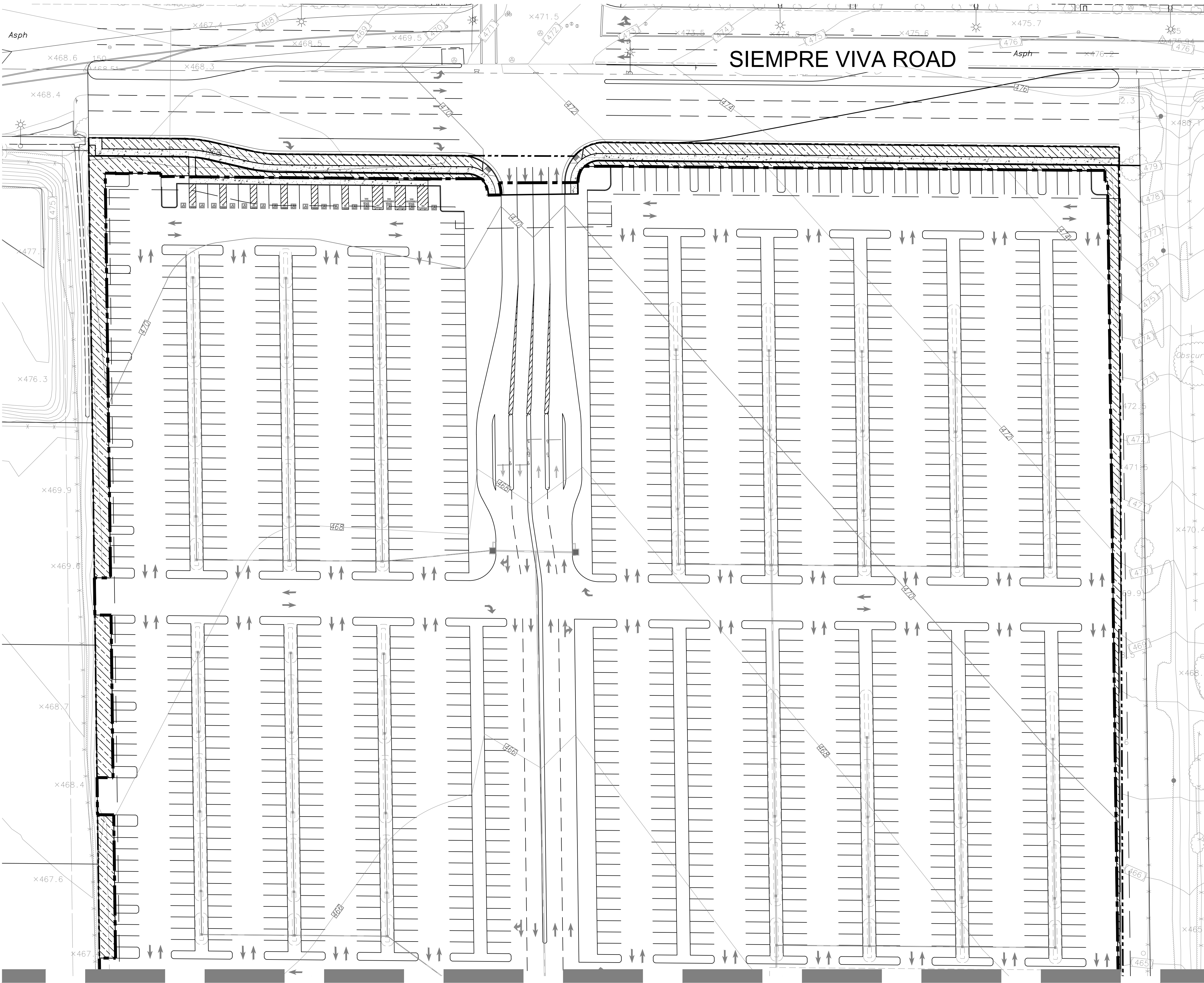
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OTN PARKING LOT
CONDITIONAL USE PERMIT NO. 2185318
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MATCH LINE - SEE SHEET L-8

REMAINING YARD					
TOTAL AREA	63,329 - SF				
PLANTING AREA REQUIRED (SQ. FT.)	18,999	PLANTING AREA PROVIDED (SQ. FT.) -->	52,645 SF	EXCESS AREA PROVIDED (SQ. FT.) -->	33,646 SF
PLANTING POINTS REQUIRED	3,166	PLANTING POINTS PROVIDED -->	9,900	EXCESS POINTS PROVIDED -->	6,734

PLANT TABULATION NOTES:

STREET YARD:
NOT APPLICABLE. PROJECT DOES NOT HAVE A STREET
YARD. THERE ARE NO EXISTING OR PROPOSED
STRUCTURES ON SITE.

REMAINING YARD:

TREE POINTS PROVIDED
TREES WITHIN REMAINING YARD BOUNDARY AT
LIMIT OF WORK
(56) 24" BOX TREES - 20 POINTS EACH = 1120
TOTAL TREE POINTS PROVIDED: 1120

SHRUBS POINTS PROVIDED WITHIN REMAINING YARD
(2026) 5 GALLON SHRUBS (30%) - 2 POINTS EACH = 4052
(4728) 1 GALLON SHRUBS (70%) - 1 POINT EACH = 4728

SITE DEVELOPMENT- REMAINING YARD
LEGEND:

- SYMBOL
- REMAINING YARD PLANTING
 - REMAINING YARD BOUNDARY LINE
 - LIMIT OF WORK

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OTN PARKING AT CBX
CONDITIONAL USE PERMIT

Sheet Title:
L-7 REMAINING YARD ANALYSIS

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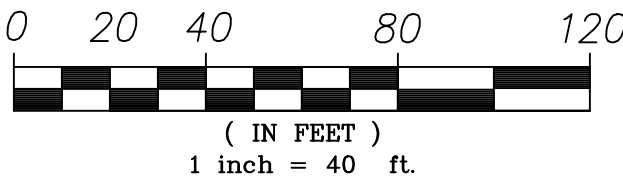
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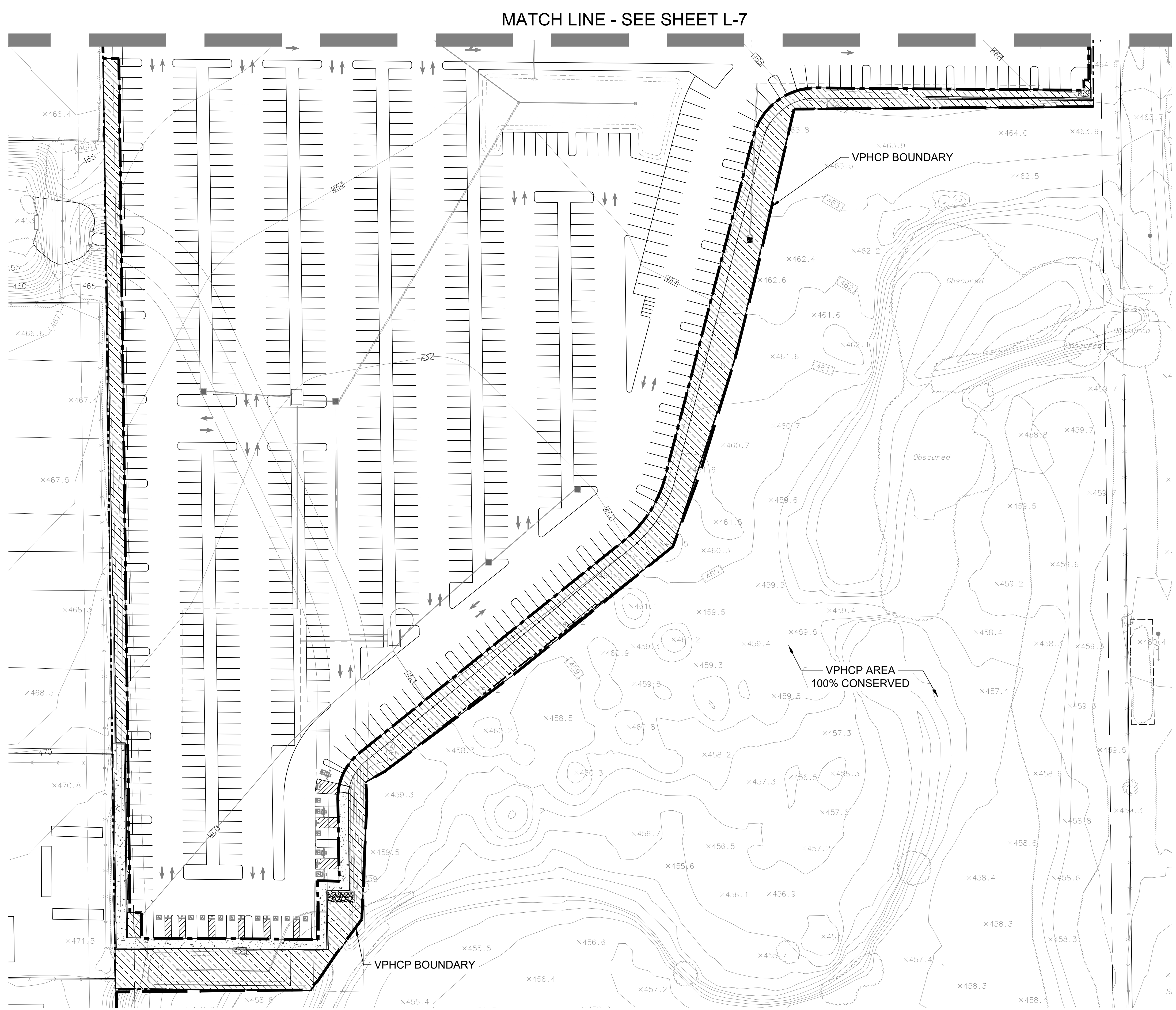
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OTN PARKING LOT
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SITE DEVELOPMENT PERMIT NO. 2185319
CITY OF SAN DIEGO - PTS NO. 615398



SITE DEVELOPMENT- REMAINING YARD
LEGEND:

SYMBOL

REMAINING YARD PLANTING

REMAINING YARD BOUNDARY LINE

LIMIT OF WORK

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OTN PARKING AT CBX
CONDITIONAL USE PERMIT

Sheet Title:
L-8 REMAINING YARD ANALYSIS

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Revision 4:	<u>01-27-2020</u>
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