

Appendix 1  
**STREETScape PLANT LIST**

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## TREES

### Gateway Roads:

Road	Tree Type*	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Lonestar, Otay Mesa** (east to Enrico Fermi), Loop and Siempre Viva (street trees)	Evergreen	Podocarpus gracilior <i>Fern Pine (Exception List applies to the south side of Otay Mesa Road.)</i>	25' On Center	24" B container size. All trees planted in row shall be the same height at time of planting.	Year Round	Large canopy tree with soft gray-green foliage. Drought tolerant, no pests
Otay Mesa (setback area)	Evergreen	Tristania conferta <i>Brisbane Box</i>	25' On Center	24" Box	Summer	White, reddish bark
Siempre Viva	Evergreen	Cinnamomum Camphora <i>Camphor Tree</i>	25 On Center	24" Box	Yr. Round	White flowers
Lonestar and Loop	Evergreen	Pinus canariensis <i>Canary Island Pine</i>	25' On Center	24" Box		
Otay Mesa (Medians)	Evergreen	Agonis flexuosa <i>Peppermint Tree</i>	25' On Center	24" Box		Medium sized tree with weeping willow-like leaves
Siempre Viva (Medians)	Evergreen	Arbutus Unedo <i>Strawberry Tree</i>	25' On Center	24" Box		Blue-green gray color, weeping
Lonestar and Loop (Medians)	Evergreen	Geijera Parvifolia <i>Australian Willow</i>	25' On Center	24" Box	Summer	Medium green, drooping leaves

- \* All trees and plantings shall require sufficient root barrier protection from curbs, sidewalks, and other hardscape features.
- \*\* Otay Mesa Road: Street trees on the south side of Otay Mesa Road, which contains existing SDG&E utility lines, shall utilize the Exception List (see next page).

**Major Roads (non-Gateway):**

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Evergreen	<i>Eucalyptus nicholli</i> <i>Willow-leafed Peppermint</i>	30' On Center	24" Box		Fine-texture foliage, weeping
Evergreen	<i>Quercus agrifolia</i> <i>Coast Live Oak</i>	30' On Center	24" Box		
Deciduous	<i>Platanus acerifolia</i> <i>London Plane Tree</i>	30' On Center	24" Box	Fall	Yellow-brown foliage, mottled bark
Deciduous	<i>Liquidambar styraciflua</i> <i>Sweet Gum</i>	30' On Center	24" Box	Fall	Red to bronze
Evergreen	<i>Phoenix canariensis</i> <i>Canary Island Date Palm</i>	30' On Center	10" Brown Trunk Height		
Deciduous	<i>Populus nigra</i> 'Italica" <i>Lombardy Poplar</i>	30' On Center	24" Box	Fall	Yellow
Deciduous	<i>Gleditsia tricanthos</i> 'Shademaster" <i>Honey Locust</i>	30' On Center	24" Box	Fall	Golden Yellow

**Exception List of SDG&E Approved Trees (Otay Mesa Rd. (south side), Harvest Rd., and Alta Rd.)**

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Evergreen	<i>Raphiolepis</i> 'Majestic Beauty' (No common name)	25' On Center	24" Box	Blooms late fall-late spring.	Moderate growth to 15'. Dark green, large leaves. Fragrant light pink flowers. Drought tolerant.
Evergreen	<i>Pittosporum phillyraeoides</i> (Willow Pittosporum)	25' On Center	24" Box	Blooms winter – spring.	Slow growing to 20'. Medium green leaves, light yellow flowers, fragrant. Drought tolerant; no pests
Evergreen	<i>Arbutus Unedo</i> (Strawberry Tree)	25' on Center	24" Box		Slow growing to 20 feet (spread of 20 feet), drought tolerant. Does not include 'cultivar "Marina" variation.

Note: One tree type will be selected for each road. For Otay Mesa Road, the Exception List applies only to the south side of the roadway.

**Collector Roads:**

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Evergreen	Cupaniopsis anacardioides <i>Carrotwood Tree</i>	25' On Center	24" Box		
Deciduous	Brachychiton acerifolius <i>Flame Tree</i>	25' On Center	24" Box	May-June	Red
Deciduous	Pyrus calleryana 'Bradford' <i>Ornamental Pear</i>	25' On Center	24" Box	Fall	White flowers
Deciduous	Ginkgo biloba 'Autumn Glory' <i>Maidenhair Tree</i>	25' On Center	24" Box	Fall	Golden yellow
Deciduous	Betula pendula <i>European White Birch</i>	25' On Center	24" Box	Fall	Plant in mass
Deciduous	Tipuanu tipu <i>Tipu Tree</i>	25' On Center	24" Box	June-July	Apricot flower

**Activity Node Streets:**

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Deciduous	Cercis Occidentalis <i>Western Redbud</i>	25' On Center	24" Box		
Deciduous	Geijera Parvifolia <i>Australian Willow</i>	25' On Center	24" Box		
Deciduous	Arctostaphylos Manzanita <i>Common Manzanita</i>	25' On Center	24" Box		

**Major Intersections:**

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Flowering Ornamental	<i>Albizia julibrissin</i> <i>Silk Tree</i>	Groups of 3	24" Box	Summer	Pink fluffy flower
Deciduous	<i>Lagerstroemia indica</i> <i>Crape Myrtle</i>	Groups of 3	24" Box	Summer-Fall	Red-White flowers
Deciduous	<i>Koelreuteria bipinata</i> <i>Chinese Flame Tree</i>	Groups of 3	24" Box	Summer-Fall	Small yellow flower, orange caps
Deciduous	<i>Prunus cerasifera</i> 'Thundercloud' <i>Flowering Plum</i>	Groups of 3	24" Box	Feb-March	White, pink flowers, purple leaf

**All Other Roads:**

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Deciduous	<i>Alnus rhombifolia</i> <i>Alder</i>	30' On Center	24" Box		
Evergreen	<i>Casuarina stricta</i> <i>Drooping She-oak</i>	30' On Center	24" Box		Plant in mass
Evergreen	<i>Pinus elderica</i> <i>Russian Pine</i>	30' On Center	24" Box		
Deciduous	<i>Pistacia chinensis</i> <i>Pistache</i>	30' On Center	24" Box	Fall	Orange and red, male, red bark

**SHRUBS (Gateway Roads):**

Roads	Shrub Type	Botanical & Common Name	Spacing	Size
Lonestar & Loop Roads	Evergreen	<i>Raphiolepis Indica</i> 'Pink Cloud' <i>Dwarf India Hawthorn</i>	3' On Center	5 Gallon
Otay Mesa Road (East of Enrico Fermi Road)	Evergreen	<i>Nerium Oleander</i> 'Petite Pink' <i>Dwarf Oleander</i>	3' On Center	5 Gallon
Siempre Viva Road	Evergreen	<i>Escallonia</i> 'Compakta' <i>Dwarf Escallonia</i>	3' On Center	5 Gallon

Appendix 2  
GENERAL PLAN  
CIRCULATION ELEMENT ROAD CROSS SECTIONS

### Notes on Road Cross-sections:

- **Parkway Dimensions / Composition:** The road cross-sections do not contain the correct dimensions for parkways (the area outside the curb line) on certain types of Circulation Element and Specific Plan roads. For correct dimensions and requirements for parkway design (and the adjacent landscape easement), see Section 3.2.2 Landscaping Standards and Table 3.2-2 Landscaping Standards.
- **Landscape Easements:** The cross-sections do not include a two-foot landscape easement that is required along all Circulation Element and Specific Plan roads. This easement is located along the property line, adjacent to the public right-of-way.
- **Trails:** The cross-sections do not show a trail (called a Pathway) on Alta Road that is required by the Community Trails Master Plan.

INSERT CROSS SECTION 1

INSERT CROSS SECTION 2

INSERT CROSS SECTION 3

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Appendix 3  
**GLOSSARY OF TERMS**

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<p><b>GLOSSARY OF TERMS</b></p> <p>Refer to the Planning and Zoning Code for other definitions not included in this list.</p>	
<ul style="list-style-type: none"> <li>• <i>CDRB</i> - Community Design Review Board.</li> <li>• <i>CSA</i> - County Service Area.</li> <li>• <i>DPW</i> – Department of Public Works</li> <li>• <i>DEH</i> – Department of Environmental Health</li> <li>• <i>DPLU</i> – Department of Planning and Land Use</li> <li>• <i>Floor Area Ratio (FAR)</i> - The ratio of total enclosed building area at and above grade to the area of the site. The FAR is an indication of the intensity of development; as such, it identifies the upper limit of building space permissible on a given lot.</li> <li>• <i>Frontage</i> - The length of any one property line of a premise, which property line abuts a legally accessible street right-of-way.</li> <li>• <i>Level of Service</i> - The Level of Service is used to describe the operation of an intersection. Ratings of level of service range from A, representing free flow conditions, to F, representing extreme congestion. Each rating is based upon the ratio of the volume of traffic in the intersection at a given time to the maximum capacity of the intersection. The intersection capacity is the number of cars which can use the intersection in an hour.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Maquiladora or Twin Plant Program</i> - The Maquiladora or Twin Plant Program, initiated by the Mexican government in 1965, allows U.S. companies to manufacture in a trade zone in Mexico along the international border. Relaxed tariffs and low cost labor are the benefits of the program to U.S. companies. Correspondingly, Maquiladora trade is the second greatest income generator in Mexico today. Since its inception, Maquiladoras have expanded to over 900 in operation today.</li> <li>• <i>Metro</i> - San Diego Metropolitan Sewage System.</li> <li>• <i>NAFTA</i> – North American Trade Agreement</li> <li>• <i>Net Acres</i> - The total developable acres of a land parcel, land use district, etc., equivalent to gross acres minus land for roadway right-of-way and public facilities.</li> <li>• <i>Residential Density</i> - A measure of housing expressed in dwelling units per acre (du/ac).</li> <li>• <i>RFPD</i> - Rural Fire Protection District.</li> <li>• <i>SANDAG</i> - San Diego Association of Governments.</li> <li>• <i>SPA</i> - East Otay Mesa Specific Plan Area.</li> </ul>

**GLOSSARY OF TERMS**

Refer to the Planning and Zoning Code for other definitions not included in this list.

- *Local Improvement District* - A Local Improvement District is used as a generic term which applies to financing available pursuant to formation of an Assessment District (1911-1913-1915 Improvement Acts), or a Community Facilities District (1982 Mello Roos Community Facility Act).
- *Gross Acres* - The total amount of acreage of a land parcel, land use district, etc.
- *Gross Floor Area* - The area included within the surrounding walls of a building plus any roofed, partially roofed or open area customarily used for display or business operations. Interior open court may be exempt if not used for display or business operations.
- *ISTEA* - Intermodal Surface Transportation Efficiency Act.

- *Setback* - A horizontal separation between a vertical element and a property line. Setbacks occur at street level.
- *SF/GFA* - Square Feet of Gross Floor Area.
- *Usable Public Open Space* - Those usable spaces accessible by the general public.
- *Vernal Pools* - Vernal pools consist of slight depressions in soil, sometimes created between mima mounds, that are natural spring-rain accumulations of water which provide unique habitats for a wide range of plant and wildlife species. Four of these species are listed by the Federal government as endangered or threatened and may occur within the Specific Plan Area. Vernal Pool habitats are considered very rare and highly sensitive habitats because the vast majority of them have been destroyed for urban uses.

Appendix 4  
ARCHAEOLOGICAL STATUS BY PARCEL NUMBER

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**Parcel Numbers with Archaeology Status**

ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS	ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS
1	646-070-33, 34	44.39/14.25	Grading Monitoring	37	648-011-03	18.65	Testing or Mitigation Required
2	646-080-18, 19	34.26/ 5.74	Grading Monitoring	38	648-040-27	4.41	Cleared, with Grading Monitoring Required
3	646-070-15	9.77	Grading Monitoring	39	648-040-23	6.34	Cleared, with Grading Monitoring Required
4	646-070-16	9.77	Grading Monitoring	40	648-011-02	79.5	Testing or Mitigation Required
5	646-070-07	19.54	Grading Monitoring	41	648-040-15	4.78	Cleared, with Grading Monitoring Required
6	646-070-24	19.66	Grading Monitoring	42	648-040-28	91.86	Cleared, with Grading Monitoring Required
7	646-070-23	18.75	Grading Monitoring	43A**	648-040-29	40	Testing or Mitigation Required
8	646-080-20, 21	32.24/7.48	Grading Monitoring	43B**	648-040-30	40	Cleared
9	646-080-22, 23	34.26/5.74	Grading Monitoring	44	648-040-17	5	Cleared, with Grading Monitoring Required
10	646-240-47	39.38	Grading Monitoring	45	648-040-22	79.09	Testing or Mitigation Required
11	646-240-46	39.54	Grading Monitoring	46	648-040-21	79.09	Testing or Mitigation Required
12	646-240-30	39.28	Grading Monitoring	47	648-070-03	158.79	Testing or Mitigation Required
13	646-080-25	73.37	Grading Monitoring	48	648-070-04	159.36	Testing or Mitigation Required
14	646-240-48	38.87	Grading Monitoring	49	648-070-08	49	Cleared
15	646-080-08	87.42	Grading Monitoring	50A**	648-050-07	101.1	Cleared
16	646-080-17	117.81	Testing or Mitigation Required	50B**	648-050-08	40	Testing or Mitigation Required
17	646-080-11	65.74	Testing or Mitigation Required	51A**	648-050-10	80	Testing or Mitigation Required
18	646-080-12	2.29	Cleared	51B**	648-050-11	80	Testing or Mitigation Required
19	646-130-39	19.78	Cleared	52	648-080-13	20	Cleared
20	646-130-40	19.82	Cleared	53	648-080-14	20	Cleared

ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS	ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS
21	646-130-41	19.85	Cleared	54	648-080-04	159.98	Cleared
22	646-130-42	19.88	Cleared	55	648-080-06	3.52	Cleared
23	646-130-26	35.69	Testing or Mitigation Required	56	648-080-15	40	Cleared
24	646-130-27	34.39	Cleared	57	648-080-16	20	Cleared
25	648-040-25	7.79	Cleared	58	648-080-17	20	Cleared
26	648-040-20	40	Testing or Mitigation Required	59	648-080-18	40	Cleared
27	648-040-11	39.09	Testing or Mitigation Required	60*	648-050-04	160*	Cleared
28	648-040-14	40.44	Testing or Mitigation Required	61	648-080-02	40	Cleared
29	648-040-13	38.21	Testing or Mitigation Required	62	648-080-08	40	Testing or Mitigation Required
30	648-070-09	81.93	Cleared	63	648-080-19	74.55	Testing or Mitigation Required
31	648-070-13	38.19	Cleared	64A**	648-080-21	40	Testing or Mitigation Required
32	648-070-14	39.09	Cleared	64B**	648-080-22	40	Testing or Mitigation Required
33	648-070-19	39.3	Cleared	65	648-080-10	40	Testing or Mitigation Required
34	648-070-17	78.17	Testing or Mitigation Required	66	648-080-05	3.25	Cleared
35	648-070-16	41.52	Cleared	67***	648-090-04	513***	Cleared
36	648-070-07	29.68	Cleared				

NOTES:

- \* A portion of this parcel - 80 of the 160 acres -- is located within the EOM Specific Plan
- \*\* Parcel split after original Specific Plan
- \*\*\* A portion of this parcel – 80 of 513 acres – is included within the EOM Specific Plan

## Appendix 5

# **PUBLIC FACILITIES INFORMATION**

The following information was taken from the original, 1994 Specific Plan. It provides important information related to public facilities planning, phasing and financing, as required for Specific Plan documents. Some information is out-of-date, and the original text was edited to clarify sentences or to eliminate repetitive information. Out-of-date maps and information in Appendix 5 were not removed and, when in conflict, do not change provisions in other sections of the East Otay Mesa Specific Plan.

## PUBLIC FACILITIES INFORMATION

### **A-5.1 Public Facilities Overview**

Public facilities in East Otay Mesa will be financed through the equitable participation of all benefiting property owners. In 2009, the property owners developed a financing mechanism for the construction of a temporary and permanent sheriff station; the permanent site (located north of Lone Star Road) will also accommodate a fire station. In 2009, property owners made progress toward developing an agreement with the City of San Diego for sewer transport through the City.

**Phasing:** The first phase of public facilities in East Otay Mesa will support approximately 500 gross acres of future development, based on the 1.0 million gallons per day (mgd) threshold of wastewater treatment capacity available from Metro which the County acquired via the National City agreement.

The capital improvements that are recommended by the Plan to be included as part of phase one, to be financed by the property owners, include

- Fair share contribution to off-site road improvements, as part of a regional financing strategy
- Acquisition of Metro wastewater treatment capacity
- On-site road and infrastructure improvements to

serve the affected properties

- Establishment of funding mechanisms for fire services and facilities.

**Financing:** The preferred strategy for financing a backbone or area-wide capital facilities is to: (1) for phase one improvements, use land secured public debt instruments; e.g., Assessment Act proceedings; and (2) for subsequent phases of improvements; utilize a combination of impact fees, reimbursement agreements, additional land secured public debt financing instruments, and/or revenue bonds. However, conditions of development approval will be placed on individual parcels that require public facilities and services be built only to the extent needed to serve its demand. In cases where oversizing is needed for future demand, the County will consider reimbursement agreements.

Operation and maintenance costs of these facilities will be financed in several ways: (1) through the County General Fund, (2) by user fees from established utility service providers, (3) by taxes or assessments established by a County Service Area or Local Improvement District (see Glossary for definition), and/or (4) by user fees and benefit fees established by Special Districts to augment their general operating budgets for specific services.

**Implementation:** The property owners have the primary responsibility of implementing the required on-site

infrastructure and public facility improvements. Implementation will include formation of a Local Improvement District(s), Fee Districts, and Special Districts (e.g., the Sanitation District).

To implement regional facilities, such as roads, where other jurisdictions will benefit from the required improvements, it is recommended that the County enter into joint powers agreements and/or other similar methods with the benefiting jurisdictions (City of San Diego and City of Chula Vista) to equitably finance these regional facilities. Conditions on individual project approval maybe required, to the extent necessary to ensure the provision of adequate facilities and services.

In order to administer the development of the East Otay Mesa District, it is also recommended that the County and property owners consider forming a Local Development Corporation (LDC) for East Otay Mesa or other suitable entity capable of coordinating development activities in East Otay Mesa. The LDC would be a nonprofit corporation that could assume certain responsibilities subject to the Board of Supervisors' approval, such as review and update of the Facility Phasing and Financing Plan coordination, marketing and other economic development services.

### **A-5.2 Water**

East Otay Mesa is located in the southern service **area** or Otay Mesa System of the Otay Water District, a water purveyor serving the South San Diego County region. There are numerous existing facilities in the Study Area as indicated on Figure 2-23, Water Facilities Plan. Otay

Water District has indicated that there is currently sufficient existing or planned water storage and transmission capacity to accommodate development in East Otay Mesa provided that regional water supplies are met by the San Diego County Water Authority and Metropolitan Water District. The District's planned water facilities are outlined in the Subarea Water Master Plan prepared for Otay Mesa (May, 1991).

The location and size of planned waterlines, pump stations, and reservoirs that are expected to be needed within the East Otay Mesa Specific Plan Area are indicated on Figure 2-23, Water Facilities Plan. The District may modify their plan as needed.

### **Water Facility Implementation**

Otay Water District will serve the development of East Otay Mesa in conformance with their Master Plan. In order to implement this master plan, a portion of the Specific Plan Area adjacent to the eastern boundary shall be annexed to Improvement District Number 7 of the Otay Water District before recordation of any map in that area.

Water transmission and storage facilities will be constructed as indicated on the Water Facilities Plan, Figure 2-23. Major capital improvements required, for example, water storage reservoirs, will be constructed by the District using revenue generated from property owners. Facilities required for distribution to each property will be included in road improvements to be constructed before any Final Map can be recorded.

The water distribution system is generally located in roadway right-of-way. However, if not, property owners through the subdivision process shall be required to reserve right-of-way easements for water service lines as indicated in the Water Facilities Plan.

**A-5.3 Wastewater Collection and Treatment**

Wastewater facilities do not currently exist in East Otay Mesa. Furthermore, East Otay Mesa is within the unincorporated area of San Diego County and is not located within a Sanitation District. Otay Water District has indicated that they are not interested in providing sewer service to this area of the County. Therefore, a Sanitation District for a wastewater collection system and treatment needs to be formed for the East Otay Mesa Specific Plan Area. In the short term, the County has purchased 1.0 million gallons per day (mgd) of capacity through the San Diego Metropolitan Sewage System (Metro) from National City. This capacity is being held by the Spring Valley Sanitation District until a Sanitation District for East Otay Mesa is formed. When a Sanitation District is formed for East Otay Mesa, this capacity will be transferred to provide interim sewage treatment capacity for approximately 500 gross acres (400 net acres) of industrial or commercial development on a project by project basis.

To access this treatment capacity, East Otay Mesa must connect to existing wastewater collection sewers in the

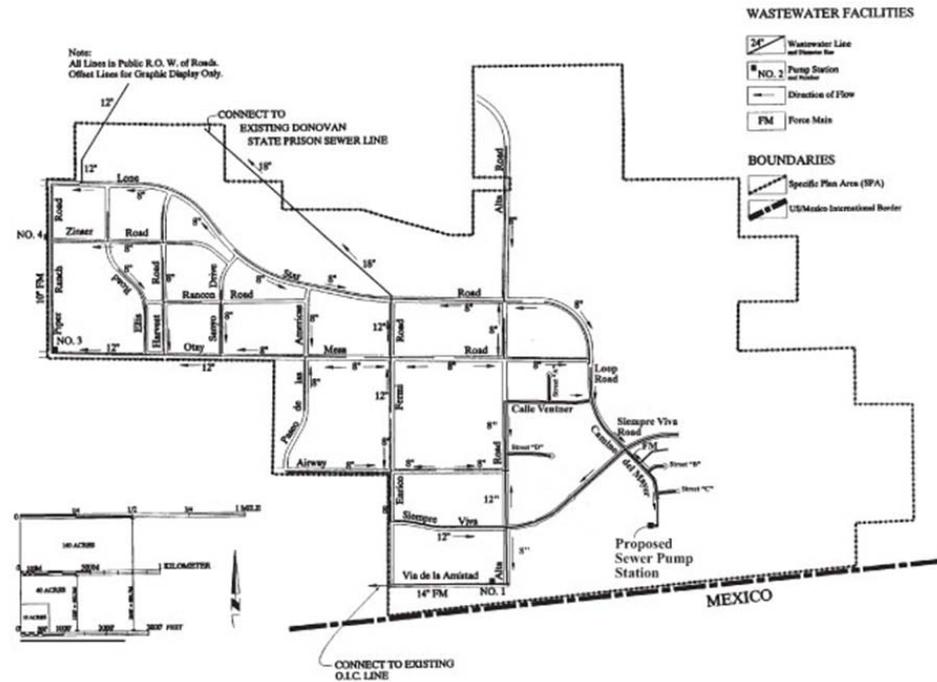


Figure 2-24, Wastewater Facilities Plan

City of San Diego. The southern watershed of the Study Area generally drains to the Otay International Center (OIC) Line, currently stubbed out near the southwestern corner of the planning area, see Figure 2-24. Some of the basins within the southern watersheds will need pump stations to access the OIC Line. The northern portion of the Study Area drains toward the Prison Line, currently stubbed out at the State of California Donovan Correctional Facility. In order to use these collection lines, property owners will have to pay a reimbursement fee, on a project by project basis, to secure capacity in these sewer lines. Additional connection costs to pay for

pump stations and other improvements may be charged by the Sanitation District.

Beyond this interim treatment capacity of 1.0 mgd, East Otay Mesa should consider two treatment and disposal alternatives:

- Additional capacity in Metro
- On-site sewer treatment.

The first alternative is the proposed plan alternative. Facilities required are shown on Figure 2-24, Wastewater Facilities Plan. However, Metro is part of a regional wastewater master-planning program called the Clean Water Program, and the costs of treatment under the new program are uncertain at this time and may prove to be extremely high. Furthermore, capacity in Metro may not be available on a timely basis.

Consequently, as an alternative to the proposed option of using additional capacity in Metro, an on-site sewer treatment plant was considered. This second alternative would require developing an on-site treatment facility totally independent from Metro beyond the initial first phase of 1.0 mgd of sewer treatment capacity. Until more specific information is available from the Clean Water Program, it is recommended that a dual planning process occur including consideration of both Metro off-site and/or on-site treatment.

The County has recently undertaken an implementation feasibility study for an on-site sewer treatment plant to examine in greater detail the issues of facility siting, treatment methods, wastewater effluent reuse and costs.

The study is due to be completed in 1994. The determination of which treatment alternative is most appropriate will be based on the timing of available capacity and cost, including cost of entitlement for an on-site treatment plant, wet weather storage reservoirs, and possibly spray irrigation fields.

### **Wastewater Collection and Treatment Implementation**

**Sanitation District:** Application will be made for the formation of a Sanitation District to the Local Agency Formation Commission. Subject to funding by the property owners, the County Department of Public Works will take responsibility for formation of a Sanitation District and execution of agreements.

The interim wastewater treatment capacity of 1 mgd will only be adequate to support a portion of the ultimate wastewater treatment capacity that will be needed to support the entire Specific Plan Area. *All development projects proposed prior to establishment of the long-range wastewater treatment strategy will be required to demonstrate the availability of adequate wastewater treatment capacity.*

Subdivision maps will not be allowed to be re-corded for that portion of an existing parcel that is beyond the ability of available interim wastewater treatment capacity of 1 mgd. Phased recordation of Final Maps will be based on allocation of this interim capacity with subsequent recordation of additional phases only after establishing the long-range wastewater treatment strategy discussed herein.

**Wastewater collection system:** The wastewater collection system is generally included in road improvements to be financed by property owners through a Local Improvement District and/or impact fees. However, through the Subdivision process property owners shall dedicate easements for any wastewater collection lines not in a road right-of-way.

**Long-range system:** The County will coordinate with Metro to provide the development of a regional wastewater treatment system to serve the East Mesa beyond the interim treatment capacity described in Policy PF-2. In the event that Metro is not available to meet the requirements of East Otay Mesa in a timely and cost-effective manner, the Sanitation District, subject to funding by property owners, will plan, design, finance, construct and operate an on-site wastewater treatment facility. Future studies shall determine the exact siting of the treatment plant.

#### ***A-5.4 Reclaimed Water***

Based on Metro's current plan, the reclaimed water source for East Otay Mesa will be the planned Otay Valley Treatment Plant which will have complete reclamation capabilities. Metro has indicated that local water purveyors (in this case the Otay Water District) will also become the reclaimed water purveyor. Although Otay Water District will not own and operate the reclamation plant, they will receive reclaimed water at their district boundary and then become responsible for its distribution. If East Otay Mesa Sanitation District develops its own on-site treatment and disposal facility,

then reclaimed water may be wholesaled to Otay Water District for distribution.

*East Otay Mesa development will be required to install a dual water distribution system throughout the development.* Therefore, reclaimed water and potable water lines will most likely be installed in every roadway. The reclaimed water will be used for streetscapes and industrial development landscaping. Some buildings could possibly be plumbed with reclaimed water for toilet flushing or processing water. Use of potable water in the reclaimed water system for irrigation could potentially be permitted until reclaimed water becomes available.

Figure 2-25, Reclaimed Water Facilities Plan, indicates the facilities proposed for an area wide reclaimed wastewater system.

#### **Reclaimed Water Facility Implementation**

A reclaimed water transmission system will be installed to distribute re-claimed water for streetscape landscaping and possibly for toilet flushing or processing water. The transmission system lines will be constructed as part of the basic street infrastructure, to be financed by the property owners.

Generally, the reclaimed water supply system is included in the roadway improvements. However, right-of-way easements for any supply line outside of a roadway shall be dedicated by property owners as part of the Subdivision process.

**A-5.5. Storm Water Drainage**

Storm water runoff will inevitably increase with development as permeable ground primarily in agricultural uses is transformed into impervious rooftops, parking lots and streets. Accordingly, storm water drainage facilities will be needed to accommodate development in East Otay Mesa.

Facilities needed to accommodate the runoff vary between the three major watersheds in East Otay Mesa, see Figure 2-26. The northern watershed region made up of basins B and H drains to the Otay River. Facilities in this basin require collection facilities only. The western watershed region made up of basins I, K, L, M1, M2, P, Q, and R drains to the City of San Diego. Collection and onsite detention facilities will be required for each property to ensure that the peak runoff into the City of San Diego does not increase above historical rates. The southern watershed region, made up of watershed basins D, E1, E2, F, and G drains to Mexico. Based on international agreements, the peak runoff into Mexico may not be increased above historical rates. In order to accommodate runoff, on-site detention basins will be required in the western and southern watershed region. These detention basins are to be placed at the down-stream end of each drainage area within each existing parcel. As an alternative, regional detention facilities are planned in substitution for on-site facilities in the western and southern watershed region. The western watershed region has not been studied to provide for regional detention basins and potential regional detention

basin sites have not been located. This alternative decreases the number of detention basins, overall detention basin volume, and the overall the detention basin area. The construction and maintenance of these

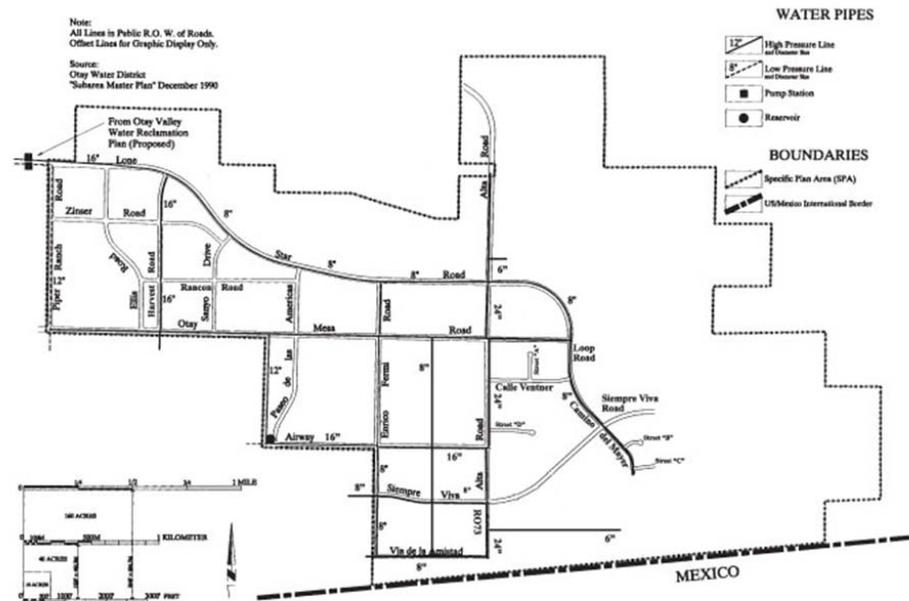


Figure 2-25, Reclaimed Water Facilities Plan

detention basins will be the responsibility of benefiting property owners or an assessment district. On-site and regional detention basins are to be designed so that the downstream discharge is no greater than the predeveloped peak flow. Regional detention facilities are less land consumptive, have lower capital and operating costs and can be phased by drainage basin. However, they have high up front costs compared to on-site

detention. Other smaller southern watershed basins are planned to have on-site detention.

The Clean Water Act strictly regulates non-point source storm water pollution of the waters of the United States. In California, the Clean Water Act is administered by the State Water Resources Control Board which issues Construction and/or Industrial Permits to discharge storm water. In an industrial area, the primary source of non-point pollution is oils from automobiles deposited on roads and parking lots. The County of San Diego is in the process of promulgating Best Management Practices to implement the Clean Water Act.

### **Storm Water Drainage Implementation**

Through the Subdivision process, the County will implement the policy for storm water drainage for East Otay Mesa in accordance with the Comprehensive Flood Control Master Plan and Department of Public Works administrative procedure. Construction of on-site detention facilities will be the responsibility of each property owner and are to be constructed at the downstream end of the drainage area within each subdivision. Maintenance of on-site detention facilities will be the responsibility of the benefiting property owners. An easement showing detention basin locations will be required to be shown on subdivision maps. Should the property owners elect regional detention facilities in lieu of on-site detention facilities, the construction of regional detention facilities are to be financed by benefiting property owners through a financing mechanism. Ongoing maintenance of the regional detention facilities will be the responsibility of a benefit

assessment district funded through assessments levied on benefiting properties.

### **A-5.6 Dry Utilities**

Dry utilities include electrical power, natural gas, telephone, and cable television. Electrical power and natural gas are provided by San Diego Gas and Electric Company. Telephone is provided by Pacific Bell. Service connection points currently terminate at the western boundary of the site. No off-site constraints were identified. ***The utility lines will be underground in roadways in accordance with company standards with the exception of the 69 KV electrical line on Otay Mesa Road and the 230 KV line on the eastern portion of the Specific Plan Area.*** Other facilities such as transformers should be located in underground vaults or screened (See **Urban Design Policy UD-7**).

### **Dry Utility Implementation**

The County shall work with San Diego Gas & Electric and Pacific Bell to provide dry utilities to serve development in East Otay Mesa as part of the subdivision process. Through the subdivision process, the County shall require property owners to dedicate utility easements for dry utility lines. These easements shall be in conjunction with road dedications whenever feasible. This will be implemented as part of the road improvements to be financed by property owners.

### **A-5.7 Fire Protection and Emergency Medical**

East Otay Mesa is serviced by the Rural Fire Protection District (RFPD) of San Diego County. This district, which is independent of County government, has the primary responsibility for fire protection and emergency medical service in all but a small portion of the northern area of East Otay Mesa. A portion of the planning area generally west of Paseo de Las Americas, between Lone Star Road and Otay Mesa Road, is not located within a structural fire protection district. In order to provide service to this area, the optimum solution is to annex to RFPD.

The closest Rural Fire Protection District station is located at 14145 Highway 94 in Jamul, a 20 to 30 minute response time. Since the station is remote it does not conform to the five-minute response time contained in the Public Facility Element of the General Plan.

Other agencies also provide backup fire protection services to East Otay Mesa. The City of San Diego will respond in situations requiring an unusually high level of fire protection resources, based on a mutual aid agreement between the City, the RFPD, and the State's Donovan Correction Facility. Additionally, because the Specific Plan Area is located within the State Responsibility Area, the California Department of Forestry has the responsibility for wildland fires in East Otay Mesa.

Emergency medical services are currently provided by contractors in Chula Vista and National City. From either city the response time is 15 minutes. Advanced life-support ambulance service is not currently provided to East Otay Mesa. This response time does not conform to

the five-minute response time contained in the Public Facility Element of the General Plan as the minimum objective for industrial development.

According to the RFPD, substantial new fire protection and emergency medical services are required to adequately service **any** new development in East Otay Mesa. One alternative is to build a new temporary or permanent fire station on a 1.5 net acre site at the intersection of Otay Mesa Road and Alta Road, which was dedicated for that purpose as part of a major use permit approval for the Bradley Auto Storage Auction Pool, presently Roberts Leasing. The temporary station would need to be a facility which includes one bay - 2,200 square feet and which is capable of accommodating an engine and quarters for a three person crew.

The ultimate station would need to be approximately three bay - 6,500 square feet and capable of accommodating the engine, a truck, an additional light vehicle and quarters for an eight person crew. Fire fighters could be trained to provide emergency medical services to provide combined fire fighting and emergency medical services.

Another alternative, if cost effective, is to effect a joint operating agreement or contract with the City of San Diego to provide fire protection and emergency medical services for both the City and County Otay Mesa. The City is planning to build a fire station nearby Brown Field in the next two years. There have been some preliminary discussions with the City regarding this possibility.

Further coordination and discussion are taking place at this time to determine the feasibility of this proposal.

### **Fire Protection and Emergency Medical Implementation**

The County will require all properties that are not already in the Rural Fire Protection District to either annex to RFPD or be part of a district that contracts with the City of San Diego for fire protection and emergency medical services. In addition, the Rural Fire Protection District shall be responsible for providing fire protection services, either by operating from appropriate facilities at a temporary or permanent substation or alternatively, by contracting with the City of San Diego for services.

The County will require evidence of provision of adequate fire protection and emergency medical services and facilities, with a financing strategy acceptable to the fire agency, to be implemented prior to recordation of final subdivision maps. All property owners in East Otay Mesa will be required to participate in a funding strategy acceptable to the fire agency to provide adequate fire protection and emergency medical services prior to recordation of subdivision maps and/or final approval of any discretionary permits.

The costs of initial capital facilities and operating costs will be financed by property owners through a Local Improvement District and/or Mello-Roos District. Ultimate needs for capital facilities could be financed by property owners through an Impact Fee District or other means.

### **A-5.8 Law Enforcement**

Law enforcement duties are performed by the County Sheriff's Department. Currently, no sheriff facilities exist within East Otay Mesa. The nearest station is the Imperial Beach Station, located approximately 9-1/2 miles west of the western edge of East Otay Mesa. Depending on the beat, the most recent data indicates a response time of 16 to 29 minutes for priority calls, and 17 to 59 minutes for non-priority calls.

County standards for response time are established in the Public Facility Element of the General Plan. In urban unincorporated areas such as East Otay Mesa, the minimum acceptable response time for priority calls is 8 minutes, and 16 minutes for non-priority calls.

The sheriff's office has indicated the need for a new sheriff's substation on East Otay Mesa to provide law enforcement services at the onset of development since response time goals could not possibly be met from the existing Imperial Beach substation. Initially, the facility could be under 1,000 square feet to accommodate the needs of three deputies each operating on an eight and a half hour shift. Ultimately, to ensure 24-hour service, the substation will need to be expanded up to 4,000 square feet to accommodate the needs of three deputies per shift. It is proposed that the sheriff's substation be built on the same site which has been dedicated to the RFPD for a fire station *at Lone Star Road and Enrico Fermi Road*. The area of the site is large enough to accommodate both the fire and sheriff station facilities since the site coverage of both buildings is only 15 percent of the site.

### **Law Enforcement Implementation**

Law enforcement will be provided by the County Sheriff. Countywide policies shall establish financing methods for law enforcement facilities. The County shall evaluate the cost effectiveness and feasibility of joint siting a sheriff's substation with a fire facility. East Otay Mesa property owners may choose to augment the Sheriff's standard service level with a benefit assessment for higher service levels or with private security patrols if they desire additional law enforcement.

### **A-5.9 Child Care**

The Public Facility Element of the County General Plan and the Otay Subregional Plan contain policies encouraging the provision of child-care for new development, particularly at places of work. Policy 3.1 of the Public Facility Element states that: "The County will work to ensure that child care facilities are available when needed by new development." Moreover, modern industrial and business parks of the level of quality envisioned in East Otay Mesa have increasingly provided private child care facilities as an amenity to attract tenants and employees. For all these reasons, provision of child care in East Otay Mesa is strongly encouraged.

Data provided by the County Child Care Coordinator indicates that there may be a substantial demand for child care in East Otay Mesa. Population estimates indicate that when East Otay Mesa is built out, there may be a demand for child care facilities to accommodate up to 150 children. Child care near the workplace is only workable when it is located within very close proximity to a parent's workplace, generally within a half-mile radius. For East Otay Mesa, this would imply a need for at least

two child care facilities. It is possible that some child care facilities may be provided by individual employers.

One of the advantages of child care near the workplace is that it can reduce vehicle trip generation. Parents can use transit or car pool if their children are near work, where otherwise they need their car to commute to their daycare. One of the child care sites should be located within the Regional Commercial Center near to the light rail transfer station. By locating the child care facility close to the light rail transfer station, it will encourage parents to make child care part of the commute trip, thus reducing vehicle-miles traveled. This is consistent with the General Plan Policy of locating child care near transit.

### **Child Care Implementation**

Child care facilities shall be permitted in the commercial districts as designated in the Zoning Map, Figure 3-32, and Land Use Regulations of the Specific Plan and by minor use permit in industrial designated districts.

### **A-5.10 Solid Waste**

In recent years, the County has initiated a program to reduce solid waste sent to landfill facilities and maximize recycling of materials. The County has recently passed an ordinance regarding solid waste and goals for recycling of solid waste materials. The ordinance requires that industrial businesses separate the following materials for recycling: dirt, land clearing brush, asphalt, concrete, sand and rock. Office buildings and hospitality facilities are also required to recycle materials

appropriate to the use such as: aluminum, corrugated cardboard, paper, glass jars and bottles, etc.

The County is also in the process of developing standards regarding on-site storage of recyclable materials. For each type of land use, the size and type of area to be set aside for recycled materials will be specified. Facilities for bailing recyclables will also be encouraged, particularly for industrial uses, so by-products of production can be sold for reuse. Reuse of landscape debris such as mulch will also be a priority. Businesses in East Otay Mesa will need to comply with these new standards and guidelines in order to minimize solid waste generated from the area. The City and County of San Diego have jointly established a Market Development Recycling Zone to encourage the recycling businesses to locate in Otay Mesa.

Solid waste and recycling collection services for East Otay Mesa will be provided by private operators under permit by the County. The solid waste disposal facility which currently serves the East Otay Mesa is the Otay landfill. It is anticipated to reach capacity between the years 2000 and 2005, and a new landfill facility will be required. The County is currently conducting a study and EIR for three alternate landfill sites, one of which is within East Otay Mesa in the eastern hillside area, see Figure 1-5. In the event that none of the landfill sites prove feasible, there may not be adequate solid waste disposal facilities to support future development in the South County area including the East Otay Mesa Specific Plan Area.

### **Solid Waste Implementation**

.A private operator will provide solid waste and recycling collection services under permit from the County. .

In addition, all businesses will need to abide by all County ordinances for solid waste management. The Site Planning and Design Guidelines require that enclosed areas be set aside for storage of solid waste and recyclable materials.

The County will continue efforts to locate a new solid waste disposal facility to serve the South County area.

### **A-5.11 Hazardous Materials**

Hazardous materials are regulated primarily by the County Department of Environmental Health Services. Permits are required for the storage and use of certain types and quantities of materials.

Other public agencies are also involved in the regulation of hazardous materials, depending on the types of hazardous materials involved. For example, the Rural Fire Protection District has regulations regarding flammable materials, and the Air Pollution Control District regulates the use of chemicals that will be emitted into the air. The County Department of Environmental Health Services directs businesses to the appropriate agency for all required permits.

The Hazardous Incident Response Team (HIRT) program provides the County with highly trained teams of hazardous materials experts to respond to any chemical emergencies. HIRT is managed under a joint powers agreement between the County and all the cities within

San Diego County. The HIRT would respond to hazardous materials incidents in East Otay Mesa.

### **Hazardous Materials Implementation**

The County Department of Environmental Health Services and City/County Hazardous Incident Response Team are responsible for hazardous materials countywide.

#### **A-5.12 Facility Phasing, Financing, and Implementation**

The Otay Subregional Plan requires that public facility improvements for East Otay Mesa be "financed through the equitable participation of all affected property owners and developers." It further requires that a facilities phasing and financing strategy plan be prepared, where public and private services and facilities would be available prior to the needs of development and located in response to the market demand.

This section of the Specific Plan describes the proposed phasing and financing strategy for public facilities in East Otay Mesa. The financing strategy primarily addresses the capital facilities that are of area wide benefit and will be financed equitably by all the property owners. Operating and maintenance type expenses which are not to be paid out of the County's General Fund are also discussed.

There are five categories of public facility improvements that are of area wide benefit, and which shall need to be

financed jointly by the property owners in East Otay Mesa:

1. **On-Site Roads and Infrastructure:** These facilities include the basic network of roads with utility lines in the right-of-way. It should be noted that for roads, the facilities that are considered to be "general interest portion" are the improvement of the median and center lanes as well as intersection signalization and safety lighting. The "lo-cal interest portion" of roads includes the improvement of the road lanes fronting a privately owned parcel which are the responsibility of the property owner. In addition, the property owner is responsible for all other frontage improvements, including curbs, gutter, sidewalk, street lighting, park-way, landscaping and contribution to local intersection signalization as warranted.
2. **On-Site Capital Facilities:** These include buildings for public services, like a fire station, wastewater treatment facility, or storm water detention facilities.
3. **On-Site Operation and Maintenance:** Property owners will need to finance the on-going operation and maintenance cost of the following public facilities: fire protection and emergency medical services, street lighting and landscaping, and regional storm water detention facilities.
4. **Off-Site Roads:** Road improvements out-side the Study Area that are necessary to accommodate traffic generated by East Otay Mesa Development.

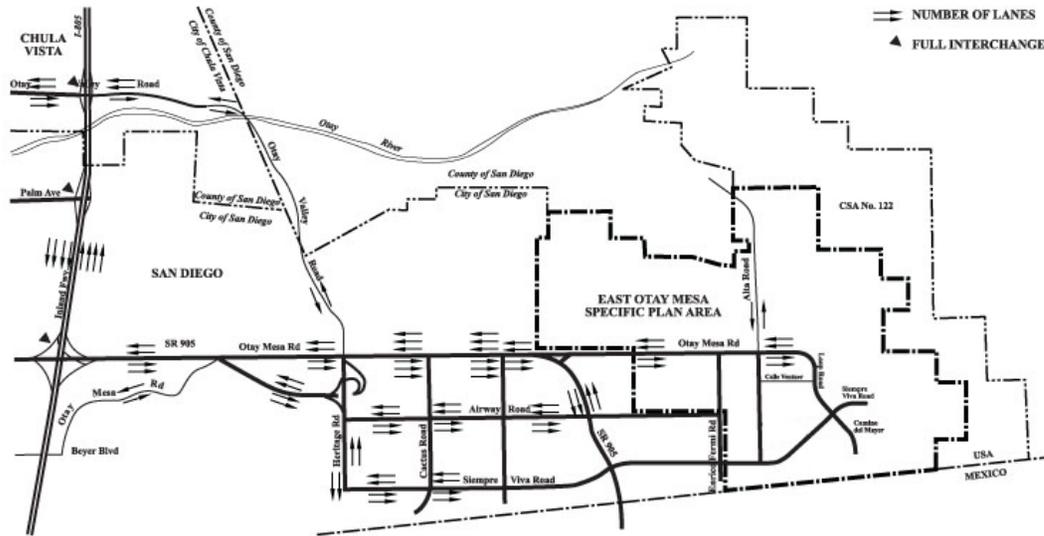


Figure 2-27, Off-Site Road Improvements

East Otay Mesa property owners shall be responsible for their "fair share" of the construction cost of these road improvements.

5. **Off-Site Capital Facilities:** Regional facilities such as a regional wastewater treatment plant, for which East Otay Mesa property owners shall contribute their "fair share."
6. **Public Transit Service:** Property owners may be asked to finance local bus service through a local improvement district in accordance with County and MTDB transit policies.

These facilities are discussed in depth in the Circulation Element and Public Facility Element.

The facility phasing and financing plan herein is intended as a guide and general direction for capital improvements. Implementation will need to take into account key factors which will change over the course of the area's development, including:

- Rate/intensity and Location of Development
- Facility Capacity Determination
- Sources of Financing
- Land Secured Public Debt Lien-to-Value Ratio
- Land Value

### A-5.13 Public Facility Phasing

The Otay Subregional Plan allows development to proceed as one geographic phase. However, the plan also allows non-geographic phasing of development if adequate public facilities and services are provided.

In order to accommodate a non-geographic phasing plan, on-site and off-site facility demand and phasing was analyzed in a comprehensive process. Alternatives for

on-site backbone facilities (primarily roads, wastewater treatment, and storm water drainage facilities) were analyzed to determine which increments were most critical to the development and which were to benefit most of the property owners. Simultaneously, the capacity of off-site facilities was analyzed to determine the thresholds of on-site development which facilities could support. Cost estimates were prepared for the recommended on-site and off-site facility improvements. These cost estimates were compared to the estimated land secured public debt financing capacity for the recommended first phase improvement plan, based on the currently acceptable lien-to-value ratios for the Specific Plan Area.

### **Phase One**

Based on this analysis, it was determined that the recommended first phase of public facilities in East Otay Mesa should be of a magnitude to support 500 gross acres of development (equivalent to 400 net acres). A key factor in this determination was the availability of wastewater treatment facilities from Metro. A million gallons per day of treatment capacity has been acquired for East Otay Mesa, which is enough to support 500 gross acres of development. Currently, an on-site sewer treatment study is underway that evaluates the potential feasibility of a treatment plant in Otay Mesa to serve future development. After that point, if additional capacity cannot be acquired from Metro in a timely and cost-effective manner, it may be necessary to build an on-site treatment plant. Building an on-site treatment plan would be a major undertaking, requiring years for planning,

permitting and construction, and thus would be a major threshold for development in East Otay Mesa.

The financial analysis also indicated that the Specific Plan Area had an acceptable lien to value ratio for a Local Improvement District, (see Glossary for definition) to issue land secured public debt instruments to finance the recommended first phase "backbone" on-site roadway and infrastructure plan, as well as other capital facilities. Additional on-site improvements beyond what is recommended may be dependent on the amount of funding required contributions for off-site roadway improvements.

The East Otay Mesa property owners are encouraged to form a Local Improvement District to implement the coordinated recommended first phase of improvements as recommended in the Specific Plan. However, it is recognized that the implementation of all the recommended first phase improvements may require significant initial capital funding. Moreover, the recommended first phase improvements are based on current information and circumstances. Therefore, the property owners, subject to County approval, have the option of implementing alternative phased facility improvements for individual development proposals provided adequate facilities and services are provided. If initial development proposals are required to improve needed facilities beyond their "fair share", the County may enter into reimbursement agreements with affected property owners. The purpose of these agreements is for the County to reimburse these property owners by collecting funds from subsequent development proposals that will utilize the facilities.

It should be pointed out however, that all Tentative Maps in the Specific Plan Area will be conditioned to required initial developers in the East Otay Mesa to not oppose formation of future Improvements Districts to the extent allowable by State law. This requirement may further expedite the reimbursement of funds to the initial developers.

The recommended first phase, capital facilities are described as follows:

### ***1. Acquisition of Metro Capacity for Wastewater Treatment***

The County has purchased 1.0 million gallons per day capacity of San Diego Metropolitan Sewage System (Metro) treatment capacity from National City, which accommodates 500 gross acres of development. This capacity is being held in the interim by the Spring Valley Sanitation District until the East Otay Mesa Sanitation District is formed. East Otay Mesa property owners will reimburse the Spring Valley Sanitation District, over a period of ten years, once the East Otay Mesa Sanitation District is formed. Fair share reimbursement charges have to be paid at the building permit stage for the connection to the Otay Inter-national Center (OIC) and Pump Station and to the Prison Sewer Line on a project by project basis.

### ***2. Fair Share Contribution to Off-Site Roads, If Required***

There is currently no or very limited existing off-site road capacity to accommodate development in East Otay

Mesa. Any improvement of off-site roads would improve accessibility in the City's portion of the Mesa. It may prove feasible to share off-site road improvement costs with the City of San Diego. Other jurisdictions may also benefit by off-site road improvements.

Assuming improvements to off-site road capacity would be shared with the City's West Otay Mesa, City/County staff studied off-site road improvement options to service 1,000 acres of development, half in the City and half in the County. Summarized below are four alternatives, the first three of which produced this capacity and would involve some freeway improvement.

- Build an interim extension of SR-905 east to Heritage Road; and improve east/west arterials to County jurisdictional border, see figure 2-27, off-site road improvements;
- Build interim SR-125 to Otay Mesa border crossing for north-south capacity, and up-grade one east-west arterial to 6 lanes to the existing improved terminus of SR-905;
- Build interim SR 905 to the Otay Mesa border crossing;
- Use of major arterial roads, including Otay Mesa Road, Siempre Viva Road, and air-way Road, and feeding traffic to heritage Road. From Heritage Road, traffic would flow north to the new freeway interchange at Palm Avenue and I-805. This alternative did not meet the 1,000 acre capacity objective.

Alternative A is by far the least costly option that meets the objective of 500 gross acres of development in the specific plan area. It assumes 500 gross acres of development would be allocated to the city's West Otay Mesa. The other alternatives have higher costs or do not meet the capacity objectives. Figure 2-27, off-site road improvements shows the preferred alternative that would provide capacity for the full first phase of development.

The availability of public or toll authority funding for the design and construction of SR-905 (by CALTRANS) and SR-125 (by California Transportation Ventures) is critical to the determination of the amount of off-site road contributions required from East Otay Mesa property owners. Currently, there is only funding for preliminary design and the environmental reports necessary for the route adoption procedure. Caltrans has indicated that if funding for design and construction were available, freeway improvements would not be open to traffic until late 1997 or early 1998. See the Circulation Element Technical Report for a more detailed discussion.

### **3. On-Site Roads and Infrastructure Facilities:**

There are two alternative approaches to the first phase of road improvement plans, as depicted in Figures 2-28 and 2-30. Infrastructure included in Phase One roads right-of-way include:

- Water Distribution System
- Wastewater Collection System
- Reclaimed Water Distribution System

- Storm Water Drainage Collection System
- Dry Utilities - Telephone, Gas, Electric Power, and Cable TV

The proposed Phase One road improvement plan may be considered the minimum backbone road system providing a loop of Otay Mesa Road to Siempre Viva Road, see Figure 2-28. This alternative is preferred because it is less costly and more financially feasible to construct. The alternative expanded Phase One road plan is preferred by the property owners, see Figure 2-30, which also includes Lone Star Road in the initial construction. This alternative would provide greater access, however, it is more costly.

Land acquisition and construction cost of the backbone area wide "general interest portion" share of roads, as defined by Board of Supervisors Policy J-16, and the County Road Policy, dated March 20, 1962, is to be financed by all the property owners by means of a Local Improvement District and local impact fee. Land acquisition and construction cost of the lane and parkway adjacent to private property or the "local interest portion," as defined by Board of Supervisors Policy J-16, and the County Road Policy, is the financial responsibility of property owners at time of development.

It should be noted that certain portions of planned roads are located on the City/County jurisdictional boundary, with the centerline of these roads serving as the boundary. It is assumed that the allocation of the responsibility of financing for roadway improvements will be on the basis of property frontage.

In implementing State Route SR-125 and/or 905, Caltrans has indicated that it will be responsible for financing the design, land acquisition and improvements. This will include signalization of the portion of Otay Mesa Road between the ramps termini that facilitate access to the freeway. The financial participation would be negotiated by the City, County and Caltrans as part of a Freeway Agreement.

The key variable in deciding whether to build the minimum (Figure 2-28) or the expanded (Figure 2-30) road network in Phase One is the cost of fair share contributions to off-site roads. If the cost is high, possibly only the minimum road system is affordable. Moreover, the expanded network is best-timed to coincide with the construction of the Lone Star ramps of SR-125. Those ramps will be built after construction of an interim SR-125, at a point in time when demand warrants.

The individual property owners have the option of improving facilities beyond their fair share to allow for expedited improvements to their properties. Reimbursement agreements may be executed for reimbursements in such situations.

### **1. Fire Station**

Prior to any development in East Otay Mesa, an adequate level of fire protection and emergency medical services must be assured. There are two options for providing capital facilities to accommodate the first phase of development:

Build an interim fire station at the site which has been dedicated at Otay Mesa and Alta Road.

Alternatively, the Rural Fire Protection District would coordinate with the City of San Diego to share the capital and operating cost of a fire station planned at Brown Field.

Capital as well as operating costs for fire protection can be financed by established funding mechanisms such as a combination of a Local Improvement District and impact fees.

### Phasing Thresholds and Pace of Development

Table 2-2, Recommended Key First Phase Improvements, indicates critical thresholds for construction of major public facilities. Table 2-3, Recommended Phasing Plan, summarizes the phasing plan, showing the first phases of development and the ultimate buildout condition.

Based on the Market Study prepared for the Specific Plan, the earliest point at which development would begin is 1998. If Otay Mesa Road is widened to six lanes, some modest capacity will be available in 1995. However, due to off-site roadway constraints, significant development will not be in place until late 1997 or early 1998 at the earliest, assuming freeway and local off-site roadway capital costs are funded. Under one scenario, land would be absorbed slowly in the early years since it is competing with the City's West Otay Mesa industrial areas which are more centrally located and have infrastructure. In the first years of development, the first

400 net acres or 500 gross acres will be built. Another scenario indicates that development of East Otay Mesa could be delayed until all of the adjacent City industrial land is built out, and then rapidly built out in the following years.

**Ultimate Buildout**

Subsequent phases of public facilities are to be built commensurate with the pace of development. Figures 2-29 and 2-31, Phase Two Improvement Plans, show the

alternatives for the ultimate buildout of the facilities that will be jointly financed by the property owners. If the pace of development is fairly rapid, with a large amount at the outset and a steady pace thereafter, it may be possible to build improvements in one large second phase possibly financed by a Local Improvement District impact fees. Alternatively, it may be necessary to build the improvements in smaller phases over a longer period of time possibly financed by reimbursement agreements and impact fees. Capital improvements and necessary public services would be provided prior to the time of need, based on the rate of development.

**Public Facility Phasing Implementation**

**Non-Geographic Phasing.** The County will require the provision of adequate facilities and services as conditions of tentative subdivision maps to be implemented prior to recordation of final subdivision maps.

*Recommended Key First Phase Improvements*

- Wastewater Treatment: Secure 1 million gallons per day Metro capacity from National City.
- Off-Site Roads: Three options described above.
- Water: Facilities as per Otay Water District Plan.
- On-Site-Roads: Minimum loop roadway

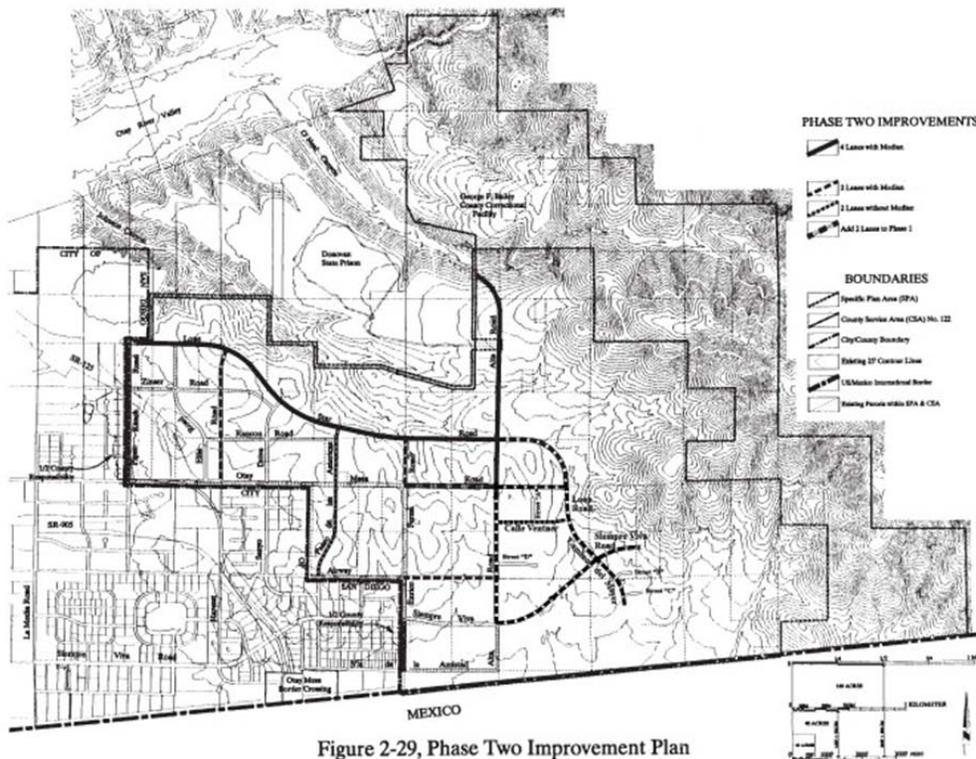


Figure 2-29, Phase Two Improvement Plan

network

- Fire Protection Interim Fire Station or coordinate with City to provide joint services.

**Off-Site Facilities:** As discussed above, the existing off-site transportation facilities are inadequate to support the development of planned land uses in East Otay Mesa. The off-site wastewater treatment and transportation public facilities to be improved in the recommended initial phase would be adequate to support 500 gross acres of development. After the initial phase of public facilities are built, the County will monitor off-site public facility capacity, especially wastewater treatment and roadway capacity, to keep pace with the rate of development in the East Otay Mesa Specific Plan Area. The County will continue to coordinate with CalTrans and the City of San Diego to promote the recommended initial and ultimate buildout transportation facilities as described in Policy C-15. The County will review off-site roadway capacity pursuant to the Circulation/ Land Use Monitoring Program described in Policy C-16. Prior to the discretionary permit approval, the County will verify off-site facility capacity and mitigation program for consistency with the policies of the Specific Plan.

**On-Site Facilities:** The recommended first phase (Phase One) and ultimate buildout phase (Phase Two) of on-site facility improvements are described above. However, the Specific Plan does not preclude any individual property owner to propose an alternative improvement phasing approach that provides adequate public facilities and services in advance of development. The County will review and may approve alternative phasing as part of an

individual project discretionary permit review process. This review process will include analysis of existing and proposed on-site roadway capacity required pursuant to the Circulation/Land Use Monitoring Program described in Policy C-16.

#### **4.13 Financing Strategy**

##### *Capital Costs*

The optimum strategy for financing capital facilities needed as part of the initial phase of development in the East Otay Mesa Specific Plan Area is to use land-secured public debt instruments. This type of financing would be obtained either through the formation of a Local Improvement District, used herein as a general term to apply to financing available pursuant to formation of an Assessment District (1911-1913 Improvement Acts), a Community Facilities District (1982 Mello Roos Community Facility Act), or some other Special District. The amount of public debt financing permissible will be limited by the prevailing acceptable lien-to-value ratio of the land after the public improvements are constructed. Subsequent phases of infrastructure and public facility improvements would be financed either through: (1) Countywide, Special District or local impact fees on development collected when building permits are issued; (2) additional public debt instruments, *which* could be issued based on the increase in lien-to-value ratio of the land generated by earlier development; and/or (3) revenue bonds issued by specific service districts such as a Sanitation District.

Other sources of financing for specific types of public improvements may also be available. These include, but are not limited to:

1. Intermodal Surface Transportation Efficiency Act funding, channeled through SANDAG, to pay for certain regional road and transit improvements.
2. North American Free Trade Agreement funding, channeled through SANDAG, to pay for certain regional road and transit improvements.
3. California Transportation Ventures, a private firm that may finance the SR-125 toll road and improvements to Otay Mesa Road between Piper Ranch and Sanyo Drive to facilitate access to the freeway.
4. Reclaimed Water Sales Revenue, which would be generated if an on-site wastewater treatment plant is built and the Sanitation District sells the treated wastewater.
5. Private Landowner Financing of Facilities and applicable Reimbursement Agreements, where the landowner constructs the facilities with private resources, and the other property owners who benefit from the improvement reimburse the initial contributing landowner in the future.
6. Community Development Block Grant Funds could be used to finance first phase public facility improvement design.

7. Joint financing of shared public facilities and associated pertinent costs with the City of San Diego and/or the City of Chula Vista.

#### *Operation and Maintenance Costs*

Most types of operation and maintenance costs related to public facilities are provided for either by the County General Fund or user fees or benefit fees collected by a service provider. The County collects property taxes and other general revenues to pay for such services as law enforcement. The gas tax is used to pay for road maintenance. Service providers, for example the Otay Water District, collect fees for services provided. However, some types of operational and maintenance services required in East Otay Mesa will not be covered by either of these types of funding, so other administrative and funding arrangements are necessary. The following facilities will need supplemental funding of on-going operation and maintenance:

- Fire Protection and Emergency Medical Services will require funding to supplement the property tax revenues of the District.
- Regional Storm Water Detention
- Parkway Landscaping

County Service Areas, Community Facility Districts, or Benefit Assessment Districts can be used to collect special taxes or assessments to pay for operation and maintenance expenses of public improvements and services. Through these mechanisms, property owners

are billed on their property tax bill for their pro-rated share of the operation and maintenance costs.

The San Diego County Street Lighting District encompasses the entire County for the purpose of maintaining street lights. As each parcel develops, it would be billed its share of district costs on the property tax bill.

#### *Financing Strategy Implementation*

**Financing by Property Owners.** The County will work with the property owners to secure appropriate public financing for public facilities. Initial funding of County services could be generated by the County Service Area (CSA) or a local improvement district or other means.

Property owners may use private funds to construct planned public facilities and services. The County may permit reimbursement agreements, as discussed above. The intent of this provision is to allow for individual property owners to proceed with development in East Otay Mesa prior to implementation of the initial phase of improvements. The benefiting property owners and/or the first phase improvement district will reimburse those property owners who have provided more than their fair share of local and/or regional facility improvements subject to County approval.

**Fair-Share Contributions to Off-Site Transportation Facilities:** To the extent that East Otay Mesa contributes to the need for road improvements outside its boundaries, East Otay Mesa property owners shall mitigate their impacts by participating in impact fee

programs, or other means determined prior to recordation of any maps in East Otay Mesa. The regional financing plan or impact fee program shall be approved and adopted by the Board of Supervisors.

#### **A-5. Implementation**

##### **Local Improvement District**

The first step in implementing backbone public facilities will be formation of a County Service Area or public financing district for the phase one improvements. The CSA or public financing district could be responsible both for financing and for project administration. In reference to the financing, the County, City, Sanitation District, or Fire District issues the bonds, and charges the proportionate tax or assessment liability to each property.

##### **Special Districts**

Special districts will take responsibility for construction of their respective capital facilities in East Otay Mesa, as follows:

- Water: Otay Water District Wastewater Treatment East Otay Mesa Sanitation
- District (to be formed) Fire Station: Rural Fire Protection District

Funding for these capital improvements will come from one or a combination of the following sources: a benefit assessment district, impact fees and/or user fees.

## Joint Powers Agreements

For some types of public facilities in East Otay Mesa, where jurisdiction is not entirely within the County, it is recommended that the County consider Joint Powers Agreements with the City of San Diego and the City of Chula Vista. A Joint Powers Agreement enables facilities to be jointly funded and financed by different jurisdictions. Specific recommendations are as follows:

*Off-Site Road Improvements:* Several of the road improvements necessary for the development of East Otay Mesa are outside the Study Area. These include:

- Interim SR-905
- Interim SR-125
- Regional Share Arterials - Otay Mesa Road, Airway Road, Siempre Viva Road, Heritage Road, Lone Star Road, Otay Valley Road, La Media Road, Alta Road, Harvest Road, etc.

Joint Powers Agreements may be required for East Otay Mesa property owners to contribute to the construction of these road improvements.

*Fire Protection and Emergency Medical:* It is clear that a new fire station is needed to serve development in East Otay Mesa. The City of San

Diego has indicated that additional fire protection services are also required for the City's West Otay Mesa industrial area. It may be most efficient to provide fire protection services to both industrial areas from a single fire station. A Joint Powers Agreement would be a

vehicle for establishing this type of shared fire protection and emergency medical service. Alternatively, the RFPD could contract for service or could provide service itself.

## Local Development Corporation

A Local Development Corporation (LDC) is a public corporation that performs a variety of services related to the development of a specific area, for example, the City of San Diego's Center City Development Corporation. The purpose of forming a LDC is to have a single agency focused on facilitating improvements in a particular area. The Board of Supervisors may consider creation of a LDC to further development in East Otay Mesa.

## Critical First Steps for Implementation

Listed on the next page are a series of actions that should be taken in order to begin implementation of phase one improvements that will open East Otay Mesa for development.

- Certification of an Environmental Impact Report for the General Plan Amendment, Specific Plan and other implementation actions
- Adoption of the East Otay Mesa General Plan Amendment and Specific Plan
- Annexation of certain properties to the Otay Water District's Improvement District Number 7
- Formation of a Sanitation District

- Annexation of certain properties to the Rural Fire Protection District
- Approval by Local Agency Formation Commission (LAFCO) for the formation of, or annexation to, service districts
- Formation of a Local Improvement District, depending on when liens are placed on the property, after engineering plans and construction bids are submitted.
- Establishment of Joint Powers Agreements to provide shared services and facilities in the City(s) and County
- Study contracting with adjacent cities for certain services
- Study the potential for the formation of a Local Development Corporation.