



# County of San Diego

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## NOTICE OF PREPARATION DOCUMENTATION

**DATE:** March 11, 2016

**PROJECT NAME:** OTAY 250- SUNROAD EAST OTAY MESA BUSINESS PARK  
SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT,  
REZONE, AND TENTATIVE MAP

**PROJECT NUMBERS:** PDS2015-SP-15-001, PDS2015-GPA-15-008, PDS2015-REZ-15-  
007, PDS2015-TM-5607

**PROJECT APPLICANT:** SUNROAD OTAY PARTNERS, L.P.

**ENV. REVIEW NUMBER:** PDS2015-ER-15-98-190-13G

### PROJECT DESCRIPTION:

The proposed *Otay 250 Sunroad – East Otay Mesa Business Park Specific Plan Amendment* project site is located within the approved East Otay Mesa Business Park Specific Plan area and encompasses approximately 253.13 acres, including approximately 218.12 acres of lot area and approximately 35.01 acres of right-of-way area. The project proposes a Specific Plan Amendment (SPA) to the East Otay Mesa Business Park Specific Plan to establish a new Mixed-Use Village Core area within the Specific Plan Area, which would allow for the establishment of a mix of employment, retail, and residential emphases. Approval of the project would allow for the entitlement of a maximum of 3,158 dwelling units, 84,942 square feet of general commercial uses, and 1,389,564 square feet of employment uses, and approximately 51.3 acres of permanent biological open space. In 2012, the applicant received approval for Tentative Map 5538 (TM 5538) which entitled the development of Technology Business Park Use on the project site. The revised project proposes the maximum development potential (numbers of residential units, square footage of employment use, and square footage of commercial use) based upon the previously approved peak-hour traffic volumes from TM 5538.

The project also requires an amendment to the Otay Subregional Plan (GPA) in order to allow for the establishment of mixed-uses within the community plan area, a Rezone (REZ) to accommodate the introduction of mixed-uses, a Tentative Map (TM) to subdivide the land, and a Supplemental Environmental Impact Report (SEIR) to evaluate the associated environmental impacts.

The County's General Plan currently designates the project site as *Village* - Regional Category, and *Specific Plan Area* - Land Use Designation. The project site is assigned S-88 Zoning, and development of the site is regulated by the East Otay Mesa Business Park Specific Plan (EOMSP). The EOMSP further designates the site as Technology Business Park, and approximately 28.8 acres in the southwest corner of the project site has an existing Commercial Overlay. The existing Technology Business Park Land Use Designation is intended for development of manufacturing options and business offices that research, develop, and produce advanced technologies.

The project proposes to establish the following three land use designators allowing for a mix of residential, employment, and retail uses: Mixed-Use Residential Emphasis; Mixed-Use Employment Emphasis; and Mixed-Use Retail Emphasis. The project would include a range of densities and a mix of uses across the planning area as indicated by the new designations and allowable housing types include single-family detached, duplexes, townhomes/rowhouses, and multi-family product types. The commercial component is intended to provide small scale shopping/retail uses and could include shopping centers, grocery stores, local convenience markets, personal services, and outdoor cafes or other dining establishments. The employment component would include typical uses such as custom manufacturing, wholesale storage and distribution, and research and development businesses. Site plans would be required to be submitted for each lot as part of the discretionary review at the time that development is proposed.

Earthwork is estimated to consist of 1,350,000 cubic yards of balanced cut and fill. Construction of the project is anticipated to occur in phases over a period of several years, in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities, and infrastructure. Infrastructure and roadway improvements would be constructed in phases, as needed to ensure that improvements are in place at the time of need.

The proposed project would construct public roadway improvements including Sunroad Boulevard, Sunroad View Drive, Alejandro Drive, and extensions of Harvest Road and David Ridge Drive. The project would also construct half-width improvements to Vann Center Boulevard from Otay Mesa Road to just south of Lone Star Road; Zinser Road from west of Sunroad Boulevard to Alejandro Drive; Lone Star Road along the portion that traverses the northeast portion of the project site; and Harvest Road along the southwest project border.

All circulation element roadways would include Class 2 bike lanes and the project includes two segments of off-site trails. One segment would occur in the north-central portion of the project, and the second would occur in the western portion of the project site.

The project would be provided water and sewer service by the Otay Water District. Water and Sewer service are located adjacent to the project site. Natural gas and electricity in the project area would be provided by the San Diego Gas & Electric Company.

**PROJECT LOCATION:**

The project site is located generally at the northeastern corner of Otay Mesa Road and Harvest Road/SR-125. The project is located in the Otay Community Planning area, within unincorporated San Diego County. The Regional Location Map shows the proposed project site's relationship within San Diego County. The Vicinity Map shows the proposed project area.

**PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Supplemental Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the SEIR and the particular issues of concern:

- |                          |                                    |
|--------------------------|------------------------------------|
| Aesthetics               | Land Use & Planning                |
| Air Quality              | Hazards and Haz Materials          |
| Biological Resources     | Public Services                    |
| Cultural Resources       | Recreation                         |
| Greenhouse Gas Emissions | Transportation & Traffic           |
| Noise                    | Mandatory Findings of Significance |

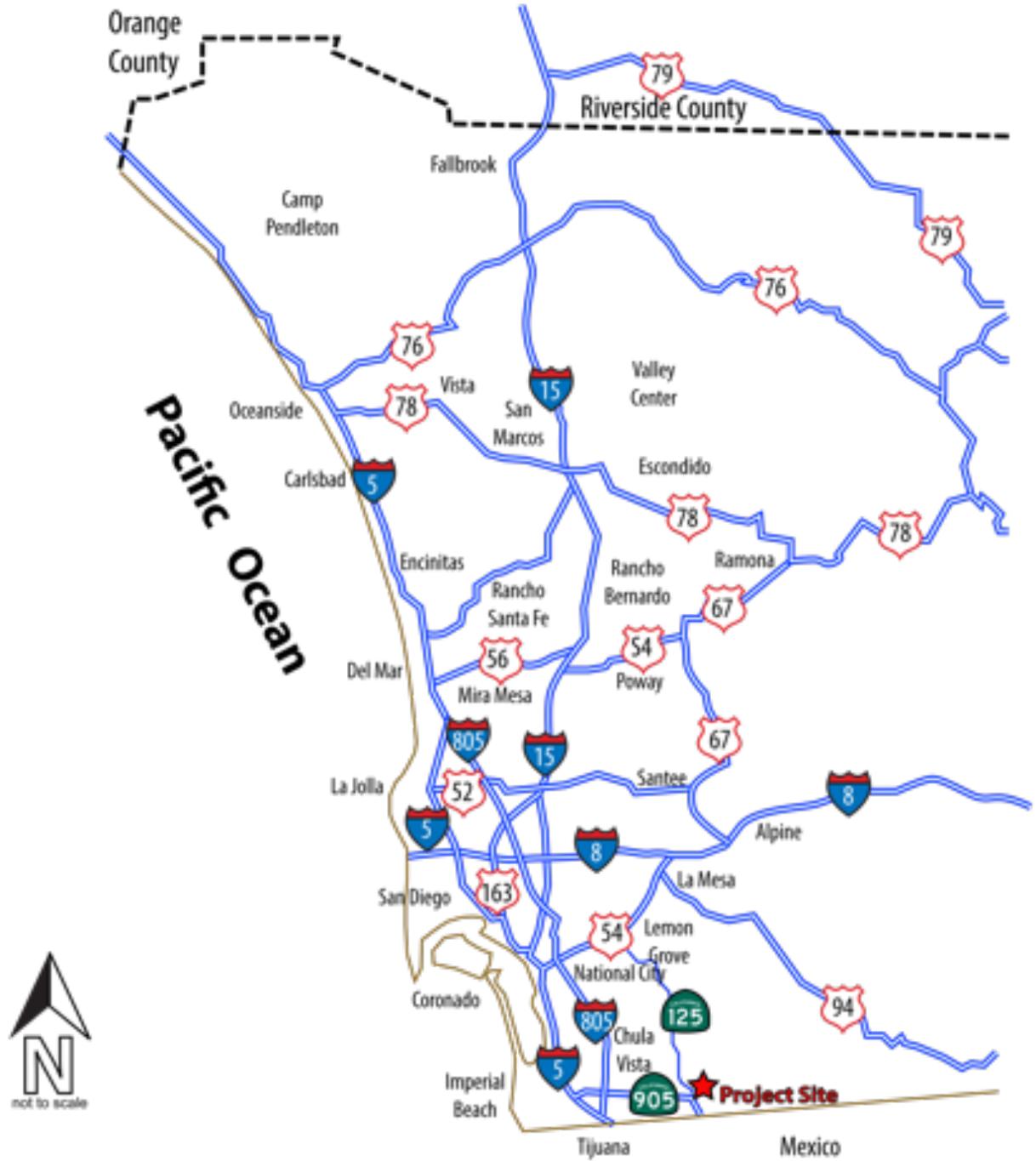
**PUBLIC SCOPING MEETING:** Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the SEIR. This meeting will be held on March 22, 2016, at the Bonita-Sunnyside Library, located at 4375 Bonita Road, Bonita, CA 91902 at 5:00 p.m.

The environmental Initial Study checklist can be viewed at [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html).

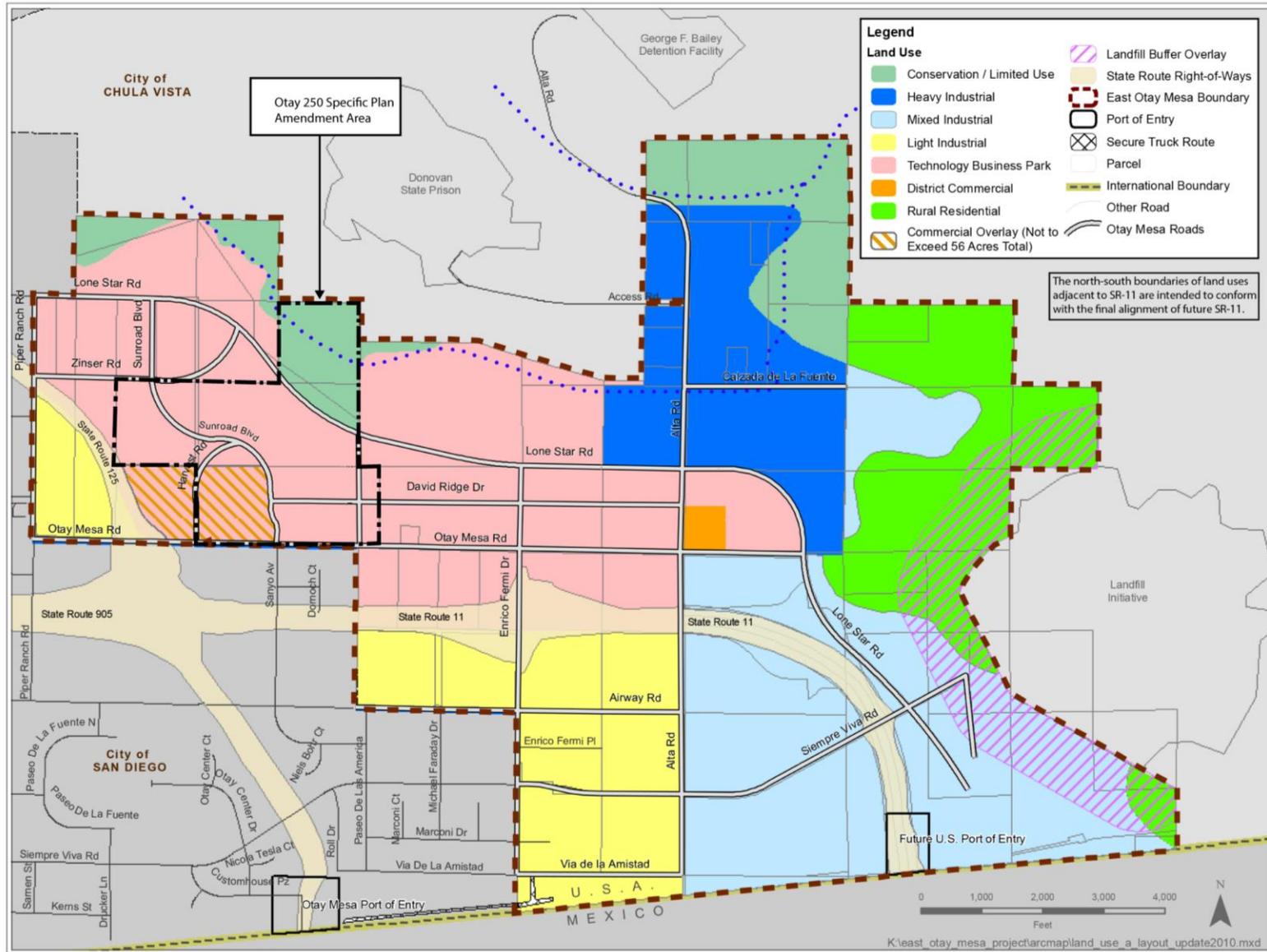
**Attachments:**

- Vicinity Map
- East Otay Mesa Specific Plan Land Use Map
- Specific Plan Amendment Proposed Conceptual Land Use and Circulation Plan

**FIGURE 1**  
**Vicinity Map**



**FIGURE 2**  
**East Otay Mesa Specific Plan Land Use Map**



**FIGURE 3**  
**Specific Plan Amendment Proposed Conceptual Land Use and Circulation Plan**

