SUMMARY

S.1 Project Synopsis

This summary provides a brief synopsis of the project which consists of a Specific Plan Amendment to the East Otay Mesa Business Park Specific Plan. This summary also provides an overview of the applicability of the original Environmental Impact Report for the East Otay Mesa Specific Plan (1994 EIR) to the proposed Project; the results of the environmental analysis prepared to supplement the previous environmental documentation (2000 SEIR and 2012 Addendum); and the major areas of controversy and issues to be resolved by the Lead Agency, the County of San Diego (County).

S.1.1 Project Location

The proposed Otay 250 Specific Plan Amendment Project (Project) site is located within the East Otay Mesa Business Park Specific Plan Area (see Figure 1-1, *East Otay Mesa Specific Plan - Approved Land Use Plan*). The East Otay Mesa Business Park Specific Plan Area is located within the southernmost portion of unincorporated southeastern San Diego County and within the Otay Subregional Community Plan area.

The Project site encompasses approximately 253.13 acres within the Specific Plan area, and is generally east of State Route (SR) 125, north of Otay Mesa Road, west of Vann Centre Boulevard, and south of Zinser Road. (See Figure 1-4, *Aerial Photograph.*)

S.1.2 Project Description

S.1.2.1 Proposed Project

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 construction of a mix of employment, retail and residential uses. Approval of the project would allow for the maximum entitlement of 3,158 dwelling units, 78,000 square feet of general commercial uses, 765,000 square feet of employment uses, and approximately 51.3 acres of permanent biological open space.

The proposed Project would include construction of public streets within the Project boundary, including Sunroad Boulevard, Sunroad View Drive, Alejandro Drive, and extensions of Harvest Road and David Ridge Drive. All public Project roadways would include Class 2 bike lanes. Project roadways would be developed as a six-lane Prime Arterial (Otay Mesa Road: Harvest Road to Vann Centre Boulevard), four-lane Major Road (Sunroad Boulevard: Lone Star Road to Otay Mesa Road), four-lane Collectors (Harvest Road: Sunroad Boulevard to Otay Mesa Road, Vann Centre Boulevard: Otay Mesa Road to northern Project boundary, and Zinser Road: west of Sunroad Boulevard), and two-lane Collectors (David Ridge Drive: Sunroad Boulevard to eastern Project boundary, and Zinser Road: Sunroad Boulevard to Lone Star Road).

The proposed Project would construct off-site half-width improvements within the Project boundary providing interim lane configurations 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, Harvest Road from Otay Mesa Road to Sunroad Boulevard, and Otay Mesa Road from Harvest Road to Vann Centre Boulevard. Vann Center Boulevard connects to the Project roadways at David Ridge Drive and Otay Mesa Road. Zinser Road connects to Project roadways at Sunroad Boulevard and Alejandro Drive.

The Project would require the extension of utility lines including sewer, water, electric, and gas lines. Sewer lines would be provided within all Project roadways (Sunroad Boulevard, Harvest Road, Alejandro Drive, Sunroad View Drive, and David Ridge Drive), as well as the portions of off-site roadways within the Project footprint (Zinser Road, Lone Star Road, Vann Center Road, and Otay Mesa Road). The existing south sewer main connection is located adjacent to the Project site at the intersection of Harvest Road and Otay Mesa Road. The Project would connect to the existing 12-inch sewer main at this location. The existing northern sewer main is located near the SR-125 right-of-way, and the Project would extend a 12-inch sewer connection within Zinser Road approximately 1,800 linear feet to connect with the existing 18-inch sewer main.

Water service would be provided by the Otay Water District. The existing main water supply for the Project site is a 24-inch main located within Otay Mesa Road along the Project's southern boundary. Water supply for the Project would be delivered through a 12-inch conveyance system.

Electric lines would be provided by San Diego Gas & Electric (SDG&E) within all Project roadways (Sunroad Boulevard, Harvest Road, Alejandro Drive, Sunroad View Drive, and David Ridge Drive), as well as the portions of off-site roadways within the Project footprint (Zinser Road, Lone Star Road, Vann Center Road, and Otay Mesa Road). Connection for the system is anticipated to be within the existing SDG&E easement that runs north and south through the Project site near Harvest Road.

Gas lines would be provided by SDG&E within all Project roadways (Sunroad Boulevard, Harvest Road, Alejandro Drive, Sunroad View Drive, and David Ridge Drive), as well as the portions of off-site roadways within the Project footprint (Zinser Road, Lone Star Road, Vann Center Road). Connection for the gas system is anticipated to be within Otay Mesa Road adjacent to the Project where facilities exist for that purpose.

The Project would not require off-site improvements for stormwater conveyance. Two 60-inch reinforced concrete pipes (RCPs) located in Otay Mesa Road west of Sunroad Boulevard receive runoff from the majority of the on-site systems, conveying stormwater from the Project site and public roads. Stormdrains would be constructed within on-site roadways and Zinser Road to convey stormwater to the existing natural drainage. A portion of the stormwater runoff from Vann Center Road would be treated within a bioretention basin/easement on the adjacent property east of the Project site.

The Project includes a trail segment that would occur in the western portion of the Project site. The trail would begin roughly at the southern terminus of Harvest Road at Sunroad Boulevard. This trail would extend on-site to Zinser Road. Crossing Zinser Road, this trails would continue off-site to Lone Star Road and beyond.

S.1.2.2 *Project Objectives*

The following are the project objectives sought by the proposed Project.

1. Contribute to the Specific Plan goals of promoting a well-organized international industrial and business district to attract and accommodate forecasted growth by providing a Mixed-Use Village Core that would permit a variety of residential uses at higher densities, in addition to light industrial/technology, office, and commercial uses.

2. Promote the conservation of open space to preserve environmental resources and provide recreational opportunities for the industrial workforce and surrounding community residents.

3. Implement the County of San Diego General Plan vision of creating compact communities by creating a Village Core within the East Otay Mesa sub-region that contains a mix of housing types located near retail businesses, employment, and recreational uses.

4. Establish a land use pattern with a mix of densities and land uses that will minimize automobile trips, support walking and bicycling, encourage participation in recreational activities, and invigorate the economic health of surrounding businesses.

5. Provide convenient housing opportunities for the adjacent industrial and business district employees in addition to supporting commercial/retail and employment uses to reduce vehicular use.

6. Support development of the East Otay Mesa Specific Plan multi-modal transportation system by providing a multi-modal internal street network that serves vehicular, pedestrian, and bicycle travels; as well as installation of a bus stop providing access to local and regional transit.

7. Develop well-designed infrastructure, buildings, and landscaping, on-site and off-site, that create a distinct urban character for the East Otay Mesa Specific Plan area.

8. Provide infrastructure and public facilities in a planned and orderly fashion that will accommodate the planned growth in East Otay Mesa while meeting applicable County standards.

S.1.2.3 *Discretionary Actions/Approvals*

Specific Plan Amendment – The Specific Plan Amendment proposes to add a new mixed-use land use designation that would allow for a mix of residential, employment, and retail uses for approximately 161.6 acres of the 253-acre Project area. The Mixed-Use Designation would include a range of densities and a mix of uses.

Subregional Plan Amendment – In addition to the Specific Plan Amendment, the Project would require an Amendment to the Otay Subregional Plan. The Project site is governed by the Otay Subregional Plan (Volume 1). The focus of the Subregional Plan is to promote industrial development in the Otay Mesa/International Border area with the Mexico region, and the plan describes the EOMSP as the planning framework for development in East Otay Mesa. The Project proposes to amend the Otay Subregional Plan in order to allow residential mixed-use that would support the development of industrial uses in the area by providing live/work and commercial service opportunities.

Rezone – The Project site is zoned Specific Plan Area (S-88) with Technology Business Park and Commercial Overlay land use designations. The Project proposes to retain the S-88 zoning designation, but would change the land use designation and the regulatory site standards within the Specific Plan to Mixed-Use, to allow for development of the project site as a Village Core. The new mixed-use land use designation consists of regulatory site standards specific to the use, and as described in Table 3.2-1 of the Specific Plan. The County requires a Rezone when any of the regulatory site standards are changed.

Tentative Map – The Project site was approved for development in 2012 to subdivide the site into 55 lots. Tentative Map 5538 (TM 5538) consisted of 52 technology business park lots ranging in size from 1.8 acres to 5.3 acres, one lot for a sewer pump station, one storm water detention lot, and a 51.3-acre dedicated open space lot. A 0.41-acre lot within the subdivision is identified as an open space easement established for the protection of biological resources (vernal pools).

The Project proposes a new Tentative Map for development of the Project site in accordance with the proposed Specific Plan Amendment. The proposed Tentative Map would subdivide the site into 30 lots and consists of four Commercial/Technology Business Park lots, 25 Mixed Use lots ranging in size from 1.7 acres to 11.84 acres, and one 51.3-acre dedicated open space lot. Earthwork is estimated to consist of 1,350,000 cubic yards of balanced cut and fill.

S.1.3 Environmental Setting

The East Otay Mesa Business Park Specific Plan project area is in the southwestern portion of San Diego County, immediately adjacent to the United States/Mexico International Border (Figure 1-4, *Vicinity Map*). The majority of the Specific Plan area is characterized by flat mesa tops that are occasionally interrupted by steep sloping finger

canyons in the western portion of the project area; and rolling hills and steeper mountain slopes rising eastward to the San Ysidro Mountains in the eastern portion of the Specific Plan project area.

To the west of the Specific Plan area is the City of San Diego's Otay Mesa Community Plan area, which is planned for predominantly industrial and residential land uses with commercial nodes at the US/Mexico border. Brown Field, a general aviation airport, is also located west of the Specific Plan area in the City of San Diego. To the immediate north of the Specific Plan site is the Donovan State Correctional Facility, operated by the State of California Department of Corrections. Further north, is the County East Otay Mesa Detention Facility. East of the Specific Plan project area are the steep undeveloped slopes leading into the San Ysidro Mountains. The City of Tijuana, Mexico, is immediately south of the Specific Plan project area across the international border and is occupied by industrial and intensive residential land uses. The Rodriguez International Airport is located approximately one mile southwest of the Specific Plan project area within eastern Tijuana.

S.2 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects

Significant impacts were identified for the Project and include impacts in the areas of air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, noise, paleontological resources, and traffic/transportation. Table S-1, *Summary of Significant Impacts and Mitigation Measures,* provides a summary of all Project and cumulative impacts, and identifies mitigation measures to reduce the impacts to below a level of significance. Detailed analyses of significant environmental effects are discussed in Chapter 2.0, and effects found not to be significant during the preparation of the Environmental Impact Report or the Initial Study process are found in Chapter 3.0.

S.3 Areas of Controversy

The Notice of Preparation (NOP) was distributed for a 30-day public review and comment period from March 11, 2016 to April 11, 2016. In addition, a public scoping meeting was held on March 22, 2016, at the Bonita-Sunnyside Branch Library. The NOP and all of the comment letters received are included in this EIR as Appendix A. Letters of comment were received from the following agencies and individuals:

- U.S. Fish and Wildlife Service/California Department of Fish and Wildlife
- Viejas Band of Kumeyaay Indians
- San Diego Local Agency Formation Commission
- San Diego Association of Governments
- Endangered Habitats League
- Marathon Land and Cattle Company
- Thomas Ammon

CEQA Guidelines Section 15123(b)(2) requires that an EIR identify areas of controversy, including issues raised by other agencies and the public. Issues of concern raised during the NOP process associated with the Project include the potential Project-related impacts on biological resources and cultural resources.

The issues that were raised in the comments by the public agencies, local groups, and individuals are evaluated throughout Chapters 2.0 and 3.0 of the SEIR, addressing both direct and cumulative impacts.

S.4 Issues to be Resolved by the Decision-Making Body

Issues to be resolved include how to mitigate the significant impacts that would be created by the implementation of the Project. The County of San Diego Board of Supervisors will decide if the significant impacts associated with air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, noise, paleontological resources, and transportation/traffic have been fully mitigated to below a level of significance. Additionally, the Board of Supervisors will determine whether overriding considerations should be adopted for significant and unmitigable impacts associated with air quality. The Board of Supervisors will also decide whether the Project conforms with the criteria set out in land use regulations and policies and take into consideration the premise for the General Plan Amendment. Lastly, the Board of Supervisors will decide whether any of the Project alternatives substantially reduces significant impacts while still meeting the key Project objectives and whether one of the alternatives could be approved.

S.5 Project Alternatives

Section 15126.6 of the CEQA Guidelines requires that an EIR describe a range of reasonable alternatives to the Proposed Project or to the Proposed Project location that would feasibly attain most of the Proposed Project objectives but would avoid or lessen any significant environmental impacts. An EIR should evaluate the environmental impacts of the alternatives compared to the Proposed Project. Chapter 4.0 of this SEIR describes and evaluates alternatives and is intended to implement the requirements set forth in the CEQA Guidelines. This chapter also identifies the Environmentally Superior Project Alternative as required by CEQA Guidelines Section 15126.6(e)(2).

S.5.1 No Project/No Development Alternative

The No Project/No Development Alternative would leave the Project area in its present condition, without Project development or new construction. The No Project/No Development Alternative is what would reasonably be expected to occur in the future if the Project is not approved and the existing Specific Plan and approved Tentative Map are not carried forward. None of the significant environmental effects associated with the proposed Project would occur under the No Project/No Development Alternative.

This alternative would not meet any of the Project objectives as described in Section 4.1. It would not promote development of a well-organized international industrial and business district in East Otay Mesa to attract and accommodate forecasted growth. While no development would occur on the Project site under this alternative, Open Space easements would not be put in place to preserve environmental rexsources. This alternative would not implement the General Plan vision of providing a diversity of choices by creating a Village Core within East Otay Mesa that contains a mix of housing types located near retail businesses, employment, and recreational areas. This alternative would not afford the community with the benefit of establishing a land use pattern that includes a mix of densities and land uses in a manner that can minimize automobile trips and facilitate walking and bicycling and would not provide convenient housing opportunities for the adjacent industrial and business district employees in addition to supporting commercial/retail and employment uses to reduce vehicular dependence. While traffic impacts would not occur under this alternative, this alternative would also not allow for a multi-modal transportation system consisting of streets and transit networks adequate to serve sub-regional transportation needs at an acceptable level of service. Infrastructure and public facilities necessary to accommodate the growth in East Otay Mesa while meeting applicable County standards would not be constructed.

S.5.2 No Project/Development Under Existing Specific Plan Designation Alternative

The No Project/Development Under Existing Specific Plan Designation Alternative would develop the Project site in accordance with the existing approved Specific Plan and Tentative Map. The approved Specific Plan provides for development of the Project site with Technology Business Park and Commercial uses, resulting 74 industrial lots on approximately 130 acres, 22 commercial lots on 34.4 acres, and 51.7 acres of open space. Like the proposed Project, an isolated vernal pool would be preserved as permanent open space within one of the commercial/industrial lots located near the southeast corner of the proposed intersection of Lone Star Road and Sanyo Avenue; and a vernal pool complex and sensitive biological habitat would be preserved within an open space easement located north of Lone Star Road.

The No Project/Development Under Existing Specific Plan Designation Alternative would have the same impacts as the proposed Project for environmental issue areas associated with biological resources, cultural resources, and paleontological resources, because the entire site would be graded as it would with the propose Project. Less impacts would occur relative to air quality, noise and hazards and hazardous materials, because no sensitive receptors (i.e., residential development) would be located on the Project site. However, direct and cumulative air quality impacts associated with construction would not be avoided. Impacts to traffic would be greater because this alternative would result in six additional segment impacts and one additional intersection impact that would not occur with the proposed project. Impacts to GHG emissions would be substantially greater under this alternative due to a service population that is predominantly employment-based and private automobile dominant.

The No Project/ Development Under Existing Specific Plan Designation Alternative would meet three of the eight Project objectives. Specifically, this alternative would promote a well-organized international industrial and business district in East Otay Mesa to attract and accommodate forecasted growth. It would also promote the conservation of open space to preserve environmental resources. This alternative would provide for a transportation system that would serve sub-regional transportation needs at an acceptable level of service; however, it would not provide for the multi-modal transportation system and transit network associated with the proposed Project. Like the proposed Project, this alternative could be designed in a manner that promotes well-designed infrastructure, buildings and landscaping, both in the public and private realms. However, this alternative would not create a distinct urban image and establish a unique sense of identity for East Otay Mesa.

The No Project/ Development Under Existing Specific Plan Designation Alternative would not implement the General Plan vision of providing a diversity of choices by creating a Village Core within East Otay Mesa that contains a mix of housing types located near retail businesses, employment, and recreational areas. Because land uses developed under this alternative would not include residential uses, this alternative would not stablish a land use pattern with a mix of densities and land uses that will minimize automobile trips, support walking and bicycling, encourage participation in recreational activities, and invigorate the economic health of businesses. Additionally, this alternative would not locate housing proximate to adjacent industrial and business district employees or in areas the can supporting commercial/retail and employment uses to reduce vehicular dependence.

S.5.3 Reduced Development Intensity Alternatives

In order to provide the decision makers with a full range of reasonable alternatives for consideration, Reduced Development Intensity Alternatives were evaluated in order to determine if reducing the Project's proposed intensity of development while still attaining most of the Project's objectives would reduce and/or avoid impacts associated with the Project. Table 4-4, *Comparison of Reduced Development Intensity Alternatives and the Proposed Project*, provides a summary of the land uses and development intensities associated with the Reduced Development Intensity Alternatives compared with the proposed Project. An evaluation of each Reduced Development Intensity Alternative is summarized below.

S.5.3.1 Reduced Development Intensity Alternative A

The Reduced Development Intensity Alternative A would develop the Project site with a mix of uses similar to those proposed by the Project, but at a reduced intensity. Residential development (up to 2,000 units) would occur within the Mixed Use planning areas identified for the proposed Project. Approximately 10,000 square feet of neighborhood commercial uses would occur in conjunction with the residential land uses to provide support retail services and amenities for future residents and visitors to the site. Planning Area E would develop with technology business park uses at the same

intensity as the proposed Project (7.8 acres, approximately 93,600 square feet of technology business park uses).

Development of the Project site under this alternative would be subject to the same development regulations and design standards as are presented in the EOMSP Amendment for the proposed Project; however, the amount of park space would be reduced to be commensurate with the anticipated population associated with the reduction in density associated with this alternative. Additionally, the Specific Plan Amendment proposed by the Project would need to be altered to reflect the reduction in residential units and reduction in commercial and employment uses square footages. This alternative would be served by the same network and street alignments as the proposed Project, and it is assumed that street classifications and cross-sections would remain the same. The Project site would be graded in the same manner as the proposed by the TM for the Project, resulting in approximately 1,350,000 cubic yards of balanced earthwork on the Project site. Like the proposed Project, approximately 51.3 acres located north of Lone Star Road would be preserved as open space.

The Reduced Development Intensity Alternative A would result in less impacts to air quality when compared to the proposed Project, due to a reduction in VOC and CO emissions, but would not avoid direct and cumulative impacts associated with PM_{10}. Less traffic would be generated under this alternative; and this alternative would result in less noise impacts, because less traffic would be generated. Although the Reduced Development Intensity Alternative A would generate less traffic than the proposed Project and would provide a mixed-use project directed at providing mobility options and reducing use of the private automobile, this alternative would increase GHG emissions when compared to the proposed Project. Impacts associated with all other environmental issue areas would be the same as those that would occur with the proposed Project.

The Reduced Development Intensity Alternative A has the ability to meet most of the Project objectives, including promoting a well-organized international industrial and business district in East Otay Mesa; promoting the conservation of open space to preserve environmental resources; implementing the General Plan vision by creating a Village Core within East Otay Mesa that contains a mix of housing types located near retail businesses, employment, and recreational areas; providing convenient housing opportunities for the adjacent industrial and business district employees in addition to supporting commercial/retail and employment uses to reduce vehicular dependence; providing a multi-modal transportation system to serve sub-regional transportation needs at an acceptable level of service; promoting well-designed infrastructure, buildings and landscaping, both in the public and private realms, that creates a distinct urban image and establish a unique sense of identity for East Otay Mesa; and providing infrastructure and public facilities in a planned and orderly fashion that will accommodate the planned growth in East Otay Mesa while meeting applicable County standards.

Because this alternative would include the reduction of residential units, as well as employment and commercial uses, its ability to provide a mix of densities and land uses that will minimize automobile trips and support walking and bicycling is also reduced. This

alternative would not accommodate forecasted growth to the extent that the proposed Project would and less job opportunities would be created for this area of Otay Mesa.

S.5.3.2 Reduced Development Intensity Alternative B

The Reduced Development Intensity Alternative B would develop the Project site with a mix of uses similar to those proposed by the Project, but at a reduced intensity. Residential development (up to 2,000 units) would occur within the Mixed Use planning areas identified for the proposed Project (Planning Areas A, B, C, and D). Approximately 10,000 square feet of neighborhood commercial uses would occur in conjunction with the residential land uses to provide support retail services and amenities for future residents and visitors to the site. Planning Area E would develop with technology business park uses at a lower intensity as the proposed Project (7.8 acres, approximately 200,000 square feet of technology business park uses).

Development of the Project site under this alternative would be subject to the same development regulations and design standards as are presented in the EOMSP Amendment for the proposed Project; however, the amount of park space would be reduced to be commensurate with the anticipated population associated with the reduction in density associated with this alternative. Additionally, the Specific Plan Amendment proposed by the Project would need to be altered to reflect the reduction in residential units and reduction in commercial and employment uses square footages. This alternative would be served by the same network and street alignments as the proposed Project and it is assumed that street classifications and cross-sections would remain the same. The Project site would be graded in the same manner as proposed by the TM for the Project, resulting in approximately 1,350,000 cubic yards of balanced earthwork on the Project site. Like the proposed Project, approximately 51.3 acres located north of Lone Star Road would be preserved as open space.

The Reduced Development Intensity Alternative B would result in less impacts to air quality when compared to the proposed Project, due to a reduction in CO emissions, but would not avoid direct and cumulative impacts associated with VOC and PM_{10}. Less traffic would be generated under this alternative, and this alternative would result in less noise impacts, because less traffic would be generated. Although the Reduced Development Intensity Alternative B would generate less traffic than the proposed Project and would provide a mixed-use project directed at providing mobility options and reducing use of the private automobile, this alternative would increase GHG emissions when compared to the proposed Project. Impacts associated with all other environmental issue areas would be the same as those that would occur with the proposed project.

The Reduced Development Intensity / Reduced Development Footprint Alternative B has the ability to meet most of the Project objectives, including promoting a well-organized international industrial and business district in East Otay Mesa; promoting the conservation of open space to preserve environmental resources; implementing the General Plan vision by creating a Village Core within East Otay Mesa that contains a mix of housing types located near retail businesses, employment, and recreational areas;

providing convenient housing opportunities for the adjacent industrial and business district employees in addition to supporting commercial/retail and employment uses to reduce vehicular dependence; providing a multi-modal transportation system to serve sub-regional transportation needs at an acceptable level of service; promoting well-designed infrastructure, buildings and landscaping, both in the public and private realms, that creates a distinct urban image and establish a unique sense of identity for East Otay Mesa; and providing infrastructure and public facilities in a planned and orderly fashion that will accommodate the planned growth in East Otay Mesa while meeting applicable County standards.

Because this alternative would include the reduction of residential units, as well as employment and commercial uses, its ability to provide a mix of densities and land uses that will minimize automobile trips and support walking and bicycling is also reduced. Also, this alternative would not provide the amount of housing that is provided with the proposed Project and, therefore would not accommodate forecasted growth to the extent that the proposed Project would. Employment uses would be less under this alternative. Thus, less job opportunities would be created for this area of Otay Mesa.

S.5.3.3 Reduced Development Intensity Alternative C

Reduced Development Intensity Alternative C would develop the Project site with a mix of uses similar to those proposed by the Project, but at a reduced intensity. Residential development (up to 1,650 units) would occur within the Mixed-use planning areas identified for the proposed Project. Approximately 10,000 square feet of neighborhood commercial uses would occur in conjunction with the residential land uses to provide support retail services and amenities for future residents and visitors to the site. Planning Area E would develop with technology business park uses at a reduced intensity as the proposed Project (7.8 acres, approximately 93,600 square feet of technology business park uses).

Development of the Project site under this alternative would be subject to the same development regulations and design standards as are presented in the EOMSP Amendment for the proposed Project; however, the amount of park space would be reduced to be commensurate with the anticipated population associated with the reduction in density associated with this alternative. Additionally, the Specific Plan Amendment proposed by the Project would need to be altered to reflect the reduction in residential units and reduction in commercial and employment uses square footages. This alternative would be served by the same network and street alignments as the proposed Project and it is assumed that street classifications and cross-sections would remain the same. The Project site would be graded in the same manner as proposed by the TM for the Project, resulting in approximately 1,350,000 cubic yards of balanced earthwork on the Project site. Like the proposed Project, approximately 51.3 acres located north of Lone Star Road would be preserved as open space.

The Reduced Development Intensity Alternative C would result in less direct and cumulative impacts associated with operational air quality emissions when compared to

the proposed Project. Less traffic would be generated under this alternative, and this alternative would result in less noise impacts, because less traffic would be generated. Although the Reduced Development Intensity Alternative C would generate less traffic than the proposed Project and would provide a mixed-use project directed at providing mobility options and reducing use of the private automobile, this alternative would increase GHG emissions when compared to the proposed Project. This alternative would result in greater impacts associated with GHG emissions. Impacts associated with all other environmental issue areas would be the same as those that would occur with the proposed Project.

The Reduced Development Intensity Alternative C has the ability to meet most of the project objectives, though in some instances, to a lesser degree as the proposed Project, including promoting a well-organized international industrial and business district in East Otay Mesa, promoting the conservation of open space to preserve environmental resources, and providing a multi-modal transportation system to serve sub-regional transportation needs at an acceptable level of service. This alternative would promote well-designed infrastructure, buildings and landscaping that creates a distinct urban image and establish a unique sense of identity for East Otay Mesa. This alternative would also establish a land use pattern with a mix of densities that will minimize automobile trips, support walking and bicycling, encourage recreation, and invigorate the economy. However, this alternative would not have the same density of residential development and would implement the General Plan vision of creating a viable Village Core within East Otay Mesa to a lesser degree as the proposed Project. This alternative would provide infrastructure and public facilities at a similar level as the proposed Project, which would be designed to accommodate forecasted growth. This alternative would provide convenient housing opportunities for adjacent industrial and business district employees and support commercial/retail and employment uses to reduce vehicular dependence, although to a lesser degree as the proposed Project.

S.5.4 Environmentally Superior Alternative

The No Project/No Development Alternative would be environmentally superior to the proposed project. The No Project/No Development Alternative would avoid all significant impacts associated with the proposed Project; however, the No Project/No Development Alternative does not meet any of the basic project objectives.

CEQA Guidelines, Section 15126.6(e)(2) requires that, if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. The Reduced Intensity Development Alternative C would be considered the environmentally superior alternative because, when compared with the proposed Project, it would reduce impacts associated with air quality to less than a significant level and would reduce impacts associated with noise, and traffic. This alternative would result in an increase in GHG emissions when compared to the proposed Project but would still provide benefits of a mixed use development, albeit at a smaller scale. This alternative would require mitigation measures like those required for the proposed Project in order to reduce impacts associated with construction air quality

emissions, GHG emissions, biological resources, cultural resources, hazards and hazardous materials, noise, paleontological resources, and traffic to below significant levels.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
Air Quality				
AQ-1	Emissions of VOCs would exceed the County's screening thresholds for construction. Significant direct air quality impacts would occur on short duration during construction due to VOC emissions from application of architectural coatings.	Direct	**M-AQ-1:** The Project would reduce construction emissions associated with VOC to the extent feasible by utilizing low-VOC coatings in accordance with APCD Rule 67.0.1 requirements.	Significant.and unmitigable
AQ-2	Emissions of VOCs would exceed the County's screening-level thresholds for operations, resulting in direct impacts associated with air quality.	Direct		Significant.and unmitigable
AQ-3	Cumulative operational impacts would exceed County screening-level thresholds for VOCs, CO, PM10, and PM2.5. Therefore, the project would result in significant cumulative air quality impacts associated with operations.	Cumulative		Significant.and unmitigable
Biological Resources				
BI-1	Implementation of the proposed Project would result in significant direct, indirect, and cumulative impacts to San Diego button-celery.	Direct Indirect Cumulative	**M-BI-1:** To mitigate direct impacts to San Diego button-celery (BI-1), the plants located on-site shall be salvaged and translocated to a preserved vernal pool within the Open Space Easement (Lot 20 of proposed Tentative Map), in conjunction with the approved Fairy Shrimp Translocation and Five Year Monitoring Mitigation Plan. An addendum to the Fairy Shrimp Plan shall be prepared and would specify the methods, monitoring, and success criteria for the San Diego button-celery salvage and translocation. This plan will be reviewed by the County and Wildlife Agencies; additional measures may be required by the Wildlife Agencies during Minor Amendment re-evaluation and will be incorporated into Project design. Wet season	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			protocol surveys will be conducted prior to grading. If a focused survey in a year of adequate rainfall and vernal pool ponding should demonstrate that this group of button-celery is no longer extant, this mitigation measure for direct impacts would not be required.	
BI-2	Implementation of the proposed Project would result in significant direct, indirect, and cumulative impacts to San Diego fairy shrimp.	Direct Indirect Cumulative	**M-BI-2:** The following mitigation measures would be implemented to mitigate Project impacts to San Diego fairy shrimp (BI-2) to below a level of significance: **M-BI-2a:** Creation of wetlands suitable for both San Diego and Riverside species of fairy shrimp would fully mitigate impacts to these species to below a level of significance. The restoration effort would incorporate measures to salvage these species from on-site ponds and relocate them into the created pools within the Open Space Easement (Lot 20 of the proposed TM). The pools would be monitored for fairy shrimp at intervals specified in the RCP for a five-year period. Quarterly reports would be prepared by the applicant's consultant for the first year and annual reports thereafter. If the success criteria listed in the RCP are not met at the end of a given year, remedial action would be taken, pursuant to the direction and approval from the US Army Corps of Engineers and US Fish and Wildlife Service. **M-BI-2b:** Impacts to San Diego fairy shrimp would be mitigated to a level below significant by the creation of habitat and the preservation of the J-22 vernal pool complex as specified in the Fairy Shrimp Translocation and Five Year Monitoring Mitigation Plan.	Less than significant.
BI-3	Implementation of the proposed Project would result in significant direct, indirect, and cumulative impacts to Riverside fairy shrimp.	Direct Indirect Cumulative	**M-BI-3:** The following mitigation measures would mitigate Project impacts to Riverside fairy shrimp (BI-3) to below a level of significance:	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			M-BI-3a: Creation of wetlands suitable for both San Diego and Riverside species of fairy shrimp would fully mitigate impacts to these species to below a level of significance. The restoration effort would incorporate measures to salvage these species from on-site ponds and relocate them into the created pools within the open space easement. The pools would be monitored for fairy shrimp at intervals specified in the RCP for a five-year period. Quarterly reports would be prepared by the applicant's consultant for the first year and annual reports thereafter. If the success criteria listed in the RCP are not met at the end of a given year, remedial action would be taken, pursuant to the direction and approval from the US Army Corps of Engineers and US Fish and Wildlife Service. **M-BI-3b:** Impacts to Riverside fairy shrimp, which is assumed present, would be mitigated to a level below significance by the creation of habitat and the preservation of the J-22 vernal pool complex as specified in the Fairy Shrimp Translocation and Five Year Monitoring Mitigation Plan. If a protocol survey (2 wet or 1 dry and 1 wet survey) for Riverside fairy shrimp demonstrates that this species is not present in the agricultural pond, then the success criteria for Riverside fairy shrimp would be dismissed.	
BI-4	Implementation of the proposed Project would result in significant direct and cumulative impacts to variegated dudleya.	Direct Cumulative	**M-BI-4:** The following mitigation measures would mitigate Project impacts to variegated dudleya to below a level of significance: **M-BI-4a:** The applicant shall provide 1:1 offsite mitigation for impacted dudleya plants. The potential impact area shall be surveyed for variegated dudleya plants during the blooming period (May to June). If variegated dudleya are found on-site and outside of the open space easement (Lot 20 of the proposed	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			Tentative Map), the applicant shall purchase and preserve habitat supporting the same number of variegated dudleya plants to be impacted, located at a County approved location as indicated below. **M-BI-4b:** *Option 1:* If purchasing mitigation credit, the mitigation bank shall be approved by the California Department of Fish and Wildlife. The mitigation should be located within the County MSCP. If mitigation is proposed outside of the County MSCP, provide documentation that a current and thorough search was done and that mitigation land is not available within the subarea. The evidence of purchase shall include the following information to be provided by the mitigation bank: 1. Confirmation that the habitat credits purchase support at least the same number of variegated dudleya plants found in the impact area. Surveys of the impact site and mitigation site should be conducted within the same blooming season. 2. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased. 3. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land. 4. To ensure the land would be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land. 5. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			required by this project and the amount remaining after utilization by this project. *Option 2:* If habitat credits cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat supporting at least the same number of variegated dudleya plants found in the impact are to the satisfaction of the Department of Planning and Development Services (PDS) as indicated below: 1. The type of habitat and the location of the proposed mitigation must be pre-approved by PDS, PCC before purchase or entering into any agreement for purchase. 2. The mitigation should be located within the South County MSCP. If mitigation is proposed outside the South County MSCP, provide documentation that a current and thorough search was done and that mitigation land is not available within our subarea. 3. If an offsite mitigation property is pursued that does not have an existing management plan, then a Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR [Department of Parks and Recreation], the RMP shall also be approved by the Director of DPR. 4. An open space easement over the land shall be dedicated to the County of San Diego or like agency or the land shall be protected in perpetuity by other suitable mechanism to the satisfaction of the Director of PDS.	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			5. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place. 6. In lieu of providing a private habitat manager, the applicant may contract with a federal, State or local government agency with the primary mission of resource management to take fee title or function as grantee under an easement and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like-functioning habitat, and (2) the land would be managed by the agency for conservation of natural resources in perpetuity.	
BI-5	Implementation of the proposed Project would result in significant direct and cumulative impacts to burrowing owl habitat.	Direct Cumulative	**M-BI-5:** A pre-construction burrowing owl survey shall be conducted in the Project development area prior to clearing of the development area and a pre-construction burrowing owl survey to be conducted in the Open Space Easement (Lot 20 of the proposed Tentative Map) prior to disturbance within the Open Space Easement (Lot 20 of the proposed Tentative Map)(such as excavation of new vernal pool).	Less than significant.
BI-6	Implementation of the proposed Project would result in significant impacts to turkey vulture.	Direct	**M-BI-6:** Implementation of mitigation measures M-BI-7 and M-BI-8, below, would reduce impacts to turkey vulture (BI-6) to below a level of significance.	Less than significant.
BI-7	Implementation of the proposed Project would result in significant impacts to northern harrier.	Direct	**M-BI-7:** Mitigation requirements for northern harrier (BI-7) would be partially met by the preservation of foraging habitat within the Open Space Easement (Lot 20 of the proposed Tentative Map). The enhancement of the habitat within the open space would further reduce impacts to this species. In addition, initial	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			clearing of vegetation shall occur outside the nesting season (mid-April through July). If that is not possible, a raptor nesting survey shall be conducted. If an active nest is found, grading would cease in the immediate vicinity, and the monitoring biologist and County staff will determine and agree to an acceptable buffer between the nest location and grading activities. Table 3.5 in the 1996 MSCP Plan states that an acceptable buffer would be 900 feet. Once the nest becomes non-active, grading restrictions shall not longer apply. Mitigation in conformance with the BMO for both on- and offsite habitat preservation (as proposed above in the discussion of sage scrub and grassland habitat mitigation) would fully mitigate for the loss of foraging habitat for this species regionally.	
BI-8	Implementation of the proposed Project would result in significant impacts to white-tailed kite.	Direct	**M-BI-8:** Mitigation requirements for the loss of foraging habitat and potential breeding habitat for white-tailed kite (BI-8) would be met by requiring a qualified biologist to monitor the construction area for suitable nesting habitat (e.g., trees) in the vicinity of construction during the breeding season. The RCP would require that a 'construction-free zone' be created around any identified nesting sites until fledging has occurred. The biologist would coordinate with County staff during the monitoring efforts to determine the size of any required construction zone. This would mitigate the impacts to a level below significant.	Less than significant.
BI-9	Implementation of the proposed Project would result in significant direct and cumulative impacts to loggerhead shrike.	Direct Cumulative	**M-BI-9:** Implementation of mitigation measures M-BI-7 and M-BI-8, above, would reduce impacts to loggerhead shrike (BI-9) to below a level of significance.	Less than significant.
BI-10	Implementation of the proposed Project would result in significant direct and cumulative impacts to black-tailed jackrabbit.	Direct Cumulative	**M-BI-10:** Implementation of mitigation measure M-BI-12, below, would reduce impacts to black-tailed jackrabbit (BI-10) to below a level of significance.	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
BI-11	Implementation of the proposed Project would result in significant direct and cumulative impacts to raptor foraging habitat.	Direct Cumulative	**M-BI-11:** Implementation of mitigation measures M-BI-7 and M-BI-8, above, would reduce impacts to raptor foraging habitat (BI-11) to below a level of significance.	Less than significant.
BI-12	Implementation of the proposed Project would result in significant indirect impacts to preserved land in the Biological Open Space.	Indirect	**M-BI-12:** The following mitigation measures fully mitigate indirect project impacts (BI-12) to below a level of significance: **M-BI-12a:** Human Activities. The adverse effects on vegetation due to the increase in human activity in the area can be minimized by: 1) creating buffer zones adjacent to the open space easements to minimize the effects from noise and lighting; 2) limiting pedestrian and equestrian trails to existing roads or non-sensitive habitats; and 3) discouraging entry into native habitats such as the riparian and vernal pool habitats by installing fencing and barrier plantings and/or signage. In addition, the RCP would require fencing around the entire open space preserve easement to discourage trespassing and illegal dumping. **M-BI-12b:** Construction Activities. Indirect impacts to habitats may result from construction activities, such as construction of Lone Star Road. To avoid the potential impacts, the limits of the vernal pool habitats shall be surveyed and staked prior to construction. These limits shall be clearly shown on all construction drawings as 'no impact zones.' This area would have temporary fencing prior to construction to prevent vehicular or pedestrian access, equipment storage, storage of spoils materials, and refuse disposal. **M-BI-12c:** Introduced Species. The use of non-native, invasive plant species would be prohibited in the proposed landscaping palettes (including container stock and hydroseed material) for the streetscapes	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			and commercial/industrial. A qualified biologist or native plant horticulturist shall review and sign all landscaping plans to determine the appropriate species to be used in landscaping, prior to project approval. These measures would reduce the potential impacts to below significant. **M-BI-12d:** Increased Runoff, Erosion, and Sedimentation. The proposed construction of Lone Star Road would result in the removal of vegetation on hillsides that could result in a temporary increase in runoff into the on-site vernal pools. Increased runoff can, in turn, result in erosion and sedimentation that could adversely affect wetland vegetation or other drainages. Erosion and sedimentation impacts can also be mitigated by employing standard erosion control procedures, such as, sandbagging, diversion ditches, and stream bank stabilization. Prior to project approval, a construction erosion control plan would be reviewed and approved by the County. In addition, the project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Permit for construction activities from the Regional Water Quality Control Board, of which would require an approved Storm Water Pollution Prevention plan. That plan would require the permit applicant to implement measures to prevent contamination of the surrounding drainages during construction. These measures would mitigate the potential for significant impacts to a level below significant. **M-BI-12e:** Toxic Materials. Spills of toxic materials could occur during both construction and operational phases of the project. These spills could contaminate drainages and create a significant impact to habitat and water quality. In order to prevent these impacts, a	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			'no fueling' zone shall be designated within 25 feet of all drainages during the construction period. In addition, all equipment used near drainages during construction shall be routinely maintained and inspected for leaks. Major leaks shall be repaired immediately. Drip pans and tarps shall be placed under minor leaks. Used drip pans and tarps shall be properly disposed of at the end of each work day. Emergency provisions (e.g. straw bales) shall be placed at all drainage crossings, prior to the onset of construction to deal with unintentional spills. All of these measures would be included in approved Storm Water Pollution Prevention Plan (SWPPP) as a part of the RWQCB-required NPDES permit for construction activities. In addition, all commercial/industrial uses that plan to store materials within the proposed commercial/industrial complex would be required to obtain a NPDES permit for operational activities from RWQCB. That permit would also require a SWPPP for each facility to prevent contamination of nearby drainages. These measures would mitigate the potential for significant impacts to a level below significant. **M-BI-12f:** Habitat Fragmentation. Lone Star Road could potentially result in habitat fragmentation between the vernal pool complex to the north of Lone Star Road and the one vernal pool to the south of Lone Star Road. The southern vernal pool would be managed as a part of the larger vernal pool complex to the north. Integrated management of the southern pool with the rest of the vernal pool complex within the Open Space Easement (Lot 20 of the proposed TM) would ensure the long term viability of this pool and associated plant populations. The required RCP includes a management program for the vernal pools	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			and would mitigate the potential for impacts to below significant. **M-BI-12g:** Provision should be made to inform the construction contractor(s) (prior to the construction process) about the biological constraints of this project. The contractor(s) would be responsible for impacts lo biological sensitivities beyond those identified in this report and that occur as a direct result of construction activities. All sensitive habitat areas or occurrences of sensitive species to be avoided shall be clearly marked on project maps provided to the contractor. These areas shall be designated as "no construction" or "limited construction" zones. These areas would be flagged by the project biologist prior to the onset of construction activities. In some cases, resources may need to be fenced or otherwise protected from direct or indirect impacts. **M-BI-12h:** A contractor education meeting shall be conducted to ensure that contractors and all construction personnel are fully informed of the biological sensitivities associated with this project. This meeting should focus on 1) the purpose for resource protection, 2) contractor identification of sensitive resource areas in the field (e.g., areas delineated on maps and by flags or fencing), 3) sensitive construction practices (see nos. 4-9, on Pages 4.3-106 and 4.3-107 of the Specific Plan EIR), and protocol to resolve conflicts that may arise during the construction process. This meeting shall be conducted by a qualified biologist, and shall be a requirement for all construction personnel. **M-BI-12i:** Heavy equipment and construction activities shall be restricted to the development area. Prohibited	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			activities within drainages or other wetland areas (including vernal pools) include staging areas, equipment access, and disposal or temporary placement of excess fill. **M-BI-12j:** Staging areas are prohibited within sensitive habitat areas or any habitat included in open space. Staging areas shall be delineated on the grading plans and reviewed by a qualified biologist. Likewise, vehicle access shall be prohibited in all open space areas. **M-BI-12k:** Fueling of equipment shall not occur adjacent to drainages. …[F]ueling zones should be designated on construction maps and shall be situated a minimum distance of 7.6 meters (25 feet) from all drainages the open space limits or near storm drains that may drain into Johnson Canyon. **M-BI-12l:** Construction in or adjacent to sensitive areas should be appropriately scheduled to minimize potential impacts to biological resources. All work in or near wetlands or other "waters of the U.S." shall take place during periods of minimum flow (i.e., summer through the first significant rain of fall) to avoid excessive sedimentation and erosion. **M-BI-12m:** The open space limits must be staked and flagged prior to clearing or grubbing. The limits of the open space must be fenced with a chain link fence at least five feet tall prior to clearing or grubbing. The fence location must be approved by County staff or monitoring biologist prior to receipt of grading permit and would be a permanent protection measure. **M-BI-12n:** A Resource Conservation Plan detailing wetland enhancement, preservation, and	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			maintenance, coastal sage scrub habitat preservation, sensitive species salvaging, and transplanting as well as success standards and report requirements must be completed prior to the initiation of construction. **M-BI-12o:** Temporary construction fencing shall be installed. **M-BI-12p:** Installation of 3-strand wire fence shall be extended around the entire western, northern, and eastern edges of the northern Open Space Easement (Lot 20 of the proposed TM) due to the ongoing problem of trespassing recreational off-road vehicles (this type of fence would not prevent entry and use by wildlife).	
BI-13	Implementation of the proposed Project would result in the permanent removal of 195.99 acres of naturalized non-native grassland habitat, which results in a direct and cumulative impact.	Direct	**M-BI-13:** Significant impacts to 195.99 acres of non-native grassland (BI-13) would be mitigated at a ratio of 0.5:1, as previously approved in the 2000 SEIR. The required 98.00 acres of non-native grassland mitigation would be provided through preservation of 46.76 acres of non-native grassland and 1.96 acres of native grassland within the Open Space Easement (Lot 20 of the proposed Tentative Map), and purchase of 49.28 acres in an approved offsite mitigation bank. On-site non-native grassland mitigation acreage would be within both the northern Open Space Easement (Lot 20 of the proposed Tentative Map) and the smaller vernal pool Open Space Easement (Lot 20 of the proposed Tentative Map). The northern Open Space Easement (Lot 20 of the proposed Tentative Map) would preserve 46.39 acres of non-native grassland and 1.96 acre of native grassland (totaling 48.35 acre of grassland). The southern vernal pool Open Space Easement (Lot 20 of the proposed Tentative Map) would preserve of 0.37 acre of non-native grassland on-site within the southern vernal pool Open Space	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			Easement (Lot 20 of the proposed Tentative Map). Furthermore, the applicant has satisfied the requirement for purchase of 49.28 acres in an approved off-site mitigation bank. The applicant contributed $243,450 toward the preservation of land in Hollenbeck Canyon, a preserve area in the MSCP subarea, which provided habitat value equal to 5.4 acres of native grassland and 48.6 acres of non-native grassland.	
BI-14	Implementation of the proposed Project would result in the permanent removal of 0.11 acre of disturbed wetland habitat, which results in a direct and cumulative impact.	Direct	**M-BI-14:** Significant impacts to 0.11 acre of disturbed wetland (BI-14) would be mitigated at a ratio of 2:1. Mitigation, as previously approved, would consist of 1:1 creation and 1:1 enhancement, in the form of creating 0.11 acre of new wetland habitat in the northern Open Space Easement (Lot 20 of the proposed Tentative Map) (as required by the Fairy Shrimp Translocation and Five Year Monitoring Mitigation Plan), and enhancing 0.11 acre of wetland habitat in the Open Space Easement (Lot 20 of the proposed Tentative Map). The enhancement element consists of enhancing all of the vernal pools in the Open Space Easement (Lot 20 of the proposed Tentative Map) as required by the Long Term Management, Maintenance, and Monitoring Plan and will actually provide 0.21 acre of enhancement. As documented in the Project's December 2000 MSCP Findings (County of San Diego 2000), another 0.1[1] acre of wetland creation would be required to bring up the mitigation ratio to 2:1. The additional 0.11 acre of wetland mitigation should be undertaken in the Johnson Canyon drainage. As an alternative, the additional 0.11 acre of wetland creation within the mima mound vernal pool area shall be replaced with enhancement/restoration of the 0.39-acre area of non-native riparian habitat. The change from creation to enhancement/restoration would be compensated by	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			an increase in the ratio from 1:1 to slightly over 3:1. A riparian habitat enhancement/restoration plan shall be developed and approved by the County and Wildlife Agencies.	
BI-15	If impacted disturbed wetlands are considered to be Waters of the State, the proposed Project would result in direct impacts to Federally-protected wetlands.	Direct	**M-BI-15:** Mitigation for potential project impacts to Federally protected wetlands (BI-15) shall consist of wetland creation and enhancement/ restoration as proposed for wetland habitat impacts in M-BI-12, above.	Less than significant.
Cultural Resources				
CR-1	Direct impacts to SDI-9975 would occur to the portion of the site within the development area.	Indirect and Direct	**M-CR-1:** To mitigate for direct impacts to SDI-9975 and SDI-12730 the following shall be implemented: • A Biological Open Space Easement shall be dedicated to the County of San Diego which incorporates cultural resources that are to be preserved. • Prior to any ground disturbance, temporary fencing shall be installed along the southern open space boundary where earth disturbing activities are within 100 feet of the open space easement. Placement of the fencing shall be coordinated by a California licensed surveyor in consultation with the Project Archaeologist and Kumeyaay Native American monitor. If the wetland creation is within 50 feet of CA-SDI-9975 or CA-SDI-12730, temporary fencing including an adequate buffer shall be installed. The fencing shall be installed under the supervision of the Project Archaeologist and Kumeyaay Native American monitor.	Less than significant.
CR-2	Direct impacts to SDI-12730 would occur to the portion of the site within the development area.	Indirect and Direct		Less than significant.
CR-3	Direct impacts to subsurface deposits within the Project footprint are potentially significant.	Indirect and Direct	**M-CR-2:** To mitigate for direct impacts to subsurface deposits, an archaeological monitoring program will be implemented that consists of the following:	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness

			• Pre-Construction
			  ○ Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
			
			• Construction
			  ○ Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Both the Project Archaeologist and Kumeyaay Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources
			
			  ○ If cultural resources are identified:
			  ▪ Both the Project Archaeologist and Kumeyaay Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
			  ▪ The Project Archaeologist shall contact the County Archaeologist.
			  ▪ The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			Native American shall determine the significance of discovered resources. ▪ Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation. ▪ Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program. ▪ If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance). o Human Remains. ▪ The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. ▪ Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. ▪ If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. ▪ The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. ▪ Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered. ▪ If needed any repatriation will be performed in landscaped areas within the public park or within the parkways along the public streets, within an area and depth that will not be disturbed by future ground disturbance. • Rough Grading o Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South Costal Information Center and any culturally-affiliated tribe who requests a copy. o Final Grading ▪ A final report shall be prepared substantiating that earth-disturbing activities are	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy. ▪ Disposition of Cultural Material. • The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe. • The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79. • If requested by the Native American monitor, repatriation of any prehistoric	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			materials, collected by the Native American monitor during construction monitoring will be repatriated to landscaped areas within the public park or within the parkways along the public streets, within an area and depth that will not be disturbed by future ground disturbance.	
Greenhouse Gas Emissions and Energy				
GHG-1	Emissions of GHGs would exceed the efficiency metric.	Direct and Cumulative	**M-GHG-1:** The project buildings will exceed Title 24 as of 2016 by 20percent. This measure was included in the mitigation measures in the CalEEMod Model. **M-GHG-2:** The Project will include photovoltaic solar panels (or their equivalent, as approved by the Planning and Development Services Director) designed to provide 50 percent of the project's commercial use electricity needs, and 50 percent of the residential dwelling units shall include photovoltaic solar panels (or their equivalent, as approved by the Planning and Development Services Director) to provide those residential dwelling units' electricity needs. This measure was included in the CalEEMod model under Renewable Energy.	Less than significant.
Hazards and Hazardous Materials				
HZ-1	Future occupants of and/or visitors to the Project site may be exposed	Direct	**M-HZ-1:** As part of Site Plan review, soil sampling shall occur for planning areas A, C, D, E, F, G, and H. If	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
	to contaminated soil, if encountered.		constituents of concern (CoC)-bearing soils are encountered, then a Soil Management Plan (SMP) shall be prepared. The SMP shall identify remedial and cost-effective strategies, integrate environmental issues into the site development process, and provide the means and methods for identifying, segregating, and properly handling CoC-bearing soils at the site.	
Noise				
N-1	Implementation of the proposed Project may result in traffic noise levels that could exceed 60 dBA CNEL at the façade of on-site NSLUs and the traffic could exceed 65 dBA CNEL at exterior NSLUs.	Direct	**M-N-1:** Proper site planning to reduce noise impacts should be considered for all noise sensitive developments. Buildings can be oriented on a site in such a way as to exploit the site's noise attenuating features. By consideration of a site's natural topography, size and shape, it is often possible to reduce and possibly eliminate noise impacts from vehicular traffic and railroads. Site planning techniques include the following: • Increasing the distance from the noise source to sensitive receptors by creation of setbacks; • Placing non-noise sensitive uses such as parking lots and utility areas between the noise source and receiver; • Orienting usable outdoor living space such as balconies, patios, and child play areas away from roadways and aircraft overflight contours; • Construction of a noise barrier between the noise source and the receptor. The effectiveness of a barrier depends upon factors such as the relative height of the barrier relative to the line-of-sight from the source to the receiver, the distance from the barrier to the source and to the receiver and the reflections of sound. To be effective, a barrier must block the line-of-sight from the source to the receiver. A barrier must also be	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			of solid construction (i.e., masonry) without holes or gaps and be long enough to prevent sound from passing around the ends. Because noise levels would exceed 60 dBA CNEL, the dedication of a Noise Restriction Easement would be required. This Noise Restriction Easement would require future noise analysis with subsequent discretionary permits.	
N-2	Implementation of the proposed Project may result in traffic noise levels exceeding the interior noise level of 45dBA CNEL.		**M-N-2:** An interior noise analysis shall be required for new residential development located in areas where future noise levels would exceed 60 dBA CNEL. The interior noise analysis shall evaluate the proposed building shell (exterior wall, windows, and doors) to ensure that interior noise levels would not exceed 45 dBA CNEL. The analysis shall be performed prior to obtaining a building permit. With the implementation of the findings of the interior noise analysis, interior noise levels in habitable rooms would be 45 dBA CNEL or below and comply with the County of San Diego General Plan Noise requirements. The location of a building on its site, the arrangement of rooms, and the location of doors and windows all have a bearing on interior noise control. The sides of a building which face a roadway or other noise source	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			should house those activities that can tolerate the greatest amount of noise. Noise-sensitive areas include bedrooms, living rooms and dens. Less noise sensitive areas may include kitchens and bathrooms. Hallways, closets and storage rooms are generally not noise-sensitive. Indoor noise levels are controlled by the noise reduction characteristics of the building shell. In general, doors and windows are the acoustical weak link in a building. Therefore, careful consideration should be given to their placement. By limiting the number and size of these openings on the sides of the building exposed to noise, interior noise levels will be reduced. Often it is necessary to allow for a closed window condition to control interior noise. When this occurs, an alternative means of ventilation such as heat pumps or forced air units is required to meet the California Building Code requirements. Heavy-pane or double-pane windows are frequently required to increase the sound insulation within a room. Doors facing a noise source should be solid-core and should be equipped with an appropriate gasket. An interior noise analysis will be required for new residential development located in areas where future noise levels would exceed 60 dBA CNEL. The interior noise analysis should evaluate the proposed building shell (exterior wall, windows, and doors) to ensure that interior noise levels will not exceed 45 dBA CNEL. The analysis should be performed prior to obtaining a building permit. With the implementation of the findings of the interior noise analysis, interior noise levels in habitable rooms would be 45 dBA CNEL or below and	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			comply with the County of San Diego General Plan Noise requirements. The Project would result in a less than significant interior noise impact with Project features incorporated in accordance with the interior noise analysis.	
N-3	Implementation of the proposed Project may result in on-going operational noise levels exceeding the County Code Noise Ordinance, Section 36.404.		**M-N-3:** A use-specific noise analysis shall occur when individual lots seek approval of site and building plans as part of future site plan reviews. This may include noise measures consisting of: • Limiting size of equipment • Specific equipment location, orientation and layout design to increase screening • Mechanical equipment enclosures, parapet walls, noise barriers • Any other similar noise reducing noise design and feature	
Paleontological Resources				
PR-1	Potential impacts to paleontological resources within the upper sandstone/mudstone, middle gritstone, and lower fanglomerate members of the Otay Formation. (Potentially significant direct impact)	Direct	**M-PR-1** Paleontological monitoring shall be conducted during all mass grading and excavation activities in surface exposures of the Otay Formation to mitigate any adverse impacts (i.e., loss or destruction) to potential nonrenewable paleontological resources. A mitigation monitoring and reporting program consistent with County and CEQA guidelines and requirements shall be implemented prior to any mass grading and/or excavation-related activities, including utility trenching, within the Otay Formation. The mitigation monitoring and reporting program shall be conducted in accordance with the following procedures: A. A Qualified Paleontologist or Paleontological Resources Monitor	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			(under the supervision of the Qualified Paleontologist) shall be on-site during all excavation operations within geologic formations that may contain paleontological resources (i.e., the Otay Formation). The Qualified Project Paleontologist is a person with a Ph.D. or master's degree in paleontology or related field, and who has knowledge of San Diego County paleontology, and documented experience in professional paleontological procedures and techniques. A Paleontological Monitor is defined as an individual with at least 1 year of experience in field identification and collection of fossil materials. The Paleontological Monitor shall work under the direct supervision of the Qualified Paleontologist. The applicant shall authorize the Qualified Paleontologist and/or Paleontological Monitor to direct, divert, or halt any grading activity, and to perform all other acts required by the provisions listed below. B. The Qualified Paleontologist and/or Paleontological Monitor shall monitor all grading and excavation activities of undisturbed formations of sedimentary rock; C. If paleontological resources are unearthed, the Qualified Paleontologist or Paleontological Monitor shall do the following:	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			1. Direct, divert, or halt any grading or excavation activity until such time that the sensitivity of the resource can be determined and the appropriate recovery implemented. 2. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits. 3. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the Project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting. 4. Prepare collected fossil remains for curation to include cleaning the fossils by removing the enclosing rock material; stabilizing fragile specimens using glues and other hardeners, if necessary; and repairing broken specimens. 5. Curate, catalog, and identify all fossil remains to the lowest taxon possible; inventory specimens; assign catalog numbers; and enter the appropriate specimen and locality data into a collection database.	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			6. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display. The transfer shall include copies of relevant field notes, maps, stratigraphic sections, and photographs. D. The Qualified Paleontologist shall prepare a final Paleontological Resources Mitigation Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection. E. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and submit an electronic copy of the report according to the County PDS Electronic Submittal Format Guidelines.	
PR-2	Contribution to cumulative paleontological resources impacts within the cumulative project area. (Potentially significant cumulative impact)	Cumulative	**M-PR-1** Paleontological monitoring shall be conducted during all mass grading and excavation activities in surface exposures of the Otay Formation to mitigate any adverse impacts (i.e., loss or destruction) to potential nonrenewable paleontological resources. A mitigation monitoring and reporting program consistent with County and CEQA guidelines and requirements shall be implemented prior to any mass grading and/or excavation-related activities, including utility trenching, within the Otay Formation. The mitigation monitoring and reporting program shall be conducted in accordance with the following procedures:	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			D. A Qualified Paleontologist or Paleontological Resources Monitor (under the supervision of the Qualified Paleontologist) shall be on-site during all excavation operations within geologic formations that may contain paleontological resources (i.e., the Otay Formation). The Qualified Project Paleontologist is a person with a Ph.D. or master's degree in paleontology or related field, and who has knowledge of San Diego County paleontology, and documented experience in professional paleontological procedures and techniques. A Paleontological Monitor is defined as an individual with at least 1 year of experience in field identification and collection of fossil materials. The Paleontological Monitor shall work under the direct supervision of the Qualified Paleontologist. The applicant shall authorize the Qualified Paleontologist and/or Paleontological Monitor to direct, divert, or halt any grading activity, and to perform all other acts required by the provisions listed below. E. The Qualified Paleontologist and/or Paleontological Monitor shall monitor all grading and excavation activities of undisturbed formations of sedimentary rock; F. If paleontological resources are unearthed, the Qualified Paleontologist or	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			Paleontological Monitor shall do the following: 7. Direct, divert, or halt any grading or excavation activity until such time that the sensitivity of the resource can be determined and the appropriate recovery implemented. 8. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits. 9. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the Project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting. 10. Prepare collected fossil remains for curation to include cleaning the fossils by removing the enclosing rock material; stabilizing fragile specimens using glues and other hardeners, if necessary; and repairing broken specimens. 11. Curate, catalog, and identify all fossil remains to the lowest taxon possible; inventory specimens; assign catalog	

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			numbers; and enter the appropriate specimen and locality data into a collection database. 12. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display. The transfer shall include copies of relevant field notes, maps, stratigraphic sections, and photographs. D. The Qualified Paleontologist shall prepare a final Paleontological Resources Mitigation Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection. E. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and submit an electronic copy of the report according to the County PDS Electronic Submittal Format Guidelines.	
Traffic/Transportation				
TR-1/TR-7	A Project related significant direct and cumulative impact (respectively) to the intersection of Otay Mesa Road/La Media Road.	Direct Cumulative	**M-TR-1:** In order to mitigate the Project's direct and cumulative impacts to this intersection, it is recommended that the Project contribute a fairshare towards the planned improvements to this intersection as reported in the *Transportation Analysis for the Otay Mesa Community Plan Update,* Urban Systems, August 30, 2013. The study recommends providing the following lane configurations at the intersection:	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			• Southbound movement: two dedicated right turn lanes, three thru lanes, and two dedicated left turn lanes. • Westbound movement: two dedicated right turn lanes, three thru lanes, and two dedicated left turn lanes. • Northbound movement: two dedicated right turn lanes, three thru lanes, and two dedicated left turn lanes. • Eastbound movement: two dedicated right turn lanes, three thru lanes, and two dedicated left turn lanes. Payment of the Project's fairshare towards these improvements would reduce this direct and cumulative impact to below a level of significance.	
TR-2/TR-10	A Project related significant direct and cumulative impact (respectively) to the intersection of Otay Mesa Road/Harvest Road.	Direct Cumulative	**M-TR-2:** In order to mitigate the Project's direct and cumulative impacts to this Project access intersection, it is recommended that the Project signalize the intersection and provide the following lane configurations: • Southbound movement: one dedicated right turn lane with overlap phasing and a shared thru/left turn lane. • Westbound movement: one shared thru/right turn lane, one dedicated thru lane, and one dedicated left turn lane. • Northbound movement: one shared thru/right turn/left turn lane. • Eastbound movement: one shared thru/right turn lane, one dedicated thru lane, and two dedicated left turn lanes. Since this intersection falls under Caltrans jurisdiction, a signal warrant was conducted to ensure the	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			installation of a signal at the intersection is warranted. Based on the signal warrant included in ***Appendix K*** a signal is warranted at the intersection under Existing + Project conditions. In addition, the Project should pay the appropriate TIF amount toward the County TIF Program. Implementation of these recommendations would reduce this direct and cumulative impact to below a level of significance.	
TR-3/TR-11	A Project related significant direct and cumulative impact (respectively) to the intersection of Otay Mesa Road/Sanyo Avenue.	Direct Cumulative	**M-TR-3:** In order to mitigate the Project's direct and cumulative impacts to this Project access intersection, it is recommended that the Project provide the following lane configurations: • Southbound movement: two dedicated right turn lanes with overlap phasing, one thru lane, and one dedicated left turn lane. • Westbound movement: one shared thru/right turn lane, one dedicated thru lane, and one dedicated left turn lane. • Northbound movement: one shared thru/right turn lane, one dedicated thru lane, and two dedicated left turn lanes. • Eastbound movement: one shared thru/right turn lane, one dedicated thru lane, and two dedicated left turn lanes. The Project should also pay the appropriate TIF amount toward the County TIF Program. Implementation of these recommendations would reduce this direct and cumulative impact to below a level of significance.	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
TR-4/TR-12	A Project related significant direct and cumulative impact (respectively) to the intersection of Otay Mesa Road/Vann Centre Boulevard.	Direct Cumulative	**M-TR-4:** In order to mitigate the Project's direct and cumulative impacts to this Project access intersection, it is recommended that the Project signalize the intersection and provide the following lane configurations: • Southbound movement: one dedicated right turn lane with overlap phasing and one dedicated left turn lane. • Westbound movement: one shared thru/right turn lane. • Eastbound movement: one thru lane and one dedicated left turn lane. The Project should also pay the appropriate TIF amount toward the County TIF Program. Implementation of these recommendations would reduce this direct and cumulative impact to below a level of significance.	Less than significant.
TR-5	A Project related significant direct impact to the street segment of Otay Mesa Road from Sanyo Avenue to Vann Centre Boulevard.	Direct	**M-TR-9:** Widening this segment of Otay Mesa Road between Sanyo Avenue and Vann Centre Boulevard along the Project frontage to four-lanes would reduce this direct impact to below a level of significance. The Project would also be responsible for making ½ width frontage improvements along Otay Mesa Road between Harvest Road and Vann Centre Boulevard to improve the roadway to six-lane Prime Arterial standards per the County's Centerline Ordinance.	Less than significant.
TR-6	A Project related significant direct impact to the street segment of Otay Mesa Road from Vann Centre Boulevard to Enrico Fermi Drive.	Direct	**M-TR-10:** This segment of Otay Mesa Road between Vann Centre Boulevard and Enrico Fermi Drive was analyzed under Existing conditions without the addition of SR 11 between SR 905 / SR 125 and Enrico Fermi Drive to the roadway network. SR 11 is currently under construction and expected to open during the	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
			fall of 2015, before completion of the East Otay Mesa Business Park Specific Plan Amendment Project. Under Year 2020 Cumulative conditions, with the addition of SR 11, a significant impact is not calculated along the segment (2 lanes provide adequate operations). Therefore, the construction of SR 11, which is fully funded, would mitigate the Project's direct impact, and no additional mitigation measures are necessary.	
TR-8	A Project related significant cumulative impact to the intersection of Airway Road and Sanyo Avenue.	Cumulative	**M-TR-5:** In order to mitigate the Project's cumulative impact to this intersection, it is recommended that the Project contribute a fairshare towards the planned improvements to this intersection as reported in the *Transportation Analysis for the Otay Mesa Community Plan Update,* Urban Systems, August 30, 2013. The study recommends signalizing the intersection and providing the following lane configurations: • Southbound movement: two dedicated right turn lanes, two thru lanes and two dedicated left turn lanes. • Westbound movement: one dedicated right turn lane, two thru lanes and two dedicated left turn lanes. • Northbound movement: one dedicated right turn lane, two thru lanes and two dedicated left turn lanes. • Eastbound movement: two dedicated right turn lanes, two thru lanes and two dedicated left turn lanes. Payment of the Project's fairshare towards these improvements would reduce this cumulative impact to below a level of significance.	Less than significant.
TR-9	A Project related significant cumulative impact to the intersection of Siempre Viva Road	Cumulative	**M-TR-7:** In order to mitigate the Project's cumulative impact to this intersection, it is recommended that the Project contribute a fairshare towards the planned	Less than significant.

TABLE S-1. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Impact No.	Impact	Impact Type (direct, indirect, cumulative)	Mitigation	Conclusion and Mitigation Effectiveness
	and Paseo de las Americas.		improvements to this intersection as reported in the *Transportation Analysis for the Otay Mesa Community Plan Update,* Urban Systems, August 30, 2013. The study recommends providing the following lane configurations: • Southbound movement: two dedicated right turn lanes, one thru lane and one dedicated left turn lane. • Westbound movement: one dedicated right turn lane, two thru lanes and one dedicated left turn lane. • Northbound movement: one dedicated right turn lane, one shared thru / left turn lane and one dedicated left turn lane. • Eastbound movement: one dedicated right turn lane, three thru lanes and two dedicated left turn lanes. Payment of the Project's fairshare towards these improvements would reduce this cumulative impact to below a level of significance.	
TR-13	A Project related significant cumulative impact to the intersection of Airway Road and Paseo de las Americas.	Cumulative	**M-TR-6:** Payment of the appropriate TIF amount toward the County TIF Program would reduce this cumulative impact to below a level of significance.	Less than significant.
TR-14	A Project related significant cumulative impact to the intersection of Siempre Viva Road and Enrico Fermi Drive.	Cumulative	**M-TR-8:** Payment of the appropriate TIF amount toward the County TIF Program would reduce this cumulative impact to below a level of significance.	Less than significant.
TR-15	A Project related significant cumulative impact to the street segment of Enciro Fermi Drive from Otay Mesa Road to Airway Road.	Cumulative	**M-TR-11:** Payment of the appropriate TIF amount toward the County TIF Program would reduce this cumulative impact to below a level of significance.	Less than significant.