

NOTICE OF PREPARATION DOCUMENTATION

DATE: December 13, 2007

PROJECT NAME: California Crossings

PROJECT NUMBER(S): P06-102, TPM 21046

PROJECT APPLICANT: Erwin Bucy, Otay Mesa Crossing LLC C/O Regency Centers, 915 Wilshire Blvd., Suite 2200, Los Angeles, CA 90017

ENV. REVIEW NUMBER: 93-19-006AA

PROJECT DESCRIPTION:

California Crossings is a proposed Major Use Permit and Tentative Parcel Map to subdivide the 29.64-acre site into three parcels of 12.41, 3.31 and 12.7 acres, and construct a 355,918 square feet retail commercial center consisting of 10 buildings and 1,512 parking spaces. The site is subject to the General Plan Designation of (21) Specific Plan Area and is in the Otay Subregional Plan. The Zoning is S88 (East Otay Mesa Specific Plan), with a Specific Plan designation of Technology Business Park/Commercial Overlay. The site is undeveloped. Proposed buildings will be a maximum of 35 feet tall per the East Otay Mesa Specific Plan requirements.

Access would be from Otay Mesa Road and Harvest Road (all public roads). An Encroachment Permit will need to be obtained from Caltrans for improvements in Caltrans Right-of-Way. The project would be served by imported water from the Otay Water District, and sewer from the East Otay Mesa Sanitation Maintenance District. No extension of sewer or water utilities will be required by the project. The project site would need to annex into the San Diego Rural Fire Protection District. In addition, a Minor Amendment to the Multiple Species Conservation Plan (MSCP) is required for the project site.

The project as currently proposed includes a request for the Director of Department Public Works to grant design exceptions for:

- Reduced spacing between the service entrance at the northern project boundary and Sunroad Boulevard to the north and the traffic signal to the south on Harvest Road;
- Reduced spacing from 600 feet to 450 feet between the two traffic signals on Harvest Road providing access into the project;
- Reduced parkway (from r/w to the face of curb) dimension from 10 feet to 8 feet on the east side of Harvest Road to accommodate the required dual left turns into the project. Limits of reduction are from Otay Mesa Road to 850 feet north of Otay Mesa Road; and,
- Access from Otay Mesa Road, per the East Otay Mesa Specific Plan Amendment approved by the Board of Supervisors on August 1, 2007.

The project proposes a grading volume of 187,000 cubic yards and will create maximum 21-foot-high cut (northern boundary) and 8-foot-high fill (southern boundary) slopes. If off-site grading is not authorized by the adjacent property owner to the north, a retaining wall up to 20 feet in height and 680 feet in length will be constructed along the northern boundary of the project site.

PROJECT LOCATION:

The project is located in the 9200 block of Otay Mesa Road, immediately east of the SR-125 right-of-way and west of Heritage Road, within Subarea 1 of the East Otay Mesa Specific Plan area within the unincorporated portion of San Diego County.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Review Update Checklist Form.

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

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Noise
- Transportation/Traffic

PUBLIC SCOPING MEETING:

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on Monday, January 7, 2008 at the DPLU Hearing Room located at 5201 Ruffin Road, Suite B, San Diego, CA 92123 at 10:30 a.m.

Attachments:

Project Regional Location Map

Project Detailed Location Map

Plot Plan Exhibit

Environmental Review Update Checklist Form For projects with Previously
Approved Environmental Documents

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