



The County of San Diego

Planning Commission Hearing Report

Date:	January 22, 2021	Case/File No.:	East Otay Mesa Business Park Specific Plan Amendment; PDS2020-SPA-20-002; PDS2020-ER-98-190-13H
Place:	No in-Person Attendance Allowed – Teleconference Only - County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Amendment to Specific Plan to change distribution of land uses and development regulations
Time:	9:00 a.m.	Location:	Southwest San Diego County, directly east of the City of San Diego and bordering Mexico
Agenda Item:	#2	General Plan:	Specific Plan Area
Appeal Status:	Not applicable; Approval by the Board of Supervisors	Zoning:	Specific Planning Area (S88)
Applicant/Owner:	East Otay Mesa Property Owners Association	Community:	Otay Subregional Plan
Environmental:	CEQA § 15162 and 15164 Addendum	APNs:	Multiple APNs, see Attachment A

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider an amendment to the East Otay Mesa Business Park Specific Plan (PDS2020-SPA-20-002) (Specific Plan) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Specific Plan area is comprised of approximately 3,000 acres and is located just north of the US/Mexico border within unincorporated San Diego County. The Specific Plan was first developed by the County of San Diego in 1994 and sets forth a comprehensive vision for the area as a regional industrial center, with supporting commercial, technology business park, and residential uses and establishes the distribution of land use designations, road networks, trail alignments and conservation and open space areas. The Specific Plan includes development standards to regulate site planning, landscaping standards and architectural standards for the entire Specific Plan area.

This Specific Plan Amendment (Project) was initiated by the East Otay Mesa Property Owners Association who represent a majority of the property owners within the Specific Plan area. Partial funding of the Project was provided by a County of San Diego Neighborhood Reinvestment program grant from former Supervisor Cox to support updates and information determined to be a public benefit. The intent of the Project is to provide limited Specific Plan modifications to land uses and the road network; it is not a comprehensive update to the Specific Plan. The Project also includes limited changes to development regulations and standards to increase development flexibility. The Project does not involve any specific approvals or entitlements and discretionary permits will be required for any future development proposals within the Specific Plan area. The Planning Commission (Commission) may recommend the Board of Supervisors approve the Project, approve the Project with modifications, recommend additional analysis of specific subjects or alternatives which may require referral of the Project back to staff, or deny the Project.

The sections contained in this report describe the following: Project description, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Otay Subregional Plan, the East Otay Mesa Business Park Specific Plan, and other applicable regulations, policies and ordinances, and reviewed the Project's potential impacts on the environment in accordance with CEQA.

B. REQUESTED ACTIONS

Based on its analysis, staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

1. Adopt the Environmental Findings, which conclude that the previously adopted Environmental Impact Report (EIR) is adequate with an Addendum (Attachment C).
2. Adopt the Resolution of the San Diego County Board of Supervisors Approving Specific Plan Amendment PDS2020-SPA-20-002 East Otay Mesa Business Park Specific Plan which includes those requirements and conditions necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego (County) Regulations (Attachment B).

C. REGIONAL SETTING AND PROJECT LOCATION

1. Regional Location and Surrounding Land Uses

The Specific Plan is located in the southwestern portion of San Diego County immediately adjacent to the U.S./Mexico border (Figure 1). It lies between the Otay River Valley to the north, the international border with Mexico to the south, the San Ysidro Mountains to the east, and the City of San Diego to the west. The area consists of a relatively flat mesa with a steep mountainous area on the eastern edge and a major river valley and tributary canyon to the north.

To the west of the Specific Plan 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 U.S./Mexico border, including the San Ysidro Border Crossing. Brown Field, a public airport, is also located to the west in the City of San Diego.

Donovan State Correctional Facility, operated by the State of California Department of Corrections, is located north of the Specific Plan and north of that is the George F. Bailey Detention Facility

operated by the County Sheriff's Department. Both the Donovan State Correctional Facility and the George F. Bailey Detention Facility are geographically separated from the project site by Johnson Canyon and O'Neal Canyon. East of the Specific Plan is vacant land and the Otay Landfill. To the south is the U.S./Mexico International Border and the Tijuana International Airport. Figure 2 shows the Project site and the surrounding vicinity.

The Specific Plan's location is adjacent to established residential communities within Chula Vista and the City of San Diego to the north and west. This adjacency to an existing labor market makes development within the Specific Plan appealing to potential developers. Additionally, the Specific Plan includes a mixed-use residential core, providing additional housing opportunities to employers and employees in the immediate vicinity. Figure 3 shows the Project's location relative to regional employment centers.

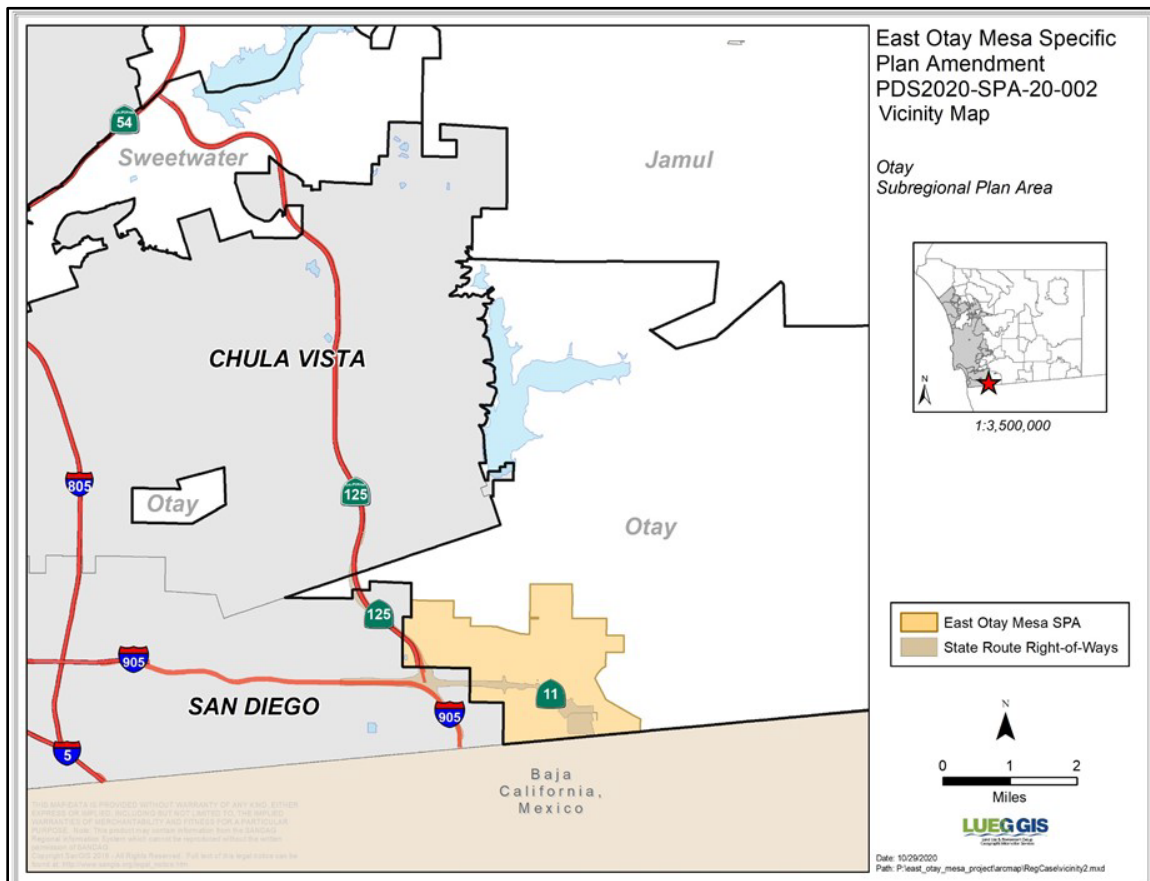


Figure 1 - Regional Location Map

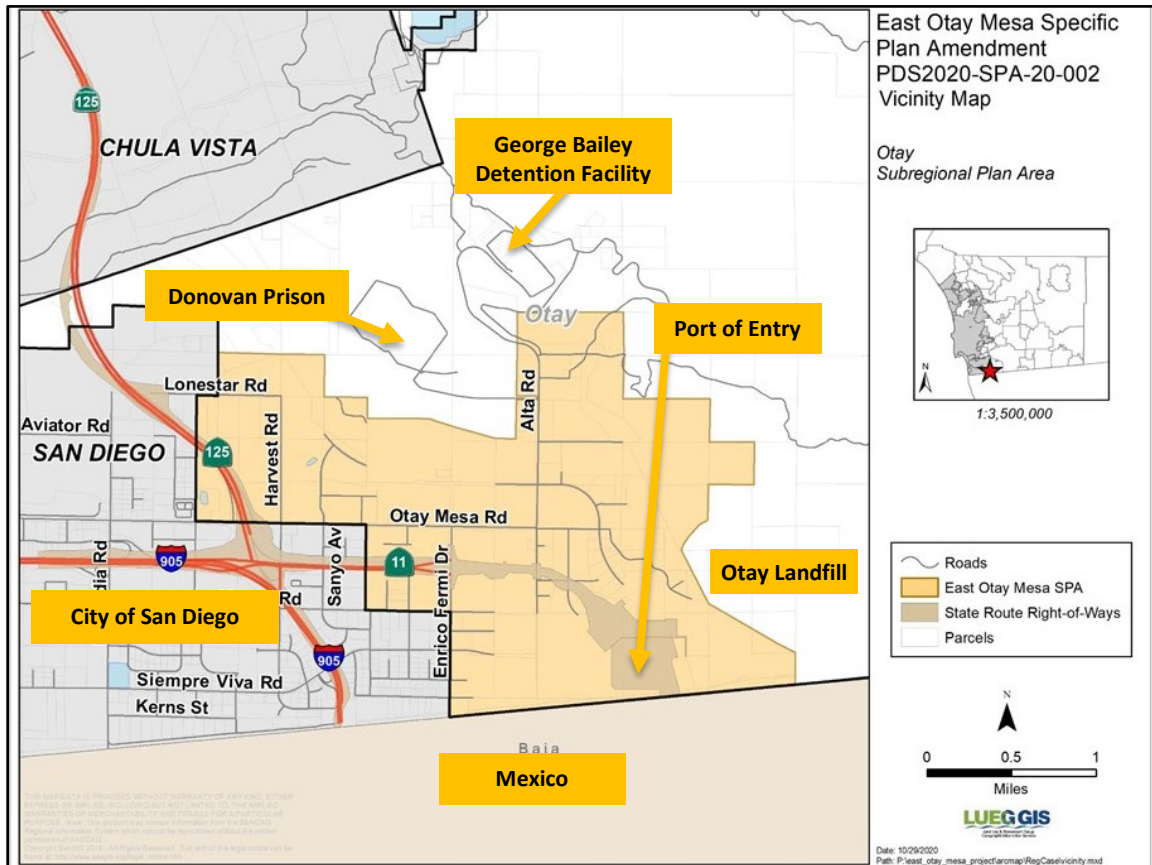


Figure 2 - Vicinity Map

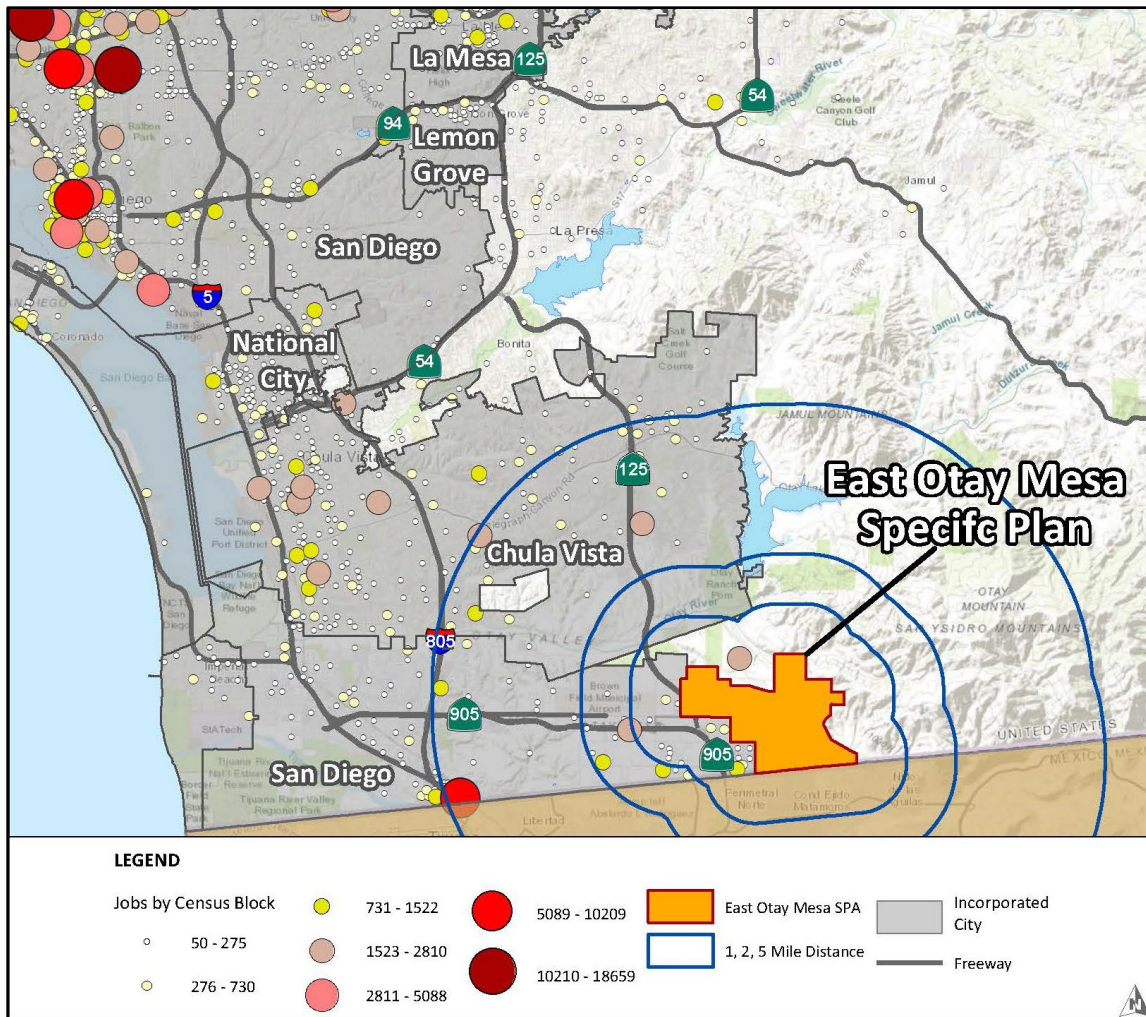


Figure 3 – Regional Employment Centers

2. East Otay Mesa Business Park Specific Plan

On July 27, 1994, the Board of Supervisors (Board) adopted the Specific Plan (SP) 93-004 and the Specific Plan EIR. Since that time, an additional nine amendments were processed and adopted, with the most recent, Otay 250 project, approved by the Board on July 25, 2018, and introduced a maximum of 3,158 dwelling units.

The East Otay Mesa Specific Plan area is envisioned as a major employment center in southern San Diego County, providing employment opportunities to adjacent residential communities in the cities of San Diego and Chula Vista. The objectives of the Specific Plan are to encourage regional manufacturing uses, provide adequate land area for light industrial uses, provide appropriate areas for heavy industrial uses, allow for commercial uses to serve employees and visitors, and preserve environmental resources. Additionally, the approval of the Otay 250 project introduced residential land uses, increasing opportunities for the development of new residential communities directly adjacent to an existing and developing job market. This proximity between residential uses and commercial and industrial uses helps achieves County sustainability goals and reduce vehicle miles traveled.

The Specific Plan includes land use regulations, development standards, processing requirements, and circulation standards for development within the plan area. It is a regulatory document that establishes standards for development, environmental conservation, and public facilities to implement the objectives of the General Plan and Otay Mesa Subregional Plan.

The Specific Plan requires that prior to obtaining grading or building permits, or the use of any property, a discretionary permit must be processed. Generally, these are either Major Use or Site Plan permits. Major Use permits require the Planning Commission be the deciding body, whereas the Director of PDS is the deciding body for Site Plan permits. Minor Use permits may also be used, however, are uncommon. Major Use permits are appealable to the Board of Supervisors, whereas Site Plan and Minor Use permits are appealable to the Planning Commission. Subdivision maps create new legal parcels which can be sold.

Since the adoption of the Specific Plan, the County has processed discretionary applications which have contributed to the build-out of infrastructure and public roads, however, development has been limited and is focused in the provision of utility infrastructure, vehicle parking and material storage facilities (salvage yards) and has generally been within Heavy and Light Industrial areas of the Specific Plan area. More recently, the County has reviewed and approved several permits for the industrial manufacturing storage and logistics warehouse project. Among these are the Amazon and California Crossings projects, both of which have begun site grading and construction. Once completed, these will result in approximately 4,000,000 square feet of commercial warehouse and distribution uses. Additionally, a Specific Plan Amendment for the Otay Hills Quarry project is currently being processed, which proposes to change approximately 33 acres of land designated as Mixed Industrial to Conservation/ Limited Open Space, 189 acres of Rural Residential to Conservation/Limited Use, and 78 acres of Rural Residential to Mixed Industrial. The Otay Hills Quarry project is being processed separately from the proposed Project and will require approval from the Board of Supervisors. Figure 4 depicts the current status of properties within the Specific Plan area and Figure 5 show the constructed building footprints, most of which are in Heavy Industrial areas.

Land use designations within the Specific Plan affected by the Project include Technology Business Park, Mixed-Use, Light Industrial, Heavy Industrial, Mixed Industrial and Interim Uses. The Technology Business Park is intended for the development of manufacturing operations and research and development business offices. This use is intended to attract industries including defense, aerospace, communication, and pharmaceuticals. This designation is envisioned to be designed as campus like developments. The Mixed-Use designation is intended to provide opportunities for a pedestrian-oriented, self-sufficient community which supports a variety of housing typologies and commercial opportunities that promote a jobs/housing balance. The Light Industrial designation is intended to accommodate all uses permitted in Technology Business Park, plus wholesale storage and distribution, manufacturing, general industrial and several commercial uses. The Heavy Industrial designation is intended to accommodate all uses permitted in Light Industrial, plus recycling plants, salvage yards and outdoor storage. The Mixed Industrial designation is intended primarily for wholesale storage and distribution, research services and general industrial uses. Unlike Technology Business Park, Industrial designations are envisioned to be more utilitarian, with less emphasis on special planning. Interim Uses are currently allowed with a Major Use permit and have a maximum initial time limit of five years. Time extensions are permitted in five-year intervals and require a Modification to be processed.

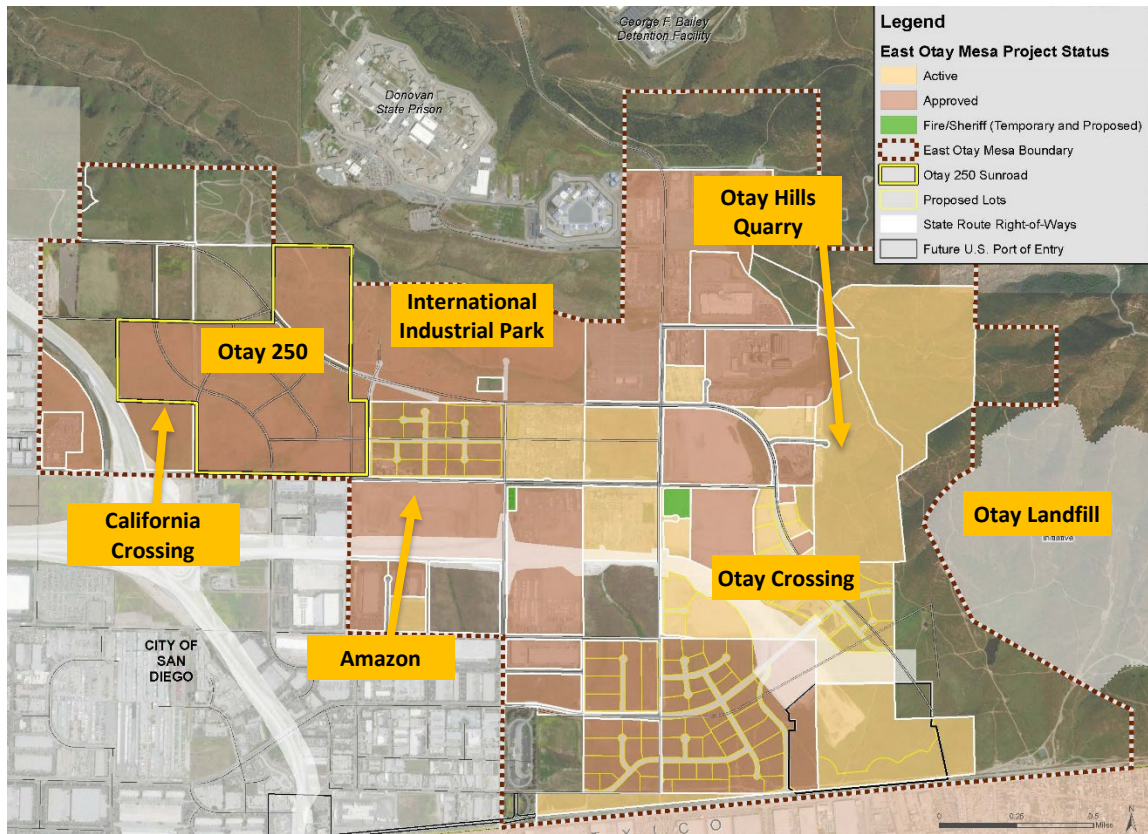


Figure 4 – East Otay Mesa Project Status

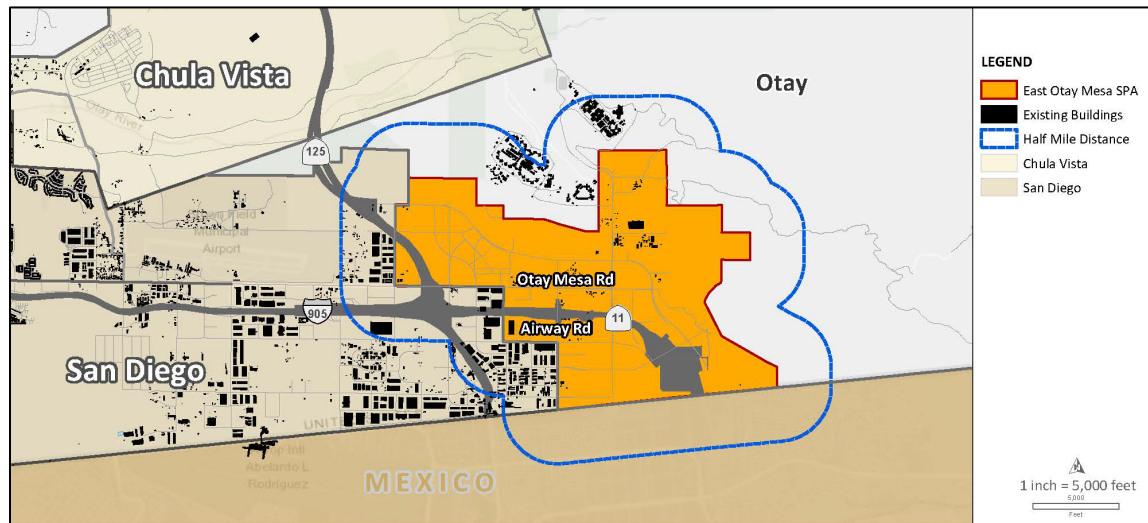


Figure 5 – Existing Building Footprints

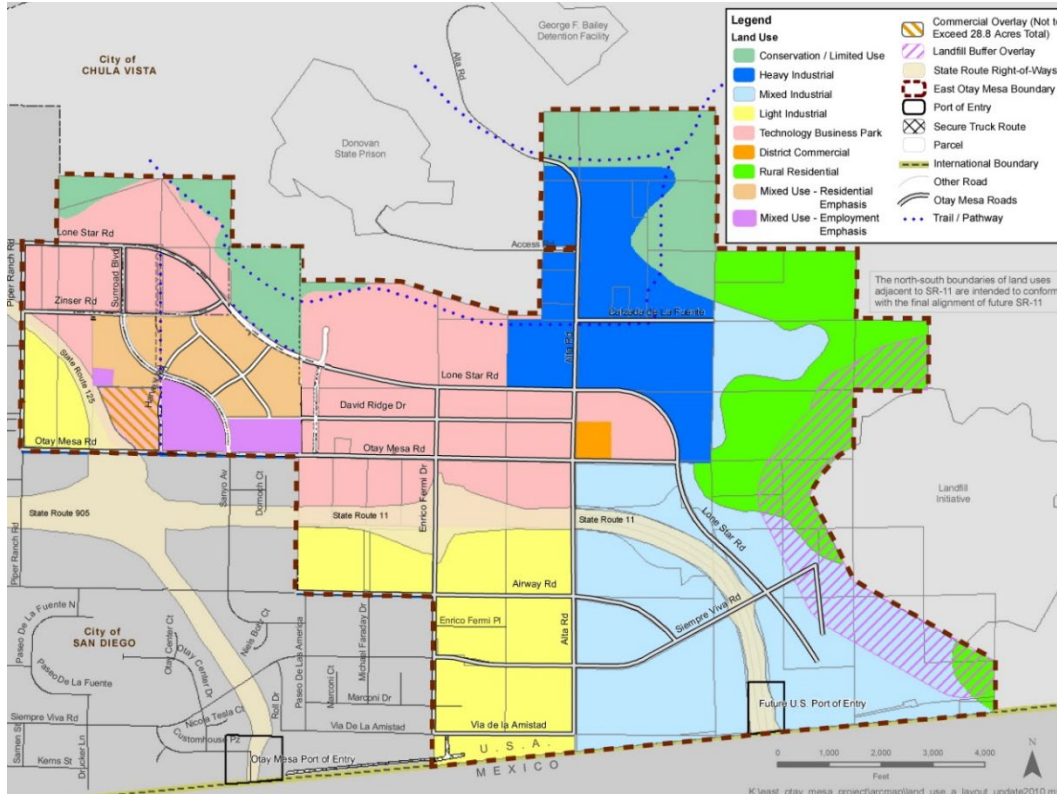


Figure 6 - Existing Land Use Designations

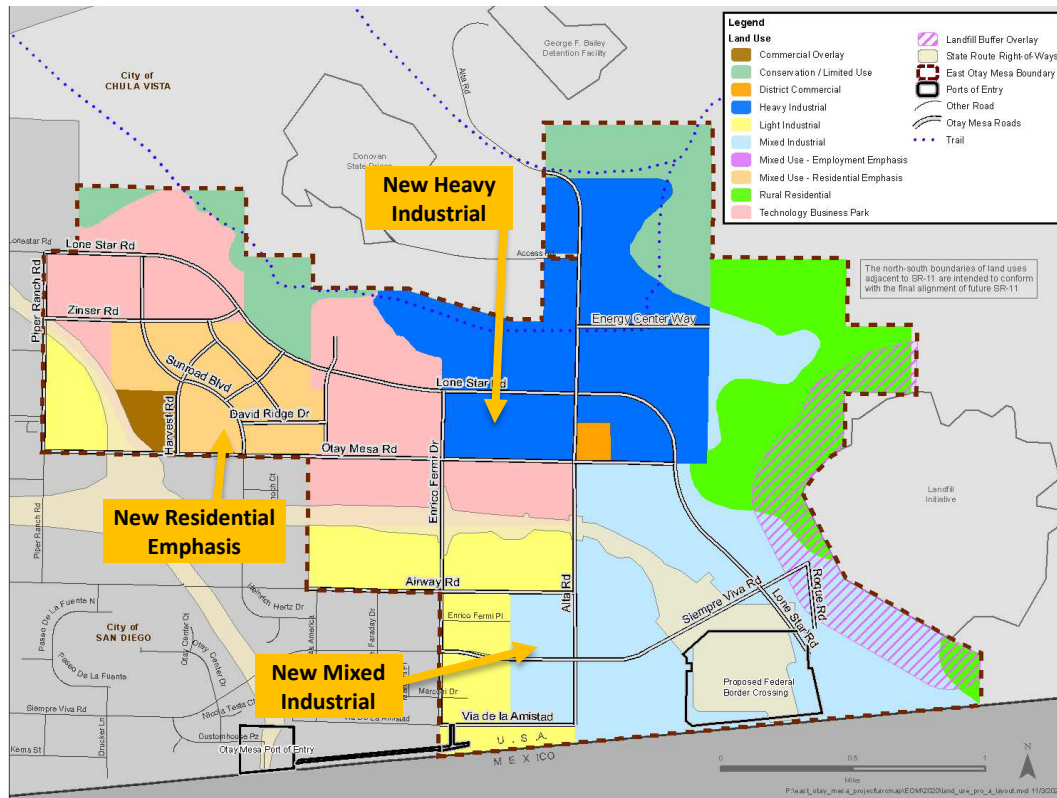


Figure 7 - Proposed Land Use Designations

D. DEVELOPMENT PROPOSAL

The Project proposes to amend the East Otay Mesa Business Park Specific Plan. The Project does not involve any specific approvals or entitlements and discretionary permits will be required for any future development proposals. The Project includes changes to land uses and the road network, the land use matrix and development regulations, updates to reflect Caltrans acquisitions for State Route 11 and 125, and increases to the development footprint for the new POE, and miscellaneous typographical and editorial updates to text, tables and figures. The Project is limited to regulatory changes and does not propose or grant property specific approvals or entitlements. The land uses changes proposed are based on market trends and would provide for additional land uses which are currently in demand. Additional changes to the Specific Plan are intended to increase economic growth in the Specific Plan area by providing for additional land uses, flexible operational performance standards, and simplified permit processes.

Land Use Changes

Table 1 provides a summary of land use acreages for the existing Specific Plan (1) and changes proposed by the Project. The Project changes to land use include right of way (ROW) acquisitions by Caltrans (2) and changes as proposed by the applicant (3). Total changes proposed by the Project are the sum of Caltrans/POE and applicant changes (2+3). The net new acreage for each land use designation is the sum of the existing Specific Plan and the proposed Project changes (1+2+3). This shows that the development potential of approximately 261 acres is lost due to ROW acquisitions and that land use changes proposed by the applicant increase residential emphasis and heavy and mixed industrial designations.

Table 1: Land Use Summary

Land Use Designation	Existing Specific Plan (1)	Approximate Acres (Net)			
		Proposed Project			
		Caltrans/POE Changes (2)	Applicant Changes (3)	Total Changes (2+3)	Proposed Project (1+2+3)
Activity Node Overlay	28.0 (Maximum)	-	-	-	28.0 (Maximum)
Commercial Center Overlay	28.8 (Maximum)	-	-	-	28.8 (Maximum)
District Commercial	11.0	-	-	-	11.0
Mixed-Use	161.6	(0.12)	7.82	7.70	169.3
<i>Residential</i>	108.5	-	60.80	60.80	169.3
<i>Employment</i>	53.1	(0.12)	(52.98)	(53.10)	0.0
Heavy Industrial	292.0	-	209.80	209.80	501.8
Mixed Industrial	629.9	(176.81)	77.70	(99.11)	530.8
Light Industrial	363.0	(29.64)	(77.70)	(107.34)	255.7
Technology Business Park	652.4	(54.34)	(212.60)	(266.94)	385.5
Rural Residential	311.3	-	-	-	311.3
Conservation/Limited Use	241.0	-	-	-	241.0
Circulation Corridors	305.4	260.91	(5.00)	255.91	606.3
TOTAL	3,012.7 Acres	0	0	0	3,012.7 Acres

Industrial Uses

The Specific Plan includes three different industrial land use designations: Light, Heavy and Mixed. The Project increases Heavy Industrial by 209.80 acres and decreases Mixed Industrial by 99.11 acres and Light Industrial by 107.34 acres. Typical uses allowed within the Light Industrial land use designation could include warehousing and storage facilities. Typical uses allowed within the Heavy Industrial land use designation could include automotive and equipment storage and sales. Typical uses allowed within the Mixed Industrial land use designation could include recycling and mining operations.

Technology Business Park

Technology Business Park uses were introduced to the Specific Plan as part of the second amendment (SPA 00-005) to encourage the growth of technology, research and development, and business office industries. This amendment was approved by the Board on June 12, 2002. However, since the introduction of this land use, development has largely been limited to industrial / warehouse manufacturing and storage, and vehicle storage type uses. The Project decreases Technology Business Park by 266.94 acres. Typical uses allowed within the Technology Business Park land use designation could include research and development warehouses and office space.

Mixed-Use (Residential Emphasis and Employment Emphasis)

On July 25, 2018 the Board approved PDS2015-SPA-15-001, which established the Otay 250 area. This introduced a new Village Core area, envisioned to be a mixed-use, neighborhood scale development, with a range of residential and commercial uses. Otay 250 included a Mixed-Use land use designation, which is comprised of Residential Emphasis and Employment Emphasis, as well as approximately 7.8 acres of Technology Business Park. The Project will redesignate all property within Otay 250 to Residential Emphasis. This will increase Residential Emphasis by 60.80 acres.

Specific Plan Road Network Changes

David Ridge Drive

The Project proposes to remove David Ridge Drive between Vann Center Boulevard and Alta Road, increasing Technology and Business Park and Heavy Industrial uses by approximately 2.5 acres each. Removing this road segment allows the property to be developed as a single project which is not bisected by a public road. An Irrevocable Offer of Dedication (IOD) has been granted over a portion of David Ridge Drive, between Enrico Fermi Drive and Alta Road. The vacation of this IOD is being processed separate to this Project. If this Project or the removal of David Ridge Drive is denied, then the vacation of the IOD will not proceed. The County is currently processing a site plan which relies on this change to accommodate the proposed design. Without the removal of this road segment, this project would require substantial redesign. Figure 6 illustrates the section of David Ridge Drive which is proposed to be removed.

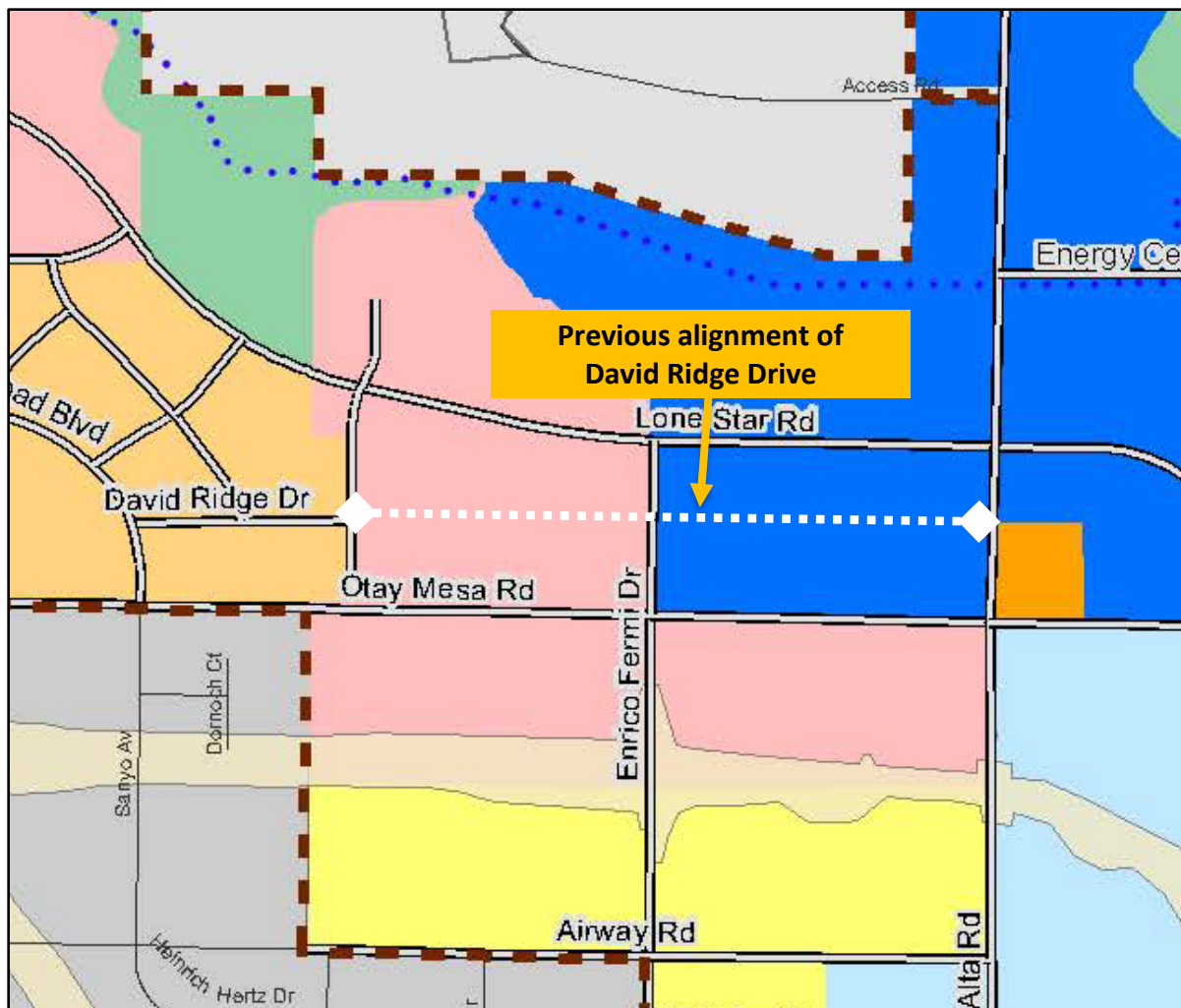


Figure 8 - Removal of David Ridge Drive

Changes to Regulatory Provisions

The Specific Plan includes regulatory provisions that establish the policies, regulatory procedures, and standards for implementing the plan, including land use regulations and development standards. Land use regulations establish the intended development vision for each land use designation. Development standards establish the review criteria for all development. These criteria are categorized as site planning, landscaping and architectural standards. Changes to regulatory provisions include:

1. Expand the allowable uses and changes the type of permit required for certain uses.
2. Allow interim uses by Site Plan, extended approval duration from five years to ten years and renewal by minor deviation rather than modification.
3. Amend development regulations to:
 - a. Reduce the minimum lot size from 30,000 square feet to 15,000 square feet for Light and Mixed Industrial.

- b. Increase the maximum floor area ratio from 0.4 to 0.5 for Mixed Industrial and increase the coverage for Technology Business Park and Mixed Industrial uses from 0.4 to 0.5.
 - c. Increase the maximum building height from 60 feet to 100 feet for Heavy and Mixed Industrial uses.
4. Change parking requirements for Storage and Warehouse and Industrial uses to match the requirements of the zoning ordinance. This will generally reduce parking requirements.
5. Allow manufactured office trailers for uses which are primarily outdoor in nature.
6. Change outdoor open space requirements to allow the Director to approve reduced open space requirements for uses which are primarily outdoor in nature and have limited staff, such as truck parking and material storage lots
7. Currently, the use of chain link fencing is limited. The Project proposes to allow the use of chain link fencing for parking and fleet storage uses. Screening requirements would remain unchanged.
8. Change to landscape standards to allow for the increased use of inorganic material.

State Route and Port of Entry

Since the approval of previous Amendment (PDS2015-SPA-15-001) by the Board on July 25, 2018, the developable footprint of the Specific Plan has decreased due to acquisitions made by Caltrans and the expanded POE. These changes have resulted in the reduction of approximately 261 acres to the Mixed Use, Industrial and Technology Business Park land uses designations. The Specific Plan will be updated to reflect these changes. Figures 7 and 8 show the increase in the development footprint for the POE. Although it is located within the Specific Plan area, the POE is subject to Federal regulations, not County of San Diego regulations.

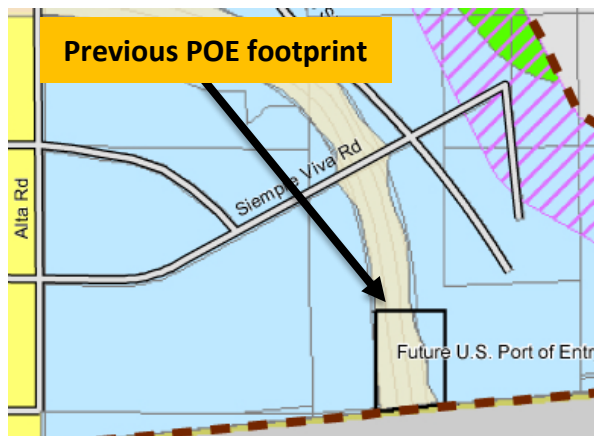


Figure 9 - Previous POE footprint

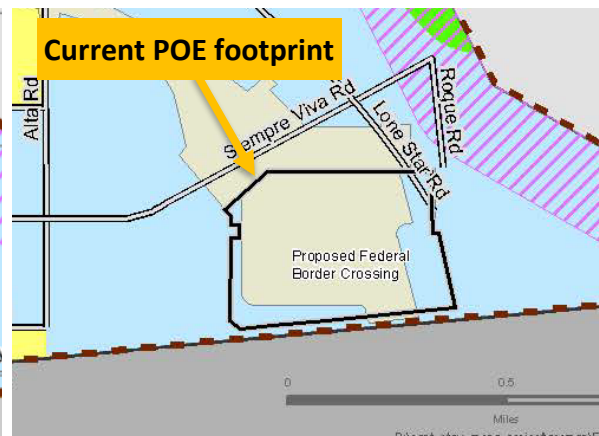


Figure 10 – Current POE footprint

Municipal Services

The Project has demonstrated that all necessary services and facilities are available as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability Forms for Public Sewer, Water, School, and Fire Services). Project Facility Availability Forms have been provided for all services with the exception of sewer. The County Sanitation District confirmed that an availability letter was not required for a project which is only a Specific Plan Amendment. Project Facility Availability Forms will be required for all future discretionary projects. Project Facility Availability Forms are included in Attachment E, Service Availability Forms. The Project will be served by the following Districts:

Sewer: San Diego County Sanitation

Water: Otay Water District

Fire: County Fire Authority (CSA 135)

School: San Ysidro School District & Sweetwater Union High School District

E. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the East Otay Mesa Business Park Specific Plan, County Zoning Ordinance, and California Environmental Quality Act (CEQA) Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances is described below.

1. Key Requirements for Requested Actions:

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Does the Project comply with the policies set forth under the Otay Subregional Plan?
- c. Is the Project consistent with the East Otay Mesa Business Park Specific Plan?
- d. Is the Project consistent with the County's Zoning Ordinance?
- e. Is the Project consistent with other applicable County regulations?
- f. Does the Project comply with CEQA?

2. Project Analysis

Introduction

The Project proposes to amend the Specific Plan to increase development opportunities and provide flexibility for additional industrial and residential uses. The land uses changes proposed are based on market trends and will provide for additional land uses which are currently in demand. Additional changes to the Specific Plan will streamline development and increase economic growth in the Specific Plan area. PDS has conducted a comprehensive evaluation of the Project, environmental analysis in accordance with CEQA, General Plan conformance, East Otay Mesa Subregional Plan conformance; the East Otay Mesa Business Park Specific Plan conformance, and the County's Zoning Ordinance. The Project was analyzed based on the following factors: how the project will implement the General Plan vision and guiding principles; how the project will implement the Specific Plan vision and purpose; a market analysis evaluation; an environmental evaluation in compliance with CEQA; conformance with the Otay Subregional Plan; and compliance with the Zoning Ordinance.

General Plan Consistency

The Project is subject to the Specific Plan Area (SPA) General Plan Land Use Designation and only proposes changes to regulations within the Specific Plan. No uses are proposed at this time and future uses will be subject to additional discretionary review. The proposed Project is consistent with the following relevant General Plan goals, policies and actions as described in Table F-1.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
Policy LU-2.3 – Development Densities and Lot Sizes. Assign densities and lot sizes in a manner that is compatible with the character of each incorporated community.	Lot sizes and densities have been proposed to complement the land use, intensity, and scale of possible developments. The Project is proposing to decrease certain lot sizes to increase flexibility and development opportunities. Site Plans or Major Use Permits are required for all future projects to ensure consistency with the Specific Plan.
Policy LU-3.1 – Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	The Project maintains the existing Mixed-Use Village Core residential land uses which are buffered from industrial uses to the east.
Policy LU-4.4 – Regional Planning. Participate in regional planning to ensure that the unique communities, assets, and challenges of the unincorporated lands are appropriately addressed with the implementation of the planning principles and land use requirements, including the provisions of SB 375.	The Project includes updates which allow the Specific Plan area to capitalize on its unique location near the US/Mexico border and large parcels of undeveloped land in accordance with the Otay Mesa Subregional Plan. Projects will be required to comply with all regulations including SB 375 to reduce greenhouse gas emissions.
Policy LU-4.7 – Airport Land Use Compatibility Plans (ALUCP). Coordinate with the Airport Land Use Commission (ALUC) and support review of ALUCP for development within Airport Influence Areas.	Portions of the Project site are located within the Airport Influence Area of Brown Field. The project has been reviewed and approved by the ALUC and Navy. Site Plans or Major Use Permits are required for all future projects to ensure consistency with the Specific Plan. This will include coordination with the ALUCP for properties located within Airport Influence Area. Additionally, since the military utilizes Brown Field for training operations, as part of the ALUCP review, the military (NAVY) would also review to ensure that their operations are not negatively impacted.
Policy LU-11.2 – Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.	East Otay Mesa has been identified in the County General Plan and Otay Mesa Subregional Plan as an area ideally situated for industrial uses. The Project increases industrial land uses in certain areas. Properties subject to an industrial land use designation will be required to conform to the regulations established in the Specific Plan.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
Policy H-1.3 – Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	The Project retains the existing residential neighborhood and increases the opportunity for additional residential development by redesignating Commercial – Emphasis uses with Residential Emphasis uses. This encourages residential-focused development within the Village Core.

a. Otay Subregional Plan Consistency

The Project is consistent with the following relevant Otay Subregional Plan goals, policies, and actions as described in Table E-2.

Table E-2: Otay Subregional Plan Conformance

Subregional Plan Land Use Goals and Policies	Explanation of Project Conformance
<p>Goal A – LAND USE GOAL</p> <p>Provide a land use pattern sensitive to the opportunities and the constraints of the Subregion. Because</p> <p>1) the second international border crossing, the State Correctional Facility, and the increased industrial development immediately cross the Mexican Border have increased development pressures on the Subregion, in general, and on Otay Mesa in particular, and</p> <p>2) Otay Mesa contains large, level, undeveloped and relatively inexpensive parcels of land, and is located near a large labor pool, moderately priced housing, and a general aviation airport, which makes it highly suitable for large scale industrial development, and</p> <p>3) the anticipated development of Otay Mesa represents potentially significant economic benefits to the Subregion, and 4) the Subregion contains valuable agricultural land, which, although adversely affected by high water and labor costs, should be encouraged during the extended build out period of Otay Mesa.</p> <p>It is the goal of the County of San Diego to work with the private sector in capitalizing on the unique development opportunities near the Mexican border while concurrently encouraging interim agricultural production as much as economically feasible.</p>	<p>The Project will streamline development in East Otay Mesa by increasing development flexibility and increasing development opportunities on undeveloped parcels of land to meet the growing market demand for industrial space in the County of San Diego. The project includes updates to the land use plan which reflect the current footprint of the second international border crossing. Market trends indicate a decreased demand for Technology Business Park uses and an increased demand for Industrial, specifically Heavy Industrial uses. The land use changes have been proposed in line with market trends within Specific Plan area.</p>

Table E-2: Otay Subregional Plan Conformance

Subregional Plan Land Use Goals and Policies	Explanation of Project Conformance
<p>Policy A-2 Treat the Otay Mesa as a single planning and development unit because</p> <p>A) the Otay Mesa represents an unusual opportunity to plan a major regional and international industrial center in a comprehensive manner, and B) the cost-effective development of the Otay Mesa requires that land use and facility programming and financing be done in a comprehensive manner, the County will work with all affected parties in both the public and private sectors to monitor the development of the Otay Mesa on a continuing basis and to make such changes in policies, plans and regulations as are necessary to maintain its development feasibility and market competitiveness.</p>	<p>The Project amends the Park Specific Plan to rezone land for industrial uses in order to meet market trends and demands.</p>
<p>Policy A-6 Encourage other interim uses because</p> <p>A) the development of Otay Mesa is expected to occur over an extended period of time, and B) portions of Otay Mesa are highly suitable for interim uses, including sports related activities, the County will encourage interim uses on portions of Otay Mesa including opportunities for public recreation and spectator events.</p>	<p>The Project includes new interim uses, as well as changes to the regulatory process by which an interim use is obtained. Interim uses will be permitted by Site Plan rather than Major Use Permit and extend the time period for which they can be relied upon from five years to ten years. Additionally, interim uses are proposed to be renewed in ten-year increments through a minor deviation rather by a modification.</p>

b. East Otay Mesa Business Park Specific Plan Consistency

The Project is consistent with the following relevant East Otay Mesa Business Park Specific Plan goals, policies, and actions as described in Table F-3.

Table E-3: East Otay Mesa Business Park Specific Plan Conformance

Specific Plan Goals and Policies	Explanation of Project Conformance
<p>Land Use Element Goal 1 – Promote a well-organized international industrial business district in East Otay Mesa to attract and accommodate forecasted growth.</p>	<p>The proposed updates meet market demand for increased industrial acreage in San Diego County. Both the Specific Plan and County General Plan identify East Otay Mesa as an area uniquely situated to accommodate industrial uses due to both its availability of large, flat tracts of land and its proximity to the border commerce region.</p>

Table E-3: East Otay Mesa Business Park Specific Plan Conformance

Specific Plan Goals and Policies	Explanation of Project Conformance
Policy LU-1 – Accommodate the forecasted mixed industrial uses in East Otay Mesa.	The Project applicant proposes changes which will increase Heavy and Mixed Industrial land use designations. Concurrently, the Project applicant proposes to decrease Technology Business Park and Light Industrial land use designations. This will increase uses available within parcels designated as Heavy and Mixed Industrial. The proposed increase in industrial uses has been substantiated through the provision of a market study which showed that there is limited demand for technology business park uses, and that historical trends and market forecasts indicate an ongoing demand for Industrial uses, specifically, Heavy and Mixed.
Policy C-12 – Promote a variety of techniques to maximize the efficiency of the existing and planned transportation network.	The Project continues to implement the existing techniques established for the Specific Plan. Road network and hierarchies were established to ensure that properties would be suitably serviced, particularly those which will rely on semi-trucks.
Policy C-14 – Monitor growth in East Otay Mesa and its effects on the transportation system.	Site Plans or Major Use permits are required for all future projects to ensure consistency with the Specific Plan. During the review of these discretionary applications, projects will be evaluated to ensure that traffic impacts are identified and, if required, appropriately mitigated.
Policy UD-2 – Implement a Streetscape Plan that enhances the identity and image of the East Otay Mesa Specific Plan Area. Coordinate the Streetscape Plan for roads that are within the jurisdiction of both the City and County.	The Project includes changes to landscape standards to allow for the use of inorganic material (gravel, rocks, mulch, etc.) to increase design flexibility and reduce reliance on water, where applicable.
Policy PF-8 – The entire East Otay Mesa Business Park Specific Plan Area shall be supported by adequate fire protection and emergency medical services. Policy PF-9 – Provide adequate fire protection and emergency medical services in East Otay Mesa concurrent with need.	Development will be conditioned to provide for new infrastructure, facilities, and services through fee collection, community finance district, or directly through construction. Additionally, future permit applications within are required to obtain service availability forms from the local utility confirming that acceptable levels of service can be met.

c. Land Use Changes

Changes to land use have been proposed to increase development opportunities within Heavy and Mixed Industrial uses. Market trends and feedback from the local development community have indicated that the demand for technology business park uses within the Specific Plan has decreased, while demand for Heavy Industrial has increased. The changes proposed within the Mixed-Use portion of Otay 250 shift development intent from Employment Emphasis areas to Residential Emphasis, increasing opportunities for residential development while removing development which is primarily commercial in nature. Changes in land use resulting in Caltrans acquisitions and increased footprints for the POE and road network have also been incorporated to accurately reflect the Specific Plan development acreages.

The proximity between residential and industrial uses was considered in previous environmental documents. The configuration of land use types within the Specific Plan have been designed to adequately buffer sensitive receptors from industrial land uses by siting technology business park land uses between residential and industrial uses. All future development within the Specific Plan area will be subject to additional environmental review as part of a discretionary application. These analyses will determine project-specific impacts to and from sensitive receptors.

d. Market Study

A market study was prepared to determine if the proposed increase in Heavy and Mixed Industrial and decreases in Technology Business Park and Light Industrial could be substantiated. The study indicated that trends show that there is limited demand in Specific Plan region for office space targeting technology, medical, research and development and similar institutions. The study shows that demand has been, and is forecast to be, for manufacturing and logistics warehouses, and heavier industrial uses such as vehicle and material storage and distribution facilities. These uses are best accommodated within Heavy and Mixed Industrial land use designations. The market study showed that, although there was a decrease in Technology Business Park and Light Industrial uses, the Specific Plan has sufficient acreage to support any demand for these uses through 2040.

e. Regulatory Provisions

The Specific Plan includes regulatory provisions that establish the policies, regulatory procedures, and standards for implementing the plan. These include land use regulations and development Standards. The proposed changes to regulatory provisions have been considered and have been determined to not alter the development intent or buildout vision for the Specific Plan and their adoption will streamline development. These changes have been analyzed against the previously adopted FEIR, the vision of the Specific Plan and best planning practices and have been determined to not result in new impacts which require mitigation. Any future development will require additional discretionary review, either by a Site Plan or a Use permit to determine project impacts and required mitigation.

Land use regulations establish the intended development vision for each land use designation. These regulations include a land use matrix which establish the type of uses permitted within a particular Land Use Designation and define the type of permit required. For example, if a property owner wishes to develop a manufacturing warehouse within a Heavy Industrial land use designation, the land use matrix would designate this use as "P". The "P" designation indicates that a Site Plan permit is required.

Development standards establish the review criteria for all development. These criteria consider site planning, landscaping and architectural design characteristics and standards for development within the Specific Plan. These include site access requirements, parking rates, grading, landscaping, material and signage, etc. Additionally, development standards establish typical development regulations, such as density, lot size, etc. For example, the minimum building setback for a development in District Commercial along a Prime Arterial Road is 25 feet.

Allowable Uses: The Project proposes to allow new uses. These are limited to within the Light Industrial land use designation and include animal sales and services (e.g., pet grooming, horse stables, etc.), veterinary services, the storage of non-operating vehicles, recreation vehicles and boats, and retail sales. In addition, the Project proposes to change the process by which a permitted use is considered. An example of this would be a use which currently requires a Major Use permit now being permitted by Site Plan. Uses contained within the Specific Plan must be consistent with the definitions established in the Zoning Ordinance.

Interim Uses: Certain interim uses are currently permitted by a Major Use Permit which include substantial time and cost to process and satisfy conditions. Major Use Permits for interim uses are currently granted for a five-year period, after which they can be extended in five-year increments by a Major Use Permit Modification. By changing review requirements to allow interim uses by Site Plan, rather than Major Use Permit, and extending the lifetime of interim uses from five years to ten years, upfront costs to applicants are reduced, incentivizing development within the Specific Plan.

Development Regulations: Change to development regulations are proposed to allow for additional flexibility, allowing a wider range of opportunities for future development. Increases in floor area ratio and height have been analyzed and will not result in new impacts, specifically related to traffic and airport adjacencies. This is discussed in further detail below.

Parking Requirements: Parking requirements for Storage and Warehouse and Industrial Uses will be reverted to the requirements of the zoning ordinance. The Specific Plan assigns rates for Storage and Warehouse and Industrial. The Zoning Ordinance subdivides "Industrial and Storage" uses into 10 subcategories, including General Manufacturing, Light Manufacturing, Industrial Park, Self and Mini Storage Warehouses, and provides different rates for these subcategories of use. By considering more categories in assigning parking rates, the Zoning Ordinance provides a greater degree of accuracy in determining parking requirements. Due to the variability of uses, a comprehensive comparison of parking rates between the Specific Plan and Zoning Ordinance is not possible, however, it is anticipated that parking requirements will generally decrease. By adopting the parking rates established by the Zoning Ordinance, design review will be streamlined and allow for rates which more accurately reflect a development's proposed use.

Construction Trailers: Changes to development regulations to allow construction trailers as permanent buildings has been considered and determined to be consistent with current business practices and operations in East Otay Mesa and allow for a for uses which require minimal on-site staff.

Outdoor Open Space: The Specific Plan currently requires that all non-residential development provide outdoor passive or recreational areas of no less than 2,000 square feet for every 10 acres of development area, regardless of the type of use or the number of employees. These

standards have been revised to allow the Director of PDS to approve, on a case-by-case basis, reduced open space requirements for uses which are primarily outdoor in nature and have limited staff. These uses are generally vehicle or material storage yards, swap meets, etc.

Fencing Requirements: The Specific Plan generally requires wrought iron or masonry fences within setback areas, with certain limitations to material and generally prohibits the use of chain link fence except in certain circumstances. The Project will permit the use of wrapped chain link fence within perimeter setback areas for fleet storage and parking uses, provided they are appropriately screened. This revision amends the Specific Plan to increase development flexibility for industrial uses which do not typically require wrought iron or masonry fencing.

Landscape Requirements: The Project will increase the allowance of inorganic ground cover to be incorporated within the landscape design under certain circumstances. This will increase flexibility in landscape designs and reduces reliance on water.

f. Airport Compatibility

Portions of the Project site are located within the Airport Influence Area (AIA) of the Brown Field Airport. Additionally, the military (Navy) utilizes Brown Field for training operations. The Project has been reviewed and determined to be consistent with the Brown Field Municipal Land Use Compatibility Plan (ALUCP) by the Airport Land Use Commission (ALUC) and the Navy. Future discretionary permits (Use Permits or Site Plans) will be reviewed to ensure conformance. This will include coordination with the with the ALUCP and Navy for properties is located within Airport Influence Area. Any future development will require additional discretionary review, either by a Site Plan or a Major Use permit.

g. Air Quality

An air quality technical report was prepared for the Project. The Project is determined to be consistent with the San Diego Air Pollution Control District Regional Air Quality Strategy. The Project will not result in an exceedance of any criteria air pollutant emissions that were not already identified in the prior Specific Plan EIR. Project impacts associated with the exposure of sensitive receptors to substantial pollutant concentrations and emissions of other pollutants (including odors) will be less than significant. Any future development within the Specific Plan will required additional discretionary review, either by a Site Plan or a Major Use permit.

h. Greenhouse Gas (GHG) Emissions

A greenhouse gas analysis was prepared for the Project. A project-specific threshold was used to evaluate project emissions and potential impacts that would be generated by a project considered in the EIR for the Specific Plan. Construction of land uses within the Project area and associated emissions will occur regardless of whether the proposed Project would occur. The scope of Project construction is anticipated to be similar to that for development of the amended portion of the Specific Plan in SPA-15-001, which was evaluated in the prior EIR. The total construction emissions were estimated in the EIR to be 17,485 MT CO₂e. In the EIR, construction emissions were amortized over 20 years per recommendation by the SCAQMD for the purposes of evaluating construction related GHGs under CEQA. Amortized over 20 years, construction would contribute 874 MT CO₂e per year.

Operational emissions were modeled for both the existing land uses included in the Specific Plan and the proposed land uses under the Project to determine net emissions associated with

implementation of the Project. Operational sources of GHG emissions include: (1) energy use (electricity and natural gas); (2) area sources (landscaping equipment and consumer products); (3) vehicle use; (4) solid waste generation; and (5) water conveyance and treatment. The Project is estimated to result in a reduction in GHG emissions of 16,730 metric tons of carbon dioxide equivalents (CO₂e) per year compared to buildout of the Specific Plan area as anticipated by the current Specific Plan.

This analysis demonstrated that the reduction and changes in land use proposed by the Project is estimated to generate fewer emissions than the allowable site buildout. The Project will not result in new impacts that would not already occur under the land use identified in the prior EIR and the Project would not conflict with plans adopted for the purpose of reducing GHG emissions. Impacts associated with greenhouse gas emissions would be less than significant. Any future development will require additional discretionary review, either by a Site Plan or a Major Use permit.

i. Noise

A noise analysis report was prepared for the Project. The project will not result in an increase of 3 dBA to any roadways except along segment of Alta Road along Airway Road to Siempre Viva Road, which will increase traffic noise by approximately 12 dBA. However, the noise levels increase along that segment will still be consistent with the allowable threshold for commercial and industrial use, as it increases from 56.8 dBA to 69.1 dBA. For reference, conversational speech is roughly 60 dBA and a vacuum is roughly 70 dBA. This demonstrates conformance with the County Noise Element. Additionally, the project related traffic contributions on nearby roads will not result in off-site direct/cumulative noise impacts. No further noise mitigation and or measures are required for Noise Element conformance. Any future development will require additional discretionary review, either by a Site Plan or a Major Use permit.

j. Sustainability

The Specific Plan currently policies and design standards which promote and encourage sustainable development by including a mix of uses to encourage pedestrian activity and alternative modes of transportation. Although the Project is limited to regulatory changes and does not propose or grant property specific approvals or entitlements, future developments will be subject to discretionary review to demonstrate conformance of these Specific Plan policies and design standards. Future projects will be required to demonstrate conformance with General Plan policies and other County regulations, including the CALGreen building code that was adopted to reduce greenhouse gas emissions. Although the 2018 Climate Action Plan (CAP) was rescinded, the County continues to incorporate air quality emission and greenhouse gas emission reduction strategies and measures during discretionary review. Additionally, future projects would be subject to any new CAP adopted by the County.

k. Traffic

The project relies a previously certified FEIR which analyzed traffic. Projects which rely on previously certified EIRs are not subject to vehicle miles traveled (VMT) analysis. A traffic analysis was prepared for the Project which determined that total trips will be reduced by approximately 24,000 average daily trips from what was previously analyzed. The traffic analysis also determined that, based on future 2035 and 2050 SANDAG modelling, there is sufficient capacity on the adjacent road network to accommodate the traffic redistributed from the removal

of David Ridge Drive. The proposed land use changes and the removal of David Ridge Drive will not impact road segments. In general, a reduction in ADTs will reduce VMTs. Although a VMT analysis was not prepared, according to the SANDAG Regional Travel Demand Model, the average VMT for non-residential trips is 26.25 miles. The Project results in a reduction of approximately 24,000 ADTs (all non-residential). This is equivalent to approximately 620,000 fewer vehicle miles traveled. Any future development will require additional discretionary review, either by a Site Plan or a Major Use permit.

I. Visual Character and Quality

The Project propose to increase heights within the Heavy and Mixed Industrial land use designation and has the potential to result in development that will change the visual character and quality of the project area, from currently undeveloped land to a developed urban landscape focused on industry and business, however the Project would not result in any substantial effects beyond those envisioned by the Specific Plan and analyzed in the prior EIRs. Additionally, the project has been reviewed the ALUCP and Navy. Both did not raise concern regarding the height increase. Any future development within the Specific Plan will required additional discretionary review, either by a Site Plan or a Major Use permit.

3. East Otay Mesa Business Park Specific Plan Regulatory Provisions

The Project proposes changes to certain regulatory provisions within the Specific Plan. Some of these changes can be analyzed under CEQA, i.e. increasing floor area ratios (traffic, noise, GHG and AQ), however, other changes, such as duration of interim uses and minimum uses, cannot. The proposed changes to regulatory provisions have been considered, and where appropriate, analyzed within each of the technical studies. These changes have been determined to not alter the development intent or buildout vision for the Specific Plan and their adoption will streamline development. These changes have been analyzed against the previously adopted FEIR, the vision of the Specific Plan and best planning practices and have been determined to not result in new impacts which require mitigation. Any future development within the Specific Plan will required additional discretionary review, either by a Site Plan or a Major Use permit. This review will include an analysis of impacts to the environment to determine appropriate mitigation, if necessary.

4. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA. An addendum to the previously certified Environmental Impact Report (EIR) dated November 5, 2020 (Log No. PDS2020-ER-98-190-13H), as well as a copy of the previously certified EIR dated July 27, 1994, and are on file with Planning & Development Services. Staff has determined that the Project, as designed, will not cause any significant impacts to the environment which require mitigation measures that were not previously analyzed in the certified EIR. There are no substantial changes to the Project, changes in circumstances, or new information that would result in new significant environmental effects or a substantial increase in the severity of previously identified effects from what was analyzed in the certified EIR. Additionally, the Project results in the reduction of approximately 24,000 average daily trips, reducing transportation environmental impacts.

5. Applicable County Regulations

Table E-4: Applicable County Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	All future development within the Specific Plan will be subject to additional discretionary review and permitting prior to construction and will need to demonstrate conformance with the County RPO.
b. County Consolidated Fire Code	All future development within the Specific Plan will be subject to additional discretionary review and permitting prior to construction and will need to demonstrate conformance with the County Consolidated Fire Code.
c. Noise Ordinance	All future development within the Specific Plan will be subject to additional discretionary review and permitting prior to construction and will need to demonstrate conformance with the County Noise Ordinance.
d. Light Pollution Code	All future development within the Specific Plan will be subject to additional discretionary review and permitting prior to construction and will need to demonstrate conformance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	All future development within the Specific Plan will be subject to additional discretionary review and permitting prior to construction and will need to demonstrate conformance with the WPO.
f. Park Lands Dedication Ordinance (PLDO)	All future development within the Specific Plan will be subject to additional discretionary review and permitting prior to construction and will need to demonstrate conformance with the PLDO.
g. Multiple Species Conservation Program (MSCP)	All future development within the Specific Plan will be subject to additional discretionary review and permitting prior to construction and will need to demonstrate conformance with the MSCP.

F. COMMUNITY PLANNING GROUP (CPG)

The Project is not located in an area represented by a Community Planning Group (CPG) or Sponsor Group (CSG). Therefore, no recommendations from a CPG nor a CSG were received. The Project was presented to the East Otay Mesa Property Owners Association for consideration on December 10, 2020. The East Otay Mesa Property Owners Association recommended approval of the project. A record of their meeting minutes is included in Attachment E.

G. PUBLIC INPUT

The Project was noticed to surrounding property owners upon application submittal. The Project was circulated for public review from November 5, 2020 to December 23, 2020. The County received several emails and phone calls inquiring about the Project, including working meetings with the City of San Diego. Comments received have been clarifying in nature and did not require changes to be

made to the Project. Caltrans issued a comment letter on December 22, 2020, in which they: 1) encouraged the County to engage in early coordination to ensure bicycle, pedestrian and transit networks are considered with the build out within the Specific Plan area; 2) clarified that any work performed within a Caltrans Right-of-Way requires review, approval and permitting by Caltrans, and; 3) maps and traffic data used within the traffic analysis. The County has coordinated with Caltrans and has included their responses within Attachment E.

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AUTHORIZED REPRESENTATIVE:



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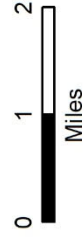
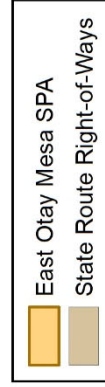
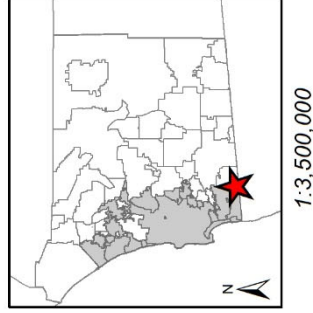
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Resolution of the San Diego County Board of Supervisors Approving Specific Plan Amendment PDS2020-SPA-20-002 East Otay Mesa Business Park Specific Plan
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Service Availability Forms
- Attachment G – Ownership Disclosure

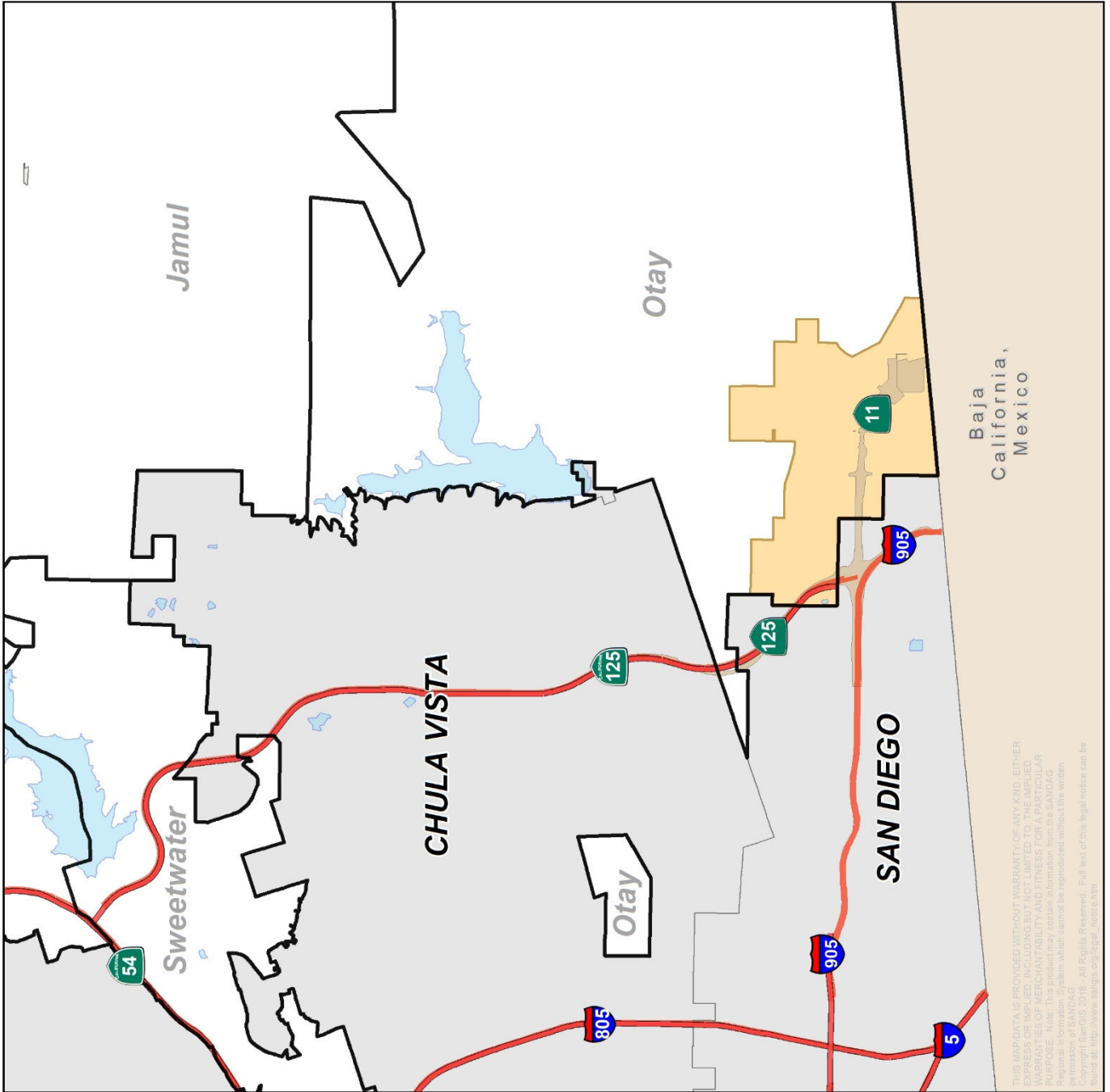
**Attachment A –
PLANNING DOCUMENTATION**

East Otay Mesa Specific
Plan Amendment
PDS2020-SPA-20-002
Vicinity Map

Otay
Subregional Plan Area

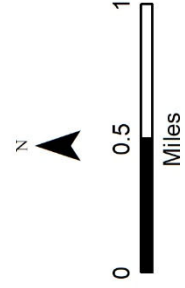
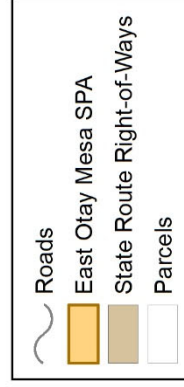
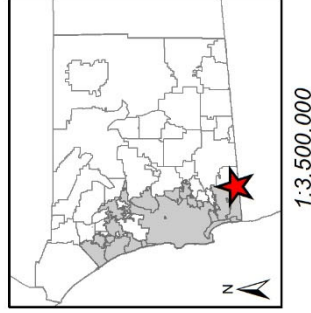


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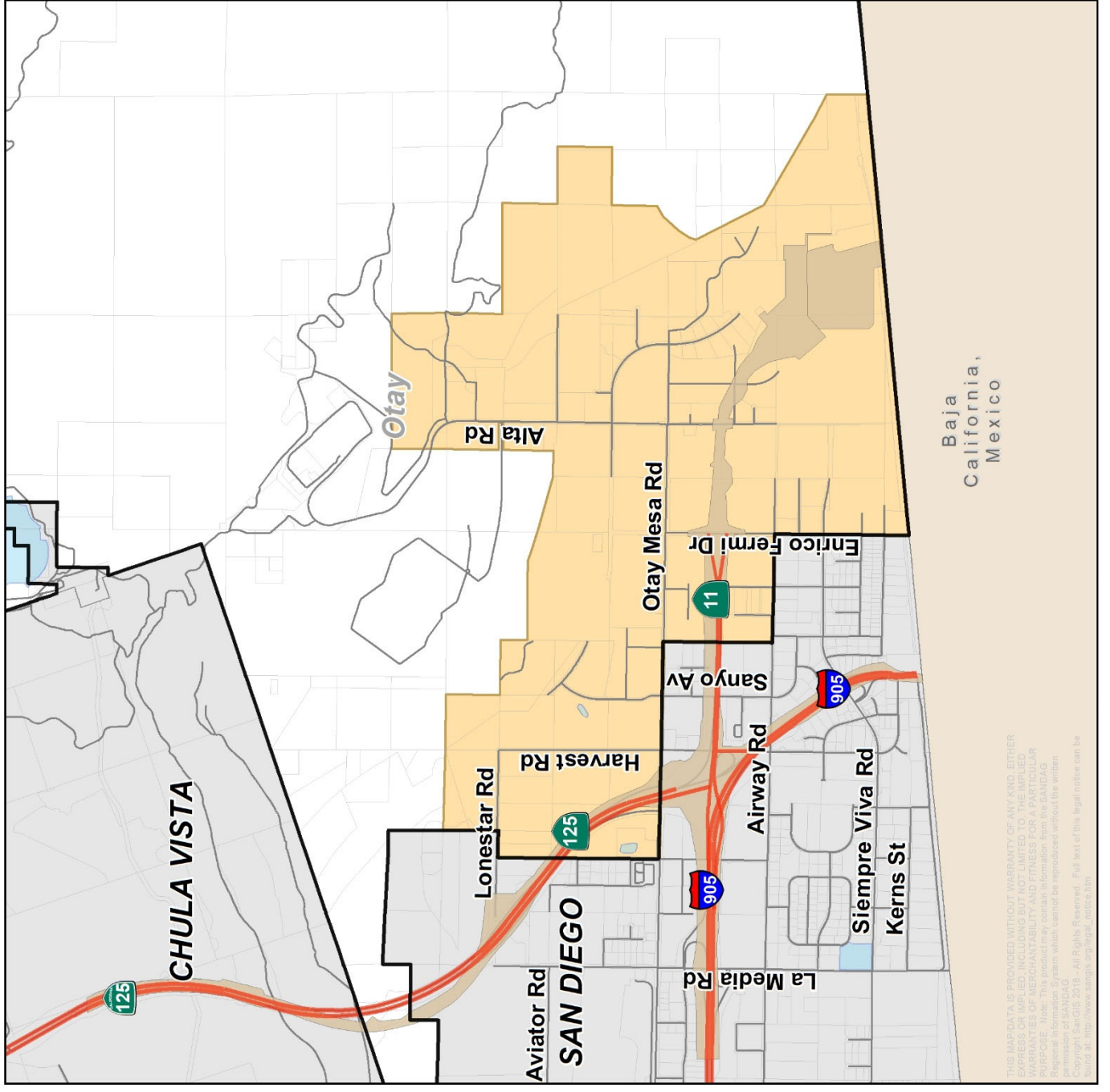


East Otay Mesa Specific
Plan Amendment
PDS2020-SPA-20-002
Vicinity Map

Otay
Subregional Plan Area



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East Otay Mesa Specific
Plan Amendment
PDS2020-SPA-20-002

General Plan

Otay
Subregional Plan Area

(19) Rural Lands (RL-40)

(22) Specific Plan Area

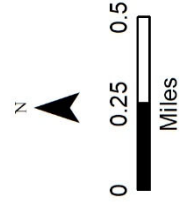
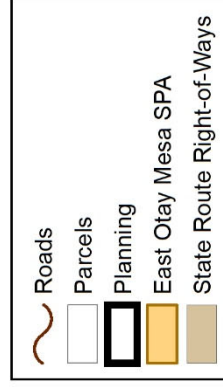
(32) Public/Semi-Public Facilities

(33) Public Agency Lands

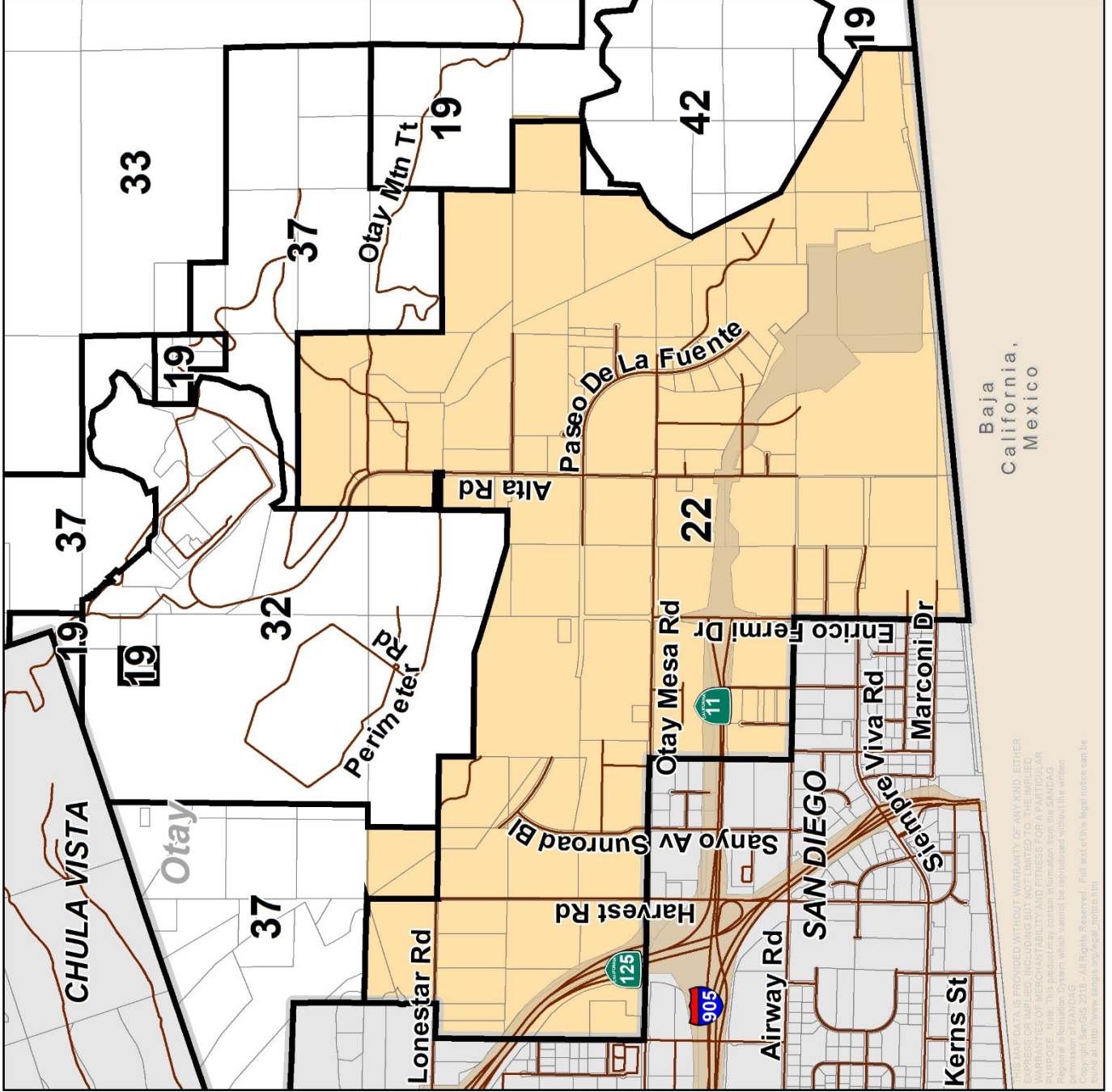
(37) Open Space (Conservation)

(42) Public/Semi-Public Facilities

(Solid Waste Facility)



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East Otay Mesa Specific
Plan Amendment
PDS2020-SPA-20-002

Zoning

Otay
Subregional Plan Area

A72 - General Agricultural

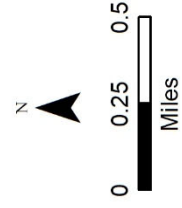
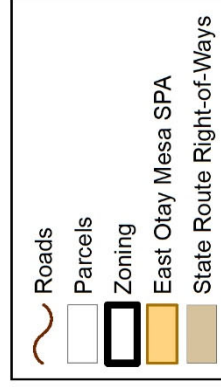
S80 - Open Space

S88 - Specific Planning Area

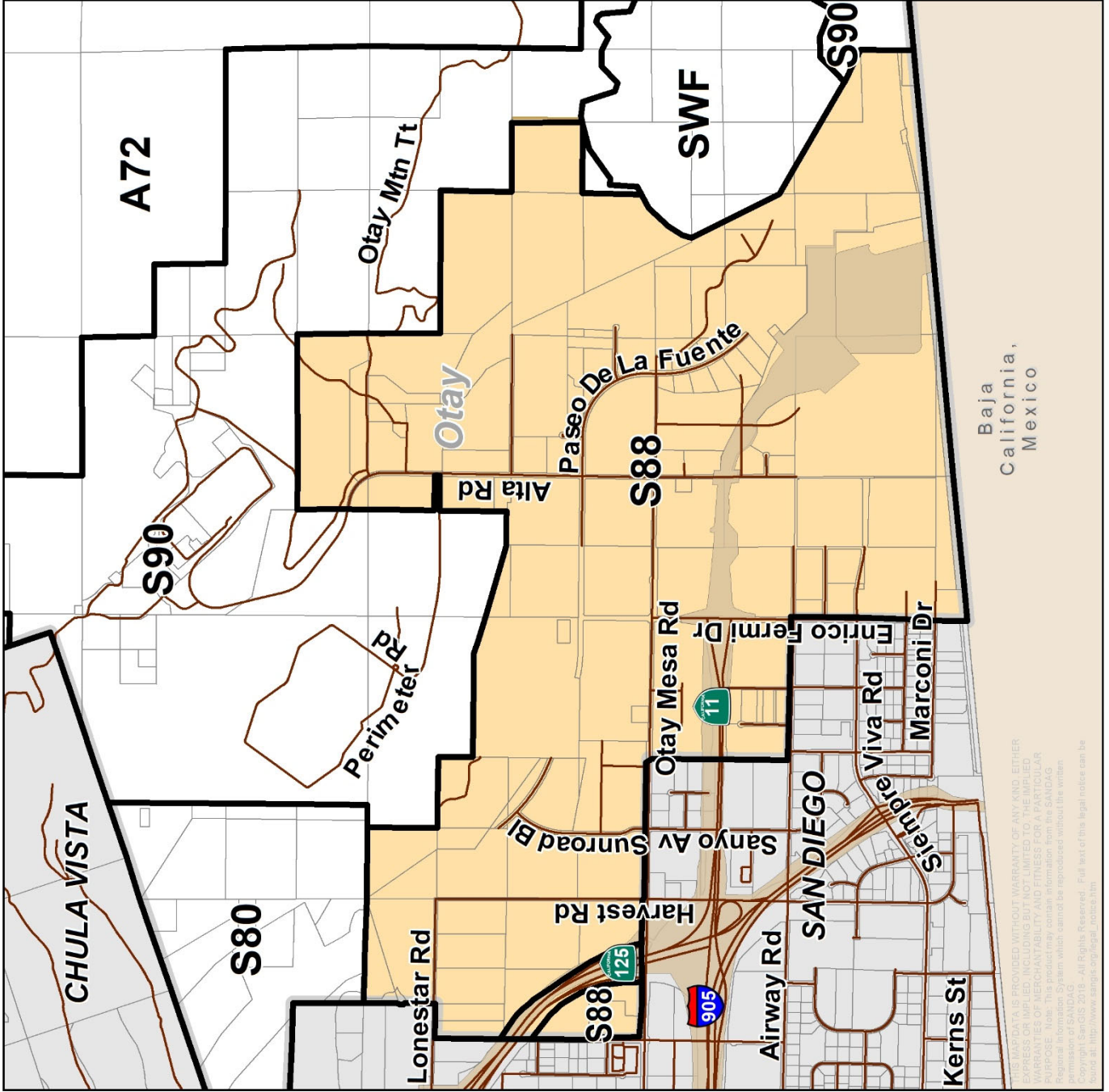
S90 - Holding Area

S94 - Transportation/Utility Corridor

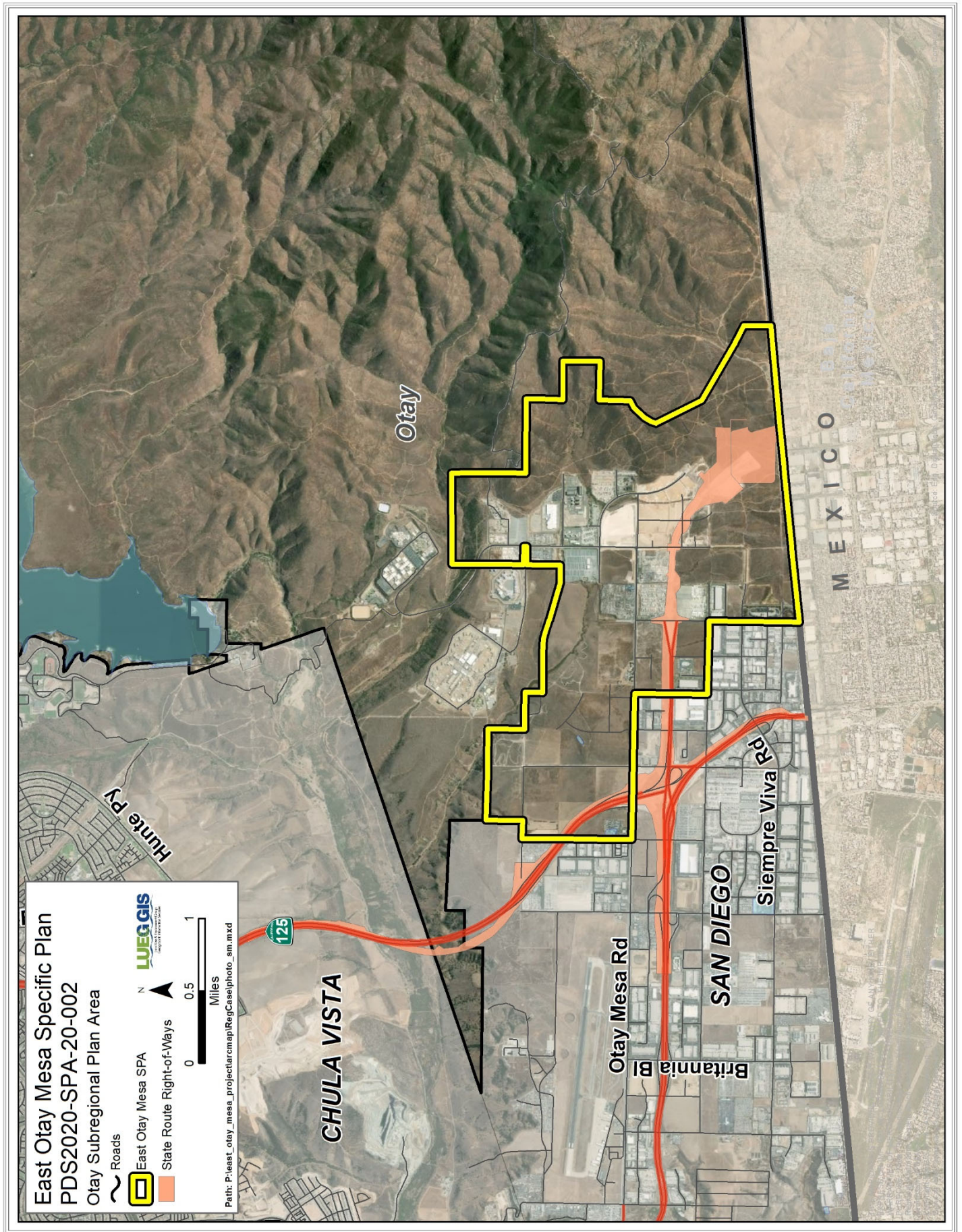
SWF - Solid Waste Facility

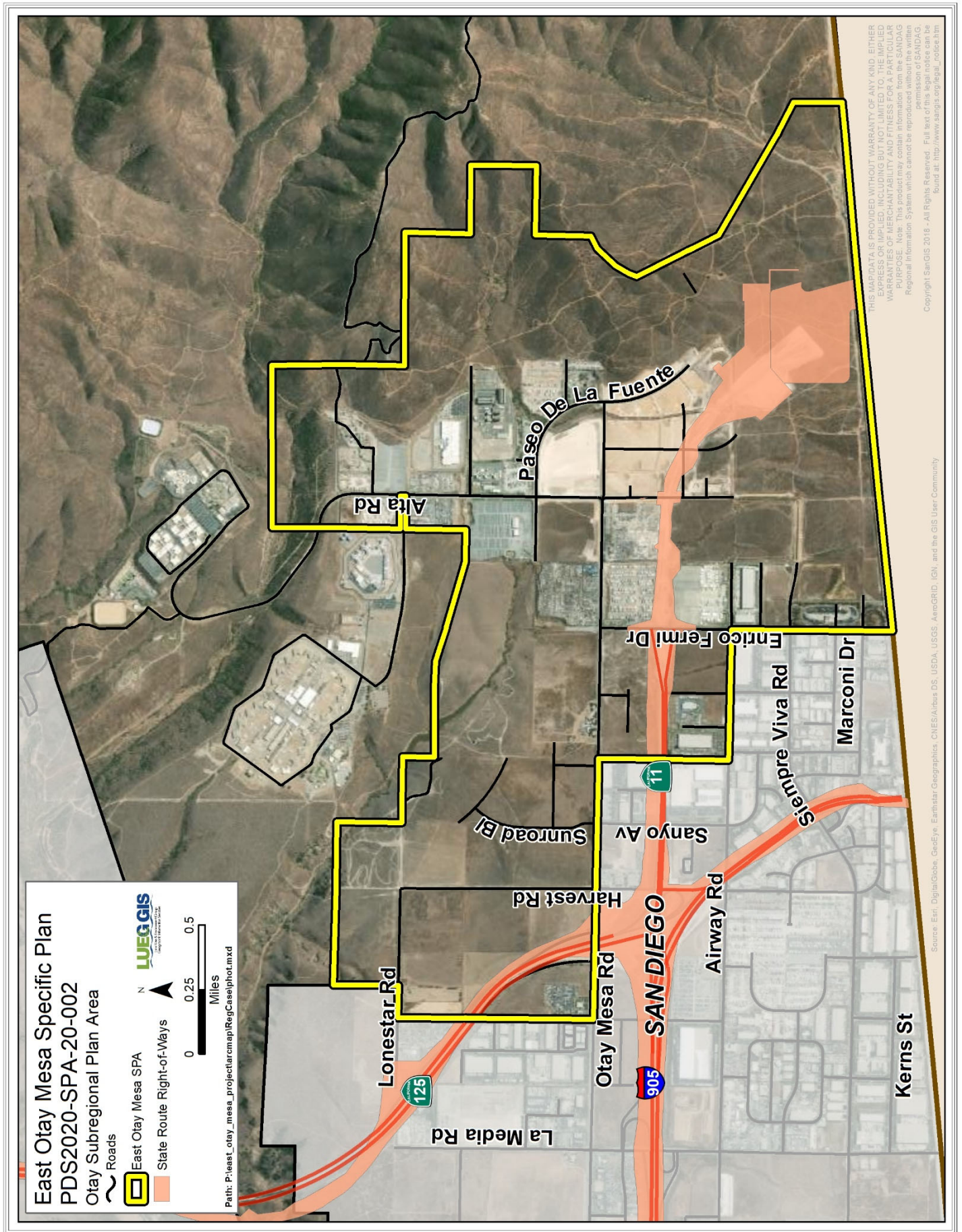


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General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Guiding Principle 1	Support a reasonable share of projected regional population growth.	Consistent. The project does not propose a reduction in the development potential of residential uses. Changes to the Mixed-Use Village Core are such that residential uses are prioritized.
Guiding Principle 2	Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	Consistent. The Otay Border Crossing, increased manufacturing by the maquiladoras, and the demand for industrial space has placed a demand on East Otay Mesa, in particular, for additional development. These projects will be located near SR-905, the Otay I and the new Otay II border crossings and SR-125 which can provide service levels to meet demand. Additionally, new industrial development resulting from the Specific Plan Amendment will provide nearby employment opportunities for residents living with the Otay Mesa Community Plan areas. The Specific Plan Amendment is proposing a rezone to an area which has already been evaluated under CEQA for industrial use.
Guiding Principle 3	Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	Consistent. The Project rezones the mixed use development proposed for the western portion of the EOM Specific Plan area to at least 90% Mixed Use – Residential Emphasis. Development resulting from the increase in industrial acreages creates additional opportunities for employment within those industrial areas. The industrial zoning is consistent with that studied/approved under the original EOM Specific Plan.
Guiding Principle 4	Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the	Consistent. The updates to the EOMSP do not affect any open space habitats or natural resources.

	County's character and ecological importance.	
Guiding Principle 5	Ensure that development accounts for physical constraints and the natural hazards of the land.	Consistent. East Otay Mesa's flat terrain and large parcels are uniquely situated to accommodate industrial uses.
Guiding Principle 6	Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	Consistent. All industrial development in East Otay Mesa will be serviced by access to key transportation corridors. The developments will continue to improve roadways, including Lone Star Road, Enrico Fermi Drive and Siempre Viva Road. Nearby mixed use residential zoning can be accessed via walking, biking and public transportation.
Guiding Principle 7	Maintain environmentally friendly sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	Consistent. Project impacts to GHG have been determined to be equal to, or less, than uses previously considered. All development within the East Otay Mesa Business Park Specific Plan will be subject to additional review prior to construction and buildings will be required to comply with CalGreen building standards.
Guiding Principle 8	Preserve agriculture as an integral component of the region's economy, character, and open space network.	Consistent. Agricultural uses will be conserved as part of the Specific Plan update.
Guiding Principle 9	Minimize public costs of infrastructure and services and correlate their timing with new development.	Consistent. Additional development which will occur due to the Specific Plan updates will be responsible for completing road and utility infrastructure in the area.
Guiding Principle 10	Recognize community and stakeholder interests while striving for consensus.	Consistent. This Specific Plan Update has been proposed by the East Otay Mesa Property Owner's Association and reflects comments received from the general public
General Plan Land Use Element		
Policy Number	Policy Text	Consistency Analysis
Goal LU-2	Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	

Policy LU-2.1	Community Plans. Maintain updated Community Plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.	Consistent. The Project is consistent with the Otay Mesa Subregional Plan and no amendments to that plan are required to implement this Project.
Policy LU-2.2	Relationship of Community Plans to the General Plan. Community Plans are part of the General Plan. These Plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.	Consistent. The proposed project is a Specific Plan Amendment. The proposed changes to the SP are internally consistent with the General Plan goals and policies. The SPA will be reviewed by the Board of Supervisors.
Policy LU-2.3	Development Densities and Lot Sizes. Assign densities and lot sizes in a manner that is compatible with the character of each incorporated community.	Consistent. Lot sizes and densities have been proposed to complement the land use, intensity, and scale of possible developments. The Project is proposing to decrease certain lot sizes to increase flexibility and development opportunities. Site Plans or Major Use Permits are required for all future projects to ensure consistency with the Specific Plan.
Policy LU-2.4	Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.	Consistent. Proposed land uses and density are consistent with industrial uses found today in East Otay Mesa. The project is proposing to increase flexibility in certain design standards to increase development opportunities. Site plan or Major Use permits are required for all future projects to ensure consistency with the General Plan.

Policy LU-2.8	Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses operations.	Consistent. Future projects will be subject to additional discretionary reviews to identify and mitigate impacts.
Goal LU-3	Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types.	
Policy LU-3.1	Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	Consistent. The Project maintains the existing Mixed-Use Village Core residential land uses which are buffered from industrial uses to the east.
Goal LU-4	Inter-jurisdictional Coordination. Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.	
Policy LU-4.1	Regional Planning. Participate in regional planning to ensure that the unique communities, assets, and challenges of the unincorporated lands are appropriately addressed with the implementation of the planning principles and land use requirements, including the provisions of SB 375.	Consistent. The Project proposes updates which allow the Specific Plan area to capitalize on its unique location near the US/Mexico border and large parcels of undeveloped land in accordance with the Otay Mesa Subregional Plan. Projects will be required to comply with all regulations including SB 375.
Policy LU-4.4	Regional Planning. Participate in regional planning to ensure that the unique communities, assets, and challenges of the unincorporated lands are appropriately addressed with the implementation of the planning principles and land use requirements, including the provisions of SB 375.	Consistent. The Project includes updates which allow the Specific Plan area to capitalize on its unique location near the US/Mexico border and large parcels of undeveloped land in accordance with the Otay Mesa Subregional Plan. Projects will be required to comply with all regulations including SB 375 to reduce greenhouse gas emissions.
Policy LU-4.7	Airport Land Use Compatibility Plans (ALUCP). Coordinate with the Airport Land Use Commission (ALUC) and support review of ALUCP for development within Airport Influence Areas.	Consistent. Portions of the Project site are located within the Airport Influence Area of Brown Field. The project has been reviewed and approved by the ALUC and Navy. Site Plans or Major Use Permits are required for all future projects to ensure consistency with the Specific Plan. This will include

		coordination with the with the ALUCP for properties located within Airport Influence Area. Additionally, since the military utilizes Brown Field for training operations, as part of the ALUCP review, the military (NAVY) would also review to ensure that their operations are not negatively impacted.
Goal LU-5	Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.	
Policy LU-5.5	Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	Consistent. Development within the Specific Plan area is required to provide bike plans and sidewalks to facilitate non-motorized travel in accordance with County guidelines.
Goal LU-6	Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.	
Policy LU-6.1	Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	Consistent. Future projects in East Otay Mesa must comply with County, State, and Federal regulations concerning the protection of valuable natural resources and habitats.
Policy LU-6.7	Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.	Consistent. The Project does not propose any updates which would impact open space or County trails connectivity.
Goal LU-11	Commercial, Office, and Industrial Development. Commercial, office, and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.	
Policy LU-11.2	Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.	Consistent. East Otay Mesa has been identified in the County General Plan and Otay Mesa Subregional Plan as an area ideally situated for industrial uses. The Project increases industrial land

		uses in certain areas. Properties subject to an industrial land use designation will be required to conform to the regulations established in the Specific Plan.
Policy LU-11.10	Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.	Consistent. Mixed and Heavy Industrial uses are generally located on the eastern part of the Specific Plan area and are buffered from any incompatible residential zoning. No schools or other sensitive uses are proposed for the Specific Plan area.
Policy LU-11.11	Industrial Compatibility with Adjoining Uses. Require industrial land uses with outdoor activities or storage to provide a buffer from adjacent incompatible land uses.	Consistent. Industrial uses are buffered from an incompatible land uses.
Goal LU-12	Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.	
Policy LU-12.1	Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.	Consistent. New development within the Specific Plan area will be conditioned to provide for new infrastructure, facilities and services through fee collection, CFD, or directly through construction.
Policy LU-12.2	Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.	Consistent. New development with the Specific Plan area is conditioned to mitigate traffic impacts through the construction or improvement of Mobility Element roads. Impact analysis using VMT or LMA methods will be required during discretionary review and processing of a Major Use Permit or Site Plan.
Goal LU-13	Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.	

Policy LU-13.1	Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high-quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.	Consistent. Developments in the Specific Plan area are required to obtain service availability forms from the local utility confirming that acceptable levels of service can be met.
General Plan Mobility Element		
Goal M-3	Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.	
Policy M-3.2	Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.	Consistent. All development which occurs in East Otay Mesa is conditioned to provide for road improvements, as well as, pedestrian, bicycle, and equestrian facilities, as appropriate. Impact analysis using VMT or LMA methods will be required during discretionary review and processing of a Major Use Permit or Site Plan.
Goal M-5	Safe and Efficient Multi-Modal Transportation System. A multi-modal transportation system that provides for the safe, accessible, convenient, and efficient movement of people and goods within the unincorporated County.	
Policy M-5.1	Regional Coordination. Coordinate with regional planning agencies, transit agencies, and adjacent jurisdictions to provide a transportation system with the following: <ul style="list-style-type: none"> ■ Sufficient capacity consistent with the County General Plan Land Use Map ■ Travel choices, including multiple routes and modes of travel to provide the opportunity for reducing vehicle miles traveled ■ Facilities sited and designed to be compatible with the differing scales, intensities, and characteristics of the unincorporated communities while still accommodating regional, community, and neighborhood travel demands ■ Maximized efficiency to enhance connectivity between different modes of travel 	Consistent. The Project promotes infrastructure development to provide for transportation facilities capable of supporting the anticipated growth in East Otay Mesa consistent with the County's General Plan.

Goal M-11	Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.	
Policy M-11.7	Bicycle and Pedestrian Facility Design. Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.	Consistent. The adoption of alternative modes of transportation will be beneficial for East Otay Mesa. The use of bicycles and walking is encouraged through the Specific Plan requirement that each development provide the necessary infrastructure to accommodate these modes of transportation.
Policy M-11.8	Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.	Consistent. The Project maintains the bicycle and pedestrian network and facilities detailed within the East Otay Mesa Specific Plan consistent with the Community Trails Master Plan.
General Plan Conservation and Open Space Element		
Goal COS-7	Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.	
Policy COS-7.1	Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	Consistent. The project does not propose any development at this time. Future discretionary application will be required to demonstrate that disturbed archaeological resources will be properly mitigated.
Goal COS-10	Protection of Mineral Resources. The long-term production of mineral materials adequate to meet the local County average annual demand, while maintaining permitted reserves equivalent to a 50- year supply, using operational techniques and site reclamation methods consistent with SMARA standards such that adverse effects on surrounding land uses, public health, and the environment are minimized.	
Policy COS-10.4	Compatible Land Uses. Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits. See Policy COS-10.1 for a definition of incompatible land uses.	Consistent. The Project will promote future developments which are compatible with both existing and proposed mining/aggregate processing facilities.
Goal COS-12	Preservation of Ridgelines and Hillsides. Ridgelines and steep hillsides that are preserved for their character and scenic value.	

Policy COS-12.1	Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Consistent. The Project does not propose changes to hillside and ridgeline development.
Goal COS-14	Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6]	
Policy COS-14.1	Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Consistent. Development in the Specific Plan area will provide bike lanes on Mobility Element roads and sidewalks to facilitate non-motorized travel. Impact analysis using VMT or LMA methods will be required during discretionary review and processing of a Major Use Permit or Site Plan.
Policy COS-14.3	Sustainable Development. Require design of residential subdivisions and nonresidential development through “green” and sustainable land development practices to conserve energy, water, open space, and natural resources.	Consistent. The Project proposes updates to achieve greater water conservation and other “green” and sustainable land development practices.
Policy COS-14.8	Minimize Air Pollution. Minimize land use conflicts that expose people to significant amounts of air pollutants	Consistent. The proposed uses would not create land use conflicts. Mixed-uses and residential developments would be buffered from industrial land uses designations by lower intensity business park uses, open space, and roadways.
Policy COS-14.9	Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.	Consistent. The Project does not expect to generate any potentially significant levels of air pollutants and/or GHGs and will incorporate renewable energy and the best available control technologies and practices in accordance with Specific Plan regulations.
Policy COS-14.10	Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.	Consistent. The project does not propose any development. Future discretionary applications will be reviewed and developers are encouraged to use low-emission

		construction vehicles and equipment.
Goal COS-15	Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.	
Policy COS-15.1	Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with “green building” programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.	Consistent. All development projects must be Title 24 compliant which incorporates “green building” techniques.
Policy COS-15.6	Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	Consistent. The Project requires all development to be Title 24 compliant which will reduce impacts to air quality. In addition, all construction must comply with County and Air Pollution Control District regulations. Sustainable planning and building design guidelines are also included within the Specific Plan.
Goal COS-16	Sustainable Mobility. Transportation and mobility systems that contribute to environmental and human sustainability and minimize GHG and other air pollutant emissions.	
Policy COS-16.3	Low-Emissions Vehicles and Equipment. Require County operations and encourage private development to provide incentives (such as priority parking) for the use of low- and zero-emission vehicles and equipment to improve air quality and reduce GHG emissions. [Refer also to Policy M9.3 (Preferred Parking) in the Mobility Element.]	Consistent. State and County regulations require charging stations to be provided in order to encourage the adoption of electric vehicles.
Goal COS-19	Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.	
Policy COS-19.1	Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.	Consistent. The Project proposes updates to maximize water efficiency and allow for more inorganic materials in landscaping design.
Goal COS-20	Governance and Administration. Reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions	

	contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006, as amended by Senate Bill 32 (as amended, Pavley. California Global Warming Solutions Act of 2006: emissions limit).	
General Plan Housing Element		
Goal H-1	Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.	
Policy H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	Consistent. The Project retains the existing residential neighborhood and increases the opportunity for additional residential development by redesignating Commercial – Emphasis uses with Residential Emphasis uses. This encourages residential-focused development within the Village Core.
General Plan Safety Element		
Goal S-1	Public Safety. Enhanced public safety and the protection of public and private property.	
Policy S-1.1	Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.	Consistent. Industrial uses will occur within the eastern portion of the Specific Plan area. Proposed residential uses to the west will be buffered by lower intensity business park uses and open space. Future discretionary projects will be subject to hazards review.
Goal S-3	Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	
Policy S-3.1	Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	Consistent. Development of industrial and tech business park uses will significantly reduce fire risks in East Otay Mesa. All projects are required to comply with fire safety requirement and building codes to reduce onsite fire risks.
Policy S-3.4	Service Availability. Plan for development where fire and emergency services are available or planned.	Consistent. All development in East Otay Mesa participates in CFD 09-1 once a building permit or use permit is issued to provide for new sheriff and fire facilities in East Otay Mesa.
Goal S-6	Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.	
Policy S-6.3	Funding Fire Protection Services. Require development to contribute its fair share	Consistent. Developments in East Otay Mesa participate in CFD 09-1

	towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	and pay mitigation fees at building permits issuance. If a use is proposed with unique fire hazards a service agreement or an additional CFD (residential) or conditions to provide for capital expenses may be required. These contributions ensure developments pay their fair share to provide appropriate fire and emergency medical services.
Policy S-6.4	Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).	Consistent. New developments are required to obtain confirmation from CSA 135 that emergency travel times would be consistent with County requirements by obtaining an accepted PDS 399F Form.
Goal S-12	Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.	
Policy S-12.1	New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.	Consistent. Developments in East Otay Mesa participate in CFD 09-1 and pay mitigation fees at building permits issuance. These contributions ensure developments pay their fair share to provide appropriate fire and emergency medical services.
Goal S-13	Safe Communities. Law enforcement facilities and services that help maintain safe communities.	
Policy S-13.2	Sheriff Facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.	Consistent. A new Sheriff Facility will be located within the Specific Plan area among industrial and commercial zones.
Goal N-5	Non-transportation-Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.	
Policy N-5.1	Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located	Consistent. Residential zones will be buffered from general industrial uses located on the east side of the Specific Plan area by open space

	at the maximum practical distance from residential zones.	and technology business park zones.
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Otay Mesa Subregional Plan Land Use Goals		
Goal A	<p>LAND USE GOAL</p> <p>Provide a land use pattern sensitive to the opportunities and the constraints of the Subregion. Because</p> <p>1) the second international border crossing, the State Correctional Facility, and the increased industrial development immediately cross the Mexican Border have increased development pressures on the Subregion, in general, and on Otay Mesa in particular, and</p> <p>2) Otay Mesa contains large, level, undeveloped and relatively inexpensive parcels of land, and is located near a large labor pool, moderately priced housing, and a general aviation airport, which makes it highly suitable for large scale industrial development, and</p> <p>3) the anticipated development of Otay Mesa represents potentially significant economic benefits to the Subregion, and</p> <p>4) the Subregion contains valuable agricultural land, which, although adversely affected by high water and labor costs, should be encouraged during the extended build out period of Otay Mesa.</p> <p>IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO WORK WITH THE PRIVATE SECTOR IN CAPITALIZING ON THE UNIQUE DEVELOPMENT OPPORTUNITIES EXISTING NEAR THE MEXICAN BORDER WHILE CONCURRENTLY ENCOURAGING INTERIM AGRICULTURAL PRODUCTION AS MUCH AS ECONOMICALLY FEASIBLE.</p>	<p>Consistent. The Project will streamline development in East Otay Mesa by increasing development flexibility and increasing development opportunities on undeveloped parcels of land to meet the growing market demand for industrial space in the County of San Diego. The project includes updates to the land use plan which reflect the current footprint of the second international border crossing. Market trends indicate a decreased demand for Technology Business Park uses and an increased demand for Industrial, specifically Heavy Industrial uses. The land use changes have been proposed in line with market trends within Specific Plan area.</p>
Goal B	<p>PUBLIC SERVICES AND FACILITIES GOAL</p> <p>Provide adequate and equitably financed public services and facilities. Because</p> <p>1) most of the Subregion is presently undeveloped with only very limited services and facilities, and</p> <p>2) the orderly and cost effective development of the Otay Mesa requires that public services and facilities be provided in a planned manner involving cooperation and coordination on the part</p>	<p>Consistent. Development within the Specific Plan area is required to finance and/or construct road networks, public services and facilities. By promoting development within the Specific Plan area, public services and facilities will be financed through the equitable participation of property owners and developers.</p>

	<p>of all affected agencies with the private sector, and</p> <p>3) local government cannot be expected to have the fiscal resources required to finance most needed services; property owners and developers will, therefore, be expected to bear these costs, and</p> <p>4) the economic feasibility of the Otay Mesa is largely dependent upon maintaining land costs, which will attract developers and investors in competition with other industrial areas along the International Border with Mexico.</p> <p>IT IS THE GOAL OF THE COUNTY OF SAN DIEGO THAT PUBLIC SERVICES AND FACILITIES BE PROVIDED IN A PLANNED, ORDERLY FASHION AND THAT THEY WILL BE PHASED IN RESPONSE TO EVOLVING AND CHANGING MARKET DEMANDS, AS WELL AS THE SERVICE CAPACITIES OF PROVIDER AGENCIES, AND FINANCED THROUGH THE EQUITABLE PARTICIPATION OF ALL AFFECTED PROPERTY OWNERS AND DEVELOPERS.</p>	
Goal C	<p>MOBILITY GOAL</p> <p>Provide a Mobility network capable of handling subregional traffic. Because</p> <p>1) transportation facilities have an important effect on community character in terms of design, location, and environmental impacts, and</p> <p>2) the Otay Mesa area, in particular, will at ultimate build out generate substantial traffic volumes, and</p> <p>3) the second international border crossing also impacts the local and regional road and highway networks, and</p> <p>4) the industrial character of expected development of the Otay Mesa will require rail freight access at some time in the future, and</p> <p>5) there is an increasing need for public and non-motorized modes of travel, IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO PLAN FOR THE ORDERLY DEVELOPMENT OF AN ULTIMATE HIGHWAY, STREET AND RAIL TRANSPORTATION NETWORK ADEQUATE</p>	<p>Consistent. Development in the Specific Plan area is conditioned to build or improve Mobility Element roads in order to mitigate increase travel trips. Roadways must also include bike lines and sidewalks in order to facilitate local non-motorized travel.</p>

	TO HANDLE SUBREGIONAL TRAFFIC AT ACCEPTABLE SERVICE LEVELS AND CAPABLE OF ACCOMMODATING AUTOMOBILE AND TRUCK AS WELL AS PUBLIC AND NON-MOTORIZED MODES OF TRAVEL WITH THE SUBREGION.	
Goal D	<p>CONSERVATION GOAL Protect environmental resources. Because</p> <p>1) the Subregion contains vernal pools, endangered plants, and wildlife habitats that are not suitable for urbanization, and</p> <p>2) Resource Conservation Areas have been identified to help protect valuable environmental resources throughout the area,</p> <p>IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO PROTECT THE ENVIRONMENTAL RESOURCES DESIGNATED AS "RESOURCE CONSERVATION AREAS" IN THIS SUBREGIONAL PLAN.</p>	Consistent. The project includes updates to figures within the EOMSP, specifically to the boundaries for environmental and biologically sensitive areas. These updates reflect changes and decisions which have been made over time and have not been previously identified within the EOMSP.
Otay Mesa Subregional Plan Land Use Policies		
Policy A-2	<p>TREAT THE OTAY MESA AS A SINGLE PLANNING AND DEVELOPMENT UNIT Because A) the Otay Mesa represents an unusual opportunity to plan a major regional and international industrial center in a comprehensive manner, and B) the cost-effective development of the Otay Mesa requires that land use and facility programming and financing be done in a comprehensive manner, THE COUNTY WILL WORK WITH ALL AFFECTED PARTIES IN BOTH THE PUBLIC AND PRIVATE SECTORS TO MONITOR THE DEVELOPMENT OF THE OTAY MESA ON A CONTINUING BASIS AND TO MAKE SUCH CHANGES IN POLICIES, PLANS, AND REGULATIONS AS ARE NECESSARY TO MAINTAIN ITS DEVELOPMENT FEASIBILITY AND MARKET COMPETITIVENESS.</p>	Consistent. The Project amends the Park Specific Plan to rezone land for industrial uses in order to meet market trends and demands.
Policy A-6	<p>ENCOURAGE OTHER INTERIM USES Because</p>	Consistent. The Project includes new interim uses, as well as changes to the regulatory process by which an interim use is

	<p>A) the development of Otay Mesa is expected to occur over an extended period of time, and</p> <p>B) portions of Otay Mesa are highly suitable for interim uses, including sports related activities,</p> <p>THE COUNTY WILL ENCOURAGE INTERIM USES ON PORTIONS OF OTAY MESA INCLUDING OPPORTUNITIES FOR PUBLIC RECREATION AND SPECTATOR EVENTS.</p>	<p>obtained. Interim uses will be permitted by Site Plan rather than Major Use Permit and extend the time period for which they can be relied upon from five years to ten years. Additionally, interim uses are proposed to be renewed in ten-year increments through a minor deviation rather by a modification.</p>
Policy A-7	<p>INCREASE CITY-COUNTY PLANNING COOPERATION Because Cities of the Subregion are closely related to the surrounding area in terms of public services, travel patterns, and community identity, THE COUNTY WILL COOPERATE IN PLANNING AND REGULATING GROWTH OF UNINCORPORATED TERRITORY WITHIN EACH CITY'S SPHERE OF INFLUENCE. FUTURE COUNTY DECISIONS ON PROPOSED - 8 - PROJECTS IN THE SPHERE AREAS WILL TAKE EACH CITY'S PLANNING OBJECTIVES INTO CONSIDERATION.</p>	<p>Consistent. The Project proposes updates to the Specific Plan which would create consistent development guidelines between the City and County jurisdictions.</p>
Policy C-4	<p>PROVIDE BICYCLE AND PEDESTRIAN NETWORK Because A) non-motorized travel is an integral part of the Subregional Transportation System, THE COUNTY WILL PROMOTE A BICYCLE NETWORK THAT SERVES THE SUBREGION FOR SAFE CYCLING AND ALSO CONFORMS TO THE OVERALL REGIONAL NETWORK. PUBLIC PEDESTRIAN TRAILS SYSTEMS SHALL BE ENCOURAGED THROUGHOUT THE SUBREGION.</p>	<p>Consistent. Development in the Specific Plan area must provide for bike lanes that conform to County standards. Public pedestrian trails will be developed where appropriate in accordance with the County of San Diego Community Trails Master Plan.</p>
Policy D-1	<p>PROTECT RESOURCE CONSERVATION AREAS Because</p> <p>A) the U.S. Fish and Wildlife Service, the Army Corps of Engineers, and the California Department of Fish and Game have identified vernal pools as critically sensitive habitats on Otay Mesa, and</p> <p>B) there are additional areas within the Subregion that contain endangered plants and golden eagle habitats, THE COUNTY WILL PROTECT THE SENSITIVE BIOLOGICAL RESOURCES WITHIN THE RESOURCE CONSERVATION AREAS</p>	<p>Consistent. Developments with identified sensitive biological resources within the Specific Plan area are subject to design constraints in accordance with County, State, and Federal regulations.</p>

	IDENTIFIED IN THIS SUBREGIONAL PLAN (SEE APPENDIX A).	
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Specific Plan Goals and Policies		
Goal 1	Promote a well-organized international industrial and business district in East Otay Mesa to attract and accommodate forecasted growth.	Consistent. The proposed updates meet market demand for increased industrial acreage in San Diego County. Both the Specific Plan and County General Plan identify East Otay Mesa as an area uniquely situated to accommodate industrial uses due to both its availability of large, flat tracts of land and its proximity to the border commerce region.
Goal 3	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.	Consistent. Updates to the Specific Plan propose to re-designate 7.8 acres of Technology Business Park and 53.1 acres of Mixed Use – Employment Emphasis to Mixed Use – Residential Emphasis. The proposed changes to the land use designations allow for additional flexibility in providing a diversity of land uses and opportunity in create a Village Core. The changes to Mixed Use - Residential Emphasis will be located near retail businesses, employment, and recreational areas.
Goal 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 businesses.	Consistent. The proposed updates to the Specific Plan include re-designating Technology Business Park and Mixed Use- Employment Emphasis to Mixed Use – Residential Emphasis. The changes to the land use designations will provide additional housing opportunities in mixed use areas. The proposed Specific Plan updates will create a mixed used land use pattern which will minimize automobile trips, support pedestrian travel, is located near open space areas, and support economic health of businesses.

Land Use Element		
Policy LU-1	Accommodate the forecasted mixed industrial uses in East Otay Mesa.	Consistent. The proposed updates to the Specific Plan include re-designating approximately 77 acres of light industrial to mixed industrial. This update will provide future development opportunities for mixed industrial uses within the East Otay Mesa area.
Policy LU-11	Provide for interim land uses that are compatible with the planned industrial and commercial land uses.	Consistent. The Project applicant proposes changes which will increase Heavy and Mixed Industrial land use designations. Concurrently, the Project applicant proposes to decrease Technology Business Park and Light Industrial land use designations. This will increase uses available within parcels designated as Heavy and Mixed Industrial. The proposed increase in industrial uses has been substantiated through the provision of a market study which showed that there is limited demand for technology business park uses, and that historical trends and market forecasts indicate an ongoing demand for Industrial uses, specifically, Heavy and Mixed.
Policy LU-14	Protect and conserve significant cultural resource sites (archaeological and historical sites) in the Specific Plan Area	Consistent. The project does not propose new development. All future development will be reviewed to determine potential impacts to cultural resources and that, if required, appropriate mitigation is identified.
Mobility Element		
Policy C-12	Promote a variety of techniques to maximize the efficiency of the existing and planned transportation network.	Consistent. The Project continues to implement the existing techniques established for the Specific Plan. Road network and hierarchies were established to ensure that properties would be suitably serviced, particularly those which will rely on semi-trucks.

Policy C-14	Monitor growth in East Otay Mesa and its effects on the transportation system.	Site Plans or Major Use permits are required for all future projects to ensure consistency with the Specific Plan. During the review of these discretionary applications, projects will be evaluated to ensure that traffic impacts are identified and, if required, appropriately mitigated.
Urban Design Element		
Policy UD-2	Implement a Streetscape Plan that enhances the identity and image of the East Otay Mesa Specific Plan Area. Coordinate the Streetscape Plan for roads that are within the jurisdiction of both the City and County.	Consistent. The Project includes changes to landscape standards to allow for the use of inorganic material (gravel, rocks, mulch, etc.) to increase design flexibility and reduce reliance on water, where applicable.
Policy UD-6	On-Site landscaping along public streets should be compatible and complementary with the streetscape design of the public right-of-way.	Consistent. New discretionary applications will be required to submit landscaping plans to ensure conformance to the East Otay Mesa Specific Plan landscaping standards. On-site landscaping will be designed to meet visual compatibility with the streetscape, meet water efficiency standards, and reduce fire-prone characteristics.
Public Facilities Element		
Policy PF-8	The entire East Otay Mesa Specific Plan Area shall be supported by adequate fire protection and emergency medical services.	Consistent. Development will be conditioned to provide for new infrastructure, facilities, and services through fee collection, community finance district, or directly through construction. Additionally, future permit applications within are required to obtain service availability forms from the local utility confirming that acceptable levels of service can be met.
PF-9	Provide adequate fire protection and emergency medical services in East Otay Mesa concurrent with need.	
Compatibility Analysis – Existing Surrounding Uses		
Industrial/Commercial Development	Developed properties located north of Lone Star Road to the east and west of Alta Road in the current Heavy Industrial zone are primarily used today for short-term auto and truck parking. Given the limitations on storage at the Port of Long Beach and increased manufacturing of goods in Tijuana, demand for short term storage has increased year over year.	

	<p>Auto auctions uses are located at the southwest corner of Otay Mesa Road and Alta Road. Desert View Auto Auctions is currently located in this area and provides a variety of donated vehicles available to the public. Automobiles, boats, motorcycles, and RVs typically occupy the site and are screened by landscaping.</p> <p>The property located on the southeastern corner of Otay Mesa Road and Alta Road is currently under development as the County of San Diego's Emergency Vehicle Operations Center which will provide both classrooms and a training track which will be used to train emergency responders. The Sheriff Quarter Master will be located on the adjacent ten acres. The remainder of this property has been subdivided and small lots will be offered for auto and truck storage uses.</p> <p>Additional truck storage yards are located north and south of Otay Mesa Road to the east of Enrico Fermi Drive.</p> <p>Construction of an industrial distribution warehouse has begun on the southeast corner of Otay Mesa Road and Enrico Fermi Drive. The property will include 43,371 square feet of office space with the remainder reserved for warehouse uses. A total of 1,854 parking spaces are being planned to serve the facility. It is expected that this development will drive the demand for supplemental warehouse facilities to be located on nearby parcels.</p> <p>There are several industrial/commercial establishments located south of Otay Mesa Road and east of Sanyo Avenue within the City of San Diego limits. The San Diego Business Park, Pacific Rim Business Centre, and Piper Ranch Business Park currently house a variety of light industrial and warehouse uses.</p>
Technology Business Park	<p>Land subject to the Technology Business Park designation is intended to meet the demand in the San Diego region for future research, development, testing and manufacturing sites. Although East Otay Mesa offers large parcels of land that are relatively inexpensive, businesses have not relocated from other areas of San Diego. Most land designated as Technology Business Park is currently undeveloped or used for outdoor storage uses.</p>
Correctional Facilities	<p>The Richard J. Donovan Correctional Facility ("RJDCF") and George F. Bailey Detention Facility ("GBDF") are located with the East Otay Mesa Specific Plan area. The RJDCF encompasses approximately 780 acres at the northwest intersection of Alta Road and Donovan State Prison Road. This facility provides housing and supervision for inmates classified as minimum to high custody. RJDCF is the only state prison located in the County of San Diego. GBDF is a maximum-security facility and the largest of all the facilities operated under the San Diego County Sheriff's jurisdiction. The facility design includes six housing units, a medical area, an inmate processing area and an administrative area. Located in the administrative area are the Detentions Processing Unit, Operational Support Unit, and the Facility Command staff. The Otay Mesa Detention Center ("OMDC") is located on Calzada De La Fuente and managed by CoreCivic under contract with the United States Marshal Service and U.S.</p>

	Immigration and Customs Enforcement since 1998. OMDC is a minimum/medium security facility.
Power Plants	<p><u>Otay Mesa Energy Center (“Calpine”)</u> Calpine is a 510 MW natural gas-fired, combined-cycle facility. The plant consists of two combustion turbine generators with advanced air emissions control technologies, two heat recovery steam generators with duct burners and a single condensing steam turbine generator. Calpine is located at the northeast intersection of Alta Road and Calzada De La Fuente. Otay Mesa supplies San Diego Gas & Electric (SDG&E) electricity in connection with a 10-year tolling agreement.</p> <p><u>Pio Pico Energy Center (“Pio Pico”)</u> The Pio Pico Energy facility is a 336 MW simple cycle, natural gas fired, peaking facility with a PPA with San Diego Gas and Electric to 2042. The plant is located west of Calpine and became commercially operational in 2016.</p> <p><u>The Larkspur Energy Facility (“LEF”)</u> The Larkspur Energy Facility is a peaking plant consisting of two General Electric LM6000 aero-derivative combustion turbines equipped with SCR systems for emissions control. LEF is located at the southeast corner of Harvest Road and Otay Mesa Road.</p>
Recycling Facilities	<p>The East Otay Mesa Recycling Center and Landfill Facility (“EOMF”) is proposed to be located on 450 acres east of the East Otay Mesa Specific Plan area. 340 acres of this site would be developed as the project with 110 acres left undeveloped.</p> <p>The EOMSP established a Landfill Buffer Overlay which extends a 1,000-foot buffer along the western border of the EOMF project boundary. The only land use designations allowed within this overlay are Rural Residential and Mixed Industrial. The EOMSP requires a Minor Use Permit and Site Plan for all projects located within the overlay. No change is proposed to this zoning.</p>
Limitations on Future Amendment Requests	
<p>The Specific Plan Amendment would reduce the Technology Business Park, Light Industrial and Employment - Emphasis uses, increase Heavy and Mixed Industrial and Residential – Emphasis uses, and allow streamlined development to occur targeting in-demand industrial uses.</p> <p>Future requests to amend the EOMSP would need to consider this shift to heavy and mixed industrial as well as the prioritization of residential uses within the Mixed-Use Village Core. As EOMSP is built-out, particularly with permanent uses, future amendments will need to consider as built conditions more carefully.</p>	
Conclusion	
<p>The updates to the EOMSP proposed by this amendment are consistent with vision established in the 1994 Specific Plan and reflect current market demand for heavy industrial and mixed industrial uses. Otay Mesa contains large, undeveloped and relatively inexpensive parcels of land, and is located near a large labor pool, moderately priced housing, and a general aviation airport. This makes it uniquely situated for large scale industrial development which would be unsuitable for many other parts of San</p>	

Diego County. The continued use of buffer features, including setbacks, screening, and landscaping, allow industrial uses to occur in a manner consistent with the character and intent of the EOMSP. This change reflects the County's commitment to a sustainable growth model that facilitates efficient development near infrastructure and services, while respecting sensitive natural resources and protection of existing community character.

Changes to allowable uses within the Land Use Matrix would promote consistency of development between the EOMSP and the City of San Diego Community Plan areas. Therefore, it is expected that no land use conflicts would result with implementation of the proposed EOMSP.

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APN LIST

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**Attachment B –
Resolution of the San Diego County Board of Supervisors Approving Specific
Plan Amendment PDS2020-SPA-20-002 East Otay Mesa Business Park Specific
Plan**

**(The East Otay Mesa Business Park Specific Plan Amendment is located at:
<https://www.sandiegocounty.gov/pds/ceqa/EOMBusinessParkSPA.html>)**

RESOLUTION OF THE SAN DIEGO COUNTY)
 BOARD OF SUPERVISORS APPROVING)
 SPECIFIC PLAN AMENDMENT SPA PDS2020-SPA-20-002)
 EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN

ON MOTION of Supervisor , seconded by Supervisor , the following Resolution is adopted:

WHEREAS, a Specific Plan known as the East Otay Mesa Business Park Specific Plan (PDS2020-SPA-20-002), having been prepared by the Department of Planning and Land Use for an area comprising a total of 3,013 acres located in East Otay Mesa was adopted by Resolution of the Board on July 27, 1994; and

WHEREAS, the East Otay Mesa Property Owners Association (hereinafter referred to as "applicant"), submitted an amendment to the East Otay Mesa Business Park Specific Plan (PDS2020-SPA-20-002) on April 9, 2020, pursuant to Section 65450 et seq. of the Government Code, for an area encompassing all 3,013 acres of the Specific Plan; and

WHEREAS, the applicant has stated the intent of said Amendment to change the East Otay Mesa Business Park Specific Plan as follows:

1. Reclassify approximately 207 acres from Technology Business Park to Heavy Industrial, 77 acres from Light Industrial to Heavy Industrial, 53 acres from Mixed-Use Employment Emphasis to Mixed-Use Residential Emphasis.
2. Updates to reflect Caltrans acquisitions for State Route 11 and 125, and increases to the Port of Entry.
3. Make changes to certain land use regulations and development standards.

WHEREAS, pursuant to Section 65353 of the Government Code, the Planning Commission on conducted a duly advertised hearing on said Specific Plan Amendment and by a vote of recommended that the Board of Supervisors approve the Specific Plan Amendment because it is consistent with the General Plan and the Otay Mesa Subregional Plan; and

WHEREAS, pursuant to Section 65355 of the Government Code, the Board of Supervisors on , conducted a duly advertised public hearing on said Specific Plan Amendment and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on , the Board of Supervisors has made findings pursuant to Attachment , Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the East Otay Mesa Business Park Specific Plan Amendment (PDS2020-SPA-20-002) is consistent with the San Diego County General Plan and the Otay Mesa Subregional Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the East Otay Mesa Business Park Specific Plan Amendment as PDS2020-SPA-20-002 consisting of the text entitled East Otay Mesa Business Park Specific Plan Amendment and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (PDS2020-SPA-20-002) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, the Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's amended Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan Amendment from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the amended Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the East Otay Mesa Business Park Specific Plan Amendment (PDS2020-SPA-20-002) on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

By: Randall Sjoblom, Senior Deputy County Counsel

**Attachment C –
ENVIRONMENTAL DOCUMENTATION**

(Project Technical Studies are located at:
<https://www.sandiegocounty.gov/pds/ceqa/EOMBusinessParkSPA.html>)



County of San Diego

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KATHLEEN FLANERY
ASSISTANT DIRECTOR

November 5, 2020

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

FOR PURPOSES OF CONSIDERATION OF EAST OTAY MESA SPECIFIC PLAN AMENDMENT PDS2020-SPA-20-002; PDS2020-ER-98-190-13H

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted certified EIR, Supplemental EIRs, and Addenda pertaining to the proposed project:

EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN EIR (1994 EIR)

A Final EIR for the East Otay Mesa Business Park Specific Plan (SP 93-004, Log No. 93-19-006) was certified by the San Diego County Board of Supervisors on July 17, 1994. As originally approved, the East Otay Mesa Business Park Specific Plan is a mixed-use project including industrial, commercial, fire/police services, transit, and residential uses on a 3,300-acre area of southern San Diego County. The certified EIR found significant and mitigated effects to Land Use, Landform Alteration/Visual Quality, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Transportation and Circulation, Air Quality, Health and Safety, Public Services and Utilities, and Population/Housing/Employment. These effects were determined to be mitigated or avoided to a level below significance. Additionally, the certified EIR found significant and unmitigable impacts to Biological Resources and Noise. A Statement of Overriding Considerations was made in approving the East Otay Mesa Business Park Specific Plan.

The certified Final EIR for the East Otay Mesa Business Park Specific Plan included 2,359 acres of industrial uses, 154 acres of commercial, fire/police services, road right-of-way, a transit station totaling 32 acres, and 753 acres of hillside residential uses. A complete description of all

project components is found in the East Otay Mesa Business Park Specific Plan EIR. The approved uses under the Specific Plan (1994) are listed in Table 2.

In the years since the certification of the original EIR, several addenda and four Supplemental EIRs have been processed and approved by the County for projects located within the East Otay Mesa Specific Plan area. Table 1, *Prior Environmental Documents Prepared for the East Otay Mesa Business Park Specific Plan*, provides a comprehensive list of the various environmental documents. Of those, the ones that have specific application to the proposed project as they pertain to the project site and/or the evaluation of environmental impacts associated with the proposed Project are described below.

SUNROAD OTAY INDUSTRIAL SUBDIVISION / SUNROAD CENTRUM SUPPLEMENTAL EIR (2000 SEIR)

A Supplemental EIR for the Sunroad Otay Industrial Subdivision (TM 5139RPL6, Log No. ER 98-19-013) was certified by the County Planning Commission on December 15, 2000. The certified SEIR found that the project would cause significant effects to Land Use, Biological Resources, Cultural Resources, Transportation/Circulation, and Air Quality. Impacts to Traffic and Air Quality required a Statement of Overriding Considerations for significant and unmitigable impacts. The other effects were avoided or mitigated to a level below significance.

SUNROAD TECH CENTRE REVISED TENTATIVE MAP(2003 ADDENDUM)

An Addendum to the previously certified EIR for the East Otay Mesa Business Park Specific Plan and Supplemental EIR for the East Otay Mesa Business Park Specific Plan Sunroad Centrum was approved by the Planning Commission for the Revised Sunroad Otay Project (TM5139RPL6R2, Log No. ER 98-19-103A) on April 11, 2003. A Specific Plan Amendment was processed to update the land use plan and permit processing requirements, affecting approximately 2,017 acres. Land use changes included:

- Change 241 acres previously identified as Hillside Residential to Conservation/Limited Use.
- Change 947 acres previously identified as Commercial and Mixed Industrial uses to Technology Business Park.
- Change 699 acres previously designated Mixed Industrial to 410 acres of Light Industrial and 289 acres of Heavy Industrial.
- Replace Regional and District Commercial uses with a Commercial Center Overlay (underlying Technology Business Park land use designation) not to exceed 40 acres located.

Additionally, a Minor Amendment to the Multiple Species Conservation Program was processed. No new significant effects were identified, although biological mitigation measures were modified due to a change in circumstances associated with the Minor Amendment and the requirement that future projects adhere to the Biological Mitigation Ordinance, both of which were not in effect at the time of the 1994 EIR.

OTAY 250 SUNROAD EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN AMENDMENT EIR (2018 EIR)

A Supplemental EIR for Otay 250 Sunroad East Otay Mesa Business Park Specific Plan Amendment (SPA 15-001, Log No. 15-98-190-13G), referred to as Otay 250 hereafter, was certified by the County Board of Supervisors on July 25, 2018. The Supplemental EIR (SEIR)

evaluated the differences from the previously approved Specific Plan, which included the establishment of a new Mixed-Use Village Core area within the Specific Plan Area, allowing for the construction of a mix of employment, retail, and residential uses. The certified SEIR found that the project would cause significant impacts related to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Paleontological Resources, and Traffic/ Transportation. Impacts to Air Quality required a Statement of Overriding Considerations for significant and unmitigable impacts. The other effects were avoided or mitigated to a level below significance.

The certified SEIR for Otay 250 included maximum entitlement for 3,158 dwelling units, 78,000 square feet of general commercial uses, 765,000 square feet of employment uses, and 51.3 acres of permanent biological open space.

The Final EIR for the East Otay Mesa Business Park Specific Plan and the certified SEIR for Otay 250 are on file at the offices of the County of San Diego, Department of Planning & Development Services (PDS).

**Table 1. Prior Environmental Documents Prepared for the
East Otay Mesa Business Park Specific Plan**

Environmental Document	Date Certified/ Approved	Description	Comments
East Otay Mesa Specific Plan EIR (SP 93-004, Log No. 93-19-006)	July 27, 1994	The certified EIR found significant and mitigated effects to Land Use, Landform Alteration/Visual Quality, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Transportation and Circulation, Air Quality, Health and Safety, Public Services and Utilities, and Population/Housing/Employment. These effects were determined to be mitigated or avoided to a level below significance. Additionally, the certified EIR found significant and unmitigable impacts to Biological Resources and Noise, requiring a Statement of Overriding Considerations.	Includes analysis and mitigation measures applicable to project. Mitigation measures have been superseded by Supplemental EIR, as well as current policies and standards.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan for the Revised Sunroad Otay Project (SPA 98-002, Log No. 93-19-016, on January 13, 1999)	January 1999	No new significant effects were identified; this addendum allowed for the sales of gasoline in land use areas as Support Commercial.	Change in use. Part of current Specific Plan. No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan for the Revised Sunroad Otay Project (GPA 99-CE, Log No. 93-19-016, on July 1, 1999)	July 1999	No new significant effects were identified; this addendum added Highway SR-11 to the County Circulation Element.	Change in Circulation Element for Specific Plan. No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan for the Revised Sunroad Otay Project (Log No. W)	June 21, 2000	Restricting certain uses within the East Otay Mesa Specific Plan.	Revisions now in place in current Specific Plan. No changes to Specific Plan proposed for uses restricted by this action. No new impacts/mitigation applicable to the proposed project.

Environmental Document	Date Certified/ Approved	Description	Comments
Supplemental EIR for Sunroad Otay Industrial Subdivision / Sun Road Centrum Project. (TM 5139RPL ⁶ , ER 98-19-013)	December 15, 2000	The certified SEIR found that the project would cause significant effects to Land Use, Biological Resources, Cultural Resources, Transportation/Circulation, and Air Quality. Impacts to Traffic and Air Quality required a Statement of Overriding Considerations for significant and unmitigable impacts. The other effects were avoided or mitigated to a level below significance.	Includes analysis and mitigation measures applicable to project.
Addendum to previously certified EIR for the East Otay Mesa Specific Plan Area (SP 93-004; Log No. 93-19-006)	March 21, 2001	This project approved an agreement with PG&E Generating Company for acquisition and dedication of sewer easement.	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum (ZAP 99-029; Log No. 99-19-016)	February 23, 2001	Burke Truck Parking and Storage project.	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum for an Amendment to the Specific Plan (SPA 00-005, GPA 02-CE1, Log No. 93-19-006A)	June 12, 2002	The purpose of the amendment was to update the land use plan and permit processing requirements and split the Specific Plan Area into Subareas 1 and 2. NOTE: SPA 10-001, REZ 10-001 (see Addendum #17, below, which recombined Subareas 1 and 2.	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum for the Revised Tentative Map for the Sunroad Tech Centre project (TM 5139RPL ⁶ R ² , ER 98-19-013A)	April 11, 2003	Specific Plan Amendment to update the land use plan and permit processing requirements, affecting approximately 2,017 acres. Land use changes included: <ul style="list-style-type: none"> 241 acres previously identified as Hillside Residential changed to Conservation/Limited Use. Change 947 acres previously identified as Commercial and Mixed Industrial uses to Technology Business Park. Change 699 acres previously designated Mixed Industrial to 410 acres of Light Industrial and 289 acres of Heavy Industrial. Replace Regional and District Commercial uses with a Commercial Center Overlay (underlying Technology Business Park land use designation) not to exceed 40 acres located. Included processing a Minor Amendment to the MSCP Subarea Plan. No new significant effects were identified. 	Includes biological mitigation measures that were modified due to change in circumstances (i.e., Biological Mitigation Ordinance). No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum (Major Use Permit P03-001, ER 93-19-006C)	May 20, 2005	Otay Mesa Auto Transfer Major Use Permit	No new impacts/mitigation applicable to the proposed project.

Environmental Document	Date Certified/ Approved	Description	Comments
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum (TM 5394RPL ³ , ER 93-19-006P)	March 10, 2006	Dillard and Judd Roll County Tentative Map.	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum (TM 5304RPL, ER 93-19-006A)	April 21, 2006	Airway Business Center Tentative Map.	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum (S05-018, ER 93-19-006S)	August 29, 2006	Otay Logistics Industrial Park (Trammell Crow) Site Plan	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum (S05-021, ER 93-19-006T)	November 17, 2006	Pilot Travel Center Site Plan.	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum (TPM 21012, ER 00-19-27B)	December 1, 2006	Calpine Minor Subdivision.	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum (SPA 06-003, GPA 06-013, ER 93-19-006Y)	August 1, 2007	East Otay Mesa Update to re-align/delete certain Specific Plan/Circulation Element roads and bicycle transportation paths to accommodate Caltrans' alignment for SR-125, SR-905, and SR-11. Other minor amendments were included to address fencing, sidewalk design standards, noise, and parks.	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified EIR for the East Otay Mesa Specific Plan and Supplemental EIR for the East Otay Mesa Specific Plan Sunroad Centrum (P98-024W1, ER 93-19-006N)	June 13, 2008	Travel Plaza Truck Stop	No new impacts/mitigation applicable to the proposed project.
SPA 10-001, REZ 10-001	September 15, 2010	Specific Plan Amendment to recombine Subareas 1 and 2; modified streetscape, public right-of-way, and landscape requirements; and allowed the use of chainlink and decomposed granite surface for interim uses on the SR-11 right-of-way. Included a Zone Reclassification modifying the boundary of the Specific Plan area and other actions in response to Proposition A (East Otay Mesa Recycling Collection Center and Landfill Ordinance).	No new impacts/mitigation applicable to the proposed project.

Environmental Document	Date Certified/ Approved	Description	Comments
Supplemental EIR for Otay Crossings Commerce Park (TM5405)	October 7, 2011	<p>Tentative Map for a 59-lot industrial subdivision. The certified SEIR found significant effects to Biology, Cultural Resources, Paleontological Resources, Public Services and Utilities, and Noise.</p> <p>These effects were determined to be mitigated to a level below significance. Impacts to Transportation/Circulation and Air Quality could not be fully mitigated.</p> <p>The specific transportation impacts that were unmitigated consisted of cumulative impacts to the Airway Road/Sanyo Road intersection (TI-14) and Siempre Viva Road/Michael Faraday Drive intersection (TI-16). These intersections lie in the jurisdiction of the City of San Diego and thus improvements could not be guaranteed.</p> <p>The specific air quality impacts (direct) that were unmitigated consisted of emissions of fugitive dust and NOx during construction (AQI-1), operational emissions of CO, NOx and VOCs during the near term (AQI-2), operational emissions of CO and VOCs for build-out traffic conditions (AQI-3), and emissions of ozone precursors prior to build-out in 2030 which would not be consistent with the RAQs.</p>	No new impacts/mitigation applicable to the proposed project.
Supplemental EIR for California Crossings (3300-06-102; 3200-21046TER; ER 3910-93-19-006AA)	March 9, 2012	Major Use Permit and Tentative Parcel Map for a 325,500 square foot regional shopping center	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified Environmental Impact Report for East Otay Mesa Specific Plan (GPA 94-002, Log # 93-19-006) and Supplemental Environmental Impact Report for Sunroad Otay Project (TM 5139RPL ⁶ , Log # 98-19-013) for the Sunroad Tech Centre, 3100 5538 (TM). (98-19-013B)	February 6, 2013	Reversion to acreage for 54 acres that are part of the Sunroad Tech Centre Tentative Map for the purpose of releasing an existing lien.	No new impacts/mitigation applicable to the proposed project.
Addendum to the previously certified Environmental Impact Report for East Otay Mesa Specific Plan (GPA 94-002, Log # 93-19-006) and Supplemental Environmental Impact Report for Sunroad Otay Project GPA-14-004, TM-5505R, ER-93-19-006)	April 22, 2015	Specific Plan Amendment to delete a segment of Airway Road between Alta Road and Siempre Viva Road.	No new impacts/mitigation applicable to the proposed project.
Supplemental EIR for Otay 250 (SPA-15-001; ER-15-98-190-13G)	July 25 2018	The certified SEIR found that the project would cause significant impacts related to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Paleontological Resources, and Traffic/ Transportation. Impacts to Air Quality required a Statement of Overriding Considerations for significant and unmitigable impacts. The other effects were avoided or mitigated to a level below significance.	Includes analysis and mitigation measures applicable to project.

2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact: Nicolas Gustafson
- b. Phone number: (858) 495-5351
- c. E-mail: Nicolas.Gustafson@sdcounty.ca.gov

3. Project applicant's name and address:
East Otay Mesa Property Owners Association
c/o David Wick, Chairman
5440 Morehouse Drive
Suite 4000
San Diego, CA 92121

4. Summary of the activities authorized by present permit/entitlement application:

The East Otay Mesa Specific Plan Amendment (Project) is proposed within the 3,012-acre East Otay Mesa Business Park Specific Plan (Specific Plan) area. The Specific Plan was originally envisioned to align uses with the varying topography of the East Otay Mesa area, with general industrial uses in the flatter terrain, and low density residential uses in the canyons and hillside terrains. The Specific Plan's objectives were to develop industrial and commercial uses to accommodate forecasted growth, protect open space, provide streets and highways and a circulation system to accommodate forecasted traffic growth, and develop infrastructure to support these uses. The plan was originally developed in 1994; however, limited development has occurred since that time and most of the Specific Plan area remains vacant.

The Specific Plan has been amended nine times since its adoption for the purposes of complying with regulatory requirements and provisions, aligning with the County of Diego General Plan, and adapting to changing market conditions.

The Specific Plan sets forth a comprehensive vision for development of the Plan Area, within unincorporated San Diego County. As approved under the Specific Plan, approximately 109.9 acres of the Specific Plan are planned as a modern industrial and business center, 161.6 acres are planned for mixed-use, with emphasis on residential and employment uses, and approximately 552 acres are set aside for conservation or very low-density residential use. Within the industrial and business center, the Specific Plan provided for approximately 11 acres of District Commercial, 292 acres of Heavy Industrial, 629.9 acres of Mixed Industrial, 363 acres of Light Industrial, and 652.4 acres of Technology Business Park land uses. Additionally, the Specific Plan provided for 350.4 acres of Circulation Corridors and a maximum of 56.8 acres of Overlay in the form of Activity Node Overlay (28 acres maximum) and Commercial Center Overlay (28.8 acres maximum). Land Use acreages approved under the current Specific Plan are outlined in Table 2.

Table 2. East Otay Mesa Business Park Specific Plan Land Uses

Land Use Designation	Current Acreage
<i>Activity Node Overlay</i>	<i>28.0 (Maximum)</i>
<i>Commercial Center Overlay</i>	<i>28.8 (Maximum)</i>
District Commercial	11.0
Mixed Use	161.6
<i>Residential Emphasis</i>	<i>108.5</i>
<i>Employment Emphasis</i>	<i>53.1</i>
Heavy Industrial	292.0
Mixed Industrial	629.9
Light Industrial	363.0
Technology Business Park	652.4
Rural Residential	311.3
Conservation/ Limited Use	241.0
Circulation Corridors	350.4

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

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NO

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The proposed Project includes an Amendment to the East Otay Mesa Business Park Specific Plan. The Specific Plan area was intended to serve as a major center of industry, business and employment in southern San Diego County. On April 11, 2003, the County approved a Specific Plan Amendment to update the land use plan and permit processing requirements, affecting approximately 2,017 acres. Land use changes included a change in 947 acres previously identified as Commercial and Mixed Industrial uses to Technology Business Park, and 699 acres previously designated Mixed Industrial to 410 acres of Light Industrial and 289 acres of Heavy Industrial.

Under the Specific Plan (SP 15-001), last amended in 2018, the land use designations include District Commercial, Mixed Use, Heavy Industrial, Mixed Industrial, Light Industrial, Technology Business Park, Rural Residential, Conservation/Limited Use, and Circulation Corridors. A 253-acre portion of the specific plan is designated for Mixed Use (Employment Emphasis and Residential Emphasis) and Technology Business Park land use designations and was previously analyzed under the Otay 250 SEIR. The 253-acre portion also includes Circulation Element roads, right-of-way area, and a 51-acre open space easement. The remainder of the Specific Plan Area consists of District Commercial, Heavy Industrial, Mixed Industrial, Light Industrial, Technology Business Park, Rural Residential, and Conservation/Limited Use land use designations.

Since the certification of the prior EIRs, the California Department of Transportation (CALTRANS) has acquired land for incorporation into right-of-ways for State Route (SR) 11 and SR-125, and the construction of the new port of entry at the U.S./ Mexico border. This has resulted in the reduction of developable property by approximately 260.9 acres. The adjusted land use acreage changes as a result of CALTRANS acquisitions and the construction of the new port of entry are outlined in Table 3.

The Project is a Specific Plan Amendment within the East Otay Mesa Business Park Specific Plan (Specific Plan) area. The Specific Plan Amendment would (1) re-designate 207.3 acres of Technology Business Park to Heavy Industrial uses; (2) re-designate 77.7 acres of Light Industrial to Mixed Industrial uses; (3) re-designate 7.8 acres of Technology Business Park and 53.1 acres of Mixed Use – Employment Emphasis to Mixed Use – Residential Emphasis; (4) remove David Ridge Road from Vann Center Blvd. to Alta Road which would result in an additional 2.5 acres of developable land which will be subject to Heavy Industrial Land Use designation and an additional 2.5 acres of developable land which will be subject to Technology Business Park Land Use designation; (5) result in Caltrans acquisitions for State Routes 11 and 125, and the expansion of the new port of entry; (6) change allowable uses within the Land Use Matrix, including the addition of new allowable uses, changing certain regulatory processes, revising certain interim use requirements; and (7) change design regulations for certain uses, including increasing certain height limits, increasing floor area ratio and coverage, reducing parking requirements, reducing lot sizes, and revised landscape requirements.

The Project proposes changes which would affect the entire Specific Plan area. The Specific Plan area consists of approximately 3,013 acres and is located in the southwestern portion of San Diego County, immediately adjacent to the US/Mexico border. The Project is subject to the County's General Plan Regional Category Village and General Plan Land Use Designation Specific Plan Area. The Project area is assigned S-88 (Specific Planning Area) zoning and is governed by the Specific Plan

Table 3. East Otay Mesa Specific Plan Amendment Land Uses

Land Use Designation	Current Acreage	Adjustments for Caltrans Development	Proposed Project Changes	Acreage with Proposed Project
District Commercial	11.00	-	-	11.00
Mixed Use	161.60	-0.12	7.82	169.30
<i>Residential Emphasis</i>	<i>108.50</i>	-	<i>60.80</i>	<i>169.30</i>
<i>Employment Emphasis</i>	<i>53.10</i>	<i>-0.12</i>	<i>-52.98</i>	<i>0.0</i>
Heavy Industrial	292.00	-	209.80	501.80
Mixed Industrial	629.90	-176.81	77.70	530.79
Light Industrial	363.00	-29.64	-77.70	255.66
Technology Business Park	652.40	-54.34	-212.60	385.46
Rural Residential	311.30	-	-	311.30
Conservation/ Limited Use	241.00	-	-	241.00
Circulation Corridors	350.40	260.91	-5.00	606.31

The proposed Project would not result in any divisions of land or physical development at this time. All future projects would be subject to additional discretionary review and approval as outlined in the County of San Diego Zoning Ordinance, County General Plan, and County Subdivision Ordinance.

SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE

☐ Aesthetics

☐ Agriculture and Forest Resources

☐ Air Quality

☐ Biological Resources

☐ Cultural Resources

☐ Geology & Soils

☐ Greenhouse Gas Emissions

☐ Hazards & Haz Materials

☐ Hydrology & Water Quality

☐ Land Use & Planning

☐ Mineral Resources

☐ Noise

☐ Population & Housing

☐ Public Services

☐ Recreation

☐ Transportation/Traffic

☐ Utilities & Service Systems

☐ Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate upon completion of an ADDENDUM.

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.



Signature

11/4/2020

Date

Nicolas Gustafson

Printed Name

Project Manager

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

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NO

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The East Otay Mesa Business Park Specific Plan EIR certified on July 27, 1994 identified potential impacts to Landform Alteration/ Visual Quality associated with locating single-family homes on steep slopes in the Hillside Residential land use designated area, and the potential for impacts to Johnson Canyon. Additionally, because alignments for SR-125, SR-11 and SR-905 were not known at the time, impacts could occur to travelers on these highways. Portions of the Project area may be visible from nearby roadways, including SR-125, however the portion of SR-125 visible from the Project area is not a designated State Scenic Highway, nor is it a County Scenic Highway as presented in the Conservation and Open Space Element of the County General Plan.

The proposed Project has the potential to result in development that would change the visual character and quality of the project area, from currently undeveloped land to a developed urban landscape focused on industry and business; however, the Project would not result in any substantial effects beyond those envisioned by the Specific Plan and analyzed in the prior EIRs.

Development within the Project area would change the visual character from vacant land to a mix of urban, industrial, commercial, and manufacturing uses, however the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to aesthetics and visual resources.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

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NO

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The previous EIRs found the loss of Important Farmland to be less than significant and agricultural use could continue as an interim use prior to build-out of the Specific Plan area. No mitigation was deemed necessary. The cumulative loss of open space and agricultural land was found to be a significant and unavoidable impact, and the change in East Otay Mesa from scattered agricultural operations to a major industrial center represented an irreversible environmental change.

The Project area is not under a Williamson Act Contract or within a designated Agricultural Preserve area. The proposed Project area contains candidate soils for Farmland of Statewide and Local Importance (Important Farmland) as designated by the Farmland and Mapping and Monitoring Program (FMMP) and the County of San Diego Guidelines for Determining Significance for Agricultural Resources.

The Project proposes to authorize agricultural uses within the Technology Business Park and Light Industrial land use designations, and within the Heavy Industrial and Mixed Industrial land use designations of the Specific Plan. Applicable agricultural development would be subject to additional discretionary review consistent with regulations as outlined in the Specific Plan and the County of San Diego Zoning Ordinance.

Since the EIR was certified, CEQA Guidelines have been updated to address potential impacts to forest resources including forest land and timberland. The project site does not contain either of these resources.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to agriculture and forestry resources.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

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NO

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The East Otay Mesa Business Park Specific Plan EIR certified on July 27, 1994 identified significant air quality impacts related to construction, vehicular sources, stationary sources, and total mass emissions from operations. Mitigation measures related to these impacts were provided in the EIR and were determined to reduce impacts to a less than significant level. These

mitigation measures would be carried forward as applicable to the proposed Project as identified below.

1A. **Construction Mitigation Measures.** The County shall require applicants to use combinations of the following techniques to reduce potential significant construction emissions:

- Minimize simultaneous operation of multiple construction equipment units
- Minimize the area being graded at any one time (i.e., grade only those areas which will be development in the immediate future)
- Use low pollutant-emitting construction equipment
- Use electrical construction equipment
- Use catalytic reduction for gasoline power equipment
- Use injection timing retard for diesel-powered equipment
- Water the construction area to minimize fugitive dust
- Halt grading during periods of high wind (>20 mph)
- Stabilize graded areas (pave roads, hydroseed open areas, etc.) as soon as practical
- Limit vehicle speeds on unpaved surfaces to 10 mph
- Cover trucks hauling dirt for cut and fill operations.

1B. **Additional Feasible Construction Mitigation Measures.** The 1994 EIR identified that, in order to be consistent with the RAQS, the proposed project should also incorporate all feasible measures, as they are developed. Based on mitigation measures applied to standard projects in the EOMSP area, the following mitigations are determined to be feasible:

- Require construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 3 or better diesel engines. An exemption to these requirements may be granted through documentation that equipment with the required tier is not reasonably available.
- Outfit all construction equipment with best available control technology (BACT) devices certified by the California Air Resources Board.

2A. **Facilities Mitigation Measures.** Development projects shall provide facilities and transportation demand management techniques, as appropriate, to promote use of alternative transportation methods, such as:

- Provide bicycle storage facilities at industrial and commercial facilities and park-and-ride lots
- Provide shuttle service between business and the transit stop

2B. **Additional Feasible Facilities Mitigation Measures.** The 1994 EIR identifies that, in order to be consistent with the RAQS, the proposed project should also incorporate all feasible measures, as they are developed. Based on mitigation measures applied to standard projects in the EOMSP area, the following mitigations are determined to be feasible:

- Work with employers in new developments to encourage vehicle trip reduction actions including telecommuting, car sharing, carpools, and vanpools.
- Reduce required vehicle parking on-site through shared parking facilities, carpool/vanpool-only spaces, or electric vehicle-only spaces.

3A. ***Transportation Mitigation Measures.*** The County shall coordinate with other appropriate agencies (SANDAG, North County Transit District) to implement the following techniques to further reduce vehicle emissions:

- Provide funding support for transit improvements (i.e., bicycle lanes, additional bus service)
- Implement transportation control measures (tolls, parking fees, taxation policies, etc.)
- Implement commute travel reduction program such as employment rideshare program, transit pass subsidy to employers, flexible work hours, telecommuting programs, etc.
- Implement an ordinance to reduce truck deliveries and goods movements.
- Require clean fuel vehicle fleets.
- Expand transit services.
- Retrofit urban transit buses to clean fuels or electrification.

A Supplemental EIR for the Otay 250 Sunroad East Otay Mesa Business Park Specific Plan Amendment, certified July 25, 2018, analyzed the allowance of residential mixed-uses to support the development of industrial uses in the Specific Plan area to provide live/work and commercial service opportunities consistent with the County's General Plan. The Supplemental EIR concluded that the Otay 250 Sunroad East Otay Mesa Business Park Specific Plan Amendment and introduction of residential use types within the Specific Plan area would be consistent with the intensity analyzed by the County of San Diego General Plan and would not conflict with or obstruct implementation of the RAQS and SIP. Emissions related to VOCs, CO, PM₁₀, and PM_{2.5} were determined to exceed County screening thresholds. Design features incorporated into the Project description that would reduce these emissions were determined to reduce these levels, although not below a level of significance, and air quality impacts were determined to remain significant and unavoidable.

An Air Quality Technical Report was prepared for the Project by HELIX Environmental Planning, Inc., dated November 2020. The Project does not introduce new land use types to the Specific Plan and would be consistent with the land use designation within the County of San Diego General Plan. The RAQS and SIP were analyzed for the development under the current Specific Plan land use designations and entitlements. The changes in land uses proposed by the Project are similar to the existing allowed uses and would not result in an exceedance of net pollution emissions.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects, such as those resulting in ground disturbance that could have potential impacts to air quality, would be subject to additional discretionary review and approval. Additionally, the Project has included the following design features to reduce emissions to the extent feasible:

- Watering of graded areas three times daily
- Limiting of vehicle speeds on unpaved surfaces to 15 miles per hour
- Usage of Tier 3 or better construction equipment
- Usage of low VOC content architectural coatings

Emissions for both the existing land uses under the Specific Plan and the proposed land uses under the Project are modeled to exceed screening-level thresholds for VOCs, NOX, CO, PM10, and PM2.5. The Project would not result in an exceedance that would not already occur under the EOM SP. The Supplemental EIR for the Otay 250 Sunroad East Otay Mesa Business Park Specific Plan Amendment determined emissions of VOCs, CO, PM10, and PM2.5 would exceed thresholds, therefore resulting in significant and unmitigable impacts. Project-specific impacts would remain significant and unavoidable.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to air quality.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES
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NO
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The East Otay Mesa Business Park Specific Plan EIR certified on July 27, 1994 identified potentially significant impacts to sensitive biological resources and required mitigation. The EIR determined the following habitat types would be significantly impacted: Diegan coastal sage scrub, grassland, southern interior cypress forest, wetlands, vernal pools, and rock outcrop/bedrock. Impacts to vernal pools and coastal sage scrub that contain sensitive species were found to be significant and unmitigable. In addition, the project would potentially impact wildlife corridors including O'Neal Canyon and Otay River Valley. Sensitive plant and animal species would be potentially impacted by implementation of the Specific Plan. Impacts to 11 plant species and six animal species were found to be significant and unmitigable.

An addendum to the previously certified EIRs dated April 11, 2003 was prepared modifying the biological mitigation measures due to a change in circumstance from the County of San Diego's adoption of the Biological Mitigation Ordinance (BMO).

The Project does not propose any development or introduce any new areas of impact. Future discretionary applications within the East Otay Mesa Specific Plan area would be subject to additional biological review to demonstrate conformance to the County of San Diego's Multiple Species Conservation Plan (MSCP) and the BMO.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to biological resources.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

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NO

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Cultural resource studies have been conducted for the East Otay Mesa Business Park Specific Plan area. The surveys and research included a cultural resources record search, literature review, and field surveys covering the Specific Plan area. The study titled, *Supplement to the East Otay Mesa Cultural Resources Technical Report Update; SPA00-005, GPA0002-CE1, Log No. 93-19-006A (March 6, 2002)* prepared by Donna Beddow and Gail Wright provides parcel clearances and requirements that would be applicable to future project sites within the Specific Plan area.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects, such as those resulting in ground disturbance that could have potential impacts to cultural resources, would be subject to additional discretionary review and approval. As such, parcel-specific surveys are not required at this time.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no change in circumstances under which the project is undertaken, or new information of substantial importance with respect to cultural resources.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or

having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994, identified a number of potential impacts to geology and soils including: potential for ground acceleration/shaking due to regional seismic activity, susceptibility to liquefaction and seismically induced settlement, susceptibility of on-site open reservoirs to overtopping during seismic events, presence of geologic materials which may contain adverse bedding or other state subject to failure, and potential for the occurrence of soils-related hazards such as erosion, expansion, and settlement.

The certified 1994 FEIR identified a number of mitigation measures to reduce or avoid impacts related to geology and soils, which would be carried forward as applicable to the proposed Project. These measures are largely standard engineering measures that would be implemented as necessary for Project approval, even if they were not formally identified as mitigation measures in the previously certified EIRs.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects, such as those resulting in ground disturbance that could have potential impacts related to geology and soils, would be subject to additional discretionary review and approval.

To ensure the structural integrity of all buildings and structures, future projects would be subject to further discretionary review, and required to conform to the Seismic Requirements as outlined within the California Building Code. Additionally, the County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the applicable California Building Code and the County Code at the time of future project approvals would ensure the proposed Project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to geology and soils.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994 did not include a GHG emissions analysis as it was not required by CEQA at the time; however the Air Quality section included an analysis of short-term construction impacts and operational impacts to air quality for the entire Specific Plan area.

Since the Final EIR for the East Otay Mesa Business Park Specific Plan was adopted, there has been a change in circumstances in that the State CEQA Guidelines were amended to require that the potential environmental effects of greenhouse gas emissions be addressed in CEQA documents.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

SB 32 (Amendments to the California Global Warming Solutions Action of 2006) extends California's GHG reduction programs beyond 2020. SB 32 amended the Health and Safety Code to include Section 38566, which contains language to authorize CARB to achieve a statewide GHG emission reduction of at least 40 percent below 1990 levels by no later than December 31, 2030. SB 32 codified the targets established by EO B-30-15 for 2030, which set the next interim step in the State's continuing efforts to pursue the long-term target expressed in EO B-30-15 of 80 percent below 1990 emissions levels by 2050.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and SANDAG is in the process of preparing the region's Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. Additional regulatory framework under which the Project was analyzed, including Federal, State, and Local regulations, are further discussed in the Gas Emissions Technical Report prepared for the Project.

A Supplemental EIR for the Otay 250 Sunroad East Otay Mesa Business Park Specific Plan Amendment, certified July 25, 2018 determined that the prior specific plan amendment would result in a net increase in emissions of GHGs from construction and operations compared to the existing environmental setting and would conflict with an applicable plan, policy, or regulation

adopted for the purpose of reducing the emissions of greenhouse gases. Mitigation measures related to these impacts were provided in the EIR and were determined to reduce impacts to a less than significant level. These mitigation measures would be carried forward as applicable to the proposed Project.

A Greenhouse Gas Emissions Technical Report was prepared for the Project by HELIX Environmental Planning Inc., dated November 2020. Construction of land uses within the Specific Plan and associated emissions are anticipated to be less than or similar to those evaluated within the prior EIRs. Operational GHG emissions were calculated for both the existing land uses allowed under the Specific Plan and the proposed Project. The Project is estimated to result in a reduction in GHG emissions of 17,730 metric tons of carbon dioxide equivalents (CO₂e) per year compared to buildout of the Specific Plan area as anticipated by the current Specific Plan.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects, such as those resulting in ground disturbance that could have potential impacts related to greenhouse gas emissions, would be subject to additional discretionary review and approval. Additionally all future projects would be required to comply with the standards of the California Building Code and Title 24 of the California Code of Regulations in effect at the time of building permit approval.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Although there is a change in circumstance (new regulations) under which the project is undertaken, there is no new information of substantial importance with respect to greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994, identified significant and mitigable impacts related to the use and transport of hazardous materials within the

Specific Plan area that could expose people to hazardous materials. The certified 1994 FEIR identified a number of mitigation measures to reduce or avoid impacts related to hazards and hazardous materials, which would be carried forward as applicable to the proposed Project.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects would be subject to additional discretionary review and approval.

Any industrial development adjacent to residential uses would be required to submit a Hazardous Materials and Management Plan to the County Department of Environmental Health for review and approval. Additionally, all storage, handling, transport, emission, and disposal of hazardous substances would be in full compliance with local, State, and Federal regulations. California Government Code §65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994, identified significant and mitigable impacts for Hydrology and Water Resources related to increased runoff and sedimentation within the Otay River Watershed and drainages which could affect water quality. Impacts were also anticipated from overall increased impervious areas from the buildout of the Specific Plan area. The certified 1994 FEIR identified a number of mitigation measures to reduce or

avoid impacts related to hazards and hazardous materials, which would be carried forward as applicable to the proposed Project.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects, such as those requiring grading and ground disturbing activities, would be subject to additional discretionary review and approval.

Since the previous EIR was adopted, the County has adopted the Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016. Additionally, the San Diego Regional Water Quality Control Board (SDRWQCB) reissued a Municipal Stormwater Permit ("Municipal Permit") under the National Pollutant Discharge Elimination System (NPDES), Order No. R9-2013-0001. Projects within the Specific Plan area will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable individual and cumulative projects to meet waste discharge requirements as required by the San Diego Municipal Permit (SDRWQCB Order No. R9-2013-0001), as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and County of San Diego BMP Design Manual.

The County of San Diego Watershed Protection, Storm Water Management, and WPO require the preparation of Storm Water Quality Management Plans (SWQMP) to describe how projects will minimize the short- and long-term impacts on receiving water quality. Projects within the Specific Plan area would require that BMPs be implemented to ensure the water quality of discharged water to receiving water bodies. Additionally, BMPs for cumulative projects would be consistent with regional surface water, stormwater, and groundwater planning and permitting processes that have been established to improve the overall water quality in County watersheds.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Although there is a change in circumstances (new regulations) under which the project is undertaken, there is no new information of substantial importance with respect to hydrology and water quality.

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994, identified significant and mitigable impacts to Land Use. Impacts were related to the change from undeveloped or agricultural land uses to industrial, commercial, and residential land uses. Land use compatibility impacts between residential and industrial/commercial development, impacts to future residences

from the State prison and County detention facility, impacts to the boundary monument and the U.S./Mexico border, and loss of small amounts of important farmlands were foreseen.

The Specific Plan area was originally envisioned as a major employment center in southern San Diego County. The plan was originally developed in 1994; however, limited development has occurred since that time and most of the Specific Plan area remains vacant. Since the time of certification of the EIR in 1994 and approval of the Specific Plan, the County General Plan was comprehensively updated and adopted in 2011.

A Supplemental EIR for the Otay 250 Sunroad East Otay Mesa Business Park Specific Plan Amendment, certified July 25, 2018, analyzed residential mixed-uses to support the development of industrial uses in the Specific Plan area to provide live/work and commercial service opportunities consistent with the County's General Plan. No new impacts were found related to land use and planning from the establishment of a mixed-use land use designator.

The proposed Project would not alter the conclusions of the 1994 EIR relative to cumulative effects associated with land use. Development within the Specific Plan area would continue a pattern of land conversion from undeveloped or underdeveloped land to urban use. This land use change has been considered in the City of San Diego and County General Plans, City of San Diego Otay Mesa Community Plan, and the County's Otay Subregional Plan.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects would be subject to additional discretionary review and approval.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to land use and planning.

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994 did not include a specific analysis of mineral resources, however no known producing mines had operated in the Specific Plan area at the time of the EIR certification.

The Surface Mining and Reclamation Act of 1975 (SMARA) was enacted by the California State Legislature to address the need for a continuing supply of mineral resources, and to prevent negative impacts of surface mining to public health, property, and the environment (California Public Resources Code Section 2710 *et seq.*). SMARA requires the State Geologist to classify land according to the presence, absence, or likely occurrence of significant mineral deposits in certain

areas of the State. To facilitate the classification of land with potential mineral deposits, the State Geologist developed the Mineral Resource Zone (MRZ) nomenclature and criteria, which factor geologic characteristics of mineral deposits with their economic characteristics, such as the grade/quality minerals and the size of the deposit. Land can be classified into four basic categories. After receiving classification information from the State Geologist, SMARA charges the State Mining and Geology Board (SMGB) to officially designate lands containing mineral deposits of regional or statewide significance.

The western portion of San Diego County was surveyed and classified into distinct MRZs as part of the Western San Diego Production-Consumption Region survey (California Division of Mines and Geology, 1996). The Specific Plan area is located within MRZ-3, which are areas that contain known mineral deposits that may qualify as significant mineral resources, pending further exploration and evaluation.

The Supplemental EIR for the Otay 250 Sunroad East Otay Mesa Business Park Specific Plan Amendment, certified July 25, 2018 analyzed mineral resources within the Specific Plan area and determined that the Specific Plan area is not identified for the future extraction of mineral uses, and no potentially significant direct or cumulative loss of availability of a known mineral resource or locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan would occur.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects, such as those requiring grading and ground disturbing activities, would be subject to additional discretionary review and approval.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes with respect to the circumstances under which the project is undertaken, or new information of substantial importance with respect to mineral resources.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994 identified significant noise impacts related to transportation noise, industrial and commercial land uses, noise

produced by the Otay Landfill, and noise from potential interim land uses. The certified 1994 FEIR identified a number of mitigation measures to reduce or avoid impacts related to noise, which would be carried forward as applicable to the proposed Project.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects would be subject to additional discretionary review and approval. Mitigation measures within the Final EIR for the East Otay Mesa Business Park Specific Plan, as well as subsequent EIRs, included site-specific noise analysis to be conducted to determine if further mitigation would be necessary to ensure consistency of future project's noise levels with the County of San Diego Noise Ordinance and the Noise Element of the County of San Diego General Plan.

A Noise Analysis for the East Otay Mesa Business Park Specific Plan Amendment was prepared for the Project by HELIX Environmental Planning, Inc. (November 3, 2020). The Noise Analysis assessed construction noise impacts and determined construction locations, activity types, and equipment associated with the Project's proposed changes in land use would not be substantially different from current allowances under the Specific Plan. Operational noise associated with the Project would be further analyzed on a project-specific basis and would be required to adhere to the limits for all zones as defined in the County Noise Ordinance.

The Noise Analysis further analyzed traffic noise for the proposed Project. Changes in the noise environment would occur due to changes in traffic volumes along roadways within the Specific Plan area. Components of the Project have the potential to result in overall increased traffic volumes pursuant to the Transportation Analysis prepared for the Project by Darnell & Associates, Inc. Project noise impacts would be considered significant if the Project results in the exposure of any noise-sensitive land use (NSLU) to an increase of 3 CNEL over forecasted pre-existing noise. Daily traffic volumes associated with forecasted year 2035 conditions were analyzed for these components of the Project. Noise levels were found to increase overall from forecasted year 2035 conditions under the current Specific Plan, however noise levels would not exceed noise compatibility standards for each land use designation as defined by the County General Plan.

Implementation of the Project would generate construction, operational, and traffic noise within the Specific Plan area, however it is not anticipated to increase noise levels beyond those previously analyzed for the Specific Plan. Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to noise.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994, identified no specific impacts to population, housing, and employment. The Specific Plan area was originally

envisioned as a major employment center in southern San Diego County. The project site and surrounding areas are planned for growth, and the growth-inducing effects of the Specific Plan were analyzed by the certified FEIR.

The Supplemental EIR for the Otay 250 Sunroad East Otay Mesa Business Park Specific Plan Amendment, certified July 25, 2018 analyzed the introduction of mixed-use land use designations which would have the potential to increase overall residential development within the Specific Plan area. Impacts were found to be less than significant.

The Project proposes the re-designation of the Technology Business Park and Mixed Use – Employment Emphasis to Mixed Use – Residential Emphasis. This increases the overall Residential Emphasis use by approximately 60.80 acres. However, the project does not increase the overall unit count or density as previously approved with SPA-15-001. Specific Plan Amendment, SPA-15-001, established limits to residential and commercial development by establishing a residential maximum of 3,158 units and a total trip count of 37,916 average daily trips. No minimum unit count was established. The proposed Project increases the opportunity for residential development without increasing the overall unit count.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects would be subject to additional discretionary review and approval. The proposed project would not displace existing housing or people, as such the construction of replacement housing elsewhere would not be required.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to population and housing.

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994, identified potential significant impacts related to new demand for fire protection and emergency services, additional demand for police protection services and school capacity. The 1994 EIR concluded that the EOMSP contains policies that would preclude any development until adequate fire protection and emergency medical facilities are available to serve the project; no further mitigation was necessary.

Since the previous EIR for the East Otay Mesa Specific Plan was certified, all properties in the East Otay Mesa Specific Plan area were annexed into CFD 09-01 in order to provide for construction of an interim and permanent sheriff/fire station.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects, such as those requiring grading and ground disturbing activities, would be subject to additional discretionary review and approval. Future projects would be required to receive service district approvals as applicable prior to project approval.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to public services.

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994, identified no potentially significant impacts to parks and recreation. Payment of fees to the County or dedication of land for local parks to serve the residential uses within the Specific Plan area would be required for future projects consistent with the requirements of the Parkland Dedication Ordinance.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects, such as those requiring grading and ground disturbing activities, would be subject to additional discretionary review and approval.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to recreation.

XVII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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Since the EIR for the Final EIR for the East Otay Mesa Business Park Specific Plan was certified, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Although there is a change in circumstances (new regulation) under which the project is undertaken, there is no new information of substantial importance with respect to tribal cultural resources.

XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27th, 1994, identified significant impacts to transportation and circulation, including interjurisdictional inconsistencies in future roadway designations between the County and adjacent cities. The Final EIR identified mitigation measures to reduce impacts to a less than significant level, including coordinating roadway design at jurisdictional boundaries and preparation of traffic impact reports for future projects to analyze and mitigated off-site traffic impacts.

A Supplemental EIR for the Otay 250 Sunroad East Otay Mesa Business Park Specific Plan Amendment, certified July 25th, 2018, analyzed the allowance of residential mixed-uses to support the development of industrial uses in the Specific Plan area to provide live/work and commercial service opportunities consistent with the County's General Plan. The Supplemental EIR identified significant direct and cumulative impacts to various road segments and intersections within the Specific Plan area. All impacts were determined to be reduced to a less-than-significant level with the incorporation of mitigation measures as identified within the Supplemental EIR.

The East Otay Mesa Business Park Specific Plan Amendment includes an update to land acreages resulting from Caltrans acquisitions and the construction of a new port of entry at the United States/Mexico border. These changes result in the re-designation of approximately 260.91 acres of land within the Specific Plan area to circulation corridor land uses.

A combined Transportation Analysis was prepared by LLG (November 3, 2020). This included a trip generation study prepared by Darnell & Associates. Proposed changes in land use designations and floor area ratios (FAR) were analyzed to estimate the changes to traffic and associated impacts from proposed land use amendments and the removal of a segment of David Ridge Road as identified above within the Project description. The existing land uses as allowed under the current Specific Plan and their associated acreages were used as the baseline for traffic analyses for the Project. The analysis evaluated net change in trips resulting from the implementation of the Project by analyzing trips resulting from the proposed changes in land use and determining the net increase and decrease compared to the Specific Plan. Analyses for changes in emphases within the mixed-use land use designation were not included within the report, however total trips within this land use designation as future uses would be subject to an overall cap in total trips, as well as in AM and PM peak hour trips.

The Transportation Analysis for the Project concluded that the Specific Plan as presently adopted would generate an estimated 200,436 average daily trips (ADT). The Project would generate an estimated 176,434 ADT, resulting in a reduction in total ADT by 24,002 trips. Primary reductions in ADT result from Caltrans acquisitions, the expanded footprint for the new port of entry, and the re-designation of acreage from Technology Business Park land uses to Heavy Industrial land use.

Senate Bill (SB) 743 was signed into law on September 27, 2013 and changed the way that public agencies are to evaluate transportation impacts under CEQA. In response, the Governor's Office of Planning and Research updated the CEQA guidelines and recommended that Vehicle Miles Travelled (VMT) be the primary metric for evaluation. When determining whether subsequent and supplemental analyses are required under Public Resources Code section 21166, the lead agency should focus the inquiry on whether there are substantial changes in the project or circumstances that would require major revisions of the document, or if new information, which was not known and could not have been known at the time of becomes available. (Pub. Resources Code, § 21166; CEQA Guidelines, §§ 15162-15163.) This Specific Plan Amendment will result in a significant reduction in daily trips from what was analyzed and approved under the previous EIR. Therefore, the Project is not subject to further analysis under SB 743 because the Project would not result in substantial changes due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, substantial changes with to the circumstances under which the project is undertaken, or new information of substantial importance with respect to transportation and traffic.

The Project would result in an overall reduction in trip generation from what was analyzed under the prior EIRs. Therefore, the Project would not result in substantial changes due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, substantial changes with respect to the circumstances under which the project is undertaken, or new information of substantial importance with respect to transportation and traffic.

XVII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES
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NO
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The provision of public services and utilities within the Specific Plan has been anticipated by the prior EIRs. The EIRs determined that impacts were less than significant and mitigation was not required.

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project, and all future projects, such as those requiring grading and ground disturbing activities, would be subject to additional discretionary review and approval. Future projects would be reviewed for adequate service availability on a case-by-case basis.

Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to utilities and service systems.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

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NO

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XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

TECHNICAL STUDIES

Linscott, Law & Greenspan, Engineers, November 4, 2020, Transportation Analysis

HELIX Environmental Planning, November 2020, Greenhouse Gas Emissions Technical Report

HELIX Environmental Planning, November 2020, Air Quality Technical Report

OTHER REFERENCES

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2,
Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Public Facility Conservation/Open Space Element of the General Plan
(Section 6-Solid Waste, XII-6-1Goal COS-17: Solid Waste Management)

County of San Diego Scenic Highway Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego
Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control
Ordinance (WPO) (Ordinance No. 10410, County Codes §§ 67.801 *et seq.*)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of
Land Resource Protection

Order No. 2001-01, National Pollutant Discharge Elimination System (NPDES) No. CAS 0109266,
California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances
relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Hydrology Manual, 2003

San Diego County Hydraulic Design Manual, 2014

San Diego County Light Pollution Code (San Diego County Code Section 59.101)



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

KATHLEEN FLANERY
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT FOR THE EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN, LOG NO. 93-19-006

FOR PURPOSES OF CONSIDERATION OF THE East Otay Mesa Specific Plan Amendment PDS2020-SPA-20-002

November 5, 2020

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR or subsequent Negative Declaration have occurred.

Discussion:

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Environmental Impact Report (EIR) to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: East Otay Mesa Business Park Specific Plan Amendment,
2. To the Project Numbers add: PDS2020-SPA-20-002 and PDS2020-ER-98-190-13H
3. To the first paragraph add as indicated: "The EIR for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated November 5, 2020 which includes the following forms attached."
 - A. The previously adopted Environmental Impact Report, dated July 27, 1994;
 - B. An Addendum to the previously adopted Environmental Impact Report with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated November 5, 2020;
 - C. An Ordinance Compliance Checklist dated November 5, 2020.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF EAST OTAY MESA SPECIFIC PLAN AMENDMENT PDS2020-SPA-20-002; PDS2020-ER-98-190-13H

November 5, 2020

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

The proposed project is a Specific Plan Amendment and does not propose any development or introduce any new areas of impact. Future discretionary applications within the East Otay Mesa Specific Plan area would be subject to additional review to demonstrate conformance to the Habitat Loss Ordinance.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The Project does not propose any development or introduce any new areas of impact. Future discretionary applications within the East Otay Mesa Specific Plan area would be subject to additional review to demonstrate conformance to the County of San Diego's Multiple Species Conservation Plan (MSCP) and the BMO.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The Project does not propose any development or introduce any new areas of impact. Future discretionary applications within the East Otay Mesa Specific Plan area would be subject to additional review to demonstrate conformance to the County of San Diego's Groundwater Ordinance.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

The Project does not propose any development or introduce any new areas of impact. Future discretionary applications within the East Otay Mesa Specific Plan area would be subject to additional review to demonstrate conformance to the County of San Diego's Resource Protection Ordinance.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES	NO	NOT APPLICABLE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Project does not propose any development or introduce any new areas of impact. Future discretionary applications within the East Otay Mesa Specific Plan area would be subject to additional review to demonstrate conformance to the County of San Diego's Watershed Protection, Stormwater Management and Discharge Control Ordinance.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

The Project does not propose any development or introduce any new areas of impact. Future discretionary applications within the East Otay Mesa Specific Plan area would be subject to additional review to demonstrate conformance to the County of San Diego's Noise Ordinance.

**Attachment D –
ENVIRONMENTAL FINDINGS**

**EAST OTAY MESA SPECIFIC PLAN AMENDMENT
PDS2020-SPA-20-002; PDS2020-ER-98-190-13H
ENVIRONMENTAL FINDINGS
January 22, 2021
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**

- 1) Find that the Planning Commission has reviewed and considered the information contained in the Addendum to the certified Environmental Impact Report on file with Planning & Development Services as Environmental Review Number PDS2020-ER-98-190-13H before making its decision on the proposed project.
- 2) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).
- 3) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
- 4) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).
- 5) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.)

**Attachment E –
PUBLIC DOCUMENTATION**

DEPARTMENT OF TRANSPORTATION

DISTRICT 11

4050 TAYLOR STREET, MS-240

SAN DIEGO, CA 92110

PHONE (619) 688-3137

FAX (619) 688-4299

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life.*

December 22, 2020

11-SD-Var
SR-905, SR-125, SR-11
East Otay Mesa Business Park Specific Plan Amendment
PDS2020-SPA-20-002

Mr. Nicolas Gustafson
Land Development
County of San Diego, Planning & Development
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Dear Mr. Gustafson:

A-1

Thank you for including the California Department of Transportation (Caltrans) in the review process for the East Otay Mesa Business Park Specific Plan Amendment project located near various State Routes. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation system. Caltrans supports improved transit accommodation, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promote a complete and integrated transportation system. Early coordination with Caltrans, in locations that may affect both Caltrans, San Diego County and other partner agencies, is encouraged.

A-2

Mr. Nicolas Gustafson
 December 22, 2020
 Page 2

Traffic

Please provide maps and traffic ADT data for *Table 6- Comparison of Adopted and Proposed Trip Generation*, specifically for the following land-uses: Activity Node Overlay, Commercial Center Overlay, District Commercial, Mixed-Use (Sunroad) with Residential and Employment Emphasis. This table is located on page 13 of the Nov 2020, LLG Land Use Change Traffic Study, Attachment A.

A-3

On the November 4, 2020 memo from LLG Engineering to the County of San Diego, Page 2, states that: "Part B was prepared by LLG and focuses on the Otay 250 project, which established a maximum trip count of 34,124 ADT." Please confirm if the 34,124 ADT from the Otay 250 project have already been included on Table 6 with the total 200,436 ADT. If that is the case, please identify it under land use designation on Table 6. Some of the project areas from the Otay 250 project appear to be outside of the Otay Mesa Business Park Specific Plan boundary. Please clarify.

Right-of-Way

Any work performed within Caltrans' Right-of-Way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

A-4

If you have any questions, please contact Roger Sanchez, of Caltrans' District 11 Development Review Branch, at (619) 987-1043 or by e-mail sent to roger.sanchez-rangel@dot.ca.gov.

Sincerely,

electronically signed by

MAURICE EATON, Branch Chief
 Local Development and Intergovernmental Review Branch



County of San Diego, Planning & Development Services
Project Planning Division

Memorandum

TO: File
FROM: Nicolas Gustafson, Project Manager
SUBJECT: Response to Comments; East Otay Mesa Business Park Specific Plan Amendment; PDS2020-SPA-20-002; PDS2020-ER-98-190-13H
DATE: January 22, 2021

The following are staff's responses to comments received during the East Otay Mesa Business Park Specific Plan Amendment (Project), received during the public disclosure period for the checklist and addendum prepared pursuant to the California Environmental Quality Act (CEQA) date November 5, 2020. The documents were circulated for public disclosure from November 9, 2020 to December 23, 2020, and one comment letter was received during that time.

Response to comments received from Maurice Eaton, California State Transportation Agency:

A - 1 This comment states that the California State Transportation Agency (Caltrans) has reviewed the Project is thankful for the opportunity to provide comments. This comment further discusses Caltrans' role as an introduction.

No changes were made to the Project, technical analysis, CEQA checklist or addendum as a result of this comment.

A - 2 This comment states that Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California. This includes vehicular, bicycle, pedestrian and transit modes, and encourages the County to engage in early coordination with Caltrans and other partner agencies in the facilitation of achieving complete streets and mobility networks.

No changes were made to the Project, technical analysis, CEQA checklist or addendum as a result of this comment.

A - 3 This comment states that Caltrans would like the County to provide maps and data included in the traffic analysis for activity node overlay, commercial center overlay, district commercial and mixed use land use designations for additional review. Additionally, Caltrans requested that the County confirm if trips from Otay 250 have been included in the analysis. Caltrans has also asked to clarify if any portions of Otay 250 are located outside the Specific Plan area.

The County has coordinated with Caltrans to provide the requested material and clarification. The traffic analysis was limited to a trip generation analysis which only considered changes in traffic as a result of the proposed changes in land use. No changes were proposed to activity node overlay, commercial center overlay or district commercial, and therefore no analysis was required. The Specific Plan limits the Village Core of Otay 250 to a maximum of 34,124 ADTs regardless of land use, and therefore any changes in land uses would not need to be analyzed in the traffic study. Additionally, the Specific Plan includes a tracking table to ensure that future developments do not exceed this threshold. All of Otay 250 is located within the Specific Plan area. No changes were made to the traffic analysis, checklist or addendum as a result of this comment.

- A - 4 This comment states that Caltrans has jurisdiction for any working within their Right-of-Ways (R/W) and that work within any Caltrans R/W will require their review, approval and permitting prior to construction.

The Project does not authorize the construction of any development. Future projects are subject to additional discretionary review and would be subject to Caltrans review, as required. No changes were made to the Project, technical analysis, CEQA checklist or addendum as a result of this comment.

EAST OTAY MESA PROPERTY OWNERS ASSOCIATION OTAY MESA PROPERTY OWNERS ASSOCIATION

Thursday, December 10, 2020

9:30 AM - 11:00 AM

Go-To-Meeting Web Link:

Phone: Access Code:

Joint Meeting Minutes

1. Call to Order: Wick called the meeting to order at 9:35 am.
Introductions: EOMPOA Members: Wick, Bossler, McKenna, Story, Traino
OMPOA Members: Christopher, Mahoney, Shaw, Story, Traino, Wick
Guests: Denise Ducheny, Goods Movement Consultant
Nicolas Gustafson, County of San Diego Planning Department
Alejandra Mier y Teran, CEO, Otay Chamber of Commerce
John O'Callaghan, CEO, South County Economic Development Council
Doug Paul, Guest
Gerardo Ramirez, District 8 Staff to San Diego City Councilwoman Moreno
David Sibbett, CalFire with County of San Diego
2. Approval of September Minutes: M/S/C/U (Shaw/Mahoney) to accept the minutes as presented.
3. County Sheriff and Fire CFD: Wick reported that the County decided to develop the Sheriff's station on an alternative site. Property owners asked the County to not impose a new tax for the cost which would exceed the \$12 million that the property owners are presently assessed. The Board of Supervisors agreed to that request. Sibbett added that the fire station is being constructed first and the stations will be considerably more than \$12 million. The County hopes to start construction in 2021.
4. La Media Road Update: Wick said the funding from the CA Transportation Commission approved \$22.7 million that will help complete the funding for the entire project. City staff has been working with the property owners. The City is appraising the land for the right of way and will send letters to the property owners to acquire the right-of-way land. Gerardo said the engineer will be mapping the route. Shaw asked if the project would be exempt from NEPA. Mier y Teran thinks the project will not be exempt from NEPA. Gerardo thinks the timeline is accurate and he will get it clarified if NEPA will be addressed. Wick asked Gerardo to determine the timeline.
5. East Otay Mesa Specific Plan Amendment: Nicolas Gustafson, with the County Planning Department, provided an update that Fiona presented to the property owners. M/S/C/U to approve the amendment. Wick will update new Supervisor Vargas and her staff on the project. The Otay Chamber will hold a virtual event to welcome both Supervisor Vargas and Mayor Todd Gloria.
6. Goods Movement Consultant Report: Ducheny sent word that the California Transportation Commission has approved \$42.52 million for Otay Mesa East Port of Entry and \$22.7 million for La Media Road improvements.
7. Maintenance Assessment District (MAD) - Mier y Teran outlined the goals of the MAD which could start as early as January 2022. The draft management plan will be sent to the City for review in either December 2020 or January 2021. The petition could be sent to property owners in the Spring with property owner election in June 2021.
8. Enhanced Infrastructure Finance District (EIFD) Update - Gerardo Ramirez, District 8 Staff, reported that the EIFD members received an update in October 2020 that outlined the infrastructure needs and the funds collected. He will send a new EIFD meeting date in early 2021.
9. Other Business: Mier y Teran voiced concern about how the Trade Movement decisions are being made by SANDAG without the trucking industry being invited to provide input. She said that the CTC Commissioners are trying to prioritize projects that don't create pollution (zero emissions) which would put truckers at a disadvantage.
10. Next Meeting
 - a. EOMPOA-OMPOA Meeting - March 11, 2021 - 9:30 - 11:00 am - Online/Phone
11. Adjournment: The meeting was adjourned at 10:22 am.

M/S/C/U - Moved/Second/Carried/Unanimous

**Attachment F –
SERVICE AVAILABILITY FORMS**



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

East Otay Mesa Property Owners Association (858) 623-9000
 Owner's Name Phone
 5440 Morehouse Drive, Suite 4000
 Owner's Mailing Address Street
 San Diego, CA 92121
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage _____ Total lots _____ Smallest proposed lot _____

Thomas Guide. Page _____ Grid _____

Project address _____ Street _____
 East Otay Mesa Business Park Specific Plan
 Community Planning Area/Subregion _____ Zip _____

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 4/9/2020

Address: 5440 Morehouse Drive, Suite 4000, San Diego, CA 92121 Phone: (858) 623-9000
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: CSA 135

Indicate the location and distance of the primary fire station that will serve the proposed project:

San Diego City Fire Station 43 - 1590 La Media Road

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
 B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 45 minutes minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
 C. ☐ District conditions are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

David Sibbet
 Authorized Signature

DAVID SIBBET, DEPUTY FIRE MARSHAL 619-672-7112 10/29/20
 Print Name and Title Phone Date



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

East Otay Mesa Property Owners Association (858) 623-9000

Owner's Name Phone

5440 Morehouse Drive, Suite 4000

Owner's Mailing Address Street

San Diego, CA 92121

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ 75.00

DISTRICT CASHIER'S USE ONLY

W

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

Various	

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. ☐ Total Project acreage _____ Total number of lots _____

- D. Is the project proposing the use of groundwater? ☐ Yes ☐ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☐ No

Thomas Guide Page _____ Grid _____

Project address Street

East Otay Mesa Business Park Specific Plan

Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: _____

Address: 5440 Morehouse Drive, Suite 4000, San Diego, CA 92121 Phone: (858) 623-9000

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Otay Water District Service area Water ID 22

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☐ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____
- C. ☐ District conditions are attached. Number of sheets attached: _____
☒ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ Print Name Vu Tran

Print Title Permit Technician Phone 619-670-2241 Date 12/8/20

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

THIS APPROVAL OF AVAILABILITY IS
 SUBJECT TO ALL OTAY WATER DISTRICT
 REQUIREMENTS IN EFFECT AT THE TIME OF
 APPLICATION FOR SERVICE.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

East Otay Mesa Property Owners Association (858) 623-9000

Owner's Name _____ Phone _____

5440 Morehouse Drive, Suite 4000

Owner's Mailing Address _____ Street _____

San Diego, CA 92121

City _____ State _____ Zip _____

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT**

A. LEGISLATIVE ACT

☐ Rezones changing Use Regulations or Development Regulations

☐ General Plan Amendment

☐ Specific Plan

☒ Specific Plan Amendment

B. DEVELOPMENT PROJECT

☐ Rezones changing Special Area or Neighborhood Regulations

☐ Major Subdivision (TM)

☐ Minor Subdivision (TPM)

☐ Boundary Adjustment

☐ Major Use Permit (MUP), purpose: _____

☐ Time Extension...Case No. _____

☐ Expired Map...Case No. _____

☐ Other _____

C.

☐ Residential Total number of dwelling units _____

☐ Commercial Gross floor area _____

☐ Industrial Gross floor area _____

☐ Other Gross floor area _____

D. ☐ Total Project acreage _____ Total number lots _____

Applicant's Signature: _____ Date: 4/9/2020

Address: 5440 Morehouse Drive, Suite 4000, San Diego, CA 92121 Phone: (858) 623-9000

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

Assessor's Parcel Number(s)
 (Add extra if necessary)

Thomas Guide Page _____ Grid _____

Project address _____ Street _____

East Otay Mesa Business Park Specific Plan

Community Planning Area/Subregion _____ Zip _____

SECTION 2: FACILITY AVAILABILITY**TO BE COMPLETED BY DISTRICT**

District Name: _____

If not in a unified district, which elementary or high school district must also fill out a form?
San Ysidro School District

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: San Ysidro High School, 5353 Airway Road, San Diego, CA 92154 miles: Varies

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. **(Check)**

☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

☒ Project is located entirely within the district and is eligible for service.

☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature: _____ Janea Quirk

Director, Planning & Construction

Print Title _____ Phone: 619-585-4439

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



**Attachment G –
OWNERSHIP DISCLOSURE**



County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
 INTERESTS ON APPLICATION FOR ZONING
 PERMITS/ APPROVALS**
 ZONING DIVISION

Record ID(s) _____

Assessor's Parcel Number(s) East Otay Mesa Business Park Specific Plan

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

East Otay Mesa Property Owners Association

_____	_____
_____	_____
_____	_____
_____	_____

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

_____	_____
_____	_____
_____	_____
_____	_____

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

David Wick, Chairman

_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."


 Signature of Applicant

David Wick, Chairman

Print Name

04/09/2020

Date

----- OFFICIAL USE ONLY -----

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>

