

3.1 Effects Found Not Significant as Part of the SEIR Process

The following environmental areas were not found to be significant during the SEIR process and are addressed in this Subchapter: Aesthetics (3.1.1), Land Use and Planning (3.1.2), and Population and Housing (3.1.3).

3.1.1 Aesthetics

3.1.1.1 *Existing Conditions*

Project Site

The Project site is located in a currently undeveloped area of the County that is designated for Technology Business Park uses in the EOMSP. The area surrounding the site is currently designated to be developed with Technology Business Park uses to the west, north, and east. The area south of the site across Otay Mesa Road includes existing industrial land uses, primarily two stories in height. There are three individual single-story residential units located to the east of the site on Otay Mesa Road within an area where a new subdivision has been approved for development of a technology park (Rabago Technology Park – TM 5568).

The Project site encompasses approximately 253 acres of undeveloped land east and west of Harvest Road and immediately north of Otay Mesa Road in San Diego County, California. The property is nearly flat-lying to steeply sloping with elevations ranging from approximately 620 feet AMSL in the central portion of the site to approximately 527 feet AMSL at the northwest corner.

Portions of the Project site have been altered by agricultural activity that has occurred over the past 100 years; however, the Project site is not currently farmed. Existing development on-site consists of Harvest Road at the west end, a dirt road along the east property line, several dirt roads trending east-west in the central portion of the site over an existing knoll, an abandoned borrow pit in the north-central portion, and several buried and surface irrigation lines.

Natural drainage across the site occurs as a network of shallow swales and ravines that discharge into Johnson Canyon to the northeast (within an area designated as open space easement) or into controlled facilities along Otay Mesa Road to the south. Vegetation primarily consists of non-native grasses with brush on the steeper slopes. The central-north section of the Project site is covered with an extensive volume of dumped soils, trash, and debris.

Public views into the Project site are visible from Otay Mesa Road, which forms the Project site's southern boundary; unimproved Harvest Road, running north to south through the western portion of the Project site; and unimproved Zinser Road that forms

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the Project site's northern border. There are three single family homes located just off-site of the Project's eastern border that would also have views of the Project site.

The Project site remains in essentially the same condition as when the EOMSP project was approved. Due to the undeveloped nature of the Project site, the aesthetic conditions described in the 1994 EIR for the EOMSP are essentially the same as site conditions today. Aesthetics were not further analyzed in the 2000 SEIR.

Regulatory Framework

The proposed Project is subject to a number of regulations applicable to the protection of visual resources, as well as plans and policies that ensure adequate consideration is given to preserving and/or enhancing the visual qualities of an area. These policies aid in evaluation of the planning agency/community perception of visual qualities within an area, as well as providing guidance as to whether proposed Project modifications would be visually compatible with County and/or community goals. The proposed Project is subject to the following guidelines and policies.

State

Scenic Highway Program

California adopted a Scenic Highway Program (Streets and Highways Code, Section 260 et seq.) in 1963 to preserve and protect scenic highway corridors from change that would diminish the visual quality of areas that are adjacent to highways.

Local

County of San Diego General Plan Conservation and Open Space Element

The 2011 Conservation and Open Space (COS) Element of the County General Plan combines what formerly were four separate elements (Open Space, Conservation, Scenic Highway, and Energy) and describes the natural resources within the County and goals and policies to preserve them. The COS Element provides direction for future growth and development in the County with respect to the conservation, management, and utilization of natural [biological, water, agricultural, paleontological, mineral, visual (including scenic corridors and dark skies)] and cultural resources; protection and preservation of open space; and provision of park and recreation resources. In the vicinity of the proposed Project site, there are no areas identified as a scenic corridor in the COS Element or included as part of the County Scenic Highway System.

County of San Diego Resource Protection Ordinance

The County's RPO provides special regulations applicable to certain types of discretionary applications, including tentative maps. The ordinance focuses on the preservation and protection of the County's unique topography, natural beauty, diversity,

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natural resources, and quality of life. The RPO is intended to protect the integrity of sensitive lands including wetlands, wetland buffers, floodplains/floodways, sensitive habitats, cultural resources, and steep slopes (lands having a natural gradient of 25 percent or greater and a minimum rise of 50 vertical feet, unless said land has been substantially disturbed by previous legal grading), all of which are components of visual quality and community character.

Dark Skies

The County of San Diego Light Pollution Code (Title 5, Division 1, Chapter 2, Sections 51.201- 51.209 of the San Diego County Code of Regulatory Ordinances; LPC) seeks to control undesirable light rays emitted into the night sky in order to reduce detrimental effects on astronomical research. Zone A, defined as the area within a 15-mile radius centered on the Palomar Observatory and within a 15-mile radius centered on the Mount Laguna Observatory, has specific light emission restrictions. The unincorporated portions of San Diego County not within Zone A fall within Zone B, and are subject to lesser restrictions. The proposed Project site is located approximately 80 miles from the Palomar Observatory and approximately 59 miles from the Mount Laguna Observatory, and is therefore, within the Outdoor Lighting Ordinance Zone B. Outdoor lighting, such as security or parking lot lighting, must be less than 4,050 lumens and fully shielded within Zone B.

Otay Subregional Plan

The Otay Subregional Plan augments the 2011 General Plan and contains goals and policies specific to the Otay Mesa planning area. The proposed Project site is located in the southern portion of the Otay Subregional Plan Area. Guidance related to aesthetics is contained in several policies of the Otay Subregional Plan, including the Land Use and Mobility policy sections.

3.1.1.2 Analysis of Potential Effects and Determination as to Significance

Previous Environmental Documentation

1994 East Otay Mesa Specific Plan EIR

The 1994 EIR includes an analysis of landform alteration impacts as they relate to visual quality. In addressing landform alteration and visual quality impacts, the 1994 EIR relied on County policies in effect at that time for determining significance, including the Hillside Review Policy (I-73) and the Resource Protection Ordinance. Additionally, the 1994 EIR referenced the County's Resources Conservation Area (RCA) program, for developing policies to preserve resources in the East Otay Mesa area, and the County Scenic Highway Element for scenic highway designation.

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Based on the 1994 EIR, buildout of the Specific Plan area would result in development of flatter portions of the Specific Plan area to accommodate construction of the planned industrial and commercial uses, as well as two major highways and a network of surface streets. The 1994 EIR identified a number of potential impacts to landform alteration/visual quality for projects located within the Specific Plan Area as a whole and concluded that, for the most part, no significant landform alteration impacts would occur for areas of the Specific Plan where industrial uses are planned. However, where industrial development is planned in the vicinity of Johnson Canyon that could involve placing fill within the canyon, significant landform alteration impacts would occur. Additionally, the 1994 EIR concluded significant landform alteration impacts associated with residential development in the Hillside Residential areas of the Specific Plan.

Relative to visual resources, the 1994 EIR identified sensitive visual receptors for development areas within the Specific Plan area as existing residents, future residents, and travelers on proposed scenic routes (i.e., SR-125 and SR-905). The 1994 EIR concluded that impacts to residents would be considered less than significant, because the Otay Mesa area is already developing with industrial and institutional uses in the area, and the EOMSP would be consistent with on-going development. For the major scenic resources of the area – the Otay River Valley and the San Ysidro Mountains – the 1994 EIR evaluated the potential for development within the EOMSP to affect views but determined that planned development within the EOMSP area would not detract from the aesthetic qualities and dominance that the San Ysidro Mountains provide for the area. Relative to scenic highways, the 1994 EIR determined that sufficient measures are provided in the EOMSP to ensure that impacts to scenic highways would not be anticipated.

Mitigation measures relative to residential development in the Hillside Residential areas included review of site-specific grading plans to determine measures to reduce the amount of landform alteration. Mitigation measures relative to Johnson Canyon include the determination of specific boundaries of the canyon defined as the top of the canyon slopes within the Hillside Residential District, and no fill shall be allowed within those boundaries, as well as erosion control devices for grading required for industrial development adjacent to the canyon.

2000 East Otay Mesa Specific Plan Sunroad Centrum SEIR

Aesthetics were included within Section 6.2, Effects Found Not to be Significant During Initial Study, of the 2000 SEIR. The 2000 SEIR did not note any changes to the existing on-site conditions, impacts, or mitigation measures for the East Otay Mesa Specific Plan Sunroad Centrum project different from those evaluated in the 1994 EIR.

2012 Sunroad Otay Tech Centre Addendum

The 2012 Sunroad Otay Tech Centre Addendum concluded that since the previous EIR was certified, there were not any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that

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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. Thus, 2012 Addendum did not note any changes to the existing on-site conditions, impacts, or mitigation measures for the East Otay Mesa Specific Plan Sunroad Centrum project different from those evaluated in the 1994 EIR.

Guidelines for Determining Significance

The following significance guidelines from the *County of San Diego Guidelines for Determining Significance – Visual Resources* were used in evaluating whether the proposed Project would result in visual impacts that had not already been addressed in the EOMSP 1994 EIR. Specifically, the proposed Project would generally be considered to have a significant impact if it results in any of the following:

1. The project would introduce features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines.
2. The project would result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area, including but not limited to landmarks (designated), historic resources, trees, and rock outcroppings.
3. The project would substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from:
 - a public road,
 - a trail within an adopted County or State trail system,
 - a scenic vista or highway, or
 - a recreational area.
4. The project would not comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District's Zoning.

The analysis presented below demonstrates that the proposed Project would not result in visual impacts that had not already been addressed in the EOMSP 1994 EIR and that the analysis of visual impacts is consistent with the 1994 EIR.

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Impact Analysis

Guideline for the Determination of Significance:

Would the Project introduce features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines?

Relative to visual resources, the 1994 EIR identified sensitive visual receptors for development areas within the Specific Plan area as existing residents, future residents, and travelers on proposed scenic routes (i.e., SR-125 and SR-905). The 1994 EIR concluded that impacts to residents would be considered less than significant, because the Otay Mesa area is already developing with industrial and institutional uses in the area, and the EOMSP would be consistent with on-going development.

The proposed Project would not detract from the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines. The proposed change in land use from commercial/industrial to mixed-use would allow future development to occur that would change the site from undeveloped grassland to a developed urban landscape. Development would follow the design guidelines contained in the EOMSP, which would ensure that future development does not substantially contrast with other planned development within the Specific Plan area and with adjacent planned developments.

Implementation of the Project would result in a substantially similar aesthetic design as the previous environmental documentation analyzed. The proposed Project would introduce a Mixed-Use Core that would result in a mix of land uses within the Village Core that could occur vertically or horizontally, but would be consistent with the adopted planned character of the Specific Plan Area. The proposed Project would introduce new residential uses to the Specific Plan area; however, site planning standards relative to intensity and bulk regulations would remain consistent with what was previously approved, as illustrated in Table 3.2-1 of the SPA. Maximum building heights allowed for uses within the Mixed Use Village Core (75 feet) would fit within current maximum building heights allowed by the adopted Specific Plan (25 feet to 150 feet). Although uses within the Mixed-Use Village Core would be allowed a floor area ratio and maximum lot coverage greater than what exists under the approved Specific Plan, design regulations and guidelines within the SPA would ensure that buildings would be designed to be compatible with nearby land uses and are encouraged to reflect a human scale and provide visual interest. Typical design elements would include street oriented building entrances, ground floor transparency, sidewalk cafes, balconies, awnings, and articulated facades. (See Figures 3.1-1 *Typical Mixed-Use Façade Articulation*, and Figure 3.1-2, *Mixed-Use Preferred Character*.) Where feasible, parking lots would be located to the rear or sides of buildings and screened with landscaping.

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The proposed Project also includes a Tentative Map (TM 5607), which proposes grading the entire Project site. Grading would not substantially differ from the approved Tentative Map (TM 5139). Project grading would alter the existing landform, and future development would change the site's existing visual qualities, as was analyzed in the 1994 EIR. Grading within the limits of the Project area would create relatively level pads and circulation roadways to accommodate future development, and the vacant site would be replaced with structures of varying heights and sizes – all changes which were anticipated and evaluated in the 1994 EIR.

Guideline for the Determination of Significance:

Would the project ~~would~~ result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area, including but not limited to landmarks (designated), historic resources, trees, and rock outcroppings?

The 1994 EIR did not specifically address significant impacts to features that contribute to the valued visual character or image of the neighborhood, community, or localized area, including but not limited to landmarks (designated, trees, and rock outcroppings). The Project site is fully disturbed due to previous uses, including agriculture. As such, no scenic resources such as trees or rock outcroppings are located on the Project site. As noted in Section 2.3, *Cultural Resources*, no historic buildings are currently located on the Project site.

Guideline for the Determination of Significance:

Would the project substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from:

- *a public road,*
- *a trail within an adopted County or State trail system,*
- *a scenic vista or highway, or*
- *a recreational area.*

The 1994 EIR identified the Otay River Valley and the San Ysidro Mountains as major scenic resources for the EOMSP. The 1994 EIR evaluated the potential for development within the EOMSP to affect views of these resources and determined that planned development within the EOMSP area would not detract from their aesthetic qualities and the dominance that the San Ysidro Mountains provide for the area.

The proposed Project would amend the EOMSP to allow for a Mixed-Use Core, with a mix of land uses that could occur vertically or horizontally, but which would be consistent with the adopted planned character of the Specific Plan Area. Future development within the Specific Plan Amendment area would be visible from existing and future roads, including Otay Mesa Road, Harvest Road, Zinser Road, Lone Star Road, and internal Project streets.

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The proposed Project is not located in an area that would afford views from a recreation area. However, future development could also be visible from trails within the County's trail system, including a proposed multi-use trail proposed for within the area planned for development, and may be visible from an existing trail located in the open space easement north of Lone Star Road.

Although the proposed Project introduces new residential uses to the Specific Plan area, site planning standards relative to intensity and bulk regulations would remain consistent with what was previously approved, as illustrated in Table 3.2-1 of the SPA. Maximum building heights allowed for uses within the Mixed Use Village Core (75 feet) would fit within current maximum building heights allowed by the adopted Specific Plan (25 feet to 150 feet). Thus, consistent with the 1994 EIR, the proposed Project would not introduce uses that could obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a public road or a trail within an adopted County or State trail system.

As described in the 1994 EIR, due to the distance of the Project site from the closest scenic highway viewshed (the closest State-designated scenic highway is a portion of SR-125 from SR-94 to I-8, more than 16 miles north of the Project site), the proposed Project would not have any substantial adverse effect on a scenic vista or scenic resources.

Guideline for the Determination of Significance:

Would the project comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District's Zoning?

The 1994 EIR relied on County policies in effect at that time, including the Hillside Review Policy (I-73) and the Resource Protection Ordinance. Additionally, the 1994 EIR references the County's RCA program for developing policies to preserve resources in the East Otay Mesa area and the County Scenic Highway Element for scenic highway designation. The 1994 EIR noted that Otay Mountain area as "extremely important and of statewide significance ... a major scenic landmark for the region." The Otay Mountain RCA covers the larger San Ysidro Mountain area to the east of the EOMSP, as well as small portions of the easterly part of the Specific Plan area. As presented in the 1994 EIR, development of the EOMSP would not result in significant impacts to views of San Ysidro Mountains.

The proposed Project would comply with design regulations contained in the EOMSP directed at ensuring future development does not result in significant visual impacts. The Project site is located within the Otay Subregional Plan area. The Subregional Plan reflects the identification of Otay Mountain – Otay Lake as an RCA. The proposed Project is located several miles from the Otay Mountain – Otay Lake RCA. The Project would not result in visual impacts to the RCA. The project would not be located in an area with Historic Districts Zoning.

3.1.1.3 *Cumulative Impact Analysis*

The cumulative impact analysis study area for aesthetic resources in the 1994 EIR indicated that some of the projects on that EIR's cumulative projects list would require significant amounts of landform alteration due to the presence of canyons and/or steep slopes on the sites. Those projects included the East Otay Mesa SPA, SR-125 Otay Ranch, and some of the City of San Diego Otay Mesa Community Plan and associated Precise Plans. The 1994 EIR noted that, visually, the entire Specific Plan area is dominated by three major landforms: the Otay River Valley, Otay Mesa, and the San Ysidro Mountains. None of the developments included within the cumulative projects would alter these basic landforms. Therefore, 1994 EIR concluded that no significant impacts in terms of visually quality would occur as a result of cumulative development.

The proposed Project would not alter the conclusions of the 1994 EIR relative to cumulative effects. While the proposed Project would introduce a Mixed-Use Core that would result in a mix of land uses within the Village Core, site planning standards relative aesthetics (such as intensity and bulk regulations) would remain consistent with the EOMSP. Proposed and planned development in the greater Otay Mesa area would continue to change this region from vacant land to urban development. General Plans, Community Plans, and Subregional Plans have been approved for the project area which anticipate the future development and recognize the visual change to the environment.

In evaluating the Cumulative Projects List (Table 1-6) generated for the proposed Project, several projects were determined to result in visual quality impacts, including the International Industrial Park, the Metropolitan Airpark – Brown Field Redevelopment project, the Otay Crossings Commerce Park, and Otay Ranch Village 13. In concert with the proposed project, these projects would contribute to the change from rural to urban development for the project area. Each project would be required to evaluate its impacts on visual resources and to community/neighborhood character and would be required to mitigate significant visual impacts, if any are identified. Thus, although the project would contribute to the cumulative change in the visual environment, its contribution has been planned for in the EOMSP, Otay Subregional Plan, and County General Plan and would not be regarded as a significant cumulative effect.

3.1.1.4 *Conclusion*

As the above analysis describes, the Project would have a less than significant impact with regard to aesthetics, and no additional mitigation measures are required beyond those already in effect for the EOMSP.

3.1.2 Land Use

3.1.2.1 *Existing Conditions*

The Project site is currently zoned S-88 (Specific Plan) and is designated in the General Plan as Specific Plan Area. The EOMSP area sits entirely within the Otay Mesa community in the southeastern portion of unincorporated San Diego County. The EOMSP covers approximately 3,013 acres of land immediately adjacent to the U.S./Mexico border. It is roughly bounded by the Otay River Valley Regional Park to the north, the international border to the south, the San Ysidro Mountains to the east, and the City of San Diego's Otay Mesa Community Plan area to the west.

The proposed Project site is located within the northwestern part of the EOMSP (see Figure 1-3). The undeveloped site is generally east of SR-125, north of Otay Mesa Road, west of Vann Centre Boulevard, and south of future Zinser Road.

Existing land uses in the vicinity of the Project site are shown in Figure 3.1-3, *Existing Land Uses*. Existing uses immediately adjacent to the Project site primarily consist of light industrial uses and business park development. To the south, immediately across from Otay Mesa Road, lies the Larkspur Energy Facility and the San Diego Business Park. Three single-family homes are located approximately one-half mile east of the site within an area where a new subdivision has been approved for development of a technology park (Rabago Technology Park – TM 5568). The homes are sited on average 52,817 square foot lots surrounded by vacant grasslands, outdoor sheds, and trailers. Adjacent land to the west and north is currently vacant.

Heavier industrial uses including warehouses, automobile recycling, and truck storage yards are primarily concentrated in the eastern portion of Otay Mesa. Industrial warehouses are typically surrounded by parking lots and landscaped areas. Automobile recycling and truck storage yards may appear cluttered and disorganized; however, they are generally screened from public view by fences and perimeter landscaping. The San Diego Otay Mesa Transfer Facility, Otay Mesa Generating Project, future Pio Pico Energy Center, and planned East Otay Mesa Recycling Center are located in the eastern portion of the Specific Plan area. These uses are all over one mile from the project site. Such facilities may have the potential to generate emission levels that are considered unacceptable near residential development. As a result, sensitive land uses are typically buffered from these types of uses to prevent land use conflicts and environmental health concerns.

The area south of Airway Road, generally stretching from Cactus Road to Enrico Fermi Drive, is characterized by business parks and light industrial uses interspersed with large vacant parcels. Panasonic, FedEx Freight, Pacific Rim Business Center, California Highway Patrol, and the Otay Mesa POE are located here. This area currently serves as a major employment center for Otay Mesa and offers international services that function well at the U.S.-Mexico border.

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Existing development west of the site is focused primarily north of SR-905. This area provides a variety of light industrial uses, business parks, and supporting commercial uses that transition to residential uses concentrated in the northwest. The Brown Field Airport, Ocean View Hills Corporate Center, and Greenfield Village Apartments are some of the existing developments located in this area. Located approximately four miles away, Greenfield Village Apartments is the closest existing multi-family residential development to the site.

Regulatory Setting

San Diego County General Plan

The General Plan was comprehensively updated and adopted on August 3, 2011. It includes six elements, which are briefly described below.

Land Use Element

The General Plan Land Use Element provides maps, goals, and policies and serves as the regulatory document guiding land use, conservation, and development in the unincorporated County. This element provides a framework to accommodate future development within the County in an efficient and sustainable manner that is compatible with the character of unincorporated communities and the protection of valuable and sensitive natural resources. The Land Use Element describes land use designations and use regulations shown on community and subregional area maps, in this case the Otay Subregional Plan. The existing regional land use categories for the Proposed Project site, as identified in the Land Use Element, are Specific Plan Area. The Land Use Element also includes a Community Services and Infrastructure section addressing water supply, wastewater collection and treatment, solid waste management, schools, libraries and telecommunication services.

Mobility Element

The Mobility Element of the General Plan describes the multi-modal transportation network within the unincorporated areas, including motor vehicle, public transportation, bicycle, pedestrian, rail and air transportation facilities. The element states the goals and policies that address the safe and efficient operation, maintenance, and management of the transportation network, and identifies major existing and planned road network components in the County. These road network components are shown on maps and matrices in the Mobility Element Network Appendix.

Conservation and Open Space Element

The COS Element combines what formerly were four separate elements (Open Space, Conservation, Scenic Highway, and Energy) and describes the natural resources within the County and goals and policies to preserve them. This element provides direction for future growth and development in the County with respect to the conservation,

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management, and utilization of natural (biological, water, agricultural, paleontological, mineral and visual [including scenic highways and dark skies]) and cultural resources; protection and preservation of open space; and provision of park and recreation resources. The closest scenic highway to the proposed Project site is the segment of SR-125 between SR-94 and I-8, approximately 16 miles from the Project site. The COS Element also addresses air quality, climate change and energy, and the associated generation of criteria pollutants and greenhouse gas emissions. Finally, the element contains goals and policies related to parks and recreation and uses residential densities to determine the spacing of parks based on population (i.e., ten acres of local parks and 15 acres of regional parks for every 1,000 persons in the unincorporated County). Projects are required to provide in lieu fees and/or dedicate land to parks, passive recreation open space areas, and trails in accordance with the County PLDO.

Housing

The Housing Element is a policy framework that sets forth a range of programs designed to meet the varying needs of the different communities within the unincorporated area. This element documents and discusses the housing needs of County residents, includes an inventory of the resources and constraints relevant to meeting current and future housing needs, and seeks to reconcile housing needs with competing land use interests (e.g., agricultural operations, sensitive species habitat). The key issues addressed in this element are compliance with state housing requirements, the regional housing needs allocation (RHNA) process, village issues and semi-rural and rural lands issues. The goals and policies in the element address housing development, community character and environment, housing affordability, preservation of affordable housing, governmental constraints and the delivery of housing services.

Safety

The Safety Element brings safety considerations into the planning and decision-making process by establishing policies related to future development that will minimize the risk of injury, death, property and environmental damage associated with natural and human-made hazards. The Safety Element ensures that development accounts for physical constraints and natural hazards of the land. The goals and policies of this element were developed to protect residents and areas from wildland and urban fire, crime, hazardous materials incidents, earthquakes, flooding and hazardous incidents associated with aircrafts and airports. Disaster preparedness and emergency response also are addressed in this element.

Noise

The Noise Element ensures that noise considerations are incorporated into the land use decision-making process and establishes Noise Compatibility Guidelines to be used in the evaluation of proposed development projects. The community noise control standards within the County's Noise Abatement and Control Ordinance are used in conjunction with the Noise Element in considering the environmental impacts of noise exposure. The

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Noise Element addresses transportation and non-transportation noise sources, noise-sensitive land uses, and existing and future noise levels. This element was developed to preserve County residents' quality of life by protecting from the obtrusive impacts of noise and noise-generating uses such as traffic, construction, airplanes and certain industrial uses.

Otay Subregional Plan

The Otay Subregional Plan area is approximately 28,380 acres in size. The plan area is located in the most southwesterly corner of the unincorporated county, bordered by the Jamul/Dulzura subregion to the north and east, the City of Chula Vista to the west, and the international border with Mexico to the south. The subregion is characterized by the Otay reservoir, two detention facilities, a landfill, proximity to the Mexican border, and the San Ysidro Mountains. There are two active specific plan areas within the subregion, including the EOMSP and the Otay Ranch Specific Plan. The EOMSP is the location of the proposed Project and is currently approved for development with commercial and industrial uses to serve as a major employment area for southern San Diego County. Otay Ranch consists of a resort and a variety of residential designations, ranging from 0.7 to 15 dwelling units per acre. The subregion is largely undeveloped and in public ownership.

County of San Diego Zoning Ordinance

The County Zoning Ordinance (effective December 19, 1978, as amended) identifies the permitted uses of the Project site, consistent with the land use designations of the General Plan. The Project site has a zoning designation of S-88 (Specific Plan).

East Otay Mesa Business Park Specific Plan

The EOMSP and certified EIR were originally approved in 1994. The Plan sets forth the expectations of high demand for industrial and commercial land in the area; however, limited development has occurred since that time, and most of the Specific Plan area remains vacant. Originally envisioned as a major employment center in southern San Diego County, the objectives of the plan are to encourage regional technology 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. The EOMSP has been amended multiple times since 1994 and is now officially titled the East Otay Mesa Business Park Specific Plan.

Brown Field Airport Land Use Compatibility Plan

The Brown Field ALUCP is the fundamental tool used by the SDCRAA, acting in its capacity as the San Diego County ALUC, in fulfilling its purpose of promoting airport land use compatibility. Specifically, the ALUCP: (1) provides for the orderly growth of the Airport and the area surrounding the Airport; and (2) safeguards the general welfare of

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the inhabitants within the vicinity of the Airport and the public in general (Pub. Util. Code §21675(a)). In essence, the ALUCP serves as a tool for the ALUC to use in fulfilling its duty to review land use plans and development proposals within the AIA at the Airport. In addition, the ALUCP provides compatibility policies and criteria applicable to local agencies in their preparation or amendment of general plans and to landowners in their design of new development.

3.1.2.2 *Analysis of Potential Effects and Determination as to Significance*

Previous Environmental Documentation

1994 East Otay Mesa Specific Plan EIR

In addressing land use impacts, the 1994 EIR evaluated if significant land use impacts would result from: land use compatibility between the existing residential units and industrial and commercial development that could occur within the Specific Plan area, between residential units which could occur in the Specific Plan in Johnson Canyon and the adjacent State prison, and between residential units that could occur in O'Neal Canyon and the adjacent detention facility; impacts to the Western Land Boundary Monument #252 and the International U.S./Mexico Border; as well as the loss of important farmlands.

The 1994 EIR identified a number of potential impacts related to land use for projects located within the Specific Plan Area, including: land use interface impacts between existing or future residents and the State prison, the County detention facility, on-site industrial development, the American International Raceway, and the OHV park; impacts to Western Land Boundary Monument #252 along the International US/Mexico border due to the lack of buffer around the monument; inconsistencies with the Otay Subregional Plan guidelines for the East Otay Mesa SPA; incompatibility between the future 60 CNEL noise contour of Brown Field with the proposed Hillside Residential district north of Lone Star Road; and Inconsistencies with goals and preliminary plans for the Otay Valley Regional Park for the area on, and around, Johnson Canyon. The 1994 EIR concluded that implementation and eventual buildout of the EOMSP would have the following potentially significant land use impacts:

- Land use interface impacts between existing or future residences and the State prison, the County detention facility, on-site industrial development, the American International Raceway, and the OHV park;
- Impacts to Western Land Boundary Monument #252 along the International U.S./Mexico border due to the lack of buffer around the monument;
- Inconsistencies with the Otay Subregional Plan guidelines for the EOMSP area, with applicable goals of the County's Regional Land Use Element, and with RCAs identified in the area by the County's Conservation Element;
- Incompatibility between the future 60 CNEL noise contour of Brown Field with the proposed Hillside Residential district north of Lone Star Road; and

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- Inconsistencies with goals and preliminary plans for the Otay Valley Regional Park for the area on, and around, Johnson Canyon.

The 1994 EIR included eight mitigation measures relative to land use, requiring buffers between residential and non-residential land uses, site plan evaluation of future projects, light pollution control, site-specific noise analysis, buffer around Monument #252, siting of residential development outside the 60 CNEL noise contour of Brown Field wherever possible, and careful siting of land uses adjacent to Johnson Canyon. These eight mitigation measures were either specific details of the EOMSP that are outside the proposed Project or are superseded by mitigation included within Chapter 2 of this Supplemental EIR. Therefore, these mitigation measures are not applicable to the proposed Project.

2000 East Otay Mesa Specific Plan Sunroad Centrum SEIR

The 2000 SEIR narrowed the focus of environmental impacts to the 250.5-acre project site that consisted of undeveloped land located east and west of Harvest Road and immediately north of Otay Mesa Road, which is generally the same site as the proposed Project site. According to the 2000 SEIR, the significance of land use impacts associated with the Sunroad Spectrum project was determined by comparing the land uses proposed by that project with the uses, goals, and policies approved in the EOMSP and the MSCP Subarea Plan.

The 2000 SEIR determined that the proposed project would have a significant impact on the goals and policies of the MSCP Subarea Plan. Mitigation for this impact required: 1) approval of a minor amendment and RCP and 2) the proposed open space located in the area north and south of Lone Star Road be determined to be consistent with the MSCP. Both of these mitigation measures have been accomplished.

2012 Sunroad Otay Tech Centre Addendum

The 2012 Sunroad Otay Tech Centre Addendum concluded that since the previous EIR was certified, there were not 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 conflict 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. Therefore, the 2012 Addendum did not note any changes to the existing conditions on-site from the previously approved environmental documents.

Guidelines for Determining Significance

Appendix G (Environmental Checklist) of the CEQA Guidelines was used for determining significance of land use impacts associated with the proposed Project. The land use

3.1 Effects Found Not Significant as Part of the SEIR Process

impact analysis in this section specifically addresses the following questions from the Environmental Checklist:

Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Impact Analysis

Guideline for the Determination of Significance:

Would the project physically divide an established community?

The proposed Project would not divide an established community. The Specific Plan Area was established primarily as an industrial/commercial and business center with approximately 20 percent of the land set aside for conservation and low-density residential use. The proposed Project would establish a Mixed-Use Village Core within the Specific Plan Area that would permit a variety of residential uses at higher densities. The planned Mixed-Use Village Core would make up a majority of the site while approximately 53 acres in the northeast portion of the site would remain an open space preserve. Up to 3,158 residential dwelling units, 78,000 square feet of commercial space, and 765,000 square feet of employment uses would be permitted within the development footprint.

As described above and shown in Figure 3.1-3, the Project site is surrounded by mostly industrial/commercial uses and undeveloped land, with a few single-family residences and other uses. Additionally, the Project area is planned for urban development, as depicted in Figure 3.1-4, *Planned Land Uses*. Due to the industrial nature of the Specific Plan Area and the lack of established neighborhoods, implementation of the Project would not divide an established community.

Guideline for the Determination of Significance:

Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The following section contains a discussion of the consistency of the proposed Project with relevant land use plans; it should be noted that, according to CEQA, a conflict with an applicable land use plan, policy, or regulation does not inherently indicate that a project

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would have a significant effect, unless a physical change would occur. To the extent that physical impacts may result from such conflicts, such physical impacts are considered secondary land use impacts and are analyzed elsewhere in this SEIR.

County of San Diego General Plan

The 2011 County of San Diego General Plan is a comprehensive plan for the growth and development of the unincorporated County. The Project site is identified as Village Regional Category, which identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Typically, Village areas function as the center of community planning areas and contain the highest population and development densities. Ideally, a Village would reflect a development pattern that is characterized as compact, higher density development that is located within walking distance of commercial services, employment centers, civic uses, and transit (when feasible).

The proposed Project meets the definition of a Village. The Project proposes to allow for the development of a mixture of uses including high density residential, commercial/retail, and office/business park uses. The Project would be pedestrian oriented, close to urban amenities and jobs created on-site, and linked to the existing regional transit system. The proposal to include housing in the area would implement the guiding principles outlined in the County of San Diego's General Plan and goals and policies within the County's Housing Element regarding diversified housing types and affordability. Within the Mixed-Use Village Core, a diverse mix of single-family and multi-family housing types would be permitted. Table 3.1-1, *General Plan Consistency Analysis*, analyzes Project consistency with applicable General Plan principles, goals, and policies.

Otay Subregional Plan

The Project site is governed by the Otay Subregional Plan (Volume 1). The focus of the Subregional Plan is to promote industrial development in the Otay Mesa/International Border with Mexico region and the plan describes the East Otay Mesa Specific Plan as the planning framework for development in East Otay Mesa. The Otay Subregional Plan does not include residential as an allowed land use.

The Project proposes to amend the Otay Subregional Plan in order to allow residential mixed-uses that will support the development of industrial uses in the area by providing live/work and commercial service opportunities that are consistent with the County's General Plan. The intent of the Otay Subregional Plan when first developed was to provide for "large scale industrial development" in an area of the County where "large, level, undeveloped, and relatively inexpensive parcels of land" are located "near a large labor pool, moderately priced housing, and a general aviation airport." While the Project would require an amendment to the Otay Subregional Plan in order to allow for the construction of mixed-uses, this is not considered an impact under CEQA since it would not result in any direct physical impacts on the environment. Table 3.1-2, *Otay Subregional Plan Consistency Analysis*, analyzes Project consistency with applicable Subregional Plan goals and policies. The proposed Project would result in secondary

3.1 Effects Found Not Significant as Part of the SEIR Process

environmental effects associated with the proposed land uses and the physical development of the project. Those impacts are addressed in Chapter 2.0 of this SEIR.

San Diego County Zoning Ordinance

The Project site is currently zoned S-88. The S-88 Use Regulations are intended to accommodate Specific Plan areas shown on the San Diego County General Plan or on those lands for which a Specific Plan has been adopted by the Board of Supervisors pursuant to the Government Code. The proposed Project would not alter the existing S-88 zoning.

The Project does, however, allow for a new mixed-use land use designation within the S-88 zone. This land use designation allows for development of a Village as identified within the General Plan. Because these land uses are anticipated within the General Plan, the creation of the new land use designations in this zone does not result in an incompatibility with the Zoning Ordinance. Additionally, the zoning regulations and phasing presented in the SPA ensures the orderly development and implementation of the proposed Project.

East Otay Mesa Business Park Specific Plan

The EOMSP is a regulatory document that establishes standards for development, environmental conservation, and public facilities to implement the objectives of the County of San Diego General Plan and Otay Subregional Plan. The objectives of the plan are to encourage regional technology 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. The EOMSP designates the Project site as Technology Business Park with a Commercial Overlay on the southwestern portion of the site. The existing Technology Business Park land use designation is intended for development of manufacturing options and business offices that research, develop, and produce advanced technologies.

The Project proposes to amend the EOMSP to establish a mixed-use land use designator allowing for a mix of residential, employment, and retail uses. The Project would include a range of densities and mix of uses across the planning area as indicated by the new designations and allowable housing types including single-family detached, duplexes, townhomes/rowhouses, and multi-family product types. This change to the Specific Plan would not result in significant environmental impacts. However, physical development of the Project site could result in secondary impacts associated with the proposed land use change. The potentially significant environmental effects associated with the proposed Specific Plan Amendment are addressed in Chapter 2.0 of this SEIR.

Brown Field Airport Land Use Compatibility Plan

As is fully analyzed in Section 2.5, *Hazards and Hazardous Materials* of this SEIR, the Project site is located within the boundaries of the Brown Field ALUCP. The proposed Project complies with the development regulations outlined in the ALUCP. A portion of

3.1 Effects Found Not Significant as Part of the SEIR Process

the site is located within Zone 2 (Inner Approach/Departure Zone); per the ALUCP compatibility guidelines, residential uses would not be permitted in that area. The portion of the site within Zone 4 (Outer Approach/Departure Zone) would be limited to a maximum of 20 dwelling units per acre consistent with the ALUCP. Future site plan review would be required to ensure that individual development proposals comply with the requirements of the Brown Field ALUCP, and each site plan would be required to comply with the requirements of the C Designator as described in the County Zoning Ordinance, Section 5250-5260. For a detailed description of the Project relationship with the Brown Field ALUCP, please see Section 2.5.

Future site plan review would be required to ensure that individual development proposals comply with the requirements of the Brown Field ALUCP, including restrictions relative to building heights. Therefore, potentially significant direct impacts resulting from implementation of the proposed Project would be reduced to below a level of significance at the time of Site Plan review to ensure consistency with the regulations of the Brown Field ALUCP and 2011 General Plan goals/policies related to airport hazards.

Guideline for the Determination of Significance:

Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

The Project site is located within the South County segment of the MSCP. The MSCP is a long-term regional conservation plan designed to establish a connected preserve system that protects the County's sensitive species and habitats. The MSCP covers 582,243 acres in over 12 jurisdictions, and each jurisdiction will have its own subarea plan. The Subarea Plan for the County's main jurisdictional area (now also known as the South County MSCP) covers 252,132 acres in the southwestern area, and is implemented by the BMO, which outlines the specific criteria and requirements for projects within the MSCP boundaries. As an NCCP Plan, the MSCP allows the County to authorize take for certain federal- and state-protected "covered" species and thereby streamlines the administrative process of environmental permitting and development in the County.

In some areas, locations of preservation and development were not resolved at the time the County Subarea Plan was published, and these areas are called Amendment Areas. Amendment Areas are not included in County take authorizations otherwise provided by the MSCP until an amendment process is completed; processing involves consultation with not only County biologists, but also representatives of CDFW and USFWS to ensure compliance with CEQA, ESA, and CESA. Major Amendment Areas contain habitat of higher value, including dedicated or designated preserve areas. Requests for Major Amendment Areas must be fully processed by USFWS and CDFW in conformance with all applicable laws and regulations. Minor Amendment Areas contain habitat that could be lost without significant negative impacts to the County Subarea Plan. Projects in Minor Amendment Areas must meet criteria and achieve goals for linkages and corridors, and provide mitigation consistent with the BMO. Before development may occur, the Minor

3.1 Effects Found Not Significant as Part of the SEIR Process

Amendment must be granted and the required mitigation implemented. Most of the Minor Amendment Area is covered by non-native grasslands habitat. Minor Amendment Areas with Special Considerations are transitional areas located primarily between the Minor and Major Amendment Areas where the likelihood of the presence of biologically sensitive resources is higher. If particularly sensitive species are identified as occurring in one of these Areas, on-site preservation may be required.

Amendment Areas have been processed for the Project site and are shown in Figure 3.1-5, *MSCP Amendment Areas*. Most of the southern and western section of the site, south of the Lone Star Road alignment, is classified in the 2015 amendment to the EOMSP (County of San Diego 2015) as a Minor Amendment Area. A small area in the center of the site, corresponding to the mima mound area, is classified as a Minor Amendment Area Subject to Special Consideration with “G Designator”. The G Designator applies to areas that have steep slopes and are biologically sensitive, and are subject to the Sensitive Resource Area Regulations of the Zoning Ordinance. The entire area to the north of Lone Star Road is classified as a Major Amendment Area with G-Designator.

The Project would conform to the goals and requirements of the MSCP, Major and Minor Amendment Areas, and EOMSP. As concluded in the 1994 EIR, the Project would result in significant conflicts with RPO and RPO sensitive habitat lands. Additionally, the Project would impact two locations in which MSCP Narrow Endemic San Diego fairy shrimp was detected; the loss of two San Diego fairy shrimp locations and one San Diego button-celery location would be significant and require mitigation.

The 1994 EIR identified the potential for impacts to sensitive species and habitat and required mitigation to reduce impacts to below a level of significance. As presented in Chapter 2.2, mitigation contained in the 1994 EIR relative to impacts to biological resources would also be required for the proposed Project. Therefore, impacts associated with the proposed Project are consistent with those evaluated in the 1994 EIR.

3.1.2.3 *Cumulative Impact Analysis*

The cumulative impact analysis study area for land use in the 1994 EIR indicated that other projects proposed at the time of the original Specific Plan would have the same land use concerns as evaluated in the 1994 EIR in terms of on-site land use displacements, compatibility with other adjacent land uses, compatibility of land uses internal to the projects, and project consistency with applicable land use policies, designations, and zoning. Cumulatively, the other projects proposed in the vicinity of the EOMSP area would continue a pattern of land conversion from undeveloped or underdeveloped land to one of urban development. The 1994 EIR concluded that the EOMSP, when considered with other cumulative projects evaluated as part of that EIR, would result in significant and unavoidable cumulative land use impacts due to the loss of open space and agricultural land and the affect that cumulative development would have on the Border Patrol operations in the area.

3.1 Effects Found Not Significant as Part of the SEIR Process

Since the time of approval of the EOMSP and preparation of the 1994 EIR, both the City of San Diego and County of San Diego adopted new General Plans. Furthermore, the City approved a new Community Plan for Otay Mesa, which regulates land uses in the City's portion of Otay Mesa. All of these actions facilitate and support a change in land use patterns for Otay Mesa from rural to urban.

The proposed Project would not alter the conclusions of the 1994 EIR relative to cumulative effects associated with land use. In evaluating the Cumulative Projects List (see Table 1-6) generated for the proposed Project, several projects were determined to result in land use impacts, including: California Crossings and the Metropolitan Airpark – Brown Field Redevelopment project. In concert with the proposed project, these projects 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 and County General Plans, City of San Diego Otay Mesa Community Plan, and the County's Otay Subregional Plan. Thus, the primary effect of this cumulative land use change has been anticipated. Relative to secondary impacts that could be considered cumulative significant (such as an increase in traffic volumes and associated air quality emissions, greenhouse gas emissions, and noise levels; loss of sensitive habitat; and impacts to cultural resources), the proposed Project's contribution to these cumulative effects have been analyzed as part of this SEIR. As analyzed in this SEIR, cumulative impacts associated with secondary effects would not be significant. See Chapter 2.0.

3.1.2.4 Conclusion

As the above analysis shows, the Project was determined to have a less than significant impact with regard to land use. The proposed Project would implement the General Plan and would be consistent with the existing Village designation. An amendment to the Otay Subregional Plan would be required to identify the Project site for Mixed-Use development. However, that amendment would not result in cumulative land use impacts beyond those addressed in the 1994 EIR and this SEIR.

3.1.3 Population and Housing

3.1.3.1 Existing Conditions

The Project site is currently zoned S-88 (Specific Plan) and is designated in the General Plan as Specific Plan Area. The EOMSP area sits entirely within the Otay Mesa community in the southeastern portion of unincorporated San Diego County. The EOMSP covers approximately 3,013 acres of land immediately adjacent to the U.S./Mexico border. It is roughly bounded by the Otay River Valley Regional Park to the north, the international border to the south, the San Ysidro Mountains to the east, and the City of San Diego's Otay Mesa Community Plan area to the west. The proposed Project site is located within the northwestern part of the EOMSP (see Figure 1-3). The undeveloped site is generally east of SR-125, north of Otay Mesa Road, west of Vann Centre Boulevard, and south of future Zinser Road.

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Existing land uses in the vicinity of the Project site are shown in Figure 3.1-3, *Existing Land Uses*. Existing uses immediately adjacent to the Project site primarily consist of light industrial uses and business park development. To the south, immediately across from Otay Mesa Road, lies the Larkspur Energy Facility and the San Diego Business Park. Three single-family homes are located approximately one-half mile east of the site within an area where a new subdivision has been approved for development of a technology park (Rabago Technology Park – TM 5568). The homes are sited on average 52,817 square foot lots surrounded by vacant grasslands, outdoor sheds, and trailers. Adjacent land to the west and north is currently vacant.

Regulatory Setting

San Diego County General Plan

The General Plan was comprehensively updated and adopted on August 3, 2011. It includes six elements, including a Housing Element, which is briefly described below.

Housing

The Housing Element is a policy framework that sets forth a range of programs designed to meet the varying needs of the different communities within the unincorporated area. This element documents and discusses the housing needs of County residents, includes an inventory of the resources and constraints relevant to meeting current and future housing needs, and seeks to reconcile housing needs with competing land use interests (e.g., agricultural operations, sensitive species habitat). The key issues addressed in this element are compliance with state housing requirements, the RHNA process, village issues and semi-rural and rural lands issues. The goals and policies in the element address housing development, community character and environment, housing affordability, preservation of affordable housing, governmental constraints and the delivery of housing services.

Otay Subregional Plan

The Otay Subregional Plan area is approximately 28,380 acres in size. The plan area is located in the most southwesterly corner of the unincorporated county, bordered by the Jamul/Dulzura subregion to the north and east, the City of Chula Vista to the west, and the international border with Mexico to the south. The subregion is characterized by the Otay reservoir, two detention facilities, a landfill, proximity to the Mexican border, and the San Ysidro Mountains. There are two active specific plan areas within the subregion, including the EOMSP and the Otay Ranch Specific Plan. The EOMSP is the location of the proposed Project and is currently approved for development with commercial and industrial uses to serve as a major employment area for southern San Diego County. Otay Ranch consists of a resort and a variety of residential designations, ranging from 0.7 to 15 dwelling units per acre. The subregion is largely undeveloped and in public ownership.

3.1 Effects Found Not Significant as Part of the SEIR Process

County of San Diego Zoning Ordinance

The County Zoning Ordinance (effective December 19, 1978, as amended) identifies the permitted uses of the Project site, consistent with the land use designations of the General Plan. The Project site has a zoning designation of S-88 (Specific Plan).

East Otay Mesa Business Park Specific Plan

The EOMSP and certified EIR were originally approved in 1994. The Plan sets forth the expectations of high demand for industrial and commercial land in the area; however, limited development has occurred since that time, and most of the Specific Plan area remains vacant. Originally envisioned as a major employment center in southern San Diego County, the objectives of the plan are to encourage regional technology 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. The EOMSP has been amended multiple times since 1994 and is now officially titled the East Otay Mesa Business Park Specific Plan.

Brown Field Airport Land Use Compatibility Plan

The Brown Field ALUCP is the fundamental tool used by the SDCRAA, acting in its capacity as the San Diego County ALUC, in fulfilling its purpose of promoting airport land use compatibility. Specifically, the ALUCP: (1) provides for the orderly growth of the Airport and the area surrounding the Airport; and (2) safeguards the general welfare of the inhabitants within the vicinity of the Airport and the public in general (Pub. Util. Code §21675(a)). In essence, the ALUCP serves as a tool for the ALUC to use in fulfilling its duty to review land use plans and development proposals within the AIA at the Airport. In addition, the ALUCP provides compatibility policies and criteria applicable to local agencies in their preparation or amendment of general plans and to landowners in their design of new development.

3.1.3.2 *Analysis of Potential Effects and Determination as to Significance*

Previous Environmental Documentation

1994 East Otay Mesa Specific Plan EIR

Population/Housing/Employment was determined to be an Effect Found Not to be Significant within the 1994 EIR.

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2000 East Otay Mesa Specific Plan Sunroad Centrum SEIR

Population/Housing/Employment was determined to be an Effect Found Not to be Significant within the 2000 SEIR.

2012 Sunroad Otay Tech Centre Addendum

Population and Housing was not included for analysis in the 2012 Addendum.

Guidelines for Determining Significance

Appendix G (Environmental Checklist) of the CEQA Guidelines was used for determining significance of land use impacts associated with the proposed Project. The land use impact analysis in this section specifically addresses the following questions from the Environmental Checklist:

Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Impact Analysis

Guideline for the Determination of Significance:

Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

In 1994, the Board of Supervisors approved the EOMSP; the Project site and surrounding area are designated as Specific Plan in the General Plan. The EOMSP area was originally envisioned as a major employment center in southern San Diego County. The Project site is designated for Technology Park uses in the approved EOMSP. The objectives of the plan are to encourage regional technology 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. Thus, the Project site and surrounding areas are planned for growth, and the growth-inducing effects of the EOMSP have been analyzed as part of the 1994 EIR. However, the EOMSP did not include residential development as an allowable use for the Project site. The proposed Project would amend the EOMSP to allow for a mix of uses

3.1 Effects Found Not Significant as Part of the SEIR Process

that includes up to 3,158 residential units. In this manner, the Project has the potential to result in population and housing that were not analyzed in the 1994 EIR.

The Project site is identified as Village Regional Category in the 2011 General Plan, which identifies areas where a higher intensity and a wide range of land uses are established or have been planned. The proposed Project meets the definition of a Village and would implement the General Plan's Village Regional Category. The Project proposes to allow for the development of a mixture of uses including high density residential, commercial/retail, and office/business park uses. The proposal to include housing in the area would implement the guiding principles outlined in the County of San Diego's General Plan and goals and policies within the County's Housing Element regarding diversified housing types and affordability. Within the Mixed-Use Village Core, a diverse mix of single-family and multi-family housing types would be permitted. In this manner, the Project would be in accordance with the General Plan, and growth of the Project site would have been anticipated by the General Plan.

The growth-inducing impacts of the proposed Project were previously analyzed in the 1994 EIR. That analysis concluded that, due to the location, geography, and topography of the Specific Plan area, few areas are left in East Otay Mesa where additional growth could occur. Additionally, because the EOMSP was determined consistent with the County's General Plan and Otay Subregional Plan in effect at that time, the additional housing and employment provided by the Specific Plan had been included in the then most current regional growth forecast. The growth inducement analysis in the 1994 EIR also noted larger areas planned for growth in the cities of San Diego and Chula Vista that would provide additional housing to serve the EOMSP.

The proposed Project would create a mixed-use Village within the EOMSP and would add up to 3,158 new residential units. The mix of uses would provide for services, amenities, and employment that can serve new residents. New residential development would also access other businesses and services in the surrounding area, which could create greater economic activities. However, much of the areas surrounding the EOMSP are developed, planned for development, or preserved as open space. The surrounding area where economic activities might be stimulated by the proposed Project would likely be limited to the urbanized areas in the City of Chula Vista or in the adjacent Otay Mesa Community Plan area within the City of San Diego. Planned growth is anticipated and regulated by the General Plans and Community Plan for those areas. Therefore, impacts are considered less than significant.

Development of the Project would require extension or expansion of public services to the proposed Project site. The proposed Project includes plans to extend public services and utilities to the Project site, giving rise to the potential for indirect population growth. However, provision of public services and utilities has, for the most part, been anticipated in the EOMSP and evaluated in the 1994 EIR. The exception are public services that would be needed to serve residential land uses not part of the approved EOMSP.

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The proposed Project would require extension of water and sewer service to the Project site, all of which have already been anticipated as part of approved TM 51395538. The water and sewer service providers [OWD and San Diego County Sanitation District] have indicated that capacity exists or is planned to serve the proposed Project's water and sewer demands. (See Public Service Availability Forms included in Appendix O and Water Supply Assessment and Verification Report in Appendix R.) For these reasons, potential off-site growth-inducing impacts associated with extension of water and sewer services and road improvements to the Project site are considered to have a less than significant impact.

The proposed Project also requires additional emergency fire service and law enforcement services to the Project site. The proposed Project was issued a Project Facility Availability Form from the San Diego County Fire Authority (included within Appendix O). The Project would be served by a new fire station to be located centrally within the East Otay Mesa Business Park Specific Plan. The proposed Project would be conditioned to provide funding for the construction, equipping, and ongoing operations and maintenance of the new fire station.

Because the Project includes residential uses, the Project would require school services that were not anticipated in the 1994 EIR. The proposed Project would be served by Sweetwater Union High School District and San Ysidro Elementary School District. Based on letters received from the school districts serving the Project site (included within Appendix O), the proposed Project would result in the overcrowding of Olympia High School, as well as within the San Ysidro Elementary School District. The proposed Project would be conditioned to pay school fees in accordance with Education Code Section 17620 prior to the issuance of building permits. With payment of the school facilities fee, impacts would be less than significant.

In order to provide adequate recreation services, parks would be provided to serve the residential uses proposed by the Specific Plan Amendment, consistent with the requirements of the Parkland Dedication Ordinance. The total park acreage to be dedicated would vary depending on the number of units that are constructed within the Mixed-Use Village Core. The provision of park space to serve residential development proposed by the Project would avoid potential population impacts on public park facilities in the Project area.

Guideline for the Determination of Significance:

Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

There is no development currently present on-site. Therefore, development of the proposed Project would not displace existing housing on-site. There are three residential units located off-site. However, the proposed Project does not include acquisition of these units and therefore would not displace existing off-site housing units. Impacts relative to the displace of substantial numbers of existing housing would not occur.

3.1 Effects Found Not Significant as Part of the SEIR Process

Guideline for the Determination of Significance:

Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

There is no development currently present on-site. Therefore, development of the proposed Project would not displace existing housing on-site. There are three residential units located off-site. However, the proposed Project does not include acquisition of these units and therefore would not displace existing off-site housing units. Impacts relative to the displace of substantial numbers of people would not occur.

3.1.3.3 Cumulative Impact Analysis

The 1994 EIR provided an analysis of the existing conditions and potential impacts related to population and housing for the entire Otay Ranch area, including the Project site. The 1994 EIR concluded that development of Otay Ranch would contribute cumulatively to regional growth by adding population, housing, and employment to the area. The proposed Project would increase population and housing beyond what was anticipated in the original EOMSP. Cumulative impacts resulting from physical changes to the environment associated with the provision of an increase in housing and population are addressed in other chapters in this SEIR. Where cumulative effects have been determined to be significant, mitigation measures are provided that would reduce cumulatively significant impacts to below a level of significance.

3.1.3.4 Conclusion

As the above analysis shows, the Project was determined to have a less than significant impact with regard to population and housing. The proposed Project would implement the General Plan and would be consistent with the existing Village designation. Although the Project would induce population growth in an area currently without residences or resident-support businesses, this impact is less than significant, as this growth was anticipate in the General Plan when the Project area was designated as a Village.

The proposed Project includes development of the 253-acre Project site with urban development, which was previously analyzed in the 1994 EIR for the EOMSP. However, the EOMSP did not include mixed-use development of the Project site with up to 3,158 residential units. Development of the Project site would include construction of roadways and infrastructure, in a manner similar to what has been approved with TM-~~51395538~~, connecting to adjacent roadways and utilities. The Project would not result in population and housing impacts either directly through the provision of housing or indirectly by the extension of roadway, water, and sewer services.

3.1 Effects Found Not Significant as Part of the SEIR Process

TABLE 3.1-1. GENERAL PLAN CONSISTENCY ANALYSIS

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
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.	The Project provides a mixture of residential, retail, personal service, and office/professional uses. The Project supports compact development, pedestrian activity, and greater connectivity between neighborhoods by providing a mix of uses including high density residential, commercial/retail, light industrial, and office/ business park development. The intent of the proposed development pattern and planned multi-modal facilities (including bicycle and pedestrian pathways) is to allow residents to reduce their dependency on automobiles, engage in more physical activity, and enjoy a higher quality of life. The proposed development pattern would also help to support transit operations and would incorporate a new bus stop. In addition, this new mixed-use development is proposed in an area that has long been planned for a modern industrial/business park serving as a major employment center for southern San Diego County. Therefore, infrastructure and services are available or planned to support the Project. The introduction of housing to this area promotes public health and sustainability objectives by providing for a better jobs/housing balance, reducing long vehicular commutes, and facilitating pedestrian and bicycle circulation.
Guiding Principle-3	Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	The Project introduces mixed-use development, consisting of residential, retail, personal service, and office/professional uses intended to serve as a catalyst for the employment center envisioned for East Otay Mesa. Employers are more likely to locate to the area if there are housing opportunities for the workforce close by. The SPA essentially maintains or adapts the existing design guidelines included in the current EOMSP to the mixed-use designations to ensure compatibility with other planned uses in the area. Future development would be required to submit site plan applications to ensure consistency with the design guidelines.

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General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
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.	The Project would provide a comprehensive, multimodal transportation network that builds upon the existing circulation system. Currently, San Diego Metropolitan Transit System (SDMTS) Bus Routes 905 and 905A provide service to the area. The proposed Project would provide a bus stop for these routes. Route 905 provides express service generally along Otay Mesa Road/SR-905, between the Iris Avenue Transit Center and the Otay Mesa POE. Route 905A generally runs along the same route, with additional local service within Otay Mesa. Existing bus stops are located at Piper Ranch Road and Otay Mesa Road, Sanyo Avenue and Otay Mesa Road, Niels Bohr Court and Heinrich Hertz Drive, Siempre Viva Road and Paseo De Las Americas, and Via De La Amistad and Paso Internacional. The introduction of residential uses to the EOMSP area may help to support the expansion of transit services and additional bus stops. In addition, the South Bay Rapid transit line will be running along SR-125, providing nearby rapid transit service to the proposed project; a Rapid station is planned at the Otay Mesa International Transit Center. The Project would improve roadways that traverse the project site, including: Sunroad Boulevard, Vann Centre Boulevard, Zinser Road, and Otay Mesa Boulevard. A comprehensive network of pedestrian trails and pathways as well as bikeways combined with a compact, mixed-use development pattern, would reduce the number and length of automobile trips, promote walking and biking, and increase access and safety for residents and employees. In addition, recreational trail connections would be provided linking the site to the nearby open space preserves.
Guiding Principle-7	Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	The Project is designed as a sustainable mixed-use development that would create a livable community intended to reduce vehicular trips (and associated greenhouse gas emissions) by offering places to live, work, and shop within a compact area. The Project would provide opportunities for existing employees to relocate closer to work to reduce their commutes and vehicular trips. In addition, as indicated in the response to Guiding Principle 6, there are transit opportunities nearby and the project would be designed to accommodate a comprehensive network of pedestrian pathways and bikeways. Such amenities would also serve to reduce vehicular trips.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Guiding Principle-8	Preserve agriculture as an integral component of the region's economy, character, and open space network.	There are no existing agricultural operations on the site. Additionally, the property is planned for development in accordance with the approved EOMSP and is not an area to be preserved for agricultural uses.
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.	<p>The Otay Subregional Plan does not include mixed-use development. Thus, the proposed Project would require an amendment to the Otay Subregional Plan to allow mixed-use development as proposed by the Project.</p> <p>With the adoption of the 2011 General Plan, the County of San Diego has committed to a sustainable growth model that facilitates efficient development near infrastructure and services, while respecting sensitive natural resources and protecting existing community character. This model recognizes that mixed-use development, consisting of residential, retail, and office/professional uses, is an important component of creating livable communities. Currently, the EOMSP does not accommodate residential uses (other than scattered rural residential uses along the outskirts of the plan). This means that when the future employment center is developed, employees may need to commute to East Otay Mesa from other areas, creating a development pattern that may not be consistent with the County's current sustainable growth goals and policies. The amendment to the Subregional Plan clarifies that a mix of residential, commercial, and office development is permitted in addition to the planned industrial center.</p>
Policy LU-2.3	Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	The Project complies with the development regulations outlined in the EOMSP and Brown Field ALUCP. The EOMSP is located within a Village Regional Category; therefore, village residential densities are appropriate. Buildings would be appropriately sited on lots sized to complement the land use, intensity, and scale of the proposed development. Future site plan approval would be required to ensure consistency with the Specific Plan design guidelines.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
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.	The Project takes into consideration the constraints on the property. An approximately 50 acre open space easement is being maintained in the northeastern portion of the site to preserve biological resources and a vernal pool in Planning Area C would be preserved. Additionally, a “C” designator has been applied to the property to ensure that future site plans are reviewed for consistency with the Brown Field ALUCP. The Project introduces a Mixed-Use Village Core that allows for a variety of residential uses to support the character and development objectives of the planned industrial and commercial development. The proposed development is complementary to the goals and policies of both the Otay Mesa Specific Plan and the Otay Subregional Plan because it introduces uses intended to serve as a catalyst to facilitate development of East Otay Mesa as a major employment center.
Goal LU-3	Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.	
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 allows for a variety of attached and detached housing types and residential land uses to support and complement the planned industrial and commercial development. The SPA would also permit various lot sizes and development densities.
Policy LU-3.2	Mix of Housing Units in Large Projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes.	The SPA would allow for a range of single family and multi-family housing types that would support the international industrial and business district in East Otay Mesa.
Policy LU-3.3	Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences.	The Project is intended to function as the Village Core of the EOMSP. The SPA would provide for a variety of housing opportunities that are currently unavailable in East Otay Mesa. Both vertical and horizontal mixed-use would be permitted, that would ultimately result in the placement of residential development and a mix of retail, personal service, and office/professional uses within close proximity to another. Future residents would be able to access everyday shopping and services as well as employment areas through a variety of multi-modal transportation options, including walking and bicycling.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
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-4.2	Review of Impacts of Projects in Adjoining Jurisdictions. Review, comment, and coordinate when appropriate on plans, projects, and proposals of overlapping or neighboring agencies to ensure compatibility with the County's General Plan, and that adjacent communities are not adversely impacted.	As part of the planning process for the Project, a review of the planned land uses surrounding the site, such as the City of San Diego's Otay Mesa Community Plan, was conducted. The Project's traffic analysis identifies direct and cumulative impacts at the following intersections within the City of San Diego: Otay Mesa Road & La Media Road (direct and cumulative); Airway Road & Sanyo Avenue (cumulative); and Siempre Viva Road & Paseo de las Americas (cumulative). Fair share payments towards the recommended improvements would reduce these impacts to less than significant; however, because the County has no authority to ensure that payments made to the City of San Diego will be utilized for these improvements, the impacts must be considered significant under the CEQA.
Policy LU-4.7	Airport Land Use Compatibility Plans (ALUCP). Coordinate with the Airport Land Use Commission (ALUC) and support review of Airport Land Use Compatibility Plans (ALUCP) for development within Airport Influence Areas.	The Project would comply with all requirements set forth in the Brown Field ALUCP. Airport safety and noise contour zones have been mapped over the SPA area. A very small portion of the site falls within Zone 2 and, per the compatibility guidelines, residential uses would not be permitted in that area. The portion of the site within Zone 4 would be limited to a maximum of 20 dwelling units per acre consistent with the ALUCP. "D" and "C" Designators have been placed upon the tentative map to ensure that future site plans would be required to comply with the EOMSP and the Brown Field ALUCP.
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.	

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Policy LU-5.1	Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.	The Project has been designed to provide a mixture of residential, retail, personal service, and office/professional uses that would serve as a catalyst for development in East Otay Mesa. East Otay Mesa would benefit from the introduction of new households. The project supports public transit services, provides for a new bus stop, and includes pedestrian and bicycle infrastructure that would encourage walking and bicycling. Currently, SDMTS Bus Routes 905 and 905A provide service to the area. Route 905 provides express service generally along Otay Mesa Road/SR-905, between the Iris Avenue Transit Center and the Otay Mesa Port of Entry (POE). Route 905A generally runs along the same route, with additional local service within Otay Mesa. Existing bus stops are located at Piper Ranch Road and Otay Mesa Road, Sanyo Avenue and Otay Mesa Road, Niels Bohr Court and Heinrich Hertz Drive, Siempre Viva Road and Paseo De Las Americas, and Via De La Amistad and Paso Internacional. The Project would construct an additional bus stop at Otay Mesa Road and Harvest Road. In addition, the South Bay Rapid transit line would be running along SR-125, providing nearby rapid transit service to the proposed project; a Rapid station is planned at the Otay Mesa International Transit Center.
Policy LU-5.2	Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	The Project would offer mixed-use development, consisting of residential, retail, personal service, and office/professional uses, which would be designed in accordance with sustainable planning practices, such as compact development, pedestrian orientation, a variety of housing types, and efficient/green building design and low impact development techniques. The mixed-use nature of the Project would reduce vehicular trips (and associated greenhouse gas emissions) by offering places to live, work, and shop within a compact area. In addition, sustainable planning and building design guidelines for development within the mixed use designations have been incorporated into the SPA, such as passive solar heating and cooling techniques, the use of sustainable resources and recycled materials, the incorporation of native and drought tolerant landscaping with efficient irrigation systems, and the use of renewable energy sources, where feasible.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
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-6.7	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.	The Project takes into consideration the constraints on the property. An existing gas line/electric easement has been incorporated into the plan as an open space corridor with a trail easement connecting to the open space preserve to the north. Approximately 50 acres are set aside as biological open space and no development would occur in this area other than a recreational trail that would also connect to the open space preserve to the north. An existing vernal pool would also be preserved through sensitive and compact design. Pedestrian trails and bike routes would enhance recreational opportunities by providing connectivity to designated County trails and adjacent open space areas.
Goal LU-7	Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.	
Policy LU-7.1	Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	There are no existing agricultural operations on the site. Additionally, the property is planned for development in accordance with the approved EOMSP and is not an area to be preserved for agricultural uses.
Policy LU-7.2	Parcel Size Reduction as Incentive for Agriculture. Allow for reductions in lot size for compatible development when tracts of existing historically agricultural land are preserved in conservation easements for continued agricultural use.	The Project site was historically farmed, but has not supported agricultural operations since 1989. Additionally, the property is planned for development in accordance with the approved EOMSP and is not an area to be preserved for agricultural uses.
Goal LU-9	Distinct Villages and Community Cores. Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers that contribute to a community's identity and character.	
Policy LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	The Project would offer a diverse mix of uses. The SPA would introduce single-family and multi-family housing types to the area that would be linked together by a network of pedestrian and bicycle pathways. Residents would be located within proximity to commercial and employment centers, which would provide job, retail, and service opportunities. The network of trails and pathways would encourage residents to walk and bike throughout the community.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Policy LU-9.8	Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.	The Project includes road networks, pedestrian routes, and amenities that are compatible with surrounding areas. Site, building, and landscape design guidelines addressing the mixed-use designations have been incorporated into the SPA. These guidelines have been developed to be compatible with the existing Specific Plan guidelines, and future site plan review would ensure that proposed development complies with the guidelines.
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-11.3	Pedestrian-Oriented Commercial Centers. Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage “strip” commercial development. “Strip” commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.	The SPA contains design guidelines that encourage pedestrian-oriented development within the mixed-use designations. For example, off street parking is prohibited between the front of buildings and the street right-of-way, primary and ground floor building entrances are required to be emphasized and oriented towards pedestrian sidewalks or plazas, and ground floor retail with transparent storefronts are encouraged.
Policy LU-11.6	Office Development. Locate new office development complexes within Village areas where services are available, in proximity to housing, and along primary vehicular arterials (ideally with transit access) with internal vehicular and pedestrian linkages that integrate the new development into the multi-modal transportation network where feasible.	Within the proposed mixed-use designations, office/professional uses are permitted within proximity to housing (perhaps even integrated into the same building as residential uses). Residents can easily commute to these areas by way of a variety of multi-modal transportation options including pedestrian and bicycle linkages.
Policy LU-11.7	Office Development Compatibility with Adjoining Uses. Require new office development, including office parks, to be compatible to the scale, design, site layout, and circulation patterns of adjacent existing or planned commercial and residential development.	New office development would be required to obtain site plan approval to confirm consistency with the Specific Plan design guidelines, which are intended to ensure compatibility of scale, design, and site layout. In addition, a comprehensive multi-modal circulation network has been developed to provide connections between the Mixed Use Village Core, which permits office uses, and adjacent planned light industrial, office, commercial, and residential development.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Policy LU-11.9	Development Density and Scale Transitions. Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.	The SPA would establish a Mixed-Use Village Core where the highest intensity land uses would be located. This area would include higher density residential uses, commercial/ retail, and office/professional uses. Residential uses would be buffered from more intense industrial uses by lower intensity business park uses, open space and roadways. Retail, office, and technology business park uses are planned within the remaining areas of the EOMSP. Landscaped berms, fencing, setbacks, and/or roads are encouraged to provide a visual buffer between heavier industrial uses and residential uses
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.	The heavier industrial uses are generally located north and east of the intersection of Alta Road and Lone Star Road within the Specific Plan. The closest Heavy Industrial land use designation is approximately 4,000 feet from the eastern edge of the proposed Mixed-Use Village Core. The proposed amendment would not impact these areas. Residential uses are only proposed within the far northwest area of the Specific Plan and are surrounded by the lighter and cleaner technology business park designation.
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.	Future site plan review would be required to ensure adequate buffers between potentially incompatible industrial uses and residential areas. Residential uses would be buffered from more intense industrial uses by lower intensity business park uses, open space, and roadways. The use of business park development also serves as a transitional use between the heavier industrial uses and residential 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.	The Project would connect to the utilities that currently exist within the roadways abutting the Project site. Development impact fees would also be provided as needed for the provision of other infrastructure and service needs. The Project would be required to contribute funding to the planned fire and sheriff station and would be conditioned to meet the five-minute travel time standard as set forth in the General 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.	

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
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.	A Project Facility Availability Form has been obtained from the Otay Water District, which indicates that services would be available. The Project would be required to incorporate water conservation measures – these would be established during site plan or building permit review.
Goal LU-17	Adequate Education. Quality schools that enhance our communities and mitigate for their impacts.	
Policy LU-17.1	Planning for Schools. Encourage school districts to consider the population distribution as shown on the Land Use Map when planning for new school facilities.	The Project proponent has received Project Facility Availability forms from the San Ysidro Elementary and Sweetwater High school districts. School impact fees would be paid in accordance with State law.
General Plan Mobility Element		
Policy Number	Policy Text	Consistency Analysis
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-11.4	Pedestrian and Bicycle Network Connectivity. Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.	The Specific Plan provides bicycle routes and pedestrian pathways throughout the development. These facilities enhance multi-modal connectivity between planning areas, existing and planned County trails, the Otay River Valley Regional Park, and adjacent open space areas.
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.	The Project is cohesively tied together by a comprehensive bicycle and pedestrian trail system that would provide connectivity to adjacent planning areas and the larger recreational trail system. The Project would be required to construct a ten-foot decomposed granite pathway along the east side of Lone Star Road. In addition, the Project is proposing a north/south connection to an existing trail that leads to the Otay River Regional Park via a pathway along Harvest Road from Otay Mesa Road to Sunroad Boulevard that would continue as a trail through an SDG&E easement.
General Plan Conservation and Open Space Element		
Policy Number	Policy Text	Consistency Analysis
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.	The Project would be required to comply with County standard development conditions that require the appropriate handling of disturbed archaeological resources.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
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-10.1	Siting of Development. Encourage the conservation (i.e., protection from incompatible land uses) of areas designated as having substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. For purposes of this policy, incompatible land uses are defined by SMARA Section 3675.	There are no mineral extraction opportunities on the site. The area has long been planned as a modern industrial and business center; therefore, extractive uses would not be appropriate for the site. Furthermore, the EOMSP specifically prohibits mining and processing uses.
Policy COS-10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	The Project site is classified as MRZ-3. However, there are no mineral extraction opportunities on the site. The area has long been planned as a modern industrial and business center; therefore, extractive uses would not be appropriate for the site. Furthermore, the EOMSP specifically prohibits mining and processing uses in this area.
Policy COS-10.3	Road Access. Prohibit development from restricting road access to existing mining facilities, areas classified MRZ-2 or MRZ-3 by the State Geologist, or areas identified in the County Zoning Ordinance for potential extractive use in accordance with SMARA Section 2764a.	The Project would not restrict access to any existing mining area, classified MRZ-2 or MRZ-3, or potential extractive use areas.
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.	There are no existing mining facilities or mineral deposit attractions in the area.
Policy COS-10.9	Overlay Zones. Provide zoning overlays for MRZ-2 designated lands and a 1,300-foot-wide buffer area adjacent to such lands. Within these overlay zones, the potential effects of proposed land use actions on potential future extraction of mineral resources shall be considered by the decision-makers.	Mining and processing are specifically prohibited within the EOMSP; however, other extractive uses are permitted with a Major Use Permit (MUP) within the mixed industrial and rural residential land use designations. The proposed Project is located a minimum of approximately 5,000 feet from these designations and would, therefore, be outside of the buffer zone.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
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.	
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.	The Project introduces mixed-uses consisting of residential, retail, and office/professional uses that reduce vehicular trips (and associated air pollution) by reflecting a compact, pedestrian friendly environment. Pedestrian walkways and trails provide connections to destinations within the development and to adjacent neighborhoods as well as existing and planned recreational trail systems.
Policy COS-14.2	Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.	The area is envisioned to support a human-scaled, pedestrian oriented environment supported by pedestrian trails and bike routes. The mixed-use designations would offer commercial/retail, service, employment, dining, entertainment, and recreational uses. In addition, the Project provides multi-modal connections between planning areas, the Otay River Valley Regional Park, and adjacent open space areas. The site is close to public transit opportunities. Currently, SDMTS Bus Routes 905 and 905A provide service to the area. Route 905 provides express service generally along Otay Mesa Road/SR-905, between the Iris Avenue Transit Center and the Otay Mesa POE. Route 905A generally runs along the same route, with additional local service within Otay Mesa. Existing bus stops are located at Piper Ranch Road and Otay Mesa Road, Sanyo Avenue and Otay Mesa Road, Niels Bohr Court and Heinrich Hertz Drive, Siempre Viva Road and Paseo De Las Americas, and Via De La Amistad and Paso Internacional. The Project includes a bus stop at Otay Mesa Road and Harvest Road. In addition, the South Bay Rapid transit line would be running along SR-125, providing nearby rapid transit service to the proposed project; a Rapid station is planned at the Otay Mesa International Transit Center.
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.	“Green” and sustainable land development practices would be integrated into the development. Vegetated swales, detention basins, permeable pavement, “cool roofs,” drought tolerant and native landscaping, and open space corridors are a few of the low impact development techniques that may be explored. Sustainable planning and building design guidelines within mixed use designations are integrated in the SPA.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Policy COS-14.4	Sustainable Technology and Projects. Require technologies and projects that contribute to the conservation of resources in a sustainable manner, that are compatible with community character, and that increase the self-sufficiency of individual communities, residents, and businesses.	Through guidelines in the SPA, the Project encourages the use of sustainable technologies such as solar power, high efficiency (low energy/low water use) appliances and fixtures, highly efficient and effective irrigation systems that conserve water, etc.
Policy COS-14.5	Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.	Through guidelines in the SPA, buildings would be designed and oriented to utilize passive solar heating and cooling opportunities, enhance natural ventilation, and effectively utilize daylight to minimize artificial lighting needs, where feasible.
Policy COS-14.6	Solar Access for Infill Development. Require that property setbacks and building massing of new construction located within existing developed areas maintain an envelope that maximizes solar access to the extent feasible.	The proposed Project is located in an area that is not heavily developed; therefore, solar access would not be affected. As the site develops in phases, future developments would be required to maintain the solar access of existing buildings, to the extent feasible.
Policy COS-14.7	Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.	The Project would explore opportunities to utilize renewable energy sources, where feasible. Sustainable planning and building design guidelines have been incorporated into the SPA to encourage the use of renewable energy sources.
Policy COS-14.8	Minimize Air Pollution. Minimize land use conflicts that expose people to significant amounts of air pollutants.	The proposed residential uses would not create land use conflicts. The mixed-use development would be adequately separated (located more than 5,000 feet away) from the EOMSP heavy industrial land use designation and residential uses would be additionally buffered from more intense industrial uses 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.	The proposed Project would not include any uses that generate potentially significant levels of air pollutants or GHGs. The use of renewable energy sources and other measures to reduce air pollutants are encouraged within the SPA design guidelines.
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.	The use of low-emission construction vehicles and equipment is encouraged.
Policy COS-14.11	Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.	The Project would maintain the required brush management zones.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Policy COS-14.12	Heat Island Effect. Require that development be located and designed to minimize the “heat island” effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees.	The SPA includes design guidelines that encourage features that minimize the “heat island” effect, such as the use of shade trees, cool pavements, and cool roofs.
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.	The Project would be required to comply with Title 24, which requires “green building” techniques. In addition the SPA includes sustainable planning and building design guidelines.
Policy COS-15.4	Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.	The Project would meet current Title 24 standards.
Policy COS-15.6	Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	The Project would be required to comply with Title 24, which requires “green building” techniques that would minimize impacts to air quality. In addition, construction methods would need to comply with County requirements, as well as the APCD. Sustainable planning and building design guidelines are also included within the SPA.
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-16.1	Alternative Transportation Modes. Work with SANDAG and local transportation agencies to expand opportunities for transit use. Support the development of alternative transportation modes, as provided by Mobility Element policies.	The introduction of residential uses to the area would help to support the expansion of transit services. Currently, Bus Routes 905 and 905A serve the Project site. Route 905 provides express service generally along Otay Mesa Road/SR-905, between the Iris Avenue Transit Center and the Otay Mesa POE. Route 905A generally runs along the same route, with additional local service within Otay Mesa. Existing bus stops are located at Piper Ranch Road and Otay Mesa Road, Sanyo Avenue and Otay Mesa Road, Niels Bohr Court and Heinrich Hertz Drive, Siempre Viva Road and Paseo De Las Americas, and Via De La Amistad and Paso Internacional. The Project includes creation of a bus stop at Otay Mesa Road and Harvest Road. In addition, the South Bay Rapid transit line would be running along SR-125, providing nearby rapid transit service to the proposed Project; a Rapid station is planned at the Otay Mesa International Transit Center.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Policy COS-16.2	Single-Occupancy Vehicles. Support transportation management programs that reduce the use of single-occupancy vehicles.	The proposed Project, being a mixed-use development, by its nature would reduce single-occupancy vehicle use by providing opportunities for people to live within walking or bicycling distance of their jobs.
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.	The Project would explore options to provide priority parking for low-emissions vehicles. This is included in the sustainable planning and building design guidelines in the SPA.
Policy COS-16.5	Transit-Center Development. Encourage compact development patterns along major transit routes.	As discussed under Policy COS-16-1, the area is currently served by transit. The introduction of higher density residential uses to the area could provide an opportunity to expand these operations. The proposed Project would consist of compact, mixed-use development that would facilitate and encourage transit use.
Goal COS-21	Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.	
Policy COS-21.1	Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	If the site were to develop with the maximum number of units, a minimum of 27 acres of park land would be required per the Park Land Dedication Ordinance (PLDO). The master developer would be constructing an 8.6 acre park, which would serve up to 1,000 dwelling units. Once subsequent site plan applications result in a total of more than 1,000 units, each applicant would be required to satisfy the PLDO requirements of the individual project. Park locations, sizes, and amenities would be established during site plan review and would be located to provide connectivity among neighborhoods and offer diverse recreational opportunities.
Policy COS-21.2	Location of Parks. Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the “heart” of a community.	Where possible, parks would be located near planned community-oriented public facilities to instill a sense of place and increase community interaction.
Policy COS-21.3	Park Design. Design parks that reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources.	Parks would be sited and sized to reflect the character and local landscape features of the community.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Policy COS-21.4	Regional Parks. Require new regional parks to allow for a broad range of recreational activities and preserve special or unique natural or cultural features when present.	No regional parks are proposed as part of this Project. However, planned pedestrian trails and bike routes would provide connectivity to the Otay River Valley Regional Park.
Policy COS-21.5	Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.	A well connected system of pedestrian trails and bike routes are planned throughout the site to enhance multi-modal connectivity between planning areas, designated County trails, the Otay River Valley Regional Park, and adjacent open space areas. If required, additional trail connections to planned parks would be established during site plan review.
Goal COS-24	Park and Recreation Funding. Adequate funding for acquisition, development, maintenance, management, and operation of parks, recreation facilities, and preserves.	
Policy COS-24.1	Park and Recreation Contributions. Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law.	Fair share contributions to park and recreational facilities would be provided as appropriate. This may include the dedication of public parkland, establishment of private parks, and payment of fees. On-site parks would be identified during site plan review.
Policy COS-24.2	Funding Opportunities. Maximize funding opportunities for the following: <ul style="list-style-type: none"> The acquisition, expansion, and development of parks, recreation facilities, preserves, and trails. The operation, maintenance, and management of parks, recreation facilities, preserves, and trails. 	See Policy COS-24.1.
General Plan Housing Element		
Policy Number	Policy Text	Consistency Analysis
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.	The SPA allows for a diverse mix of residential, retail, technology business park, and office/professional uses. East Otay Mesa has long been envisioned as a major job center and introducing residential uses to the area would help to promote jobs/housing balance. The area is currently served by public transit and higher density residential uses would help to support those operations. Public services and infrastructure are available in the area.
Policy H 1.9	Affordable Housing	The Project would provide high-density residential development in a variety of product types, which would expand opportunities for affordable housing.

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General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Goal H-2	Neighborhoods That Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.	
Policy H 2.2	Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.	The Project would be designed to incorporate common usable open space and outdoor passive or recreational areas for multi-family residential development as required by the SPA design guidelines. These areas, which would be established during site plan review, are intended to facilitate social interaction and establish a unique sense of place.
General Plan Safety Element		
Policy Number	Policy Text	Consistency Analysis
Goal S-1	Public Safety. Enhanced public safety and the protection of public and private property.	
Policy S-1.2	Public Facilities Location. Advise, and where appropriate require, new development to locate future public facilities, including new essential and sensitive facilities, with respect to the County's hazardous areas and State law.	The Project would provide fair share funding for a new fire station which would be centrally located within the EOMSP area. If public facilities are required within the proposed amendment area, they would be located consistent with County requirements and State law.
Goal S-3	Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	
Policy S-3.3	Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	The proposed development is a Mixed-Use Village Core that would not contain any pockets or islands of flammable/native vegetation.
Policy S-3.4	Service Availability. Plan for development where fire and emergency services are available or planned.	The Project has obtained a service availability form from the San Diego Rural Fire Protection District (RFPD) which indicates that the project is eligible for service. The Project would be required to contribute funding to the planned fire and sheriff station and would be conditioned to meet the five-minute travel time standard as set forth in the General Plan. A new CFD is being prepared in coordination with the County to address fire and other public services.
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 towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	The Project would be required to contribute funding to the planned fire and sheriff station and would be conditioned to meet the five-minute travel time standard as set forth in the General Plan.
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), which is 5 minutes for Village development.	The Project would be conditioned such that it would need to be eligible for fire service within the five-minute travel time prior to permitting.

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General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
Policy S-6.5	Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development.	The Project would be required to contribute funding to the planned fire and sheriff station and would be conditioned to meet the five-minute travel time standard as set forth in the General Plan.
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.	As discussed in Section 3.2.5, the proposed Project would pay its fairshare contribution toward the construction of a new Sheriff's facility in East Otay Mesa.
Goal S-15	Airport Zone Hazards. Development within airport hazard zones that minimize the risk of personal injury to both flight occupants and people and property damage on the ground as well as protect airport operations from incompatible land uses.	
Policy S-15.1	Land Use Compatibility. Require land uses surrounding airports to be compatible with the operation of each airport.	The Project is compatible with the requirements set forth in the Brown Field ALUCP. Airport safety and noise contour zones have been mapped over the proposed SPA area and the proposed land uses reflect the restrictions of these zones. Future site plans would comply with the requirements of the Brown Field ALUCP and the EOMSP.
Policy S-15.3	Hazardous Obstructions within Airport Approach and Departure. Restrict development of potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.	The SPA has been designed to be compatible with the requirements set forth in the Brown Field ALUCP. Airport safety and noise contour zones have been mapped over the Mixed Use Village Core area. A very small portion of the site falls within Zone 2 and residential uses would not be permitted in that area. Consistent with the plan, the portion of the site within Zone 4 would be limited to a maximum of 20 dwelling units per acre. The FAA will review the proposed height of structures to ensure that they do not pose a threat to air navigation.
General Plan Noise Element		
Policy Number	Policy Text	Consistency Analysis
Goal N-1	Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.	
Policy N-1.1	Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	The Noise Compatibility Guidelines were used in preparation of the Project Acoustical Site Assessment Report.
Goal N-2	Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.	
Policy N-2.1	Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where	An Acoustical Site Assessment has been prepared.

3.1 Effects Found Not Significant as Part of the SEIR Process

General Plan Vision and Guiding Principles		
Guiding Principle	Guiding Principle Text	Consistency Analysis
	development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	

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TABLE 3.1-2. OTAY SUBREGIONAL PLAN CONSISTENCY ANALYSIS

Otay Subregional Plan Public Services and Facilities		
Goal/Policy	Goal/Policy Text	Consistency Analysis
Goal A	<p>Provide a land use pattern sensitive to the opportunities and the constraints of the Subregion.</p> <p>Because</p> <ol style="list-style-type: none"> 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 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 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>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>The EOMSP area was originally envisioned as a major employment center in southern San Diego County. The objectives of the plan are to encourage regional technology 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. The plan was originally developed in 1994; however, limited development has occurred since that time. Most of the Specific Plan area remains vacant. With the adoption of the 2011 General Plan, the County of San Diego has committed to a sustainable growth model that facilitates efficient development near infrastructure and services, while respecting sensitive natural resources and protecting existing community character. This model recognizes that mixed-use development, consisting of residential, retail, and office/professional uses, is an important component of creating livable communities that reduce vehicular trips (and associated greenhouse gas emissions) by providing places to live, work, and shop within a compact area. Currently, the EOMSP does not accommodate residential uses (other than scattered rural residential uses along the outskirts of the plan). This means that when the future employment center is developed, employees may need to commute to East Otay Mesa from other areas, creating a development pattern that may not be consistent with the County's current sustainable growth goals and policies.</p> <p>The Project proposes to amend the EOMSP to include a Mixed-Use Village Core that would contain a variety of housing, services, shopping, and office/professional uses. East Otay Mesa would benefit from the introduction of new households. Additional housing would provide opportunities for existing employees to relocate closer to work and reduce their commutes. Each new home creates demand for additional employment opportunities, shopping, services, dining establishments, and recreational amenities. There is a direct economic impact to a local area when new houses are added. The construction of one hundred new homes equates to 200 local jobs, \$28 million for the economy, and an additional \$13 million of economic impact results (Meyers Research, 2014). In addition,</p>

3.1 Effects Found Not Significant as Part of the SEIR Process

		<p>residential uses are expected to diversify the employment base by attracting other types of industries, including biotech, information technology, and other high tech businesses.</p> <p>An amendment to the Otay Subregional Plan has been included with this application to bring the Plan into alignment with the Village designation outlined in the County's General Plan and clarify that mixed-use development consisting of residential, commercial, and office uses is permitted in addition to the planned industrial center.</p>
Goal B	<p>Provide adequate and equitable financed public services and facilities because</p> <ol style="list-style-type: none"> 1) most of the Subregion is presently undeveloped with only very limited services and facilities, and 2) the orderly and cost effective development of Otay Mesa requires that public services and facilities be provided in a planned manner involving cooperation and coordination on the part of all affected agencies with the private sector, and 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 4) the economic feasibility of 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>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>	<p>The Project would provide the necessary public services and facilities consistent with County requirements and State laws. Service providers have completed Project Facility Availability forms verifying that they can accommodate the appropriate services. The delivery of adequate public services and facilities would be determined as part of the discretionary entitlement process.</p>
Policy B-1	<p>Formulate Public Facilities Program and Financing Plan because</p> <ol style="list-style-type: none"> A) a full range of facilities and services will be required for the orderly and cost-effective development of Otay Mesa, and B) the equitable financing of such facilities and services will directly 	<p>The Project would be conditioned to provide financing mechanisms to address impacts and to ensure that adequate funding for public facilities and services would be available. A new CFD is being prepared in coordination with the County concurrently with this entitlement application to address fire and other public services. Service providers have completed Project Facility Availability forms verifying that they can provide</p>

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	<p>influence the development feasibility and marketability of Otay Mesa, and</p> <p>C) there is a need to determine which agencies will be responsible for providing various facilities and services during the stages of development of the Otay Mesa, and</p> <p>D) the private sector will have primary responsibility for financing needed facilities and services, and appropriate studies should be undertaken to determine service and facilities requirements and costs, alternative methods of financing, and the most efficient manner in which affected agencies can provide such services and facilities.</p> <p>The County will encourage and support public service and facility planning and programming for the Otay Mesa, and will work with all affected property owners and developers to assure equitable financing of such services and facilities.</p>	<p>the necessary services. The Project would be required to contribute funding to the planned fire and sheriff station and would be conditioned to meet the five-minute travel time standard as set forth in the General Plan.</p>
Policy B-2	<p>Study and select long term sewage disposal methods because</p> <p>A) Public sewers are practically non-existent throughout the entire Subregion, and</p> <p>B) the Metropolitan Sewer System has limited capacity for the foreseeable future, pending the approval, funding, and construction of a major sewage treatment and disposal facility to serve the South Bay Area and possibly Tijuana, and</p> <p>C) interim wastewater treatment and disposal to serve the Otay Mesa may be considered; provided such a system satisfies project planning and environmental review requirements; provides for wastewater recycling and reuse; and does not disrupt orderly and cost effective development of the area.</p> <p>The County will encourage and support studies and planning that create the most comprehensive and reasonable sewage disposal system for the entire region, including the South Bay cities and the Tijuana area; and the County will encourage and support studies that lead to the efficient use of wastewater by onsite treatment and recycling.</p>	<p>The Project has obtained a Project Facility Availability Form from the County Sanitation District for sewer service. The sewer system has been studied and a sewer report is a component of the Specific Plan Amendment application.</p>

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Policy B-3	<p>Resolve water demand and supply because</p> <ul style="list-style-type: none">A) high water costs have acted as a deterrent to future agricultural use, andB) high water costs may also affect proposed industrial development on Otay Mesa, andC) reclaimed water may supplement future supplies, andD) services are generally most efficient when provided by one single water agency. <p>The County will encourage and support studies to determine ultimate water need, the most logical service provider, cooperation between agencies and the use of reclaimed water.</p>	<p>A Project Facility Availability Form has been obtained from the Otay Water District (OWD), which indicates that services will be available. A Water Supply Assessment and Water Supply Verification have been issued by the OWD for the Project demonstrating that there would be adequate water supplies to serve future development that could occur with the proposed Specific Plan Amendment. Furthermore, the Project would be required to incorporate water conservation measures within the design, which would be determined during site plan and building permit review. The Specific Plan design guidelines encourage the use of high efficiency/low water use appliances and fixtures, native and drought tolerant landscaping, and efficient irrigation systems.</p>
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3.1 Effects Found Not Significant as Part of the SEIR Process



Mixed-Use Residential Emphasis



Mixed-Use Retail Emphasis



Mixed-Use Employment Emphasis

FIGURE 3.1-1. TYPICAL MIXED-USE FAÇADE ARTICULATION

3.1 Effects Found Not Significant as Part of the SEIR Process



Mixed-Use Residential Emphasis



Mixed-Use Retail Emphasis



Mixed-Use Employment Emphasis

* Note: These images are conceptual only. Parkways will be planted with drought tolerant plant material and maintenance strips will be provided in median planting areas. Trees shall be setback from the curb consistent with County road standards and tree grates may be utilized along internal local roads within the Mixed-Use Village Core.

FIGURE 3.1-2. MIXED-USE PREFERRED CHARACTER

3.1 Effects Found Not Significant as Part of the SEIR Process

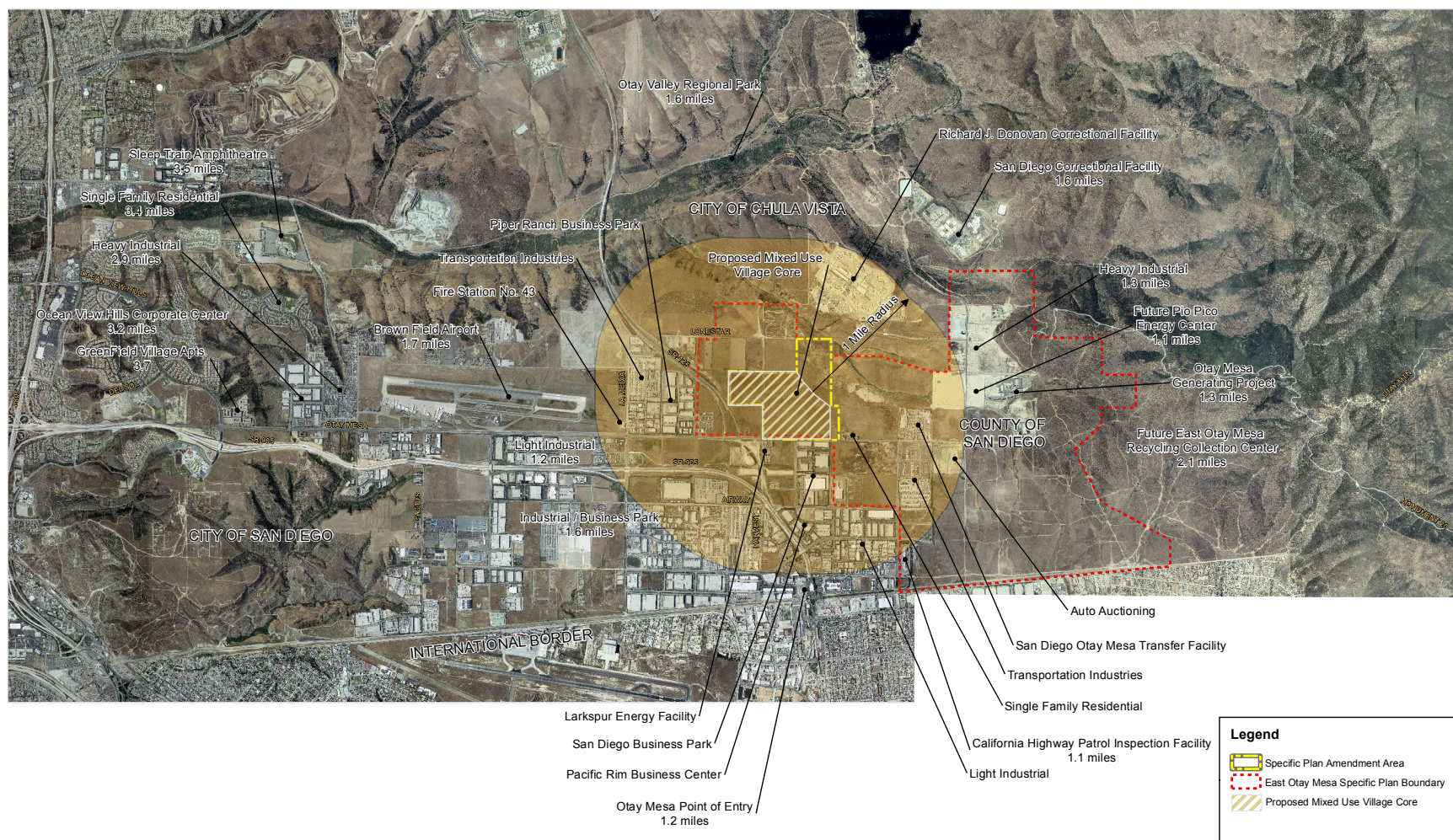


FIGURE 3.1-3. EXISTING LAND USES

3.1 Effects Found Not Significant as Part of the SEIR Process

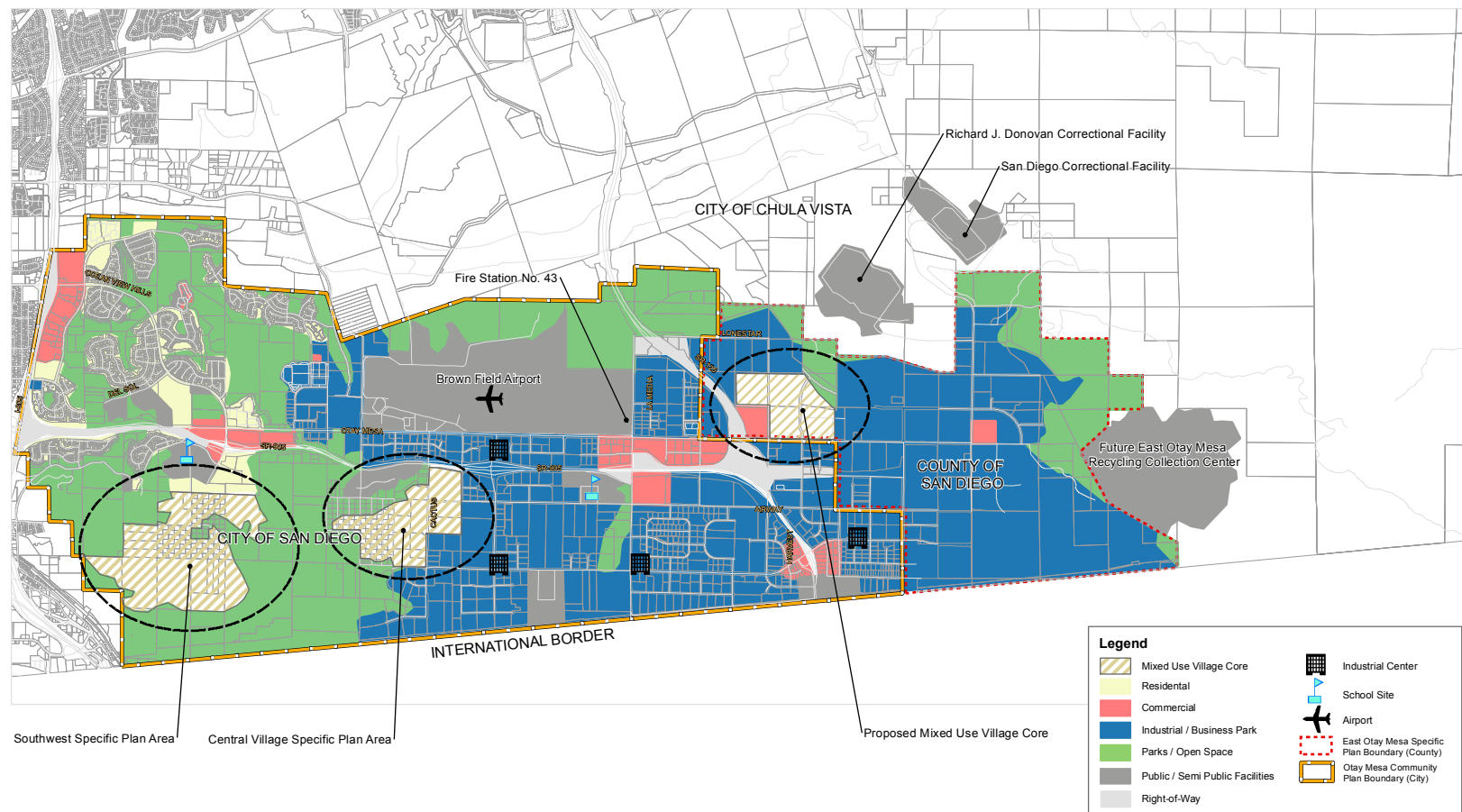


FIGURE 3.1-4. PLANNED LAND USES

