

### 3.2 Effects Found Not Significant During Initial Study

The following issues were determined not to be potentially significant or less than significant during the review of the 1994 EIR: Agricultural and Forestry Resources, Hydrology and Water Quality, Geology and Soils, Mineral Resources, and Public Utilities and Services. A copy of the Environmental Review Update Checklist Form, dated March 11, 2016, is provided in Appendix A of this EIR. A summary of the findings from that document for these issue areas is provided below.

#### 3.2.1 **Agricultural and Forestry Resources**

The 1994 EIR found the loss of important farmland (Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance) to be less than significant as there was limited area with this classification, and agricultural use could continue in the Specific Plan area as an interim use prior to build-out. In addition, active agricultural activities were not in evidence at the time of certification of the 1994 EIR, and no mitigation measures were deemed necessary. Additionally, TM 5538 was approved for the Project site in 2012 and allows for the entire project site to be graded. An Addendum was prepared for TM 5538 that stated that there were no changes in that project, the circumstances under which TM 5538 would be undertaken, or new information of substantial importance that would change the analysis and conclusions presented in the 1994 EIR.

The Project site is designated as Farmland of Local Importance and does have soil types classified as Prime Agricultural soils; however, the Project site is not under a Williamson Act contract. The Project site has not been used for any agricultural purpose since 1996, and there are no active agricultural operations within a ten-mile radius of the site. The Project is part of the EOMSP and has been approved for urban development under the Specific Plan. Additionally, approved TM 5538 allows for the entire project site to be graded. Impacts to agricultural resources associated with the proposed Project would not be substantially different than was disclosed in the 1994 EIR and the Addendum prepared for TM 5538.

The Project site does not contain forest lands or timberland, and the County of San Diego does not contain any existing Timberland Production Zones. Therefore, Project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones. The absence of forest lands and timberland from the County of San Diego and from the Project site ensures that no impact would occur. Because the Project site and off-site improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), Project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the Project is not located in the vicinity of off-site forest resources. Accordingly, no impact would occur.

## 3.2 Effects Found Not Significant During Initial Study

---

As discussed in the agricultural analysis above, implementation of the proposed Project would not result in impacts to agricultural resources. The Project site is not subject to any Williamson Act contracts nor is the site adjacent to lands under a Williamson Act contract. In addition, the Project site is not currently in agricultural production, nor is any of the land immediately surrounding the site. Because the proposed Project would not result in any significant impacts to agricultural resources or convert other land currently in agricultural use, it would not have a considerable contribution to cumulative agricultural resources impacts that may accrue from other projects in the region. Therefore, implementation of the proposed Project would not result in a significant cumulative impact to agricultural resources.

### 3.2.2 Hydrology and Water Quality

Hydrology and Water Quality was addressed in Section 4.6 of the 1994 EIR. Significant impacts due to the implementation of the Specific Plan were anticipated for sedimentation and increased runoff (Otay River Watershed, O'Neal Canyon only). With implementation of the mitigation measures included in Section 4.6.4 of the 1994 EIR, these impacts were mitigated to below a level of significance. These mitigation measures are not applicable to the proposed Project, as the Project does not propose development in a manner that would affect the Otay River Watershed or O'Neal Canyon.

This issue area was not included for analysis within the 2000 SEIR. Hydrology and Water Quality was addressed in the 2012 Addendum. Although there were changes in circumstance, the stormwater regulations in place at the time of adoption were more stringent than the measures identified in the 1994 EIR and, therefore, the Sunroad Otay Tech Centre project concluded that no new significant impacts would result.

The County of San Diego Watershed Protection, Storm Water Management, and WPO requires the preparation of a Storm Water Quality Management Plan (SWQMP) to describe how the Project will minimize the short- and long-term impacts on receiving water quality. The *Priority Development Project SWQMP* was prepared by Stevens Cresto Engineering, Inc. (December 12, 2016) and reflects current regulations governing stormwater control. The project would require that BMPs be implemented to ensure the water quality of discharged water to receiving water bodies. The Priority Development Project SWQMP is included in Appendix J of this SEIR. As such, the proposed Project would not violate water quality standards or waste discharge requirements. No impacts to water quality are anticipated.

The Project would obtain its water supply from the Otay Water District that obtains water from surface reservoirs or other imported water source. The Project would not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the Project does not involve operations that would interfere substantially with groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

Stevens Cresto Engineering, Inc., prepared the *CEQA Preliminary Drainage Study*, for the proposed Project (dated January 20, 2016), included as Appendix G of this SEIR. The

## **3.2 Effects Found Not Significant During Initial Study**

---

study concluded that the proposed Project would not substantially alter the existing drainage pattern of the site or area. Although the Project proposes development where currently exists previously disturbed vacant land, the proposed Project would not substantially alter the drainage patterns on-site, nor would the Project alter the course of a river or stream, in a manner that would result in substantial erosion or siltation off-site. Additionally, the proposed Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Project stormwater facilities would be constructed so that runoff would not exceed capacity of existing or planned stormwater drainage systems. No impact relative to drainage is anticipated.

The Project site is not located within an active drainage or floodplain; therefore, the risk associated with inundation hazard due to flooding is low. No impacts are anticipated to occur with implementation of the proposed Project relative to flooding.

The Project site is located approximately 12 miles from the Pacific Ocean at an elevation of more than 520 feet above msl. The risk associated with inundation hazard due to tsunamis is low. The site is not located downstream from any large bodies of water. Therefore, risk associated with inundation hazard due to seiche is low. No impacts are anticipated.

Implementation of the proposed Project would increase the amount of soil disturbance and the impervious surfaces within the Project area, thereby increasing the amount of runoff from the Project area. Without BMPs and compliance with County, state and federal regulations, these effects could potentially cause a substantial increase in erosion, runoff, flooding hazards, and pollutant concentrations within the Otay Hydrologic Unit. However, as discussed above, the Project's drainage system and stormwater capture and treatment system would be designed to meet the County's Drainage Design Manual and Stormwater Standards Manual design requirements, as well as applicable state and federal water quality and flood control regulations. The Project's BMPs are designed to trap sediment and minimize downstream sedimentation. The capacity of Lower Otay Lake in conjunction with its spillways is sufficient to accommodate any peak flow increases as a result of the Project and prevent any downstream flooding, and the Project site is outside any FEMA floodplain boundaries and would not place housing within a 100-year flood hazard area. Thus, it was determined that the Project's direct hydrology impacts would be less than significant.

As with the proposed Project, all related cumulative projects in the unincorporated County area would also be required to implement the federal, state, and local regulatory requirements, including the Construction General Permit, the Municipal Permit, and the related County ordinances and standards outlined above. Specific requirements include BMPs to treat and detain runoff from the exceedance of water quality objectives in the receiving waters to the maximum extent practicable. In addition, urban runoff management plans to reduce runoff and contaminant discharges to the maximum extent practicable would also be required and implemented as watershed-based strategies for other land development projects within the local Project area and the region. BMPs for the cumulative projects would be consistent with regional surface water, stormwater, and

## **3.2 Effects Found Not Significant During Initial Study**

---

groundwater planning and permitting processes that have been established to improve the overall water quality in County watersheds.

Therefore, adherence to all applicable flood-control and storm water regulatory requirements by all development Projects within the Otay Hydrologic Unit that drains into Lower Otay Lake minimizes the cumulative impacts to hydrology and water quality resulting from multiple projects. As a result, no cumulatively considerable hydrology or water quality impacts have been identified. Thus, the proposed Project, in conjunction with other related cumulative projects, would not cause cumulatively considerable runoff or degradation of water quality in the Otay Hydrologic Unit subarea and the cumulative Project impact would be less than significant.

### **3.2.3 Geology and Soils**

The 1994 EIR included mitigation measures relative to Geology and Soils. These mitigation measures are superseded by current building codes and recommendations included within the Updated Geotechnical Investigation. Therefore, these mitigation measures are not applicable to the proposed Project.

Geologic Resources was included within the Effects Found not to be Significant During Initial Study section of the 2000 SEIR. This issue area was not included for analysis within the 2012 Addendum.

An *Updated Geotechnical Investigation* was prepared for the proposed Project by GEOCON, Inc. (GEOCON, Inc., July 20, 2015). The complete geotechnical study can be found in Appendix I of this SEIR.

The Project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there would be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this Project.

Due to the lack of a permanent near-surface groundwater table and the dense nature of proposed compacted fill and the soil of the Old Terrace Deposits and Otay Formation, the risk associated with liquefaction hazard at the site is low. No impacts are anticipated.

Based on the review of the referenced geologic literature and previous investigations on the property, landslide deposits have not been mapped on the site. The risk associated with ground movement hazard due to landslide is low. No impacts are anticipated.

The geotechnical investigation prepared for the Project (GEOCON Inc., July 20, 2015) indicates that the site is underlain by weak and highly expansive claystones and potentially compressible, undocumented fill soils, topsoils, alluvial/colluvial deposits that will require special consideration during grading operations. Formational soils of the Old

## 3.2 Effects Found Not Significant During Initial Study

---

Terrace Deposits and Otay Formation underlie the surficial materials and extend to the maximum depth of exploration. The undocumented fill soils, topsoils, alluvial/colluvial deposits and the weathered soil of the Otay Formation are unsuitable in their present condition to receive settlement-sensitive improvements and/or additional structural fill soils. The remedial grading recommendations presented in the geotechnical investigation would be closely followed to properly compact the surficial soils. The soils of the Old Terrace Deposits and unweathered Otay Formation would provide adequate soil support characteristics in their natural state and where placed as properly-compacted fill. Because future development would comply with grading requirements, no impacts are anticipated.

Relative to the potential for cumulative impacts, potential geologic and soils effects are inherently restricted to areas proposed for development and would not contribute to cumulative impacts associated with other existing, planned, or proposed development. Thus, issues including fault rupture, seismic ground shaking, liquefaction, landslides, and expansive soils would involve effects to (and not from) a proposed development, and are specific to on-site conditions. Accordingly, addressing potential geologic and soils conditions for a proposed development would involve using measures to conform to existing requirements and/or site specific design and construction efforts that have no relationship to, or impact on, off-site areas. Because of the site-specific nature of these potential hazards and the measures to address them, there would be no connection to similar issues or cumulative effects to or from other properties.

### 3.2.4 Mineral Resources

This issue area was not included for analysis within the 1994 EIR, 2000 SEIR, or 2012 Addendum.

The Surface Mining and Reclamation Act of 1975 (SMARA) was enacted by the California State Legislature to address the need for a continuing supply of mineral resources, and to prevent negative impacts of surface mining to public health, property, and the environment (California Public Resources Code Section 2710 *et seq.*). SMARA requires the State Geologist to classify land according to the presence, absence, or likely occurrence of significant mineral deposits in certain areas of the State. To facilitate the classification of land with potential mineral deposits, the State Geologist developed the Mineral Resource Zone (MRZ) nomenclature and criteria, which factor geologic characteristics of mineral deposits with their economic characteristics, such as the grade/quality minerals and the size of the deposit. Land can be classified into four basic categories. A summary of MRZ classifications is provided below. After receiving classification information from the State Geologist, SMARA charges the State Mining and Geology Board (SMGB) to officially designate lands containing mineral deposits of regional or statewide significance.

- **MRZ-1** are areas where adequate geologic information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence.

### 3.2 Effects Found Not Significant During Initial Study

---

- **MRZ-2** are areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present. A typical MRZ-2 area would include an operating mine, or an area where extensive sampling has indicated the presence of a significant mineral deposit.
- **MRZ-3** are areas that contain known mineral deposits that may qualify as significant mineral resources, pending further exploration and evaluation. Further exploration within these areas could result in the reclassification of specific areas into the MRZ-2 category.
- **MRZ-4** are areas where geologic information does not rule out either the presence or absence of mineral resources and further exploration and evaluation is required. Further exploration could result in the reclassification of MRZ-4 lands into the MRZ-1 or MRZ-2 categories.

The western one-third of San Diego County was surveyed and classified into distinct MRZs as part of the Western San Diego Production-Consumption Region survey (California Division of Mines and Geology, 1996). The Specific Plan area, including the Project site, is located within MRZ-3. The MRZ-3 classification also applies to a larger area surrounding the Specific Plan area. The nearest classification of MRZ-2 areas is the Otay River Valley, located approximately five miles north of the Specific Plan area.

Neither the Specific Plan area nor the Project site has been historically used for mining or as a quarry, and there are no known producing mines or quarries within the Specific Plan boundaries. Territory within unincorporated San Diego County with known, existing, or potential mineral resources is designated by the County General Plan as “(24) Impact Sensitive” or “(25) Extractive.” The Specific Plan area is not designated as “(24) Impact Sensitive” or “(25) Extractive.” Per the San Diego County Zoning Ordinance, mining and extractive uses are allowed within the “S-82 (Extractive Use)” zone. The Project site zoned “S-88 (Specific Plan).” The Project site does not include any areas zoned “S-82 (Extractive Use).”

The Project would not result in the permanent loss of availability of a known mineral resource that would be of value to the region and its residents or the State. The Project site is within the approved East Otay Mesa Specific Plan area, which is not designated as the location of mineral resources or potential location for mining and quarries. Furthermore, there is an existing approved Tentative Map (TM 5538) in effect on the Project site, which would allow light industrial development to occur. The Specific Plan area, Project site, and surrounding areas are not classified as MRZ-2. With approval of the East Otay Mesa Specific Plan, along with the Project site’s S-88 zoning, that allow full development of the Specific Plan area, the County has determined that the Specific Plan area is not a location for mineral extraction.

Based on the Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, the Project site has been classified as an area of “Potential Mineral Resource Significance” (MRZ-3) (California Department of Conservation – Division of Mines and Geology, 1996). The Project site is surrounded by undeveloped lands, industrial/business park uses, and single-family homes, and is not

## **3.2 Effects Found Not Significant During Initial Study**

---

identified for future extraction of mineral resources. There are no active or abandoned mines or quarries in the Project vicinity. The Project site is not located in an area that has MRZ-2 designated lands or is located within 1,300 feet of such lands and further, the Specific Plan prohibits minerals extraction within the Technology Business Park zoning category. Therefore, no potentially significant direct or cumulative loss of availability of a known mineral resource or locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of the implementation of this Project.

### **3.2.5 Public Utilities and Services**

Public Services and Utilities were analyzed in the 1994 EIR. Public Services and Utilities and Services were included in the Effects Found not to be Significant During Initial Study section of the 2000 SEIR. The 2012 Addendum addressed law enforcement, solid waste facilities (including wastewater), and sewer.

#### **Fire Protection and Emergency Services**

Relative to fire protection and emergency services, the 1994 EIR concluded that the EOMSP contains policies that would preclude any development until adequate fire protection and emergency medical facilities are available to serve the project; no further mitigation was necessary.

The proposed Project was issued a Project Facility Availability Form from the San Diego County Fire Authority on June 22, 2015 (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.

#### **Police Protection**

Relative to police protection, the 1994 EIR concluded that the EOMSP provides for adequate police protection to serve the project and no mitigation was required. As analyzed in the 2012 Addendum, the Sunroad Otay Tech Centre would have contributed to a Community Facilities District to remedy personnel deficiencies.

The proposed Project was issued a Law Enforcement Services form (Case Number PDS2015-SPA-15-001; included within Appendix O) disclosing adequacy of law enforcement services, which is determined by considering the Project's consistency with the Safety Element of the San Diego County General Plan (Law Enforcement). The Project site is located within the Sheriff's Imperial Beach command area; the existing facility within the command area is currently the East Otay Mesa Sheriff's (Temporary) Substation. According to the 2010 Census, the existing population of the command area is 38,862, and the number of sworn officers currently serving in the command area is 41.

## 3.2 Effects Found Not Significant During Initial Study

---

The Law Enforcement Services form concluded that the Project would result in the need for additional sworn personnel. In 2009, a Joint Community Facilities Agreement (JCFA) was executed, which established Community Facilities District No. 09-1 to fund a temporary and permanent future Sheriff's Substation in East Otay Mesa. The program for the permanent facility was incorporated as an exhibit to the JCFA, and the Sheriff's Department does not anticipate that the size of that facility will need to be adjusted as a result of the proposed Project. However, as previously noted in correspondence from the San Diego County Fire Authority (letter dated September 10, 2015):

*"This project, along with all other development, has a cumulative impact on the emergency services for this community. To mitigate for this impact, the project will be conditioned to participate in the existing SDRFPD Community Facilities District No. 09-1 (CFD No. 09-1) for this area. This Specific Plan Amendment is proposing significant changes to the allowable uses within this area of the East Otay Mesa Business Park Specific Plan. Therefore, an amendment to CFD No. 09-1 will likely be necessary."*

The CFD apportionment would be revisited to ensure that the proposed Project is assigned the appropriate proportionate fair share of the cost to develop the future Sheriff's facility. In the event that the Project begins to develop in advance of construction of the permanent substation, the Project would be assigned a similar fair share of the cost for the leased temporary facility located on the southeast corner of the intersection of Enrico Fermi and Otay Mesa Road. Additionally, the Law Enforcement Services form recommended the following design criteria and/or comments relative to other law enforcement concerns specific to the Project, which are incorporated as part of crime prevention through environmental design (CPTED):

- Provide adequate light for nighttime use of paths to and from entrances and exits of buildings and throughout the project or neighborhood.
- Make entrances clearly visible to patrols and the public.
- The Sheriff's Crime Prevention Unit is available for design and development consultation throughout the project.

With payment of fair share contribution of the cost to develop the future Sheriff's station and incorporation of CPTED principles, the proposed Project would not result in impacts relative to police protection.

### Schools

Relative to schools, the 1994 EIR concluded that the EOMSP project would result in significant but mitigable impacts to schools in the San Ysidro and Sweetwater Union High school districts would occur as a result of build-out of the EOMSP with procurement of a will serve letter from the appropriate school. Impacts to San Diego County Office of Education service would be less than significant.



## 3.2 Effects Found Not Significant During Initial Study

---

The proposed Project would be served by Sweetwater Union High School District and San Ysidro Elementary School District. The Project would be served by the following schools: Vista del Mar Elementary School, Ocean View Hills, and Olympia High School. Based on Service Availability Letters received from the school districts serving the Project site, 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.

The impact analysis above describes the potential for the proposed Project to impact the existing capacity of San Ysidro Elementary School District and Sweetwater Union High School District. These school districts are responsible for constructing new facilities and expanding existing facilities to adequately provide services for the jurisdictions they serve. This type of analysis is cumulative in nature since it examines existing and projected school enrollments for each district, as well as potential students generated by the proposed Project and other new housing developments. The Project would not require construction of any additional school facilities and would pay required school fees, which, pursuant to Government Code Section 65996, would fully mitigate the Projects contribution to potential cumulative school impacts. Therefore, cumulative impacts to schools would be less than significant.

### Parks and Recreation

Relative to parks and recreation, the 1994 EIR concluded that no significant impacts to parks or trails would occur as a result of the EOMSP project and no mitigation was necessary. Relative to library facilities, the 1994 EIR concluded that no significant impacts to library facilities as a result of the EOMSP project and no mitigation was necessary.

The proposed Project would not result in the demand for construction of new park area. Parks would be provided within the Mixed-Use Village Core 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 Project includes a trail segment that would occur in the north-central portion of the Project site, providing pedestrian connectivity along the off-site portion of Zinser Road between the Project's proposed mixed-use neighborhood in the central portion of the site and open space element in the northeastern portion of the site. (See Figure 1-15, *Trails and Pathways*). No significant impacts to Recreation would result, and no mitigation measures are required.

The proposed Project is providing park land that would be adequate to meet the needs of its residents. Therefore, residents of the proposed Project would not overburden existing park and recreation resources or planned park and recreation resources needed to serve future growth. A cumulative parks impact would not result.

## 3.2 Effects Found Not Significant During Initial Study

---

### Water Service

Relative to water service, no significant impacts on Otay Water District facilities and services would result from the EOMSP's water demand in the 1994 EIR, since this demand had been planned for in the Otay Water District Subarea Water Master Plan and funding programs. The EOMSP does provide for the use of reclaimed water for non-potable water demand to aid in water conservation; however, as analyzed in the 1994 EIR cumulative impacts on regional water demand would remain potentially significant. This impact was mitigated to below a level of significance with the inclusion of the most recent BMP water conservation measures as identified by the Metropolitan Water District of Southern California (MWD) and CWA.

The Otay Water District (Otay WD) prepared a Water Supply Assessment and Verification Report (WSA&V Report) at the request of the County of San Diego (included in Appendix R of this EIR). The Project is located within the jurisdictions of the Otay WD, the San Diego County Water Authority (Water Authority), and MWD.

The expected potable water demand for the Project is 1,018,296 gallons per day (gpd) or about 1,140.7 acre feet per year (AFY). This is 836.4 AFY higher than the projected demands in the District's 2008 Water Resources Master Plan updated November 2010 (WRMP Update) which estimated 304.3 AFY for the same parcels, but did not anticipate any residential use for the property. The January 2013 WSA that was approved for the Project (then referred to as the Otay Tech Centre) estimated a total potable water use of 178.7 AFY. Recycled water is not anticipated to be supplied to the East Otay Mesa area from Otay WD.

The 836.4 AFY increase in demand is accounted for through the Accelerated Forecasted Growth demand increment of the Water Authority's 2010 UWMP. As documented in the Water Authority's 2010 UWMP, the Water Authority is planning to meet future and existing demands which include the demand increment associated with the accelerated forecasted growth. The Water Authority monitors water supply assessments and verifications reports prepared by member agencies and that utilize the accelerated forecasted growth demand increment to ensure adequate water supply is available to serve proposed development. In addition, the next update of the demand forecast for the Water Authority's 2020 UWMP will be based on SANDAG's most recently updated forecast, which will include the Project. Therefore, based on the findings from the Otay WD's 2015 UWMP and the Water Authority's 2010 UWMP, this Project will result in no unanticipated demands.

Dexter Wilson Engineering, Inc., prepared a *Water System Analysis* (dated September 23, 2015) to assess the potable system for the proposed Project, included in Appendix P of this SEIR. This analysis included recommendations for Project design that would ensure that there is sufficient water available for the proposed Project and no impacts to water supply would occur. As stated in Chapter 1.0, water service would be provided by the Otay Water District; the Otay Water District has indicated capacity to serve the proposed Project.

## 3.2 Effects Found Not Significant During Initial Study

---

### Wastewater

Relative to wastewater service, the 1994 EIR concluded that the EOMSP project only established wastewater disposal for the first 400 net acres of industrial or commercial development. Any development beyond this amount could have potentially significant impacts on wastewater service. Mitigation required that no development be allowed until all of the necessary infrastructure has been constructed and necessary treatment plants are operable. The 2012 Addendum included a condition to ensure adequate sewage transport availability through the City of San Diego. Additionally, the Tentative Map for the Sunroad Otay Tech Centre project was conditioned to provide for wastewater treatment.

The Project proposes to discharge domestic wastewater to the San Diego County Sanitation District sewer system that is permitted to operate by the San Diego RWQCB. A project facility availability form has been received from the Sanitation District that indicates the district would serve the Project. Since the Project would be discharging wastewater to a RWQCB permitted community sewer system, the Project would be required to satisfy any applicable District conditions, the Project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

The Project does not include new or expanded water or wastewater treatment facilities. In addition, the Project does not require the construction or expansion of water or wastewater treatment facilities. Based on the service availability forms received, the Project would not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided by the Otay Water District and San Diego County Sanitation District which indicates adequate water and/or wastewater treatment facilities are available to the Project.

Dexter Wilson Engineering, Inc., prepared a *Sewer System Analysis* (dated October 7, 2015) for the proposed Project, included as Appendix L of this SEIR. The Project requires wastewater service from the San Diego County Sanitation District. A Service Availability Letter from the District has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the Project would not interfere with any wastewater treatment provider's service capacity.

### Gas and Electricity

Relative to gas and electricity, the 1994 EIR concluded that no significant impacts related to the provision of gas and electric services to the EOMSP area would occur since there is adequate load capacity in the area. SDG&E has existing 69kV electric transmission facilities in Harvest Road from northerly property boundary to the substation located south of Otay Mesa Road. SDG&E currently has two existing natural gas pipelines in Harvest Road. These facilities consist of one 36-inch high pressure transmission main and one eight-inch high pressure distribution facility. The Project would require relocation of the gas lines. SDG&E has an existing gas pressure reducing station on the north side of Otay Mesa Road just east of Harvest Road. The widening of Otay Mesa Road would require the relocation of this Pressure Reducing station. All utility relocations would occur within

## 3.2 Effects Found Not Significant During Initial Study

---

the propose Project development area. Therefore, no impacts would result beyond those assumed as part of construction for the proposed Project.

### **Solid Waste**

Relative to solid waste, the 1994 EIR concluded that development constructed after the Otay Landfill is closed (i.e., phases subsequent to Phase 1) would result in significant project-specific impacts, since a landfill for disposal of solid waste may not be available. This impact would be mitigated to below a level of significance through implementation of the mitigation measure that following closure of the Otay Landfill, tentative maps beyond those allowed under Phase 1 of the EOMSP shall not be approved by the County unless a goodwill serve letter from the County Public Works, Solid Waste Division can be obtained. Cumulative impacts are considered less than significant since the EOMSP includes policies that require recycling in the Specific Plan area and development of regional recycling facilities. Impacts to hazardous waste disposal are less than significant.

Implementation of the Project would generate solid waste. Currently, there are six active landfills in the San Diego region that serve residents, businesses, and military operations. The landfills are Borrego, Miramar, Otay, Sycamore, Las Pulgas, and San Onofre. The current landfills for public use are either privately owned and operated, or are operated by the City of San Diego. The Sycamore, Otay, and Borrego landfills are owned and operated by Republic Services, and the Miramar Landfill is owned and operated by the City of San Diego on leased U.S. Department of the Navy land. Las Pulgas and San Onofre landfills are owned and operated by the U.S. Marine Corps (USMC). The USMC-operated landfills are not available for public disposal (CalRecycle 2016). There is one planned landfill for San Diego County: Gregory Canyon Landfill.

The total remaining capacity in all the existing landfills available for public disposal and located in the County or its cities is approximately 79,763,284 cubic yards. The nearest landfill to the proposed Project, the Otay Landfill has a remaining capacity of approximately 24.5 million cubic yards as of March 31, 2015, and is expected to be in operation until 2028. The Sycamore Landfill has a remaining capacity of approximately 39.6 million cubic yards as of December 31, 2014, and is expected to be in operation until 2042. The Borrego Landfill has a remaining capacity of approximately 111,500 cubic yards as of August 31, 2015, and is expected to be in operation until 2046. The West Miramar Landfill has a remaining capacity of approximately 15.5 million cubic yards as of June 30, 2014, and is expected to be in operation until 2025. The planned Gregory Canyon Landfill has a capacity of 57 million cubic yards as of August 1, 2011, and is expected to be in operation until 2040 (CalRecycle 2016).

There is sufficient existing permitted solid waste capacity to accommodate the Project's solid waste disposal needs. The Project occupants would contract with a licensed waste hauler that would deposit all solid waste at a permitted solid waste facility and therefore, would comply with Federal, State, and local statutes and regulations related to solid waste. Impacts associated with this issue are anticipated to be less than significant.