



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services
www.SDCPDS.org

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

PUBLIC DISCLOSURE NOTICE OF SPECIFIC PLAN AMENDMENT AND FINDINGS PURSUANT TO SECTIONS 15162 AND 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

November 5, 2020

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of Planning & Development Services (PDS), as a lead agency, is circulating for public review a Specific Plan Amendment in accordance with the California Environmental Quality Act (CEQA), for the proposed East Otay Mesa Business Park Specific Plan. The Department is seeking public and agency input on the Specific Plan Amendment and related project documents. Project documents can be reviewed online at the following website: https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html

EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN AMENDMENT (PDS2020-SPA-20-002) (LOG NO. PDS2020-ER-98-190-13H). The project is a Specific Plan Amendment (SPA) within the East Otay Mesa Business Park Specific Plan (EOM SP). The SPA proposes; To re-designate 207.3 acres of Technology Business Park to Heavy Industrial uses; To re-designate 77.7 acres of Light Industrial to Mixed Industrial uses; To re-designate 7.8 acres of Technology Business Park and 53.1 acres of Mixed Use – Employment Emphasis to Mixed Use – Residential Emphasis; The removal of David Ridge Road, from Vann Center Blvd to Alta Road which would result in an additional 2.5 acres of developable land which will be subject to Heavy Industrial Land Use designation and an additional 2.5 acres of developable land which will be subject to Technology Business Park Land Use designation; Changes resulting in Caltrans acquisitions for State Routes 11 and 125, and the expansion of the new port of entry; Changes to allowable uses within the Land Use Matrix, including the addition of new allowable uses, changing certain regulatory processes, revising certain interim use requirements; Changes to design regulations for certain uses, including increasing certain height limits, increasing floor area ratio and coverage, reducing parking requirements, reducing lot sizes, and revised landscape requirements. As part of the proposed SPA, text, tables and figures will be updated to reflect current conditions in East Otay Mesa, as well as changes to the overall vision for the area. The project proposes changes which would affect the entire EOM SP. The project consists of approximately 3,013 acres and is located in the southwestern portion of San Diego County, immediately adjacent to the US/Mexico border. The project is subject to the County's General Plan Regional Category Village and General Plan Land Use Designation Specific Plan Area. The project area is assigned S-88 zoning, and is governed by the EOM SP.

Comments on the Specific Plan Amendment, addendum, and related project documents must be received no later than **December 23, 2020 at 4:00 p.m.** (a 48-day public disclosure period). The Specific Plan Amendment and related project documents can be reviewed at County PDS and at the San Ysidro Public Library (4235 Beyer Blvd, San Ysidro, CA 92173), Otay Mesa-Nestor Branch Library (3003 Coronado Ave, San Diego, CA 92154), Bonita-Sunnyside Branch Library (4375 Bonita Road, Bonita, CA 91902), and Chula Vista Public Library (2015 Birch Road #409, Chula Vista, CA 91915).

Comments on the draft project documents must be sent to Regan Watt, Environmental Coordinator at 5510 Overland Avenue, Suite 310, San Diego, California 92123, or via e-mail to

regan.watt@sdcountry.ca.gov and should reference the project name and numbers listed in this notice.

For additional information regarding the project, please contact Nick Gustafson at (858) 495-5351 or by email at nicolas.gustafson@sdcountry.ca.gov.