

COUNTY
OF
SAN DIEGO

EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN

As Amended by
SPA-20-002
TBD

East Otay Mesa Specific Plan Amendment

2021 Amendment (SPA 20-002)

County of San Diego

Board of Supervisors

TBD, First District

TBD, Second District

TBD, Third District

TBD, Fourth District

TBD, Fifth District

Prepared by
Department of Planning & Development Services

Reviewed by the Planning Commission
On TBD

Approved by the Board of Supervisors
On TBD

East Otay Mesa Specific Plan Amendment

2018 Amendment (SPA 15-001)

County of San Diego

Board of Supervisors

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With the assistance of Project Design Consultants

Reviewed by the Planning Commission
On April 13, 2018

Approved by the Board of Supervisors
On July 25, 2018

East Otay Mesa Specific Plan Amendment

2015 Amendment (SPA 14-002)

County of San Diego

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East Otay Mesa Specific Plan Amendment

2010 Combined Plan (SPA 10-001)

County of San Diego

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Reviewed by the Planning Commission
On July 23, 2010

Approved by the Board of Supervisors
On September 15, 2010

East Otay Mesa Specific Plan

1994 Combined Plan

County of San Diego

Board of Supervisors

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Reviewed by the Planning Commission
On April 15, 1994

Approved by the Board of Supervisors
On July 27, 1994

CERTIFICATE OF ADOPTION

I hereby certify that this plan consisting of text, exhibits, and appendices is the East Otay Mesa Specific Plan (Specific Plan Amendment SPA 20-002 introduced various land use and regulatory changes). I also hereby certify that the amendment to this plan was considered by the San Diego County Planning Commission on DATE and that the amendment was adopted by the County of San Diego Board of Supervisors on DATE. The document, as amended, supersedes all previous versions of this Specific Plan.

Date: _____

Attest: _____

Mark Wardlaw, Director
Planning & Development Services

SPECIFIC PLAN HISTORY

Specific Plan (SP) 93-004 created the East Otay Mesa Specific Plan Area and was approved by the Board of Supervisors on July 27, 1994.

The first amendment to the Specific Plan (SPA 98-002) was approved by the Board of Supervisors on January 13, 1999 (4). This amendment allowed for the sale of gasoline in Support Commercial areas.

The second amendment to the Specific Plan (SPA 00-005) was approved by the Board of Supervisors on June 12, 2002 (4). This amendment updated the land use plan and permit processing requirements and split the Specific Plan Area into Subareas 1 and 2.

The third amendment to the Specific Plan (SPA 04-002) was approved by the Board of Supervisors on February 2, 2005 (4). This amendment revised the public landscaping requirements.

The fourth amendment to the Specific Plan (SPA 05-005) was approved by the Board of Supervisors on November 2, 2005 (3). This amendment revised the parking requirements to conform to the standards for Subarea 2.

The fifth amendment to the Specific Plan (SPA 06-003) was approved by the Board of Supervisors on August 1, 2007 (1). This amendment updated the Circulation Plan, Sidewalk Standards, and Fencing Requirements. It was combined with General Plan Mobility Element (GPA 06-013) and the Bicycle Transportation Plan.

The sixth amendment to the Specific Plan (SPA 06-005) was approved by the Board of Supervisors on April 8, 2009 (1). This amendment included minor amendments to Subarea 1.

The seventh amendment to the Specific Plan (SPA 10-001) was approved by the Board of Supervisors on September 15, 2010. This amendment recombined Subarea 1 and Subarea 2, modified the Specific Plan boundary in response to a voter initiative, and made minor revisions to the Circulation Plan, Land Use Plan and regulatory provisions.

The Otay 250 amendment to the Specific Plan (PDS2015-SPA-15-001) was approved by the Board of Supervisors on July 25, 2018. This amendment introduced two mixed-use designations to East Otay Mesa: Mixed-Use Residential Emphasis and Mixed-Use Employment Emphasis.

The 9th amendment to the Specific Plan (PDS2020-SPA-20-002) was approved by the Board of Supervisors on **DATE.** This amendment increased the acreage of heavy and mixed industrial zones, while decreasing acreage for technology business park and light industrial zones. The amendment also removed a portion of David Ridge Drive and made changes to the Land Use Matrix and certain Development Standards.

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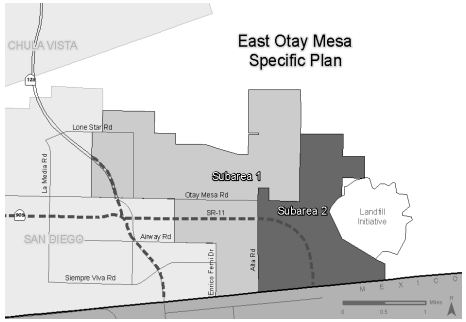
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Chapter 1: Introduction

The East Otay Mesa Specific Plan sets forth a comprehensive vision for the Plan Area, within unincorporated San Diego County. The Specific Plan contains approximately 3,013 acres of land. Approximately 2,110 acres of the Specific Plan is planned as a modern industrial and business center while about 552 acres is set aside for conservation or very low-density residential use. The Specific Plan 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 Mesa Subregional Plan.

The Board of Supervisors approved the original Specific Plan in 1994. To facilitate development and respond to evolving real estate market trends, the County Board of Supervisors initiated a Specific Plan Amendment (SPA 00-005) process on June 21, 2000 (14). The objectives of that Specific Plan Amendment were to:

- Facilitate development of East Otay Mesa as a major employment area for southern San Diego County;
- Encourage and protect an area of critical size for regional technology manufacturing uses in a campus-like setting;
- Provide adequate land use area for warehousing and other light industrial uses;
- Provide an area for heavy industrial uses such as auto salvage and recycling that will not interfere with development and operation of more sensitive industrial park developments;
- Provide commercial uses in the Specific Plan to serve employees and visitors;
- Identify and address environmental resources; and
- Plan for public facilities concurrent with need.



When the Specific Plan was divided into two SubAreas in 2002, property located outside Subarea 1 was renamed Subarea 2. The plan was divided due to the time required to evaluate environmental constraints and the uncertainty of the alignment of State Route 11 and the proposed third Port-of-Entry in Subarea 2, Property located in SubArea 2 remained governed by the original East Otay Mesa Specific Plan, including Site Planning and Design Guidelines. Subarea 1, located on the western side of the Specific Plan, contained approximately 2,007 acres planned for a mixture of commercial, technology, park, light industrial and heavy industrial use. Subarea 2, located on the eastern side of the Specific Plan, contained approximately 1,311 acres of land planned for Mixed Industrial or low-density residential use.

In 2010, the Specific Plan was again amended to recombine Subarea 1 and 2 into a single Specific Plan. No major revisions were made to the land use or circulation plans with the 2010 amendment, except for a boundary change that resulted from a voter initiative. Its primary purpose was to simplify and clarify permitting and development requirements during a period when numerous landowners were processing permits. The 2010 Amendment governs property in SubArea 1 and SubArea 2. It relies primarily upon the goals and policies of the 1994 Specific Plan and the regulatory provisions of the Subarea 1 Specific Plan, adopted in 2002. Unless otherwise defined herein, all terms are as defined in the County of San Diego Zoning Ordinance.

With the adoption of the 2011 General Plan, the County of San Diego has committed to a land use plan that emphasizes efficient development near infrastructure and services, while respecting sensitive natural resources and protecting existing community character. This sustainable development pattern 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 offering places to live, work, and shop within a compact area.

On July 25, 2018, the Board of Supervisors adopted Specific Plan Amendment No. PDS2015-SPA-15-001 to introduce a Mixed-Use Village Core area that allows for a variety of residential uses to align the plan with current sustainable planning practices. The intent is that the mixed-use area will serve as a catalyst for the employment center envisioned for East Otay Mesa. Residential uses will provide people with the opportunity

to live in close proximity to their jobs, and employers are more likely to be attracted to the area due to the availability of housing for their employees. In addition, locating housing closer to retail, services, and employment opportunities enhances livability. It reduces the number and length of automobile trips and encourages active transportation such as walking and biking. It can also reduce the size and extent of required infrastructure improvements and increase the efficiency of delivering police, fire, and other public services.

On XX XX, 2021, the Board of Supervisors adopted Specific Plan Amendment No. PDS2020-SPA-20-002 to increase the amount of heavy and mixed industrial zoned property, increase flexibility within mixed-use – residential emphasis area, the removal of a section of David Ridge Drive and make changes to certain development standards. Mixed Use – Employment Emphasis and Technology Business Park Land Uses approved in PDS2015-SPA-15-001 have been designated as Mixed Use – Residential Emphasis. These changes have been implemented as a result of changes in market demands and to increase development flexibility. Additionally, the Specific Plan has been updated to reflect changes in the alignment of State Route 11 and 125, as well as the new Port of Entry.

1.1 Background and History

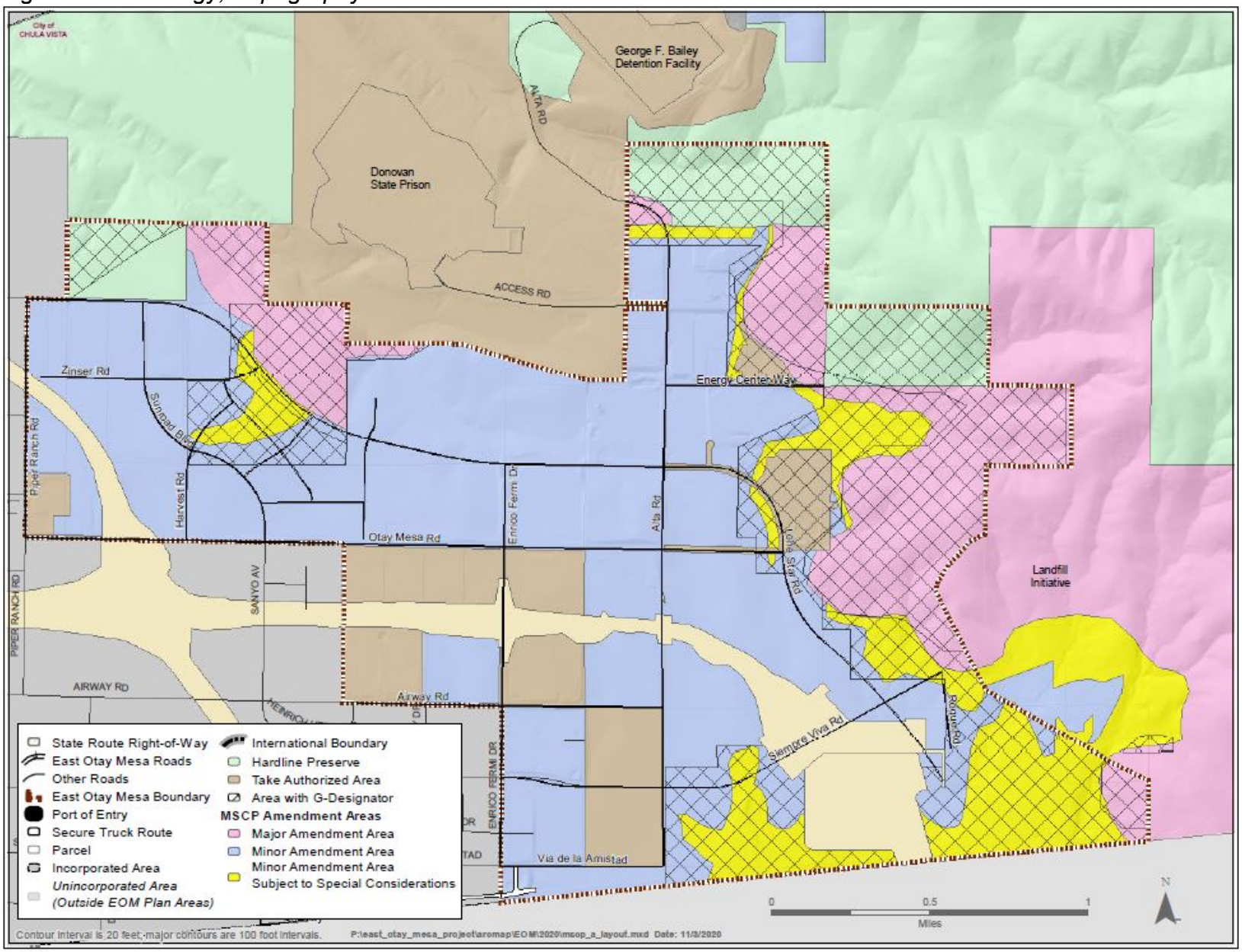
With the growth of the Maquiladora or Twin Plant Program, the demand for industrial land accelerated in the U.S.

The East Otay Mesa Specific Plan is located in the southwestern portion of San Diego County immediately adjacent to the U.S./Mexico border (Figure 1.1-1). The Specific Plan lies between the Otay River Valley to the north, the international border with Mexico to the south, and the San Ysidro Mountains to the east, and the City of San Diego's 12,505-acre Otay Mesa Community Plan Area to the west. The area consists of a relatively flat mesa with a steep mountainous area on the eastern edge and a major river valley and tributary canyon to the north. Historically, the flatter portions of the Specific Plan Area were used for agriculture. The steeper areas were never developed.

Figure 1.1-1 Location Map


Sunnyside
Bonita
East Otay Mesa
Specific Plan
Pacific Ocean
Naval Auxiliary
Landing Field
Rodriguez Airport
Brown Field
OTAY MESA
AIRWAY
Freeway
Planned Freeway
Road
Communities
East Otay Mesa
Boundary
Water Bodies
Miles
BROADWAY
IMPERIAL
OCEAN VIEW
NATIONAL
LOGAN
OLVERA
SKYLINE
PLAZA
PARADISE VALLE
DIVISION
08TH
18TH
24TH
30TH
SWEETWATER
BONITA
OTAY LAKES
CORRAL CANYON
PROCTOR VALLEY
EASTLAKE
HUNTE
TELEGRAPH CANYON
MARINA
BROADWAY
PALOMAR
ORANGE
MAIN
OTAY VALLEY
PALM
CORONADO
MONUMENT
SAN YSIDRO
HOLLISTER
HILLTOP
BEYER
PICADOR
EL SOL
SILVER STRAND
SEACOAST
HARBOR
CANTON
LISBON
CARDIFF
MEADOWBROOK
WORTH
APPLE
JAMACHA BOULEVARD
ONESTAR
HARVEST
HERITAGE
CACTUS
LAWRENCE
DAIRY MART
5
15
805
94
75
54
125
905
11

Figure 1.2-1 Biology, Topography and MSCP



In the 1960s, the Otay Mesa Property Owners Association was formed and the City portion of the Mesa experienced a land use transition. Due to the high cost of water and labor, industrial and commercial development became more attractive than agriculture for property owners. Relatively low land cost and an affordable labor supply, combined with favorable tariffs in Mexico, attracted manufacturing operations to the Mesa.

With the growth of the Mexican government's Maquiladora or Twin Plant Program in the early 1980s, the demand for industrial land accelerated in the U.S. to accommodate the distribution and warehousing of products manufactured in Mexico. The opening of the Otay Mesa Border Crossing and improvement of Otay Mesa Road and portions of State Route 905 in the mid-1980s further enhanced development opportunities in the area. Industrial uses expanded rapidly in the City portion of the Mesa, and there was a desire on the part of the County property owners to plan the East Otay Mesa for future development. The adoption of Specific Plan Amendment No. PDS2015-SPA-15-001 provides an opportunity to introduce a Mixed-Use Village Core that allows for a variety of residential uses to support and complement the planned industrial and commercial development. The adoption of Specific Plan Amendment No. PDS2020-SPA-20-002 increases flexibility and opportunities for residential, commercial and industrial uses.

1.2 Existing Site Characteristics

1.2.1 On-site and Surrounding Land Uses



When the original Specific Plan was prepared in 1994, on-site uses were limited to a few scattered single-family residences, a State Truck Inspection facility, a 150-foot wide Border Enforcement Zone located immediately adjacent to and paralleling the border, and an auto storage/auction yard. Since that time, planned and approved on-site uses include several industrial subdivisions, an 80-acre truck/travel plaza, a 46-acre electrical generating plant, a 30-acre retail commercial center, a Fedex Ground facility, a 161-acre heavy industrial facility, a 40-acre private prison, and a variety of interim industrial and commercial uses authorized by Major Use Permits.

Off-site uses include the 12,505-acre City of San Diego's Otay Mesa Community Plan Area to the west, which includes 4,337 acres of planned industrial and commercial uses

and 2,100 acres of planned residential uses. The City of Tijuana adjoins the southern edge of East Otay Mesa. This area is planned for and has been partially developed with industrial and residential uses. Tijuana's Rodriguez International Airport is located approximately one mile southwest of the East Otay Mesa Specific Plan.

To the immediate north of the Specific Plan is the existing 750-acre Donovan State Correctional Facility, operated by the State of California Department of Corrections, located on a mesa between O'Neal and Johnson Canyons. On the mesa north of O'Neal Canyon is the 523-acre County's George F. Bailey Detention Facility. The East Mesa Juvenile Hall Complex is also located on this site.

Further north is the Otay River Valley Regional Park, one of the largest regional parks planned for the County. A joint exercise of powers agreement (JEPA) has been executed by the County of San Diego and the cities of Chula Vista and San Diego to plan, acquire, and establish this regional park. Johnson Canyon is located in the Focused Planning Area (FPA) of the park. The FPA is that portion of the river valley identified as impacting the future park viewshed.

While most of the area immediately north of the Otay River Valley is currently vacant, the Otay Ranch, a 22,899-acre master-planned community, is planned for this area. Development of Otay Ranch began in 1998 with Villages 1 and 5 south of Telegraph Canyon Road in the City of Chula Vista. Residential units in the Otay Ranch could total over 24,000.

The Bureau of Land Management (BLM) manages several thousand acres of public lands just east of the East Otay Mesa Specific Plan Area. The land consists of low, gently rolling hills, which gradually transform into the steep slopes of the San Ysidro Mountains. The BLM land includes the Otay Mountain Wilderness, designated in December 1999, and provides protection for large, natural areas and the associated natural resources. The Wilderness is also within the San Diego County Multiple Species Conservation Program (MSCP) planning area.

1.2.2 Regional Access

An important component of the regional circulation network for East Otay Mesa is the existing freeways and local roads. Existing circulation conditions are described below.

An important component of the regional circulation network for East Otay Mesa is the existing freeways and local roads.

- *Interstate 805:* Interstate 805 (I-805) is an eight-lane, north/south freeway that extends from a junction with Interstate 5 (I-5) on the south near the international border to a junction with I-5 to the north, near Del Mar. I-805 is approximately ten miles west of East Otay Mesa.

- *State Route 905:* State Route 905 (SR-905) is a north/south, six-lane road connecting the City of San Diego's Otay Mesa community with I-5 to the west. Approximately one mile east of I-805 is a break in the route, and SR-905 becomes Otay Mesa Road. The SR-905 designation begins again west of Harvest Road and continues to the Otay Mesa International Border Crossing.

- *Otay Mesa Road*: Otay Mesa Road is an east-west facility that extends from Beyer Boulevard in the City of San Diego to Siempre Viva Road in the Specific Plan Area. Within the City of San Diego, Otay Mesa Road varies from four to five lanes (two westbound lanes and two to three eastbound lanes). East of the eastern junction with SR-905, Otay Mesa Road is improved with the curb-to-curb width varying from approximately 24 feet to 40 feet.

- *Siempre Viva Road*: Siempre Viva Road is a six-lane divided roadway west of Enrico Fermi Drive.

- *Airway Road and Sunroad Boulevard*: Airway Road and Sunroad Boulevard (called Sanyo Avenue in the city of San Diego) are both local industrial roads traveling from the City of San Diego into the Specific Plan Area. Airway Road runs east-west between SR-125 and Alta Road. Sunroad Boulevard runs north-south between Lonestar Road and Otay Mesa Road. In the city of San Diego, Sanyo Aveune extends south from Otay Mesa Road to Paseo de las Americas Road.

- *Alta Road:* Alta Road is a 40-foot-wide curb-to-curb Industrial/Commercial Collector Road located within the Specific Plan Area. This road currently serves primarily as an access road to two prison facilities in this area: the County George F. Bailey Detention Facility and the State's Donovan Correctional Facility.

1.2.3 Biology, Topography, and Multiple Species Conservation Program (MSCP)

The Specific Plan Area contains a variety of habitats, some of which are biologically sensitive.

The Conservation Element establishes the plan for protecting sensitive environmental resources and establishing a system of open space for conservation, recreational, and aesthetic purposes. The Specific Plan Area contains a variety of habitats, some of which are biologically sensitive. These include vernal pools, Diegan coastal sage scrub, riparian areas, and other habitat types. Much of the sensitive habitat is located in the hilly eastern portion of the Specific Plan and in the southern portion along the border with Mexico. Recently completed biological surveys identified a number of threatened, endangered, and other sensitive species. These include Quino Checkerspot butterfly, San Diego and Riverside fairy shrimp and other sensitive species. An area west of Johnson Canyon contains coastal sage scrub and vernal pool habitat, a wetland that typically contains rare and endangered species (Figure 1.2-1).

The areas of steep slopes and biologically sensitive resources are primarily located in the Conservation/Limited Use designation. In order to ~~e~~insure that these environmentally sensitive areas are appropriately protected, they have been given a "G" Designator and are subject to the provisions of the Sensitive Resource Area Regulations of The Zoning Ordinance. The areas of the Specific Plan that are subject to the Sensitive Area Resources "G" Designator are largely the same areas that are encompassed by the MSCP Major Amendment Area and Minor Amendment with Special Considerations Area.

Most of the Specific Plan Area has been identified as Amendment Areas to the Multiple Species Conservation Plan (MSCP).

Steep slopes are defined in the Specific Plan as areas with slopes greater than 25 percent and slopes that are not suitable for development. In some cases, areas with lesser slopes are included in the Conservation/Limited Use designation, either because they are within a contiguous area of very steep slopes, or because of the existence of

biological resources. In addition to this land use designation, certain areas of the Technology Business Park or industrial portions of the Specific Plan have been or will be dedicated as permanent open space through the Tentative Map, Major Use Permit or other permit review process, further restricting development. Reasons for such dedication could include protection of biological resources and protection of cultural or archaeological resources.

Since approval of the original Specific Plan, most of the Specific Plan Area has been identified as Amendment Areas to the MSCP, Figure 1.2-1. In order for development proposals to be approved, the Amendment process shall first be completed as specified in the MSCP SubArea Plan. These Amendment Areas include Major Amendment Areas, Minor Amendment Areas, and Minor Amendment Areas with Special Considerations. The majority of the Specific Plan, including the flatter topography that was historically the location of agricultural operations, is included in a Minor Amendment Area.

Processing a Minor Amendment to the MSCP requires preparation of a California Environmental Quality Act document, a biological resources report, identification of any mitigation required by the Biological Mitigation Ordinance (BMO), and concurrence by the local offices of the United States Department of Fish & Wildlife and California Department of Fish & Game. Most areas within the Specific Plan that are planned for commercial or industrial development are within a Minor Amendment Area. Most of the Minor Amendment Area is covered by non-native grasslands habitat. Before development may occur, a Minor Amendment must be granted and the required mitigation implemented.

Minor Amendment requests are currently being processed on a project-by-project basis. The County is considering an alternative expedited approach for non-native grasslands that would allow landowners to pay a fee for the purchase of off-site mitigation land in the case of non-native grasslands. Should this Minor Amendment processing approach be developed and approved by the wildlife agencies, approval of an ordinance will be necessary to establish the fee program. In addition, the ordinance would identify where the off-site mitigation would take place and direct the funds toward acquisition of those lands.

The Minor Amendment Areas with Special Considerations are transitional areas located primarily between the Major and Minor Amendment Areas where the likelihood of the presence of biologically sensitive resources is higher. The process for a Minor Amendment Area with Special Considerations is similar to Minor Amendment Area, but depending on the results of the biological resources report, on-site preservation may be required if particularly sensitive species are identified. Minor Amendment Areas with Special Considerations will be processed on a project-by-project basis.

Major Amendment Areas are located largely in the hilly eastern portions of the Specific Plan, formerly named Subarea 2, where the most sensitive biological resources are known to be located. The Major Amendment process is designed to identify which areas may be developed and which areas must be preserved. This process requires federal approval through the National Environmental Policy Act. Major Amendment Areas will be processed on a case-by-case basis.

1.2.4 Open Space Plan

Usable Open Space

Open space and small parks for relaxation, socializing, and recreation will be an amenity for East Otay Mesa employees. Common areas within the Activity Nodes as well as usable open space within project developments shall be required through the Processing Requirements contained in Section 3.3. Trails, sidewalks and other pedestrian linkages will provide additional outdoor recreational opportunities. This open space can also be incorporated into a post-construction storm water runoff and pollution prevention program.

1.2.5 Cultural Resources

Archaeological sites that are found to be not important will require no further analysis, nor mitigation.

Archaeological and historical surveys have been conducted over the majority of the East Otay Mesa Specific Plan Area.

Not all sites discovered have been tested for significance. Site locations have been identified on the basis of surface surveys (Appendix 1). For purposes of this Amendment, all untested or unevaluated cultural resources sites are considered

significant resources. Later, based on results of testing, the resources shall be determined to be either important or not significant. Those sites that are found to be not important will require no further analysis, nor mitigation.

For sites determined to contain significant resources, mitigation of impacts shall be pursued at the discretionary level of review. These include, but are not limited to, the following: 1) Site avoidance through placement of the site in an open space easement; 2) Site avoidance through capping the site with a sterile fill and placing landscaping over the top; 3) Additional data recovery through implementation of an excavation and analysis program; and 4) A combination of one or more of the above measures.

Since approval of the original Specific Plan in 1994, additional archaeological work has taken place on East Otay Mesa. This work is summarized in the technical report, *Supplement to the East Otay Mesa Cultural Resources Technical Report, SPA 00-005, ER 93-19-006 A*. This technical report serves to update the information contained in the original report, East Otay Mesa Specific Plan Cultural Resources Technical Report, dated October 1993, prepared by Ogden Environmental. The new supplement to this report includes a summary of all the archaeological surveys, site testing, and mitigation that has occurred since the original report was prepared. Appendix 1 of this Specific Plan document includes a listing of all parcels on East Otay Mesa and their status regarding archaeological clearance or the need to conduct additional archaeological testing or mitigation as of November 2001. This date is based on completed cultural resource reports available at that time.

1.2.6 Trails

Trails proposed in the Specific Plan allow public access to natural scenic areas.

The Otay Valley Regional Park (OVRP) Concept Plan identifies trail corridors within Johnson and O'Neal Canyons, linking the San Ysidro Mountain Range to the Ruiz Valley. The Concept Plan encourages controlled access to trails within and outside the park, and staging and viewing areas in the vicinity as appropriate. Trails proposed in the Specific Plan allow public access to natural scenic areas. Since the approval of the East Otay Mesa Specific Plan in 1994, the County adopted a Community Trails Master Plan that governs the type and location of trails throughout the unincorporated area.

1.3 Relationship to County of San Diego General Plan

The East Otay Mesa Specific Plan implements the policies of the County General Plan and the Otay Subregional Plan. Generally, specific plans provide a more flexible method of implementing the General Plan than conventional zoning. The intent of the (21) SPA General Plan Land Use Designation is to establish a planning framework for developing a comprehensive Specific Plan text and map for East Otay Mesa Specific Plan consistent with the objectives and policies established by the County of San Diego General Plan and Otay Subregional Plan.

The Specific Plan is intended to promote coordinated development of individual parcels consistent with policies designed to address land use, conservation and open space, circulation, urban design, and public facilities as well as site planning and design guidelines. To the extent that housing costs in the 2,100 acres planned for residential development in the Otay Community Plan area, including the nearby Otay Ranch, and types of employment (and income) in East Otay Mesa are compatible, a significant jobs/housing balance between these two areas could exist. To further improve the jobs/housing balance, Specific Plan Amendment No. PDS2015-SPA-15-001 establishes an approximately 161-acre Mixed-Use Village Core that provides for a variety of residential, commercial, and employment generating uses.

1.4 Specific Plan Amendment Process

Development of the East Otay Mesa Specific Plan involved a multi-phase process with extensive property owner and public agency participation. For the 1994 Specific Plan, extensive data collection and technical report preparation was followed by the development of alternative land use and circulation scenarios. A preferred plan and phasing strategy was agreed upon by County staff and property owners in late 1992. In 1994, the Board of Supervisors adopted the Specific Plan along with an Environmental Impact Report, Comprehensive Flood Control Master Plan, and Site Planning and Design Review Guidelines. When the Subarea 1 Specific Plan (SPA 00-005) was prepared in 2001, it was developed in accordance with the State of California “Planner’s Guide to Specific Plans”. The process included four phases with extensive property owner and public agency participation.

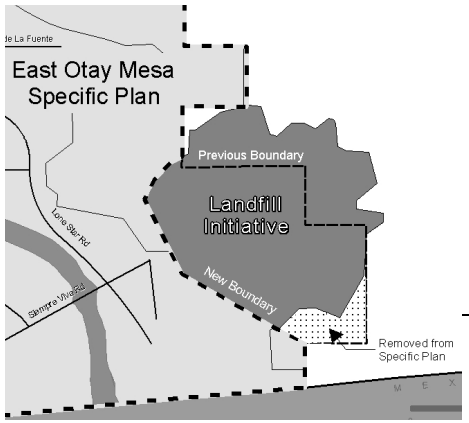
- **Research and Analysis:** The first phase involved extensive data collection and evaluation of existing conditions and economic factors.

- **Specific Plan Amendment Alternatives:** The second phase consisted of formulating and reviewing various land use, conservation, circulation and infrastructure alternative concepts with the property owners, adjacent communities and various governmental agencies and special districts. This phase culminated in March 2001 when a conceptual Preferred Land Use and Circulation Plan were presented to all interested parties for review. Preferred Specific Plan Amendment: During the third phase, the Preferred Plan was further refined and draft text was prepared. This phase involved a comprehensive review and analysis of the proposed Amendment to evaluate the environmental, land use, and facility impacts for the proposed project. Also during this phase, federal and state wildlife agencies were consulted to ensure consistency with the Regional Open Space and Conservation Program. A final draft was presented to the East Otay Mesa property owners in December 2001, and an Addendum to the East Otay Mesa Specific Plan Environmental Impact Report (EIR) was prepared that found no new environmental impacts.

- **Specific Plan Adoption:** The fourth phase concluded the process with public review of the final draft Specific Plan Amendment and public hearings. The Board of Supervisors adopted the Specific Plan Amendment creating Subarea 1 on June 12, 2002 along with Addendum No. 6 to the EIR, and General Plan Amendment 02-CE1 to the Mobility Element.

On September 15, 2010, the Board of Supervisors adopted another Specific Plan Amendment (SPA 10-001) that recombined Subarea 1 and Subarea 2 into a single Specific Plan. The 2010 Amendment utilized the format, organization and content of the previous SubArea 1 Specific Plan while retaining key components of the original Specific Plan within the recombined document. Those components included goal and policy statements, selected design guidelines, and public infrastructure information. An Addendum to the EIR was prepared for the 2010 Specific Plan Amendment.

The 2010 Amendment also redefined the boundary of southeastern portion of the Specific Plan. The boundary adjustment was made in response to a voter initiative,



Proposition A, called the East Otay Mesa Recycling Collection Center and Landfill Ordinance. which was passed by the electorate in June 2010. The initiative effectively removed several hundred acres of land from the East Otay Mesa Specific Plan and it resulted in a change to the Specific Plan boundary.

On April 22, 2015, the Board of Supervisors adopted Specific Plan Amendment No. 14-002 (SPA 14-002), which removed the segment of Airway Road between Alta Road and Siempre Viva Road Figure 2.2-1, *Circulation Plan*.

On July 25, 2018, the Board of Supervisors adopted Specific Plan Amendment (PDS-2015-SPA-15-001) that introduced a Mixed-Use Village Core to East Otay Mesa. Refer to Section 3.1.

1.5 Regulatory Provisions

The Specific Plan implementation requirements are based on the regulatory provisions contained in this document, the County's Zoning Ordinance, and the San Diego County Code.

The regulations that serve to implement the Specific Plan are described in this section. The use of all land in the East Otay Mesa Specific Plan Area and any buildings or structures located upon this land and the construction, reconstruction, alteration, expansion, or relocation of any building, structure or use upon the land, shall conform to the applicable regulatory provisions contained in this Specific Plan, the San Diego County Zoning Ordinance, and the San Diego County Code. Where discrepancies or conflicts between this Specific Plan and County development regulations or zoning standards exist, the East Otay Mesa Business Park Specific Plan shall prevail.

The development approvals required in the Specific Plan Area are intended to allow for consistent implementation of objectives and policies as contained in the Land Use, Mobility, Urban Design, and Public Facilities Elements.

A synopsis of the Specific Plan's implementation policies, regulations and standards follows (see the applicable sections for detailed requirements):

MSCP and Topography (Section 1.2.3):

- In order for development proposals to be approved, the Amendment process shall first be completed as specified in the MSCP SubArea Plan.

- Processing a Minor Amendment to the MSCP requires the preparation of a CEQA document, a biological resources report, identification of any mitigation required by the Biological Mitigation Ordinance, and concurrence by the wildlife agencies.
- Before development may occur within a Minor Amendment Area, the Minor Amendment must be processed and the appropriate mitigation implemented.
- The process for a Minor Amendment Area with Special Considerations is similar to Minor Amendment Area, but depending on the results of the biological resources report, on-site preservation may be required if particularly sensitive species are identified. Minor Amendment Areas with Special Consideration will be processed on a case-by-case basis.
- The Major Amendment process requires federal approval through the National Environmental Policy Act. Major Amendment Areas will be processed on a project-by-project basis.
- The areas of the Specific Plan that are covered by the MSCP Major Amendment and Minor Amendment with Special Considerations are largely the same areas subject to the Sensitive Area Resources "G" Designator.

Cultural Resources (Section 1.2.5):

- Based on results of testing, the cultural resources shall be determined to be either significant or not significant.
- For sites determined to contain significant resources, mitigation of impacts shall be pursued at the discretionary level of review.
- Those sites that are found to be not important will require no further analysis, nor mitigation.

Development Approvals Required (Section 1.5):

- The use of all land in the Specific Plan Area and any building or structures located upon this land and the construction, reconstruction, alteration, expansion, or relocation of any building, structure or use upon the land shall conform to the applicable regulatory provisions contained in this Specific

Plan, the San Diego County Zoning Ordinance, and the San Diego County Code.

Land Use Designations (Section 2.1.4):

- The land use designations for East Otay Mesa are: Technology Business Park, District Commercial, Light Industrial, Heavy Industrial, Mixed Industrial, Mixed-Use, Rural Residential, and Conservation/Limited Use. A Commercial Center Overlay and Activity Nodes are also proposed within the Technology Business Park. Activity Nodes may also be located within the Light Industrial District.
- The ~~proposed~~ corridor alignment for State Route 11 ~~is subject to change upon~~ reflects the completion of Cal~~T~~trans' Environmental Studies. The north-south boundaries of adjacent land uses are intended to conform with the final alignment of ~~future~~ SR-11.

Interim Uses (2.1.4):

- Interim Uses are allowed with a ~~Major Use~~Site Plan Permit and shall be developed in compliance with the Specific Plan Development Standards.
- Interim Uses shall be allowed for a maximum initial time of ~~five~~ ten years and only if there has been no application for a permanent use on an adjoining parcel in the Specific Plan that would be negatively impacted by the proposed interim use.
- A ~~Major Use~~Site Plan Permit ~~Modification~~ Deviation may allow additional ~~five~~ten-year periods.
- Projects proposing a time extension and changes of more or less than 10% will be required to process a Site Plan Permit Modification.

Local Access Road Network (Section 2.2.5):

- It is the intent of this Specific Plan that all discretionary projects shall be required to:
  a. Dedicate and improve all adjacent rights-of-way necessary to provide access to the project and to complete the Specific Plan circulation system.
  b. Dedicate and agree to construct, through means acceptable to the Director of Public Works, all adjacent rights-of-way necessary to further implement the Specific Plan circulation system, including where the rights-of-way do not provide direct access to the site. The purpose of this requirement is to implement the circulation system of the Specific Plan.
  c. Acquire and construct (or agree to construct if acceptable to the Director of Public Works) all off-site Mobility Element roads necessary to provide access to the site and to ensure that off-site road access will meet County standards.
- The Board of Supervisors may adopt a Development Impact Fee to replace or supplement the above requirements.

Road Operation (Section 2.2.6):

- Through trucks are expected to follow the Prime Arterial, Major, Collector and selected Industrial/Commercial Road street system.
- All streets shall be designed to accommodate truck traffic.
- On-street parking shall be prohibited.

Public Transit (Section 2.2.7):

- When the County Board of Supervisors adopts a Transit Plan, including development standards and route locations, all development within East Otay Mesa shall be required to comply with that plan and its implementation including the dedication of Right-of-Way for light rail and/or bus facilities.

Bicycle Routes (Section 2.2.7):

- The State of California, Department of Transportation publication, "Planning and Design Criteria for Bikeways in California", shall apply to the East Otay Mesa Specific Plan.

Pedestrian Circulation/Trails (Section 2.2.7):

- Sidewalks/trails are required on both sides of all streets.
- Sidewalks/trails shall meet the guidelines of the County of San Diego Public Road Standards except that sidewalks on all Mobility Element and Specific Plan roads shall be 4-feet wide, and shall be separated from the traveled way by a 3-foot wide landscaped parkway. Sidewalks adjacent to residential land uses within the Mixed-Use land use designations shall be at least 5-feet wide.
- Sidewalks shall meet Americans with Disabilities Act (ADA) standards.
- The Director of Public Works may waive sidewalk requirements or allow sidewalks to meander around existing utility poles (69kv or greater) that will not be placed underground if the applicant can demonstrate that no loss of pedestrian movement or connectively would result.
- All development adjacent to the Otay Valley Regional Park shall improve a 10-foot-wide trail for passive viewing and as a potential connection to the regional park trail system.
- The trail shall be open to the public and shall connect to a public sidewalk or an alternative location acceptable to the County.

Development Areas and Activity Nodes (Section 2.3.3):

- The placement of Activity Nodes shall be based on distances from major circulation roads and intersections, District Commercial within Subarea 2, on lines-of-sight and view corridors, and on creating walkable distances to and from transit stations and anticipated major employee areas.

- The maximum acreage of an Activity Node shall be 10 acres unless a higher amount is approved per Section 3.3.2 of this plan.
- A Collector Road shall connect Activity Nodes to each other, allowing pedestrian and standard occupancy vehicle access to cores without traveling on Prime Arterials or Major Roads.

Industrial Districts (Section 2.3.4):

- The Technology Business Park District identity will be achieved through campus-style site design, formal and informal open space, and architecture design.
- In contrast to the Technology Business Park District, development in the Light Industrial District will be more utilitarian.
- The Heavy Industrial and Mixed Industrial Districts will accommodate heavier industries but retain the same feel as the Light Industrial District due to screening, architectural design and landscaping.

Commercial Center (Section 2.3.5):

- The Commercial Center overlay will allow for development of large-scale retail operations to serve the industrial and office land uses in the area as well as the possibility to serve regional shopping needs.
- The center shall not exceed forty acres.
- The Commercial Center shall coordinate with the San Diego Association of Governments (SANDAG) to provide bus facilities on-site.

Streetscape Concept (Section 2.3.7):

- Gateway Roads (Prime Arterial, Major): Lone Star Road, Otay Mesa Road, and Siempre Viva Road are classified as the “Gateway” roads that shall have the following standards:
    a. Increased visibility and screening with a tree-lined median
    b. A 10-foot-wide landscaped parkway

c. A 2-foot wide landscape easement located adjacent to the parkway and within the building setback, and

d. A 25-foot wide landscaped building setback (Prime Arterials) and a 20-foot wide landscaped building setback (Major Roads).

- Major Roads (non-Gateway)

  a. Shall be planted with large-sized evergreen or deciduous trees spaced every 30 feet and located 10 feet from the face of the curb.

  b. Shall have a 10-foot-wide landscaped parkway and a 20-foot-wide landscaped building setback. A 2-foot wide landscape easement shall be located adjacent to the parkway and within the building setback.

  c. The median shall be paved with a sandstone colored concrete (Davis Sandstone or equal) and stamped with a Dry Creek Bed (or similar) pattern.

- Industrial/Commercial Collector Roads:

  a. Shall be planted with medium-sized evergreen or deciduous canopy trees spaced every 25 feet and located 10 feet from the face of the curb.

  b. A 2-foot wide landscape easement shall be located adjacent to the parkway and within the building setback.

- Activity Node Streets:

  Shall be planted with flowering canopy trees spaced every 25 feet in sidewalk cutout areas.

- Major Intersections:

  a. Shall be planted with three flowering trees at each corner.

  b. Additional landscaping such as shrubs and groundcover shall be required and sight lines preserved for vehicular safety.

Plant Materials (Section 2.3.7):

- Self-sustaining plant material is required on all roads.

- Cool season turf shall be restricted to 15 percent of the landscaped area unless it is irrigated with recycled water or designed for active public use.
- No turf shall be allowed in a public right-of-way.
- Inorganic material (gravel, rock, mulch, etc.,) can be used as groundcover (excluding sloped areas, per grading ordinance).

Usable Open Space (Section 2.3.8):

- All plans shall designate a location(s) on-site for employee passive or recreational activity.
- This area shall be screened from parking and traffic and shall be improved with benches and shade structures.

Clearance Zones / Median Cuts (Section 2.3.9):

- Trees and shrubs shall be located and maintained to preserve a clear zone of at least ten feet from fire hydrants, utility poles, overhead utility wires, streetlight luminaries, and above-ground utility structures such as transformer enclosures. Clearance zones also shall be established to preserve adequate sight-line distance at intersections. Check SDG&E setback requirements when locating trees next to existing 69 KV lines on Otay Mesa Road, Harvest Road, and Alta Road.

- The design of road networks and intersections should minimize the size of clearance zones at Major Intersections and along Gateway Roads in order to retain street trees and other landscaping identified in the Master Streetscape Plan. Median cuts also should be minimized along Gateway Roads in order to retain planned landscaped medians.

Root Barrier (Section 2.3.10):

- All trees planted 5 feet or closer to hardscape shall be accompanied by a root barrier installed parallel and adjacent to the pavement centered at tree (not wrapped around the rootball).

Edge Conditions (Section 2.3.11):

- At the time of Site Plan review, special attention shall be given to areas of the Specific Plan where uses abut open space, differing land uses, SR-11, SR-125, or other Mobility Element roads.

Wastewater (Section 2.4.3):

- The East Otay Mesa Sewer Maintenance District shall provide the necessary sewer service to accommodate planned development within the Specific Plan.
- In order to transmit project wastewater, East Otay Mesa shall connect to existing wastewater collection sewers in the City of San Diego Metro System.
- A map of the Specific Plan Area wastewater mains shall be maintained by the East Otay Mesa Sewer Maintenance District.

Storm Water Drainage (Section 2.4.3):

- Storm water drainage facilities for East Otay Mesa shall be designed to mitigate flood and water quality impacts per County and State requirements.

Dry Utilities (Section 2.4.3):

- Utility lines shall be underground in roadways with the exception of the 69kV electrical lines and the 230 kV line on the eastern portion of the Specific Plan Area.
- Other facilities such as transformers shall be located in underground vaults or screened.

Fire Protection and Emergency Medical Services (Section 2.4.3):

- Properties outside the Fire Protection District boundary shall annex to the District as condition of development approval.
- As projects develop, the District shall require developers to form and annex into a Community Facilities District to augment revenues for ongoing service costs.

- Capital facilities shall be funded through contributions to the County's Fire Mitigation Fee program with impact fees payable at building permit issuance.

Solid Waste (Section 2.4.3):

- Businesses in East Otay Mesa shall comply with County standards and guidelines in order to minimize solid waste generated from the area.
- Recycle containers shall be located in the interior of a site or behind solid walls per the Design Guidelines contained in this Specific Plan.

Facility Financing (Section 2.4.4):

- Property owners have the primary responsibility of implementing the required infrastructure and public facility improvements. Implementation shall include developer exactions, formation of a Local Improvement District(s), impact fees and Special Districts.

Regulatory Provisions (Section 3.0):

- No land, building, structure or premises shall be used for any purpose or in any manner other than as permitted in the district in which such land, building, structure, or premise is located, except as provided by the Nonconforming Use provisions of the County's Zoning Ordinance.

Land Use Regulations (Section 3.1):

- All uses shall comply with applicable portions of the Performance Standards in Section 6300 et seq. of the County Zoning Ordinance.
- Parcels with a "G" Designator shall comply with the County Zoning Ordinance Sensitive Resources Area Regulations Sections 5300 – 5307. In addition, for those parcels, a Resource Conservation Plan must be prepared prior to approval of a Tentative map; or if no subdivision is needed, prior to any other discretionary approval, including the erection, construction, conversion, establishment, alteration, enlargement, or demolition of or improvement of any portion of any building, excavation or grading of soils, or clearing or grubbing of any natural vegetation.

- The following uses are specifically prohibited in certain portions of the East Otay Mesa Specific Plan (areas previously called SubArea 1):
  - Manufacturing or storage of explosives
  - Permanent storage of toxic waste
  - Cemeteries
  - Animal Auctioning
  - Stockyards
  - Animal rendering plants; and
  - Mining and processing.
- All development in East Otay Mesa shall require approval of a Site Plan unless a Major Use Permit or other discretionary permit has already addressed the criteria set forth in this Specific Plan or was approved prior to the adoption of this Specific Plan. The Site Plan requirement shall not apply to the development or improvement of new or existing County Parks.

Development Standards (Section 3.2):

- The Development Standards shall apply to all parcels and serve as criteria for the review of all development.
- Section 6250 of the County Zoning Ordinance shall regulate On-Premise Signage.
- If not otherwise specified herein, requirements of the County Off-Street Parking Manual, the County Water Conservation in Landscaping Design Manual, County Grading Ordinance and County Dark Sky Ordinance shall apply to both permanent and interim uses.

Site Planning (Section 3.2.1)

- All development projects in the Specific Plan Area shall comply with the Site Planning Standards, except County Parks as mentioned in Section 3.1.
- All site plans are required to process an initial consultation prior to submittal. Initial consultations to site plans can be waived at the discretion of the Director of Planning & Development Services.

- Projects consistent with all development standards within the East Otay Mesa Specific Plan can request a site plan waiver. Projects which request a site plan waiver must first submit for an initial consultation.

Landscaping Standards (Section 3.2.2)

- Landscape plans for all development in East Otay Mesa shall be submitted and approved pursuant to Sections 86.701 through 86.729 of the San Diego County Code.
- Every lot improved with a building or other substantial structure, interim or permanent, shall install approved landscaping and irrigation before final inspection of the project, and shall be maintained thereafter as per the projects' approved Landscaping and Irrigation Maintenance schedule.
- Drought tolerant, non-invasive, and fire-wise landscaping is required throughout East Otay Mesa.
- Plant material as specified in the County's Water Conservation in Landscaping Ordinance and Design Manual shall be used. Other shrubs, trees, and ground covers not listed may also accomplish the desired goals of the Specific Plan, and if they do so, are encouraged also.
- The preparer of the Landscape Documentation Package shall certify that the landscape plans meet the requirements of the East Otay Mesa Specific Plan and the County's Water Conservation in Landscaping Ordinance and Design Manual.

Architectural Standards (Section 3.2.3)

- All development projects within the Specific Plan shall comply with the Architectural Standards.
- Independent pad sites or buildings shall have their own unique identity but relate to the large main structure.

Mixed-Use Development Transfer Process (Section 3.3)

- Specific Plan Amendment No. PDS2015-SPA-15-001 indicates a "target" development intensity based on a typical development scenario such that the maximum average daily trips associated with build-out of the area does not exceed 34,124.
- When development proposals come forward, each project has the flexibility to propose more or less than the "target" development intensity, resulting in more or less traffic than anticipated by the typical development scenario. Therefore, the selection of product types and land uses within each planning area may result in the need to transfer trips from one planning area to another.
- In order to keep track of the used and available trips, an applicant proposing development within the Specific Plan Amendment No. PDS2015-SPA-15-001 area will be required to complete a Tracking Table concurrently with a Site Plan application regardless of whether or not a transfer of trips is proposed.

Processing Requirements: Site Plan (Section 3.4.1)

- Development within the East Otay Mesa Specific Plan shall be subject to the issuance of a Site Plan in conformance with Section 7150 of the County Zoning Ordinance.
- All submittals shall contain sufficient information to describe the project and allow County staff to determine compliance with the East Otay Mesa Specific Plan.
- The Director of the Department of Planning and Land Use shall be responsible for administering the Site Plan Review Procedure and for reviewing and evaluating all Site Plans submitted pursuant to this Specific Plan.
- The Site Plan requirement shall not apply to the development or improvement of new and existing County Parks.
- Site Plan reviews shall require avoidance and mitigation measures for reducing Greenhouse Gas (GHG) emissions identified in the previously approved or certified environmental document applicable to the property for which the Site Plan is proposed.

- Site Plan reviews will be processed concurrently with a Minor Use Permit, as required, for development within the Landfill Buffer Overlay.

Establishing Activity Nodes (Section 3.4.5)

- A Site Plan application and an accompanying concept plan shall be submitted to ensure overall plan implementation.
- The maximum acreage of an Activity Node shall be 10 acres unless a higher amount is approved.
- A larger area for the Activity Node may be approved if it is demonstrated that traffic impacts for the acreage that exceeds 10 acres are fully mitigated.
- Both near-term and build out impacts must be assessed and approved by the County decision-making authority.

Establishing Commercial Overlay (Section 3.4.6)

- The environmental studies prepared for the adoption of the East Otay Mesa Specific Plan have analyzed traffic impacts associated with this retail commercial use to a maximum of 28.2 acres in size. The geographic extent of the commercial overlay is consistent with land use policies in the Specific Plan. Its location and size is based on proximity to the SR-125 interchange as well as the size and configuration of existing parcels in that area.
- A Site Plan shall be required to implement this designation.
- If a Tentative Parcel Map or Tentative Map is processed for property within the commercial overlay, the project description must identify whether a commercial or industrial (i.e. technology park) subdivision is proposed.
- Unless a discretionary permit is issued to implement a Commercial Center on this site, the underlying Technology Business Park land use designation and associated standards shall apply.

Chapter 2: Plan Elements

2.1 LAND USE ELEMENT

Goal:

Promote a well-organized international district in East Otay Mesa to attract and accommodate regional forecasted demand for industrial and business development.

2.1.1 Vision

With large, level, relatively inexpensive land located near a large, affordable labor pool and moderately priced housing, East Otay Mesa is highly suitable for mixed-use and large-scale industrial and business development.

The technology sector in the San Diego region has expanded, creating additional demand for industrial space. East Otay Mesa is the largest planned industrial district in the unincorporated portion of the County and is poised to serve the demand for technology business park space. With large, level, relatively inexpensive land located near a large, affordable labor pool and moderately priced housing, East Otay Mesa is highly suitable for large-scale industrial and business development. Moreover, its prominent location along the Mexican border makes it a prime location for industrial use, specifically technology manufacturing as well as warehouse and distribution uses associated with manufacturing activities in Mexico as part of the Maquiladora Program.

The intent of the East Otay Mesa Specific Plan is to promote development of the area into a comprehensive industrial and business district with a centrally located Mixed-Use Village Core that supports and complements surrounding employee uses and commercial services. This is accomplished through land use classifications that create defined districts devoted to mixed-use technology-oriented industrial, manufacturing, and business serving uses. The Mixed-Use Village Core specifically implements the 2011 County of San Diego General Plan by promoting sustainable development, better jobs/housing balance, and reduced reliance on automobiles. This core will serve as a catalyst for development in East Otay Mesa by locating residential uses close to employment opportunities in a compact pattern that enhances livability, promotes walking

and bicycling, and increases the efficiency of infrastructure and the delivery of public services.

The circulation system supports these uses. Traffic is dispersed as it moves toward the core areas through a hierarchy of streets. These streets direct truck traffic from the State Routes to Prime Arterials, Major, and Industrial/Commercial Collector Roads, avoiding the need to traverse the mixed-use areas within the Village Core. At full development, areas within the Technology Business Park and Light Industrial Districts served by local roads are encouraged to develop with Activity Nodes. Activity Nodes allow for greater intensity and provide opportunity for social gathering and pedestrian activity in employment dominated areas. They provide amenities for employees and reduce the need to drive to other areas for lunch or after work get-togethers. These planning and circulation features combine to create a unique image to set East Otay Mesa apart from other industrial areas of San Diego County.

2.1.2 Land Use Goals and Policies[1]

GOALS:

Goal 1: Promote a well-organized international industrial and business district in East Otay Mesa to attract and accommodate forecasted growth.

Goal 2: Promote the conservation of open space to preserve environmental resources and provide recreational opportunities for the industrial workforce and community residents.

Goal 3: Implement the General Plan vision of providing a diversity of choices by creating a Village Core within East Otay Mesa that contains a mix of housing types located near retail businesses, employment, and recreational areas.

[1] The goals and policies listed in Chapter 2 were developed for the original (1994) East Otay Mesa Specific Plan. Minor updates were made, as needed, when preparing the 2010 Amendment to reflect new information.

Goal 4: Establish a land use pattern with a mix of densities and land uses that will minimize automobile trips, support walking and bicycling, encourage participation in recreational activities, and invigorate the economic health of businesses.

POLICIES:

Industrial Land Use:

Policy LU-I: Accommodate the forecasted mixed industrial uses in East Otay Mesa.

Implementation: The land use map and regulatory section of the Specific Plan accommodates forecasted industrial development in East Otay Mesa.

Commercial Land Use:

Policy LU-2: Provide land uses that allow for a range of commercial uses in optimum locations to serve the retail needs of the future industrial and highway users in East Otay Mesa.

Implementation: The land use map and regulatory sections of the Specific Plan establish specific locations and development standards for commercial land uses.

Policy LU-3: The Commercial Center (commercial overlay) shall allow for transit-oriented land uses, encouraging pedestrian circulation.

*Implementation***:** Compliance with this policy will be determined during the Site Plan review process.

Policy LU-4: Avoid strip commercial development in the industrial area**.**

Implementation: In industrial areas, this policy could be implemented by clustering commercial development at intersections or by locating commercial development at the interior of industrial lots. In addition, commercial development in industrial areas should feature a pedestrian friendly layout and safe vehicular access.

Policy LU-5: Should industrial development be located in an area planned for commercial use, commercial use cannot be re-established within that area without bringing the development into conformance with commercial use regulations in the Specific Plan.

Implementation: During the Site Plan review process, plans for commercial development will be reviewed for compliance with applicable development standards to insure that the development incorporates provisions for parking, architectural design, and site planning that are necessary to accommodate commercial use.

Policy LU-6: Coordinate vehicular and pedestrian circulation between adjacent commercial properties.

Implementation: During the Tentative Map and the Site Plan review process, plans will be reviewed to ensure compliance with provisions that require coordinated circulation between adjacent commercial properties.

Low Density Residential Land Use

Policy LU-7: Designate very low density Rural Residential development as the appropriate land use in sensitive hillside areas in the East Otay Mesa Specific Plan Area.

Implementation: The land use map of the Specific Plan designates the hillside areas for Rural Residential use at a density of one dwelling unit per 20 gross acres. Rural Residential areas with steep slopes and sensitive biological resources are given a "G" Designator and are subject to the Sensitive Resource Area Regulations of the Zoning Ordinance. To protect sensitive environmental resources in Rural Residential areas, the Specific Plan requires that development be preceded by detailed environmental review prior to approval of discretionary permits.

Mixed Use Land Use

Policy LU-8: Designate a mix of compatible land uses including high density residential, commercial/retail, office, and technology business park uses within a Village Core that is designed to encourage pedestrian activity and alternative modes of transportation.

Implementation: The land use map of the Specific Plan designates Mixed-Use land uses within a compact Village Core located north of Otay Mesa Road, east of SR-125, south of Zinser Road, and west of Vann Centre Boulevard. Each of these land uses permits a variety of uses providing residents with the ability to live within walking and bicycling distance to their jobs, shopping areas, and nearby recreational opportunities.

Policy LU-9: Allow for a range of housing types to support the types of employment and income opportunities provided by the East Otay Mesa industrial and business park land uses.

Implementation: A wide range of residential uses are permitted within the Mixed-Use Village Core. Allowable housing types include single-family detached, duplexes, townhomes/rowhouses, and multi-family product types.

Policy LU-10: Avoid strip commercial development in the Mixed-Use Village Core.

Implementation: During the Site Plan review process, plans for commercial development within the Mixed-Use Village Core area will be reviewed for compliance with the applicable development standards and objectives of this Specific Plan, which discourage automobile-dominated development and favor pedestrian orientation and high quality architectural design.

Interim Use

Policy LU-11: Provide for interim land uses that are compatible with the planned industrial and commercial land uses.

Implementation: The land use regulations of the Specific Plan allow interim uses by ~~Major Use~~Site Plan Permit. Such uses shall be limited to a maximum initial period of 10~~5~~ years unless a finding is made that the proposed use has an overriding significant economic benefit to the region. Time extensions for additional 10~~5~~-year periods may be permitted through a minor deviation. Projects which propose changes in excess of 10% will be required to process a modification.

Conservation / Open Space

Policy LU-12: Protect and conserve steep slopes and biologically sensitive areas in the Specific Plan Area (previous policy COS-1).

Implementation: This policy will be implemented primarily through the application of the Rural Residential and Conservation / Limited Use land use designations, the MSCP program (see Figure 1.2-1), and the application of the "G" Designator to Sensitive Resource Areas (see Figure 3.2-1). The areas to be protected include the following: (a)

the eastern hillside area which has steep slopes and biologically sensitive resources, (b) Johnson and O'Neal Canyons, which have steep slopes; and (3) and the area west of Johnson Canyon, which contains both coastal sage scrub and vernal pool habitat.

Policy LU-13: Avoid any agricultural or pre-development clearing and grading on steep slope areas (previous policy COS-2).

Implementation: This policy would be implemented during discretionary project review. Projects with a "G" Designator will be reviewed for compliance with the Sensitive Resource Area Regulations and projects with a "B" Designator will be reviewed for compliance with Specific Plan regulations during Site Plan review.

Policy LU-14: Protect and conserve significant cultural resource sites (archaeological and historical sites) in the Specific Plan Area (previous policy COS-5).

Implementation: This policy would be implemented during discretionary project review when preparing CEQA documents. Archaeological and historical surveys were conducted over the majority of the East Otay Mesa Specific Plan (see Appendix 4).

2.1.3 Land Use Plan

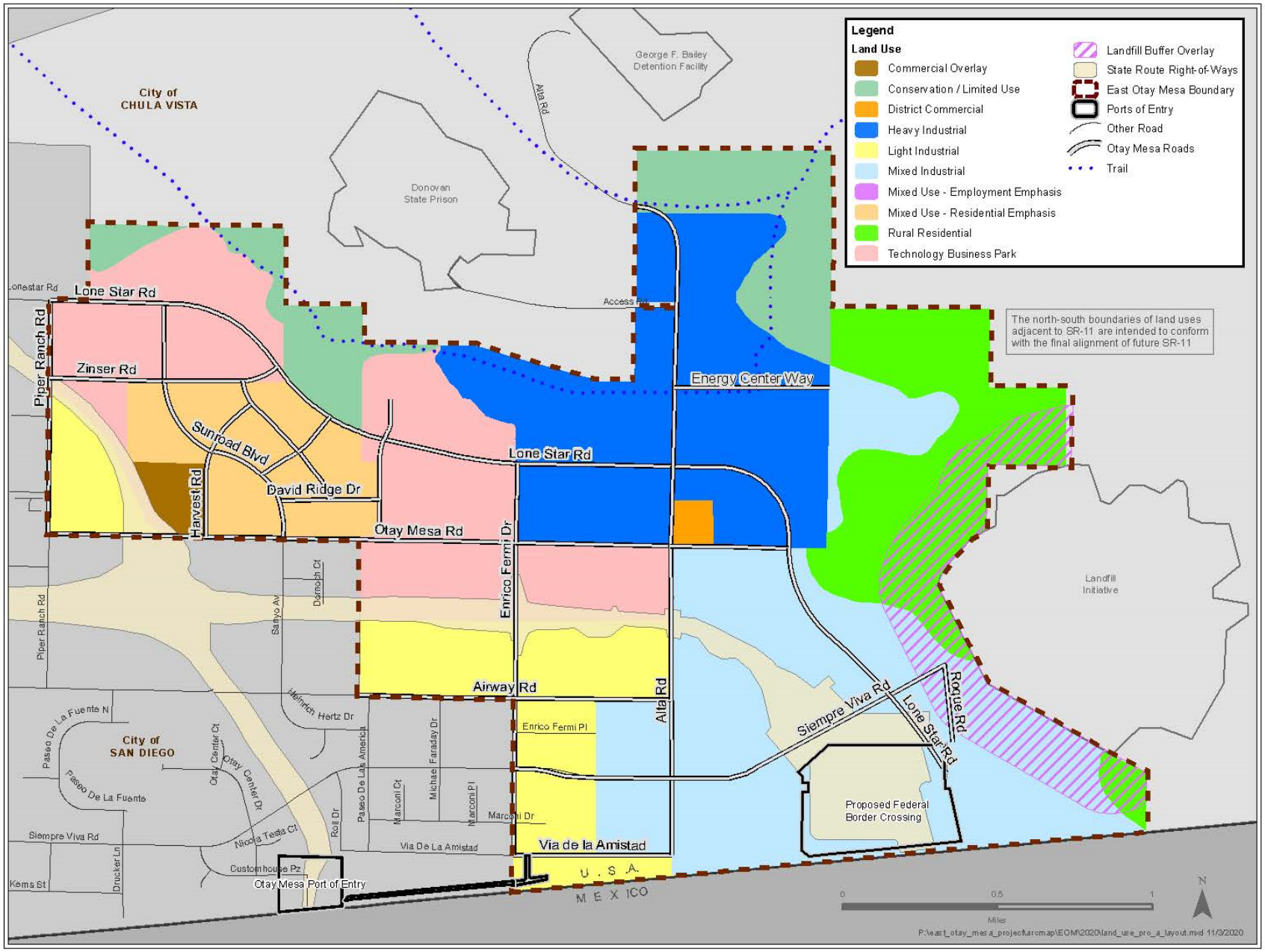
The distribution, location, and extent of land use in the East Otay Mesa Specific Plan is shown on the Land Use Plan, Figure 2.1-1 and Table 2-1 below. Approximately 304 acres of land were removed from the Specific Plan in 2010 as a result of a change made to the Specific Plan boundary following passage of a voter initiative. The adopted Specific Plan Amendment No. PDS2015-SPA-15-001 converted approximately 160 acres of the technology business park land use to mixed-use development. The adopted Specific Plan Amendment No. PDS2020-SPA-20-002 includes land use changes, adjustments for Caltrans acquisitions for State Route 11 and 125, and increases to the Port of Entry. This resulted in the approximate increases for mixed use – residential emphasis by 60.8 acres, and heavy industrial by 209.8 acres, circulation corridors by 255.91 acres, and the approximately decrease for mixed use – employment emphasis by 53.10 acres, mixed industrial by 99.11 acres, light industrial by 107.34 acres, and technology business park by 266.94 acres. Table 2.1-1 has been updated to reflect current land use acreages with the Specific Plan.

Table 2.1-1: Planned Land Use Tabulation

Land Use Designation	Approximate Acres (Net)	
	Land Use (Acres)	**Subtotals**
Activity Node Overlay	*28.0 (Maximum)*	*56.8 Acres of Overlay*
Commercial Center Overlay	*28.8 (Maximum)*	
District Commercial	11.0	**~~2,109.9~~1,853.99 Acres** High-Intensity Commercial, Industrial, and Mixed-Use
Mixed-Use – Residential Emphasis ~~Residential Emphasis~~ ~~Employment Emphasis~~	16~~91~~.3~~6~~ ~~108.5~~ ~~53.1~~	
Heavy Industrial	~~292.0.3~~501.8	
Mixed Industrial	~~707.6629.95~~30.8	
Light Industrial	~~363.0~~255.7~~285.3~~	
Technology Business Park	~~652.41447.6~~385.5	
Rural Residential	311.3	**552.3 Acres** Low Intensity Use
Conservation/Limited Use	241.0	
Circulation Corridors (1)	606.3~~350.4~~	
TOTAL	**3,012.7 Acres**	

(1) Circulation corridors include State freeways, Mobility Element roads, and Specific Plan roads. Standard rights-of-way were used to obtain land use calculations, with the exception of Caltrans freeways where average road widths were developed using data provided by Caltrans.

Figure 2.1 - 1: Land Use Plan


Legend
Land Use
Commercial Overlay
Conservation / Limited Use
District Commercial
Heavy Industrial
Light Industrial
Mixed Industrial
Mixed Use - Employment Emphasis
Mixed Use - Residential Emphasis
Rural Residential
Technology Business Park
Landfill Buffer Overlay
State Route Right-of-Ways
East Otay Mesa Boundary
Ports of Entry
Other Road
Otay Mesa Roads
Trail
The north-south boundaries of land uses adjacent to SR-11 are intended to conform with the final alignment of future SR-11
City of CHULA VISTA
George F. Bailey Detention Facility
Donovan State Prison
Alta Rd
Lonestar Rd
Lone Star Rd
Piper Ranch Rd
Zinser Rd
Sunroad Blvd
Harvest Rd
David Ridge Dr
Otay Mesa Rd
Energy Center Way
Lone Star Rd
Enrico Fermi Dr
Landfill Initiative
Airway Rd
Alta Rd
Siempre Viva Rd
Lone Star Rd
Rogue Rd
Enrico Fermi Pl
Proposed Federal Border Crossing
City of SAN DIEGO
Paseo De La Fuente N
Paseo De La Fuente
Otay Center Ct
Otay Center Dr
Heinrich Hertz Dr
Paseo De Las Americas
Michael Faraday Dr
Marconi Ct
Marconi Pl
Marconi Dr
Roll Dr
Nicola Tesla Ct
Via De La Amistad
Via de la Amistad
Siempre Viva Rd
Customhouse Pz
Otay Mesa Port of Entry
Kerns St
Drucker Ln
U. S. A.
M E X I C O
0
0.5
1
Miles
N
P:\east_otay_mesa_project\arcmap\EOM\2020\land_use_pro_a_layout.mxd 11/3/2020

2.1.4. Land Use Designations

Multiple land use designations achieve the envisioned mixture of industrial, business, commercial, and conservation areas.

The land use designations for East Otay Mesa are: Technology Business Park, District Commercial, Mixed-Use (Residential and Employment Emphases), Light Industrial, Heavy Industrial, Mixed Industrial, Rural Residential, and Conservation/Limited Use. A Commercial Center Overlay and Activity Nodes are located within the Technology Business Park. Activity Nodes may also be located within the Light Industrial District. A Landfill Buffer was established for those portions of Mixed Industrial and Rural Residential that are located within 1,000 feet of a landfill site, which is located outside the southeastern corner of the Specific Plan. These planned land uses will be implemented through various discretionary permits.

Multiple land use designations achieve the envisioned mixture of industrial, business and commercial land uses, as well as conservation areas. Table 2.1-1, Planned Land Use Tabulation, summarizes the amount of planned development by land use designation. The general intents of the Technology Business Park, Activity Node, Commercial Center, Light Industrial, Heavy Industrial, and Conservation/Limited Use Area designations are described below. Specific permitted uses and development requirements within each of these designations are detailed in Section 3.0.

Locations of East Otay Mesa Activity Nodes are based on a hierarchy of streets, topography, views and walking distances. The outer boundary of Activity Nodes shall be spaced a minimum of 300 feet from Prime Arterial or Major Roads. In addition, each Activity Node shall be a minimum of 1,250 feet apart. The proposed corridor alignment for State Route 11 is subject to change upon the completion of CalTrans' Environmental Studies. The north-south boundaries of adjacent land uses are intended to conform with the final alignment of future SR-11.

Technology Business Park

The presence of applied scientific institutes and diverse research and development industries in the San Diego region creates a demand for future research, development, testing and manufacturing sites. East Otay Mesa is considered an ideal location for these facilities and offers the following amenities:

- Large, fairly level, developable land that is relatively inexpensive;

- Good access provided by three planned freeway links, an existing border crossing, and a planned additional border crossing;
- Ample employee pool from adjacent communities and Mexico;
- Special visual and environmental amenities associated with the San Ysidro Mountains and Otay River Valley; and
- Proximity to regional and international airports and to the Mexican border.

The intent of the East Otay Mesa land use plan is to provide the quality environment that technology businesses are often accustomed to and create a pleasant working environment for employees, focusing development in parks, or campus-like settings.

The Technology Business Park designation is applied in the northern and western portions of the Specific Plan Area, closest to planned regional highways, proposed light rail and urbanized lands (Figure 2.1-1). Land subject to the Technology Business Park designation is intended for development of manufacturing operations and business offices that research, develop and produce advanced technologies, such as defense and space technologies, communication, computer and internet, audio/visual, pharmaceutical and medical products. The intent of the East Otay Mesa land use plan is to provide the quality environment that technology businesses are often accustomed to and create a pleasant working environment for employees, focusing development in parks, or campus-like settings. This campus-like setting complements the aim of the Activity Node, which strongly encourages pedestrian activity.

Mixed-Use

The introduction of mixed-use to East Otay Mesa is intended to catalyze growth of the area. Additional housing will 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. The following mixed-use designations accommodate these uses and will contribute to the creation of a pedestrian-oriented, self-sufficient community that supports a variety of housing types, promotes jobs/housing balance, facilitates active transportation (such as walking and bicycling), and contributes to the viability of public transit service.

Mixed-Use – Residential Emphasis. Within the Residential Emphasis designation, the maximum residential density is calculated by multiplying 90 to 100 percent of the land area (excluding land reserved for County parks or other public uses) by the allowed

density. The resulting number of units may be distributed anywhere throughout the Planning Area. Up to 10 percent of the remaining area may be dedicated to commercial/retail and/or office/technology business park uses. All types of residential products would be permitted within the Residential Mixed-Use designation from single-family to multi-family residential. Housing types would primarily include detached single-family homes, duplexes, townhomes, apartments, or condominiums. The commercial component is intended to provide small scale shopping in close proximity to residential neighborhoods. Typical uses may include small scale commercial/retail uses, local convenience markets, personal services, health clubs, and outdoor cafes or other dining establishments. Typical technology business park uses may include custom manufacturing, wholesale storage and distribution, research and development businesses, and offices. Parks and other recreational uses are also permitted within the Mixed-Use designations.

Mixed-Use – Employment Emphasis. Within the Employment Emphasis designation, over 50 percent of the total acreage (excluding land reserved for County parks or other public uses) shall contain commercial/retail and/or office/technology business park uses on the ground floor. This area would include associated uses including vehicular circulation and parking areas, pedestrian circulation areas, landscaped areas, plazas, etc. Upper floors may consist of additional commercial/retail/office/business park uses or residential units. Vertical mixed-use development is encouraged within this designation. This may include live/work units, non-residential mixed-use (such as ground floor retail with office above), or mixed-use residential development (such as ground floor retail or office with residential above).

The remaining (less than 50 percent) of the land area (excluding land reserved for County parks or other public uses) may be utilized to calculate the maximum residential density permitted. These residential units may be placed above ground floor commercial/retail and/or office/technology business park uses as described above or be accommodated within multi-family or single-family structures. In addition to vertical mixed-use, horizontal mixed-use (such as a commercial-only building located adjacent to a residential-only building) is permitted. Multi-family residential uses such as apartments, garden apartments, townhomes, and rowhouses with front entrances accessed from the sidewalk are preferred in this designation. The intent is to animate the sidewalk with uses that contribute to pedestrian activity.

The Mixed-Use Designations are applied in the northwestern portion of the Specific Plan Area within the Mixed-Use Village Core which is located generally east of SR-125, north of Otay Mesa Road, south of Zinser Road, and west of Vann Centre Boulevard (Figure 2.1-1). Specific Plan Amendment No. PDS2015-SPA-15-001 includes a typical development scenario based on "target" development intensities such that the maximum peak hour traffic volumes associated with build-out of the area does not generate more than 2,785 AM peak-hour trips and not more than 3,474 PM peak-hour trips. To allow flexibility and to respond to changing market trends, the mix of uses and intensity of development is permitted to vary from this typical development scenario provided that the total average daily trips (ADT) assigned to the area is not exceeded. This transfer of development process is discussed in Section 3.3.

With the adoption of PDS2020-SPA-20-002, no properties within the East Otay Mesa Specific Plan have been designated as Mixed-Use – Employment Emphasis. This land use designation and definition has been retained for reference.

Activity Nodes

At full development, the Activity Nodes will act as pedestrian friendly business cores and social gathering areas for the East Otay Mesa employee population. Foreseeable uses in East Otay Mesa Activity Nodes include office and computer supply, building supply, hotels or motels, restaurants, and health club businesses.

The siting and design of Activity Nodes is discussed in Sections 2.3.2 Urban Design Element, and 3.3.2 Processing Requirements. The Activity Nodes allow for increased floor area ratios and shall be located at the time a property owner proposes to enact the benefits of this land use~~s~~ designation. The property could develop without establishing an Activity Node. At the time a property owner wanted to benefit from an Activity Node's commercial land uses and increased intensity, the proposed land uses and/or lot design would be reviewed by the County staff for conformance with this Specific Plan, including the parameters for Activity Node location.

Commercial Center is an overlay designation and provides opportunity for major retail development in the East Otay Mesa Specific Plan.

Commercial Center

The Commercial Center is an overlay designation and provides an opportunity for a major retail development of up to 28.8 acres in the East Otay Mesa Specific Plan. The site is identified on the land use plan (Figure 2.1-1), in the northwestern portion of the plan area. Uses anticipated in this designation include a combination of local-serving and regional-serving retailers that could create a destination commercial development. Unless a discretionary permit is issued to implement a Commercial Center on this site, the underlying Technology Business Park land use designation and associated standards shall apply.

The San Diego Association of Governments (SANDAG) is currently refining the transit network for the South Bay. This study will address the transit needs and potential locations within Otay Mesa. Since the Commercial Center will be a traffic generator for East Otay Mesa, transit needs will need to be addressed as part of any discretionary application. This may necessitate the need for on-site transit facilities, including a station and pedestrian and bicycle connections.

Major site access points, curb cut locations, and parking lot layouts shall be coordinated with adjacent properties through the Site Plan review process to facilitate vehicular and pedestrian circulation throughout commercial shopping areas. Parking lot layouts shall be closely coordinated with adjoining commercially zoned properties to provide shared driveways and access, where feasible. Pedestrians should be able to access adjacent commercial properties without exiting onto a public street to re-enter an adjoining commercial property.

District Commercial

The District Commercial designation is intended to accommodate an appropriate range of retail goods and services intended to serve a 1 to 2 mile trade area. Application of this designation is limited to an approximately 10-acre parcel on the northeast corner of Alta Road and Otay Mesa Road, where commercial use can support industrial development in the eastern portion of the Specific Plan.

Light Industrial

The Light Industrial designation is applied to lands on the western edge of the Technology Business Park area in addition to lands in the southern portion of the Specific Plan Area (Figure 2.1-1). Land designated as Light Industrial is intended to accommodate ~~all~~ most uses permitted in the Technology Business Park plus wholesale storage and distribution, manufacturing, general industrial and several commercial uses.

Heavy Industrial

The Heavy Industrial designation is applied to areas north of Otay Mesa Road adjacent to Alta Road (Figure 2.1-1). These areas provide for most uses allowed in the Technology Business Park and Light Industrial land use designations plus recycling plants, salvage yards, and outdoor storage.

Mixed Industrial

The Mixed Industrial designation is applied to areas formerly known as Subarea 2. These areas provide are intended primarily for wholesale storage and distribution, research services, and general industrial uses. General industrial land use is defined as industrial plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products. Many other compatible commercial types of uses such as construction sales and services, automotive and equipment uses, and custom manufacturing are also permitted.

Support commercial uses are permitted within Mixed Industrial areas, and are planned to serve the daily convenience needs of the industrial work force in East Otay Mesa. They may be incorporated within industrial structures or located in a separate structure on the industrially zoned land. Support commercial development is limited to a maximum percentage of the gross acreage for industrial parcels, and it should be clustered at intersections or located within the interior of industrial developments.

Rural (Hillside) Residential

The hillside area at the eastern edge of East Otay Mesa is planned for very low-density rural residential land use. This area has steep slopes and contains significant biological

resources. Because of the area's rugged terrain and its sensitive biology, this area is not suitable for agriculture, commercial or industrial use.

Conservation/Limited Use Area

Lands in the northwestern and northeastern reaches of the Specific Plan Sub~~A~~area 1 area are designated Conservation/Limited Use Area (Figure 2.1-1). The rugged terrain and sensitive biological resources render these areas undesirable for commercial or industrial uses. The Conservation/Limited Use Area will allow uses such as outdoor participant sports, campgrounds and resorts with a Major Use Permit.

Interim Uses

Interim Uses are allowed with a ~~Major Use~~Site Plan Permit and shall be developed in compliance with this Specific Plan Development Standards (Section 3.2). Interim Uses shall be allowed for a maximum initial time limit of ~~five~~ ten years and only if there has been no application for a permanent use on an adjoining parcel that would be negatively impacted by the proposed Interim Use. Interim Use permits can be extended by Minor Deviation at 10~~Time extensions for additional 5~~-year increments in accordance with County Zoning Ordinance 7609d. Minor Deviations are considered and granted by the Director of Planning & Development Services. ~~periods may be permitted, but p~~Permit extensions must be approved no later than two years following the end of the interim use period. Under extreme economic circumstances, the County may establish policies that temporarily modify development standards for interim uses provided a sunset date is established and findings are made that the interim use does not impact permanent development within East Otay Mesa. Projects which propose changes greater than or less than 10% of the approved use permit will be required to process a modification.

Permitted Interim Uses are shown in Table 3.1-1 in this Specific Plan, with the exception of uses permitted within the Landfill Buffer as shown in Appendix 6.

Landfill Buffer Overlay

A 1,000 foot wide buffer overlay was identified around a landfill site established by a voter initiative in June 2010. The purpose of the buffer is to establish development regulations that minimize land use conflicts between the landfill and nearby development.

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2.2 Mobility Element

Goal:

Provide a multi-modal transportation system consisting of highways, streets, and transit networks adequate to serve subregional transportation needs at an acceptable level of service.

2.2.1 Introduction

The Mobility Element sets the planning framework and provides a safe, convenient and efficient circulation system.

The Mobility Element of the Specific Plan and the General Plan set the planning framework to provide a safe, convenient and efficient circulation system. The East Otay Mesa Specific Plan identifies transportation facilities capable of supporting the anticipated growth in this area, consistent with policies presented in the Land Use Element of the Specific Plan and the County's General Plan.

2.2.2 Goals and Policies

GOAL:
Provide a multi-modal transportation system consisting of highways, streets, and transit networks adequate to serve sub-regional transportation needs at an acceptable level of service.

POLICIES:

Regional Road Policies

Policy C-1: Promote the development of regional road facilities as necessary to accommodate future development in the East Otay Mesa Specific Plan Area.

Implementation: Property owners shall be required to reserve right-of-way for the SR-905, SR-125 and SR-11 freeways and the planned International Border Crossing. Property owners will also be required to reserve additional road right-of-

way on Enrico Fermi Drive and Siempre Viva Road for future ramps and auxiliary lanes to access the SR-11 freeway extension.

Policy C-2: Promote the development of inter-state freeway facilities to the existing Otay Mesa Border Crossing and planned international border crossings in the East Otay Mesa Specific Plan Area.

Implementation: The County will coordinate with Caltrans to promote the development of SR-905 and SR-11 from the existing and planned international border crossings to I-805.

Local Road Policies

Policy C-3: Promote the development of local road network to adequately serve the planned land uses in the East Otay Mesa Specific Plan Area.

Implementation: The local road system, which includes Mobility Element and Specific Plan roads indicated in the Circulation Plan, will be built by the adjacent property owners according to County policies. Through the discretionary permit process, property owners will be required to dedicate and improve roads.

Policy C-4: Ensure that new development provides adequate access to existing land owned and operated by the federal Border Patrol along the USA/Mexico border.

Implementation: The Border Patrol currently owns and operates an approximately 150 foot wide corridor that functions as a view and emergency access area, consistent with Board Policy I-111. Property owners with projects adjacent to the international border shall consult with the Border Patrol during the discretionary review process to determine whether land must be acquired by the Border Patrol to access this corridor from north/south oriented Mobility Element or Specific Plan roads.

City of San Diego Road Coordination

Policy C- 5: Promote circulation coordination between the County of San Diego and the City of San Diego to develop a safe and efficient roadway system for Otay Mesa.

Alternative Modes of Transportation Policies

Policy C- 6: Promote the development and use of a regional transit system to serve the East Mesa.

Implementation: The County will coordinate with SANDAG/MTS to implement regional bus and future LRT service to the East Otay Mesa area.

Policy C-7: Property owners shall dedicate right-of-way for transit facilities as shown in the SANDAG Regional Transportation Plan (RTP)/MTS South Bay Public Transportation Plan.

Implementation: Property owners would dedicate right-of-way for transit facilities during the discretionary review process.

Policy C-8: Promote connections between transit stops and employment destinations in East Otay Mesa.

Implementation: Adequate shoulder space should be retained within the public right-of way to allow a loop bus system to be developed in the future. When development levels are adequate to support a shuttle bus service, the County DPLU and DPW will coordinate with SANDAG, appropriate transit agencies (MTS), and property owners to plan a local bus shuttle service to serve the East Otay Mesa Area. This will include provision of bus stop shelters along the proposed bus route for the convenience of bus patrons as well as a bus stop on Otay Mesa Road adjacent to the Mixed-Use Village Core area. This service would be implemented in conjunction with a Transportation System Demand Program.

Policy C-9: Promote development of freight rail service to East Otay Mesa.

Implementation: The County and Caltrans will coordinate with rail line operators and other agencies as appropriate to promote freight rail service to East Otay Mesa.

Policy C-10: Provide for development of a bicycle system that will provide a safe and convenient means of transportation for bicyclists.

Implementation: Implement the bicycle network as defined by Table 2.2-1 of the Mobility Element. The objective of these bicycle routes would be connecting transit facilities with

appropriate employment areas as individual projects are reviewed. To encourage bicycle use, bicycle parking should be provided at all commercial and industrial facilities.

Policy C-11: Promote pedestrian circulation in East Otay Mesa.

Implementation: Require all road rights-of-way in East Otay Mesa to include a sidewalk in accordance with Specific Plan standards. As part of the discretionary permit review process, the County will require pedestrian connections between commercial and industrial facilities and the pedestrian network located on public roads. Large developments should include on-site pedestrian access networks.

Regional Transportation Management

Policy C-12: Promote a variety of techniques to maximize the efficiency of the existing and planned transportation network.

Implementation: The County will work with other agencies in the region to comply with the San Diego County Regional Growth Management Strategy (RGMS), Congestion Management Pro-gram (CMP), and Air Quality Plan Transportation Control Measures. Businesses within East Otay Mesa will need to comply with any Regional Transportation Demand Management (TDM) Pro-gram as it is promulgated.

Phasing and Monitoring Policies

Policy C-13: Work with the City of San Diego and Caltrans to expedite the construction of the SR-905 freeway and to plan the SR-11 freeway to support development within the Specific Plan.

Implementation: The County will maintain contact with the City of San Diego and Caltrans to keep abreast of planning and funding developments pertaining to regional roadways. The County will assist property owners by working with SANDAG, Caltrans, and the federal government to ensure that SR-11 and the second Otay Mesa Port of Entry will be planned, designed and constructed in a manner consistent with this Specific Plan. Important features include road alignment, two interchanges (Enrico Fermi Road, Siempre Viva Road), and elevated road segments to ensure connectivity within the local road network without the use of bridges.

Policy C-14: Monitor traffic growth in East Otay Mesa and its effects on the transportation system.

Implementation: Traffic will be monitored as part of the discretionary review process, and the Specific Plan will be updated, as appropriate, in response to major changes in regional roadway or transit systems. When appropriate, staff will prepare a summary report on traffic conditions for submittal to the Directors of DPLU and DPW identifying traffic-related issues and recommending appropriate actions.

Other Circulation Issues

Policy C-15: Assure that necessary, feasible road improvements are provided to mitigate project impacts.

Implementation: Conditions prepared for discretionary projects will comply with the Specific Plan, Board Policies and CEQA. Applicants for discretionary permits shall also be required to comply with the requirements of the County's Transportation Impact Fee (TIF) Ordinance to pay their fair share of cumulative transportation impacts.

Policy C-16: Support a future international border crossing in East Otay Mesa.

Implementation: The Specific Plan should be compatible and consistent with the proposed location of an international border crossing in the southeastern portion of the Specific Plan as well as expansion plans for the existing border crossing in the City of San Diego.

Policy C-17: Facilitate the implementation of the Otay River Valley Regional Park and trails (previous policies COS-3 and COS-4).

Implementation: The County will coordinate with the Otay Valley Regional Park Policy Committee to ensure that the Otay Valley Regional Park Plan shows trail links in Johnson and O'Neal Canyons in accordance with the East Otay Mesa Specific Plan (see Figure 2.2-1 Circulation Plan). Commercial or industrial development will be reviewed for compliance with trail requirements in the Specific Plan during the discretionary review process. Property owners will be required to dedicate an easement for trail right-of-way in Johnson and O'Neal Canyons for future trail connections within the regional trail system. The precise alignment of the trail corridor should be located

within one-quarter mile of its depiction in Figure 2.2-1, or as required by the County Trails Program.

2.2.3 Circulation Plan

Figure 2.2-1, Circulation Plan, shows the roadway network and road classifications for the East Otay Mesa Specific Plan. Roadway classifications by roadway segments are shown in Table 2.2-1a, East Otay Mesa Roadway Network. Please note that Figure 2.2-1 depicts a conceptual alignment for Mobility Element and Specific Plan roads. Precise alignments shall be determined during the discretionary review process or through special studies conducted by the County of San Diego.

In preparation of this element, coordination occurred with the City of Chula Vista, the City of San Diego, the California Department of Transportation (CalTrans), the San Diego Association of Governments (SANDAG), and the City of Tijuana, Mexico.

2.2.4 Regional Access

Future regional thoroughfares play an important role in the development of East Otay Mesa. Planned State Routes (SR-125 and SR-11), along with the extension of SR-905 to the Otay Mesa Border crossing, are critical to accommodating the future development of the entire Otay Mesa area. In addition to freeways, planned local roads within East Otay Mesa will play an important role in the area's future. Planned improvements to regional highway system in the area include:

- **State Route 905 (SR-905)**: The ultimate plan for the extension of SR-905 is to provide six single occupancy vehicle (SOV) lanes and two high occupancy vehicle (HOV) lanes between Interstate 805 (I-805) and SR-125/Harvest Road. ~~The ultimate plan for the extension of SR-905 is to provide six single occupancy vehicle (SOV) lanes and two high occupancy vehicle (HOV) lanes between Interstate 805 (I-805) and SR-125/Harvest Road. The planned extension would travel east to SR-125 and then curve south to the border. Within Otay Mesa, interchanges are planned at Caliente Boulevard, Heritage Road, Britannia Boulevard, Le Media Road, and SR-125. The southern terminus of SR-905 would be the Otay Mesa Border crossing. As part of this project the~~

~~SR-905/Siempre Viva Road grade separated interchange was completed and opened to traffic in 2005. Currently, Caltrans is constructing Phases 1A and 1B of the SR-905 facility. As currently scheduled the construction of Phase 1A will be completed by late 2010 and Phase 1B will be completed by the summer of 2012. Other phases (2 through 4) of the SR-905 facility will be programmed as funding becomes available.~~

Table 2.2-1a
East Otay Mesa Roadway Network

ROAD NAME	FROM	TO	CLASSIFICATION	Road Type	Bicycle Network ?
Airway Road	City of San Diego	Alta Road	4L-Major	Mobility Element (ME)	Yes
Alejandro Drive	Zinser Road	David Ridge Drive	2L-MXU Collector	Specific Plan (SP)	Yes
Alta Road	Specific Plan Boundary	Lone Star Road	4L-I/C Collector	Specific Plan (SP)	No
	Lone Star Road	Otay Mesa Road	4L-Major	Mobility Element (ME)	Yes
	Otay Mesa Road	Siempre Viva Road	4L-Major	Mobility Element (ME)	Yes
	Siempre Viva Road	Via de la Amistad	2L-I/C Collector	Specific Plan (SP)	No
David Ridge Drive	Sunroad Blvd.	Vann Centre Blvd.	2L-MXU Collector	Specific Plan (SP)	Yes
	~~Vann Centre Blvd.~~	~~Alta Road~~	~~2L-I/C Collector~~	~~Specific Plan (SP)~~	~~Yes~~
Calzada de la Fuente	Alta Road	East end of E.C. Way	2L-I/C Collector	Specific Plan (SP)	No
Enrico Fermi Drive	Lone Star Road	Otay Mesa Road ~~Otay Mesa RoadO~~	4L-Major	Mobility Element (ME)	Yes
	Otay Mesa Road	Airway Road	4L-Enhanced Major[1]	Mobility Element (ME)	Yes
	Airway Road	Siempre Viva Road	4L-Major	Mobility Element (ME)	Yes
	Siempre Viva Road	Via de la Amistad	2L-I/C Collector	Specific Plan (SP)	No
Harvest Road	Sunroad Blvd.	Otay Mesa Road	4L-MXU Collector	Specific Plan (SP)	Yes
	Sunroad Blvd.	Alejandro Drive	2L MXU Collector	Specific Plan (SP)	Yes
Lone Star Road	City of San Diego	Sunroad Blvd.	6L-Prime Arterial	Mobility Element (ME)	Yes
	Sunroad Blvd.	Siempre Viva Road	4L-Major	Mobility Element (ME)	Yes
	Siempre Viva Road	End Of Road	4L I/C Collector	Specific Plan (SP)	Yes
Otay Mesa Road	City of San Diego	Enrico Fermi Drive	6L-Prime Arterial	Mobility Element (ME)	Yes
	Enrico Fermi Drive	Alta Road	4L-Major	Mobility Element (ME)	Yes
	Alta Road	Lone Star Road	4L-Major	Mobility Element (ME)	Yes
Piper Ranch Road	Lone Star Road	Otay Mesa Road	4L-Collector	Mobility Element (ME)	Yes
Siempre Viva Road	City of San Diego	Lone Star Road	4L-Major	Mobility Element (ME)	Yes
	Lone Star Road	End of Road	4L I/C Collector	Specific Plan (SP)	Yes
Sunroad Boulevard	Lone Star Road	Otay Mesa Road	4L-Major	Mobility Element (ME)	Yes
Sunroad View Drive	Sunroad Blvd.	Lone Star Road	2L MXU Collector	Specific Plan (SP)	Yes

ROAD NAME	FROM	TO	CLASSIFICATION	Road Type	Bicycle Network ?
Vann Centre Blvd.	Otay Mesa Road	David Ridge Drive	4L-I/C Collector	Specific Plan (SP)	Yes
	David Ridge Drive	Lone Star Road	4L-I/C/MXU Collector	Specific Plan (SP)	Yes
	Lone Star Road	End of Road	4L-I/C/MXU Collector	Specific Plan (SP)	No
Via de la Amistad	City of San Diego	Alta Road	2L-I/C Collector	Specific Plan (SP)	No
Zinser Road	Piper Ranch Road	Sunroad Blvd.	4L- I/C/MXU Collector	Specific Plan (SP)	Yes
	Sunroad Blvd.	Lone Star Road	2L-I/C/MXU Collector	Specific Plan (SP)	Yes
State Route 11	City of San Diego	Port of Entry	Freeway	Mobility Element (ME)	No
State Route 125	City of San Diego	City of San Diego	Freeway	Mobility Element (ME)	No

[1] Enhanced Major Road (CE) requires additional Right-Of-Way to accommodate turn movements and freeway access from Otay Mesa Road to SR-11.

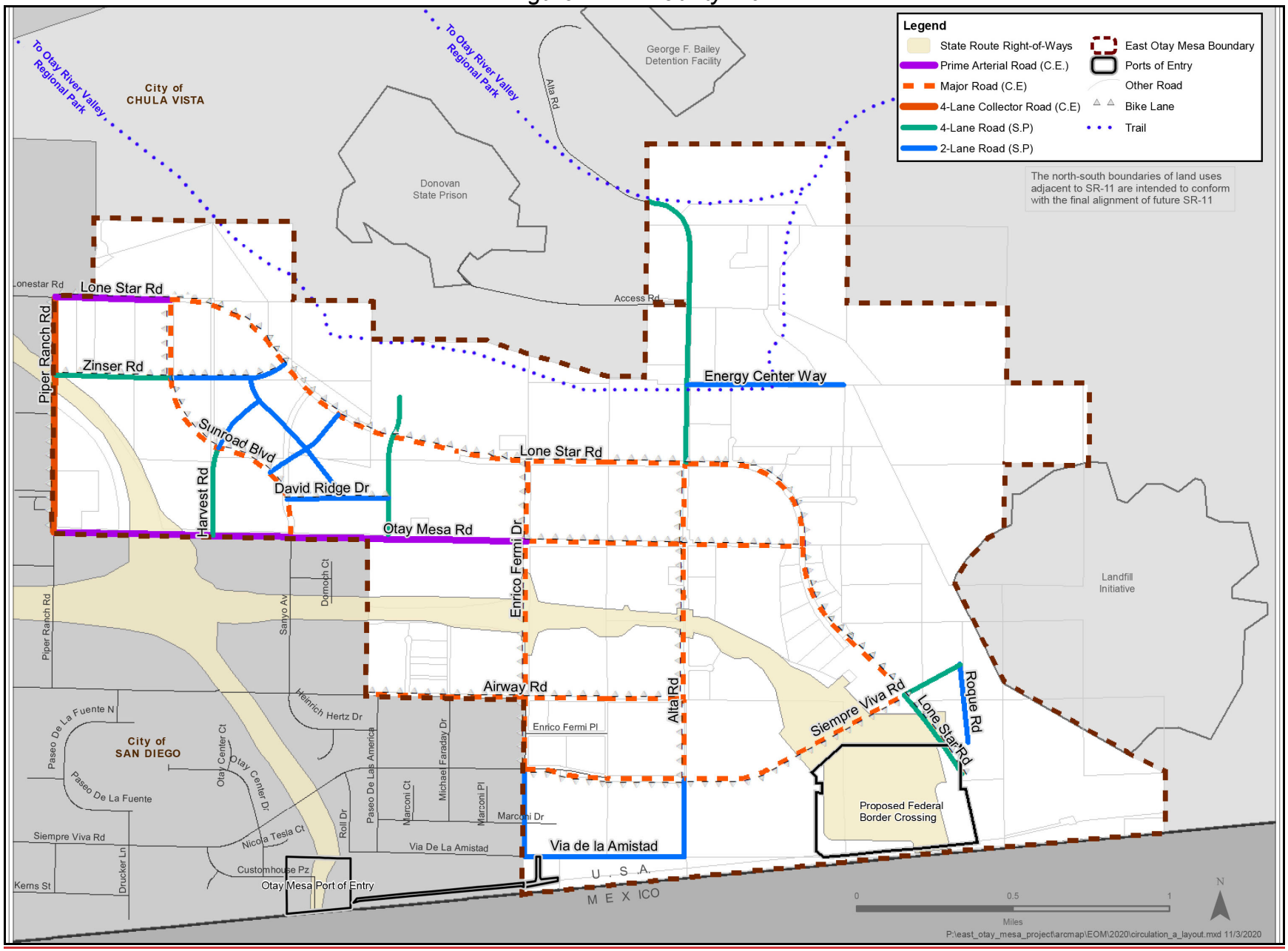
Table 2.2-1b
Mixed-Use Village Core Roadway Dimensions

ROADWAY NAME	FROM	TO	RIGHT-OF-WAY WIDTH	CURB TO CURB WIDTH	MIN. DESIGN SPEED	BIKE LANE WIDTH	SHOULDER WIDTH	PARKING?
Otay Mesa Road	Harvest Road	Sunroad Blvd.	Varies: 142'-130'	Varies: 120'-110'	65mph	6'	0'	No
Otay Mesa Road	Sunroad Blvd.	Vann Centre Blvd.	130'	110'	65mph	6'	0'	No
Alejandro Dr.	Zinser Road	David Ridge Dr.	72'	52'	30mph	6'	8'	Yes
Sunroad View Drive	Sunroad Blvd.	Lone Star Road	72'	52'	30mph	6'	8'	Yes
Harvest Road	Otay Mesa Road	Sunroad Blvd.	96'	76'	30mph	6'	8'	No
Harvest Road	Sunroad Blvd.	Alejandro Dr.	72'	52'	30mph	6'	8'	Yes
Lone Star Road	Zinser Road	Vann Centre Blvd.	98'	78'	55mph	6'	8'	No
Sunroad Blvd.	Otay Mesa Road	Zinser Road	98'	78'	45mph[1]	6'	8'	No
Vann Centre Blvd.	Otay Mesa Road	Project Boundary	96'	76'	30mph	6'	8'	No
David Ridge Dr.	Sunroad Blvd.	Vann Centre Blvd.	72'	52'	30mph	6'	8'	Yes

Zinser Road	Sunroad Blvd.	Lone Star Road	72’	52’	30mph	6’	8’	No
Zinser Road	Sunroad Blvd.	Project Boundary	96’	76’	30mph	6’	8’	No

[1]An approved design exception allows for this speed.

Figure 2.2-1 Mobility Plan



Major Roads and Local Industrial Commercial /Mixed-Use Collector Roads provide through access into the center of development areas and the Activity Nodes.

- **State Route 125 (SR-125):** SR-125 is constructed as a 4-lane freeway/toll facility from Otay Mesa Road to San Miguel Road. Future planned improvements include a connecting interchange between SR-905 and future SR-11 as well as an interchange at Lonestar Road. The connections with SR-905 and SR-11 are fully funded and under construction. The Lonestar Road interchange is located in the City of San Diego, and it is part of the City's community plan for the Otay Mesa area. The future Lone Star Road planned SR-125 improvements are currently unfunded and therefore have no projected opening date or completion target. The EIR prepared for SB 125 evaluated the Lone Star Road interchange. The developer (SBX) agreement for SR-125 requires construction of the Lone Star interchange when warranted by traffic conditions. ~~SR-125 is constructed as a 4-lane freeway/toll facility from Otay Mesa Road to San Miguel Road. Future planned improvements include a connecting interchange between SR-905 and future SR-11 as well as an interchange at Lonestar Road. The Lonestar Road interchange is located in the City of San Diego, and it is part of the City's community plan for the Otay Mesa area. The future planned SR-125 improvements are currently unfunded and therefore have no projected opening date or completion target. The EIR prepared for SB 125 evaluated the Lone Star Road interchange. The developer (SBX) agreement for SR-125 requires construction of the Lone Star interchange when warranted by traffic conditions.~~

- **Future Border Crossing and State Route 11 (SR-11):** State Route 11 is under construction as a new freeway/toll facility to extend easterly of SR-905 to connect with the future third border crossing east of Alta Road. The extension would revise the SR-905/125 interchange and provide two new interchanges at Enrico Fermi Drive and Siempre Viva Road. ~~State Route 11 is planned under construction as a new freeway/toll facility to extend easterly of SR-905 to connect with the future third border crossing east of Alta Road. The extension would revise the SR-905/125 interchange and provide two new interchanges at Enrico Fermi Drive and Siempre Viva Road. The State Route 11 project is currently in the environmental phase. The Environmental Document (ED) for SR 11 is expected to be a two-phase document. Phase 1 document will be programmatic-level document for SR 11 and the new Otay Mesa East Port. Phase 2 is expected to be a project-level document for SR 11 only. Construction is expected to begin in 2012, with completion in 2014. Actual funding for the remaining project has not yet been identified.~~

2.2.5 Local Access Road Network

To plan for future travel demand to and from as well as within East Otay Mesa, traffic forecasts were generated for build-out of the Specific Plan. The traffic forecasts incorporate the type and density of future land uses, the location and potential interaction of various land use types, as well as specific characteristics and the capacity of each of the area's future roads. The East Otay Mesa Specific Plan's roadways are forecasted to operate at an acceptable Level of Service (LOS) at buildout (EIR Addendum No. 6).

The East Otay Mesa Specific Plan is based on a hierarchy of circulation roads as designated on the County's General Plan Mobility Element, and non-Mobility Element Local Industrial/Commercial/Mixed-Use Collectors designated on the Specific Plan as indicated in Table 2.2-1. Prime Arterial, Major and Industrial/Commercial/Mixed-Use Collector Roads provide the regional connections through the Specific Plan and beyond. Major Roads and Industrial/Commercial/Mixed-Use Collector Roads provide through access into the center of the development areas and the Activity Nodes. Figure 2.2-1, Circulation Plan, shows the road classifications. Roadway classifications by roadway segments are shown in Table 2.2-1a, East Otay Mesa Roadway Network. These classifications have been designated to serve Specific Plan build-out traffic needs. These classifications (Mobility Element and/or Specific Plan Roads) have been designated to accommodate build-out traffic volumes assessed through the preparation of traffic forecasts for the land use development pattern and circulation network identified in this plan. Implementation of this circulation network shall be through the incremental approval and eventual development of individual public and/or private projects.

It is the intent of this Specific Plan that all private discretionary projects shall be required to:

- Dedicate and improve all adjacent rights-of-way necessary to provide access to the project and to complete the Specific Plan circulation system,
- Dedicate and agree to construct, through means acceptable to the Director of Public Works, all adjacent rights-of-way necessary to further implement the

Specific Plan circulation system, including where the rights-of-way do not provide direct access to the site. The purpose of this requirement is to implement the circulation system of the Specific Plan, and

- Acquire and construct (or agree to construct if acceptable to the Director of Public Works) all off-site Mobility Element roads necessary to provide access to the site and to ensure off-site road access will meet County standards.

The Board of Supervisors adopted a Transportation Impact Fee (TIF) program in April 2005 to facilitate mitigation of cumulative traffic impacts. The TIF program was updated in January 2008.

Principal County arterials in the circulation network are described below:

- **Otay Mesa Road:** Otay Mesa Road is shown in the City of San Diego's most recent Mobility Element for the Otay Mesa Community as a four-lane Major between the terminus of SR-905 and SR-125/Harvest Road. The County General Plan includes the road as a six-lane Prime Arterial between Piper Ranch Road and Enrico Fermi Drive. The road continues east to Lone Star Road as a four-lane Major. A cross-section of a portion of Otay Mesa Road from the General Plan Mobility Element is included in Appendix 4.

- **Lone Star Road:** In the City of San Diego Lone Star Road is classified as a four-lane Major. In the County it becomes a six-lane Prime Arterial to Sunroad Boulevard. East of Sunroad Boulevard it transitions into a four-lane Major. This roadway will carry traffic from SR-125 east into the northern portions of the Specific Plan. As Lone Star Road travels east past Alta Road, it heads south to Siempre Viva Road in SubArea 2 of the Specific Plan.

- **Airway Road, Siempre Viva Road and Via de la Amistad:** The City of San Diego's Mobility Element shows Airway Road as four-lane Major Road, Siempre Viva Road as a six-lane Prime Arterial Road and Via de la Amistad as a four-lane Collector Road. These roads continue east from Enrico Fermi Drive, a north/south Major located on the border between the City of San Diego and the County to Alta Road as four-lane Major Roads to serve SubArea 1 Siempre Viva Road is planned to extend east into SubArea 2 terminating at Roque Road. Via

de la Amistad will continue east from Enrico Fermi Drive to Alta Road as a two-lane Industrial/Commercial Collector Road.

- **Piper Ranch and Harvest Roads:** Piper Ranch Road and Harvest Road are both north-south four-lane Collector Roads in the County of San Diego that provide access into the Specific Plan Area. Within the County of San Diego's Specific Plan Area, Piper Ranch Road is planned as a four-lane Collector Road. Harvest Road will terminate at Sunroad Boulevard as a four-lane Mixed-Use Collector Road and then proceed to Alejandro Drive as a two-lane Mixed-Use Collector Road.

- **Enrico Fermi Drive:** In the City of San Diego, Enrico Fermi Drive is classified as a four-lane Major Road. In the County of San Diego's East Otay Mesa Specific Plan Area, it is also planned as a north-south four-lane Major Road between Lone Star Road and Siempre Viva Road. It continues south to Via de la Amistad as a two-lane Industrial/Commercial Collector Road. A cross-section of a portion of Enrico Fermi Drive from the General Plan Mobility Element is included in Appendix 4.

- **Alta Road:** Alta Road is planned as a north/south four-lane Industrial/Commercial Collector Road extending north from Lone Star Road. North of Lone Star Road, its main function is to provide access for planned adjacent development and to the detention facilities to the north. It is not proposed to be extended over the Otay Valley. South of Lone Star Road it is planned as a four-lane Major Road to Siempre Viva Road. Alta Road will continue south as a two-lane Industrial/Commercial Collector Road to Via de la Amistad. A cross-section of a portion of Alta Road from the General Plan Mobility Element is included in Appendix 4.
- **Sunroad Boulevard/Sanyo Avenue:** Sunroad Boulevard is classified as a Major Road between Lone Star Road and Otay Mesa Road in the County of San Diego. South of Otay Mesa Road the road is referred to as Sanyo Avenue, a four-lane collector road.

- **Calzada de la Fuente:** This road will be located entirely within the Specific Plan Area and is planned as an Industrial/Commercial Collector Road.

- **Zinser Road, Vann Centre Boulevard and David Ridge Drive:** These roads are planned as Industrial/Commercial/Mixed-Use Collector Roads between Lone Star and Otay Mesa Roads within the Specific Plan Area.

Please note that development projects in East Otay Mesa shall utilize names identified in this chapter for all Mobility Element and Specific Plan roads.

As site plan applications are developed for the Mixed-Use Village Core, additional local roads not designated within the Specific Plan will be designed to serve the mixed-use development. These roadways may include a 40-foot curb to curb width within a 60-foot right-of-way to accommodate two 12-foot travel lanes, 8-foot shoulders for parking, and 10-foot parkways containing a non-contiguous 5-foot sidewalk separated from the curb by a 4.5-foot landscape strip (5-feet as measured from face of curb). Narrower street sections are permitted where on-street parking is not desired.

2.2.6 Road Operation

Truck Routes

Through trucks are expected to follow the Prime Arterial, Major, Collector and (non-Mobility Element) selected Local Industrial/Commercial Road street system. Due to the industrial character of the Specific Plan Area, all streets shall be designed to accommodate truck traffic except for the non-Mobility Element roads located within the Mixed-Use area.

In order to minimize impediments for truck operation and allow access for each of the land uses in East Otay Mesa SubArea 1, the circulation network shall be designed according to the County Public Road Standards. The needs of truck traffic, access, and loading activities shall be incorporated in the design of the roadways. In addition, on-street parking shall be prohibited on all Prime Arterial, Major and four-lane Industrial/Commercial Collector public roads within the Specific Plan Area.

It should be noted that CalTrans may also designate truck only routes to accommodate the future Port of Entry.

2.2.7 Alternative Modes of Transportation

Public transit represents an opportunity to provide a convenient and inexpensive transportation choice for employees.

Public Transit

Public transit represents an opportunity to provide a convenient and inexpensive transportation choice for employees, help achieve air quality enhancement goals and reduce vehicular traffic. The development of public transportation facilities, while considered highly desirable for East Otay Mesa, will take place over a period of time. The County of San Diego will continue to work with SANDAG to extend public transit facilities into East Otay Mesa.

SANDAG is currently refining the transit network for the South Bay and once this study is complete, they expect to have a reasonably well-defined network for this area. The SANDAG Plan will include a bus rapid transit (BRT) line to serve the Otay Mesa. A 29-mile loop line would connect the existing light rail station at 24th Street in National City with the Otay Ranch area, the Otay Mesa International Border Crossing, and the Iris Street station in San Ysidro. Future developments will be required to coordinate with SANDAG and the County to ensure that transit is a consideration when planning their development. When the County Board of Supervisors adopts a Transit Plan, including development standards and route locations, all development within East Otay Mesa shall be required to comply with that plan and its implementation including the dedication of right-of-way for light rail and/or bus facilities.

The north-south line would generally follow the SR-125 alignment to provide access between Chula Vista, Otay Ranch, and the International Border. The east-west BRT line may follow Otay Mesa Road or Airway Road and potentially continue along this road into the Specific Plan Area to the proposed third border crossing. If this should occur, then a transit station at SR-125/Otay Mesa Road interchange, a station at the border, and possibly one intervening station would be feasible.

Bicycle Network

Use of bicycles as a commuting mode of transportation is encouraged as a means to reduce traffic congestion and minimize greenhouse gas emissions. The bicycle network of East Otay Mesa is focused to safely direct bicycle traffic to and from key locations. It is the intent of the plan to link all transit, mixed-use, commercial, and employment locations via certain Mobility Element roads and Specific Plan roads that would allow bicycling commuters the ability to access East Otay Mesa in a direct manner. The General Plan bike routes are shown on Sheet 6 of the General Plan Mobility Element. Additional bike routes are provided in the Specific Plan.

It is likely that the vast majority of workers within East Otay Mesa will be traveling from either the Mixed-Use Village Core or areas outside of the Mesa, such as Otay Ranch, portions of the City of San Diego, and Chula Vista, and possibly from the International Border Crossing. To encourage bicycle use within the Specific Plan Area, a connected system of roads suitable for bicycle traffic has been designated for the Mesa. This bike network is detailed on Figures 2.2-1 and 3.3-1 and in Table 2.2-1 of the Specific Plan. The bicycle network in East Otay Mesa is composed of Class II facilities (bike lanes), and bicyclists are permitted to travel on all public roadways within the Specific Plan. The State of California, Department of Transportation publication, Planning and Design Criteria for Bikeways in California, is the bikeway standard of San Diego County. These regulations shall also apply to the East Otay Mesa Specific Plan.

Pedestrian Circulation

The amount of projected employees in the Specific Plan Area that would take mid-day lunches and shopping trips necessitates the establishment of a pedestrian circulation and trails system that will support and encourage walking as a mode of transportation.

Walking is encouraged within the East Otay Mesa Specific Plan. The amount of projected residents within the Mixed-Use Village Core as well as employees throughout the Specific Plan Area that would take mid-day lunches and shopping trips necessitates the establishment of a pedestrian circulation and trails system that will support and encourage walking as a mode of transportation. To create safe and attractive pedestrian travel, it is necessary to keep sidewalk areas free of obstructions and allow for the flow of pedestrians. Crosswalks and signal timing help reduce pedestrian/auto conflicts and improve safety conditions. Sidewalks are required on both sides of all public streets. Sidewalks shall meet the guidelines of the County of San Diego Public

Road Standards except that sidewalks on all Mobility Element and Specific Plan roads shall be 4-feet wide and shall be separated from the traveled way by a 3-foot landscaped parkway (Section 2.3.7). Sidewalks within the Mixed-Use designation shall be at least 5-feet wide and separated from the traveled way by a 4.5-foot landscaped parkway (5-feet as measured from face of curb) (Section 2.3.7). Sidewalks shall meet the Americans with Disabilities Act (ADA) standards. The Director of Public Works may allow sidewalks to meander around existing utility poles (69kv or greater) that will not be placed underground. In limited circumstances, the Director of Public Works may waive sidewalk requirements where existing utility poles (69kv or greater) will not be placed underground if the applicant can demonstrate that no loss of pedestrian movement or connectivity would result.

Trails and Pathways

Since the approval of the East Otay Mesa Specific Plan in 1994, the County adopted a Community Trails Master Plan that governs the type and location of trails throughout the unincorporated area. Trails proposed in the Specific Plan are non-motorized, multi-use trails that allow public access to natural scenic areas. Trails and pathways in East Otay Mesa shall meet the Community Trails Master Plan Design and Construction Guidelines. All development adjacent to the Otay Valley Regional Park shall improve a 10-foot wide trail (or pathway along Lone Star Road where adjacent to open space) for passive viewing and as a potential connection to the regional park trail system. The trail (or pathway) shall be open to the public and shall connect to a public sidewalk or an alternative location acceptable to the County. A 10-foot wide pathway may also be provided along Harvest Road between Otay Mesa Road and Sunroad Boulevard, if feasible. This pathway provides a connection to the trail that extends north of Sunroad Boulevard and links to the Otay Valley Regional Park. Trails and pathways are identified on Figures 2.2-1 and 3.3-1.

2.3 Urban Design Element

Goal:

Promote land uses, infrastructure, buildings and landscaping, both in the public and private realms, that create a distinct urban image and establish a unique sense of identity for East Otay Mesa.

2.3.1 Introduction

The intent of the Urban Design Element is to create an industrial and business district, with distinct Activity Nodes and well-designed infrastructure, buildings and landscaping. This section establishes urban design principles to guide the appearance and organization of buildings, infrastructure, site layouts, and landscaping.

The intent of the Urban Design Element of the Specific Plan is to create an industrial and business district, consisting of a technology business park and mixed industrial community, with a Mixed-Use Village Core, distinct Activity Nodes, and well-designed infrastructure, buildings and landscaping. Features of the area-wide design concept include: the preservation of prominent natural features, site planning appropriate to the landforms and land uses, a functional circulation system with a unified public streetscape, and guidelines and standards for private sites, buildings, and landscape elements. These elements combine to create an area-wide image for East Otay Mesa that will help attract potential investment, tenants and employees to the area.

This section establishes urban design principles to guide the appearance and spatial organization of buildings, infrastructure, site layouts, and landscaping. These design principles are qualitative and intended to guide development, but not mandate style or specific design. Guidelines that will implement these principles through individual projects are contained in Section 3.2, Development Standards.

2.3.2 Goals and Policies

GOAL:

Promote well-designed infrastructure, buildings and landscaping, both in the public and private realms, that creates a distinct urban image and establish a unique sense of identity for East Otay Mesa.

POLICIES

Policy UD-1: Encourage the preservation and enhancement of visually prominent land forms and areas of special scenic beauty, particularly the San Ysidro Mountain foothills and the valley walls of Johnson and O'Neal Canyons.

Implementation: Preservation of prominent landforms and areas of scenic beauty described above, especially as observed from Mobility Element roadways and Open Space Element trails, will be implemented during the Site Plan review process. This policy primarily applies to those portions of Johnson and O'Neal Canyons designated as Rural Residential (previously called Hillside Residential) and Conservation / Limited Use.

Policy UD-2: Implement a Streetscape Plan that enhances the identity and image of the East Otay Mesa Specific Plan Area. Coordinate the Streetscape Plan for roads that are within the jurisdiction of both the City and County**.**

Implementation: The Streetscape Plan for the area shall be implemented as part of roadway design and construction.

Policy UD-3: Major public buildings such as the Fire Station, and MTDB transit stations should be buildings that enhance the image of East Otay Mesa.

Implementation: The County and property owners will work with the appropriate public agencies to ensure high quality design in public buildings and plazas, and to ensure that they contribute to a consistent design theme for East Otay Mesa.

Policy UD-4: Promote well-designed infrastructure and public works, including the bridge overpass and abutment for SR-125 at Otay Mesa Road.

Implementation: The County and property owners will work with the appropriate agencies involved to promote sensitive design and incorporate special design features where appropriate. The County will work with Caltrans to encourage a high degree of landscaping along regional freeway corridors within the Specific Plan and architectural

design of bridge structures to promote a positive gateway image of the East Mesa as viewed from the freeway and local streets.

Policy UD-5: Promote high quality design of buildings and landscaping on private property throughout East Otay Mesa to create a strong identity and image of ~~high quality~~high-quality urban design for the area.

Implementation: The entire East Otay Mesa Specific Plan Area, excluding Rural Residential zoned areas, were given a "B" Designator and are subject to Design Review based on the Site Planning and Design Guidelines developed for the Specific Plan.

Policy UD-6: On-site landscaping along public streets should be compatible and complementary with the streetscape design of the public right-of-way.

Implementation: Compatibility of on-site landscaping with the public streetscape will be reviewed during the discretionary review process. Issues that should be considered include visual compatibility, water usage, root systems, invasive species, and fire-prone characteristics. This policy should be implemented in a way that provides adequate flexibility to accommodate new standards.

Policy UD-7: All utility lines shall be under-grounded through the development process, with the exception of existing 69 KV SDG&E high-voltage lines. Traffic signal vaults, electrical trans-formers, telephone switchboards and other such structures shall be located underground or appropriately screened with landscaping or architectural treatment acceptable to the County.

Implementation: The County will coordinate with San Diego Gas & Electric (SDG&E) and Pacific Bell to ensure that all electric, gas, and telephone lines will be underground to the greatest extent possible. County staff will work to ensure under-grounding or appropriate screening of transformers, traffic signal vaults, telephone switching boxes, and other such structures as part of the required infrastructure improvement phase of the project. In addition, County staff will work with SDG&E or other sources to obtain

grants (or other special funds) to underground existing 69 KV high-voltage lines on Otay Mesa Road, Alta Road, and Harvest Road.

Policy UD-8: Encourage placement of public art in new development within the industrial and commercial areas of East Otay Mesa**.**

Implementation: The County will encourage developers to include public art for projects in the industrial and commercial areas.

2.3.3 Development Areas and Activity Nodes

The Technology Business Park and Light Industrial Districts of East Otay Mesa are planned to include distinct development areas defined by Mobility Element roads. Several of these areas are planned to encourage centralized mixed use Activity Nodes where pedestrian-oriented design is promoted and higher intensities are encouraged. The Activity Nodes are intended to:

- Create a sense of place;
- Provide a unifying, central plaza open space;
- Create a sense of community in the work place environment;
- Provide for a pedestrian environment and encourage greater pedestrian activity;
- Provide a visual focus and consistent streetscape; and
- Intensify land uses to promote social interaction.

The purpose of Activity Nodes is to create a focus for surrounding office and industrial areas and to provide opportunities for employees to meet daily shopping, dining and office support needs.

The placement of Activity Nodes shall be based on distances from major circulation roads and intersections, the Mixed-Use Village Core, District Commercial, on lines-of-sight and view corridors, and on creating walkable distances to and from transit stations and anticipated major employee areas. The following criteria are applicable to determining Activity Node locations:

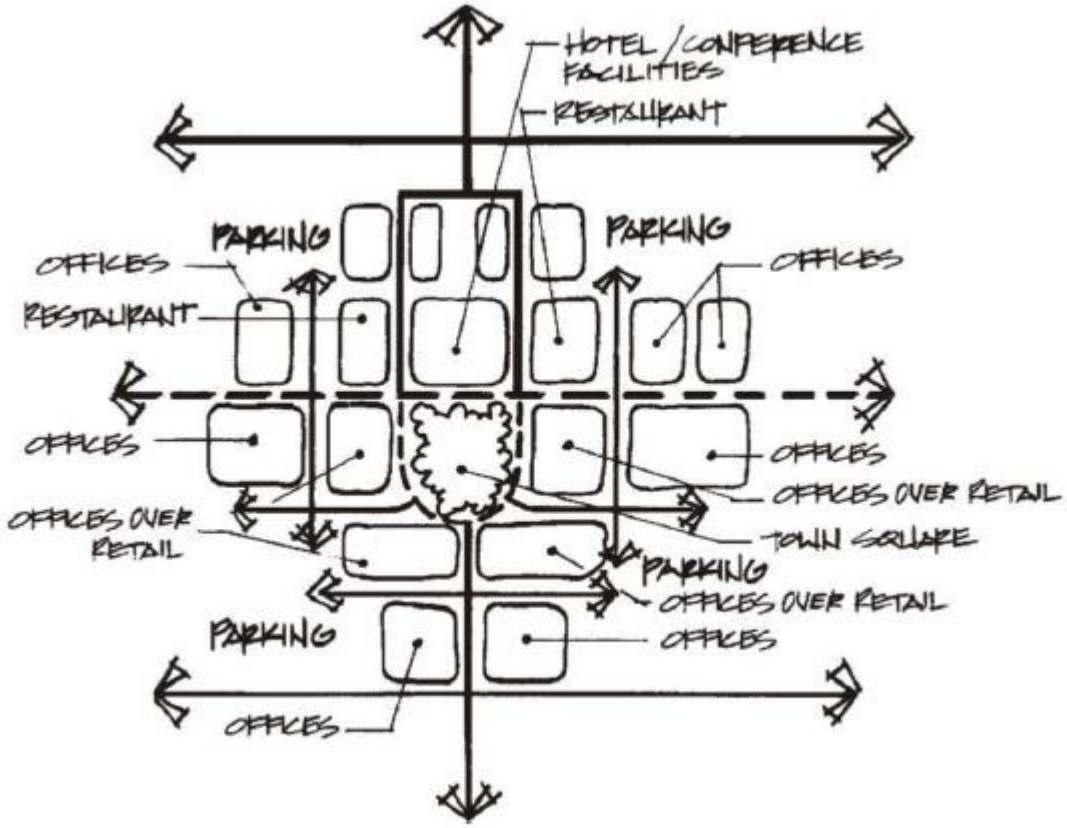
- An Activity Node’s core shall be centrally located;
- A Node’s outer boundaries shall be a minimum 300 feet from a four-lane Major Road and a minimum 300 feet from a Prime Arterial Road;

- Activity Nodes shall be separated from each other, the Mixed-Use Designations, and District Commercial by a minimum of 1,250 feet (measured from edge to edge), and
- The maximum acreage of an Activity Node shall be 10 acres unless a higher amount is approved per Section 3.4.~~3~~5 of this plan.

The following criteria are also applicable to Activity Node development and operation:

- An increased floor area ratio is permitted in the Activity Node core areas; and
- Through truck traffic is not permitted to traverse the Activity Node core areas.

Figure 2.3-1 Activity Node Functional Diagram



As described in Section 2.1, Land Use Element, the purpose of Activity Nodes is to create a focus for surrounding office and industrial areas and to provide opportunities for employees to meet daily shopping, dining and office support needs. These commercial uses shall be clustered around a central core to avoid the creation of strip commercial style development. Site design shall allow for street-oriented parking in addition to side and rear parking. Pedestrian connections to adjacent industrial development are required. Extensive landscaping shall screen utilitarian areas, minimize expanses of parking areas, and integrate individual projects with the streetscape. The usable common open space area such as a park, plaza or public square in each Activity Node may also serve the dual purpose of a post construction stormwater retention and pollution prevention area. In addition, a Collector Road shall connect Activity Nodes to each other, allowing pedestrian and standard occupancy vehicle access to cores without traveling on Prime Arterials or Major Roads. Figure 2.3-1 illustrates land use and site design concepts in a conceptual Activity Node diagram.

2.3.4 Industrial Districts

East Otay Mesa is planned to provide distinct districts with complementary functions. As described in Section 2.1, Land Use Element, the Technology Business Park District will accommodate businesses that combine office, research and development, and manufacturing components in a campus setting, while the more utilitarian Light Industrial and Heavy Industrial Districts will accommodate manufacturing, industrial uses and warehouses in a traditional industrial park design. The character of each district is described below.

The Technology Business Park District identity will be achieved through campus-style site design; formal and informal open space, and architecture design.

Technology Business Park District

The Technology Business Park District identity will be achieved through campus-style site design, formal and informal open space, and architecture design (See Development Standards in Section 3.2). The multi-functional operations of businesses in this district provide an opportunity for distinct architectural styles with multiple components. Building exteriors shall be well articulated to promote corporate images.

A typical campus-style Site Plan provides open spaces between buildings and along roadways. Pedestrian facilities within the developments and linkages to Activity Nodes,

planned light rail and bus transfer stations are particularly important. Pedestrian facilities shall incorporate landscaping, periodic shade and rest areas, and lighting. Parking lots shall be appropriately distributed within the development and visually minimized with landscaping, walls or berming.

In contrast to the Technology Business Park District, development in the Light Industrial District will be more utilitarian.

Light Industrial District

In contrast to the Technology Business Park District, development in the Light Industrial District will be more utilitarian. Land usage shall be optimized, with buildings located in proximity to one another and to the street. Site design shall provide for vehicle circulation and building access, screened storage, and similar functions of industrial and manufacturing operations. Industrial building architecture is typically low-maintenance with minimal windows and pedestrian entries.

The utilitarian aspects of this district require sensitive site planning and appropriate architectural and landscape enhancements to avoid creating a stark, negative image. Outdoor seating and lunch areas shall be provided in protected spaces in proximity to the buildings. Architectural enhancements shall be oriented towards public view areas and public or private streets. Business signs shall be coordinated with the building architecture and be located to facilitate project identity. Extensive perimeter landscaping is required to provide screening of undesirable views from adjacent parcels and roadways and to soften the architecture of mostly blank lengthy walls associated with large industrial buildings and warehouses.

Heavy Industrial and Mixed Industrial

The Heavy Industrial and Mixed Industrial Districts will have the same feel as the Light Industrial District. Screening, architectural design and landscaping will play an important role in this district due to the potential heavy industries and the need for appropriate buffering.

2.3.5 Commercial Center

The Commercial Center overlay will allow for development of large-scale retail operations to serve the industrial and office land uses in the area as well as the possibility to serve regional shopping needs. Typical uses may include “big-box”

Typical uses may include "big-box" retailers, office support services, gasoline service stations and associated commercial development.

retailers, office support services, gasoline service stations and associated commercial development. One location has been identified for the Commercial Center at the western side of the Specific Plan. Due to traffic circulation and road capacity issues, the center shall not exceed 40 acres.

2.3.6 Mixed-Use Village Core

The Mixed-Use Designation~~s are~~is located within a Village Core that is planned in the northwestern portion of the Specific Plan area. Like Activity Nodes, the Mixed-Use Village Core promotes pedestrian-oriented design and establishes a sense of place for the East Otay Mesa Specific Plan area. Unlike the Activity Nodes; however, the Mixed-Use Village Core allows residential uses. The intent is to promote compact development, reduce energy consumption, encourage transit-oriented development, and strengthen neighborhood character. The Mixed-Use Village Core provides a variety of housing options to serve the employees of the industrial and business districts. These residential uses provide employees with the opportunity to live in close proximity to their jobs and employers are more likely to be attracted to the area knowing that there is housing available close by. In addition, locating residences next to retail, services, and employment opportunities is consistent with sustainable planning practices and enhances livability. It reduces the length and number of automobile trips and encourages forms of active transportation such as walking and bicycling. It can also reduce the size and extent of required infrastructure improvements and increase the efficiency of delivering police, fire, and other public services.

The blending of land uses within the Village Core may occur vertically or horizontally. Vertical mixed-use is where different compatible land uses are integrated within the same building on separate floors (e.g. ground floor retail or office and upper floor residential). Horizontal mixed-use is where different compatible uses occur adjacent to one another (e.g. apartment building located next to an office building). Buildings shall be designed to be compatible with nearby land uses and are encouraged to reflect a human scale and provide visual interest. Some typical design elements include street-oriented building entrances, ground floor transparency, sidewalk cafes, balconies, awnings, and articulated facades. Strip commercial development is not permitted. Where feasible, parking lots shall be located to the rear or sides of buildings and screened with landscaping. Figures 2.3-2 through 2.3-4 are representative of the type of development that is preferred within the Mixed-Use Village Core.

Figure 2.3-2 Examples of Vertical Mixed-Use







Figure 2.3-3 Examples of Horizontal Mixed-Use





Figure 2.3-4 Examples of Pedestrian-Oriented Residential Development







2.3.7 Public Landscaping

Streetscape Concept

A unifying design feature of the East Otay Mesa Specific Plan is the Master Streetscape Plan. Figure 2.3-5 depicts the overall design theme for the public streetscape, which includes landscaping, medians, sidewalks/trails, and a street tree program for each of the roadway classifications. Streetscape improvements will primarily be located within a 10-foot wide landscaped parkway and a landscaped building setback. For roadways outside of the Mixed-Use Village Core, a 2-foot wide landscape easement will be established within the landscape setback for the purpose of providing adequate space for street trees. The landscape easement shall be graded level with the parkway; together, they provide space for public circulation and public streetscape. An exception process will be established for tree types on roads with existing SDGE easements/lines. Within the Mixed-Use Village Core, the 2-foot wide landscape easement is not required since street trees will be located within the parkway. The County's Encroachment Maintenance and Removal Agreement will ensure that landscape improvements installed in or over any public easement will be executed without encumbering the County for maintaining these areas.

A unifying design feature of the East Otay Specific Plan is the Master Streetscape Plan.

- *Gateway Roads (Prime Arterial):* Lone Star Road (Piper Ranch Road to Sunroad Boulevard) and Otay Mesa Road (Piper Ranch Road to Enrico Fermi Drive) are classified as the "Gateway". These roads shall have increased visibility and screening with a tree-lined median, a 10-foot wide landscaped parkway, and a 25-foot wide landscaped building setback. Along the north side of Otay Mesa Road from Harvest Road to Vann Centre Boulevard, the 10-foot wide landscaped parkway shall include a 4.5-foot wide landscaped strip (5-feet as measured from face of curb) adjacent to the curb planted with large canopy trees placed every 25 feet on center as well as some combination of low shrubs, groundcovers, and/or decorative mulch. The remaining parkway width shall consist of a 5-foot concrete sidewalk. For all other roadway segments, within the 10-foot wide landscaped parkway a 2-1/2-foot wide planter (3 feet from face of curb to edge of sidewalk) shall separate the roadway from the 4-foot wide sidewalks with large canopy trees[1] planted 10 feet from the face of the curb at 25 feet on center with shrubs spaced every 3 feet. Outside of the Mixed-Use Village Core, a 2-foot wide landscape easement shall be located within the landscaped building setback and adjacent to the parkway.

[1] Medium-sized canopy trees will be required on the south side of Otay Mesa Road due to the presence of existing SDG&E utility lines.

Spacing of trees shall be adjusted accordingly with intersections, utilities, and median layouts. Required landscaping in the building setbacks will supplement the parkway planting. Medium-sized evergreen trees spaced every 25 feet in the median will help separate traffic moving in opposite directions. The median shall be paved with a sandstone colored concrete (Davis Sandstone or equal) and stamped with a Dry Creek Bed (or similar) pattern. Five-foot x five-foot (5' x 5') tree grates shall be set flush with concrete (per San Diego Regional Standard Drawing L-4) around each tree located down the center of the median.

- *Gateway Roads (Major):* Lone Star Road (Sunroad Boulevard to Siempre Viva Road), Siempre Viva Road, and Otay Mesa Road east of Enrico Fermi Drive. These roads shall also have increased visibility and screening with a tree-lined median, a 10-foot wide landscaped parkway, and a 20-foot wide landscaped building setback. Except along Lone Star Road from Zinser Road to Vann Centre Boulevard, the 10-foot wide landscaped parkway shall include a 2-1/2-foot wide planter (3 feet from face of curb to edge of sidewalk) separating the roadway from the 4-foot wide sidewalks with large canopy trees planted 10 feet from the face of the curb at 25 feet on center with shrubs spaced every 3 feet. Along the south side of Lone Star Road from Zinser Road to Vann Centre Boulevard, the 10-foot wide landscaped parkway shall include a large canopy tree placed every 25 feet on center in the middle of a 4.5-foot wide landscape strip (5-feet as measured from face of curb) as well as some combination of low shrubs, groundcovers, and/or decorative mulch. A 5-foot concrete sidewalk shall occupy the remaining 5 feet of the parkway. Along the north side of Lone Star Road from Zinser Road to Vann Centre Boulevard, a 10-foot decomposed granite pathway shall be provided. No landscaping is permitted to the north of this pathway to comply with Multiple Species Conservation Program (MSCP) adjacency requirements. For all Major Gateway Roads outside of the Mixed-Use Village Core, a 2-foot wide landscape easement shall be located within the landscaped building setback and adjacent to the parkway. Spacing of trees shall be adjusted accordingly with intersections, utilities, and median layout. Required landscaping in the building setbacks will supplement the parkway planting. Medium-sized evergreen trees spaced every 25 feet in the median will help separate traffic moving in opposite directions. The median shall be paved with a sandstone colored concrete (Davis Sandstone or equal) and stamped with a Dry Creek Bed (or similar) pattern. Five-foot by five-foot (5' x 5') tree grates shall be set flush with concrete (per San Diego Regional Standard Drawing L-4) around each tree located down the center of the median.

- *Major Roads (non-Gateway)* shall be planted with large-sized evergreen/or deciduous trees spaced every 30 feet and located 10 feet from the face of the curb. A 2-1/2-foot wide planter (3 feet from face of curb to edge of sidewalk) shall separate the roadway from the 4-foot wide sidewalks with shrubs spaced every 3 feet on center and maintained at a height of 36 inches maximum (Appendix 3, Streetscape Plant List). A 20-foot landscaped building setback will help add depth to the streetscape along these roads. A 2-foot wide landscape easement shall be located within the landscaped building setback and adjacent to the parkway. The median shall be paved with a sandstone colored concrete (Davis Sandstone or equal) and stamped with a Dry Creek Bed (or similar) pattern.

- *Industrial/Commercial Collector Roads* shall be planted with medium-sized evergreen or deciduous canopy trees spaced every 25 feet and located 10 feet from the face of the curb. A 2-1/2-foot wide planter (3 feet from face of curb to edge of sidewalk) shall separate the roadway from the 4-foot wide sidewalks with shrubs spaced every 3 feet on center and maintained at a height of 36 inches maximum (Appendix 3, Streetscape Plant List). A 10-foot landscaped setback for two-lane Collectors and a 20-foot landscaped setback for four-lane Collectors shall supplement the 10-foot parkway planting. A 2-foot wide landscape easement shall be located within the landscaped building setback and adjacent to the parkway.

- *Mixed-Use Roads* shall have 5-foot non-contiguous sidewalks separated from the curb by a 4.5-foot wide landscape strip (5-feet as measured from face of curb). Large canopy trees spaced every 25 feet shall be located in the middle of this landscape strip. Landscape building setbacks shall supplement the parkway planting with some combination of low shrubs, groundcovers, and/or decorative mulch and medium-sized flowering canopy trees spaced every 25 feet. A minimum 5-foot landscaped building setback is required along on all mixed-use roads except that a 10-foot setback is required along the south side of Zinser Road and the west side of Vann Center Boulevard, a 25-foot setback is required along the east side of Harvest Road from Otay Mesa Road to Sunroad Boulevard, and a 15-foot setback is required along the west side of Sunroad Boulevard between Zinser Road and David Ridge Road and along both sides of Harvest Road between David Ridge Road and Otay Mesa Road. The west side of Harvest Road from Otay Mesa Road to Sunroad Boulevard may include a 10-foot wide multi-use pathway, if feasible, to provide a connection to the proposed trail that traverses the SDG&E easement.

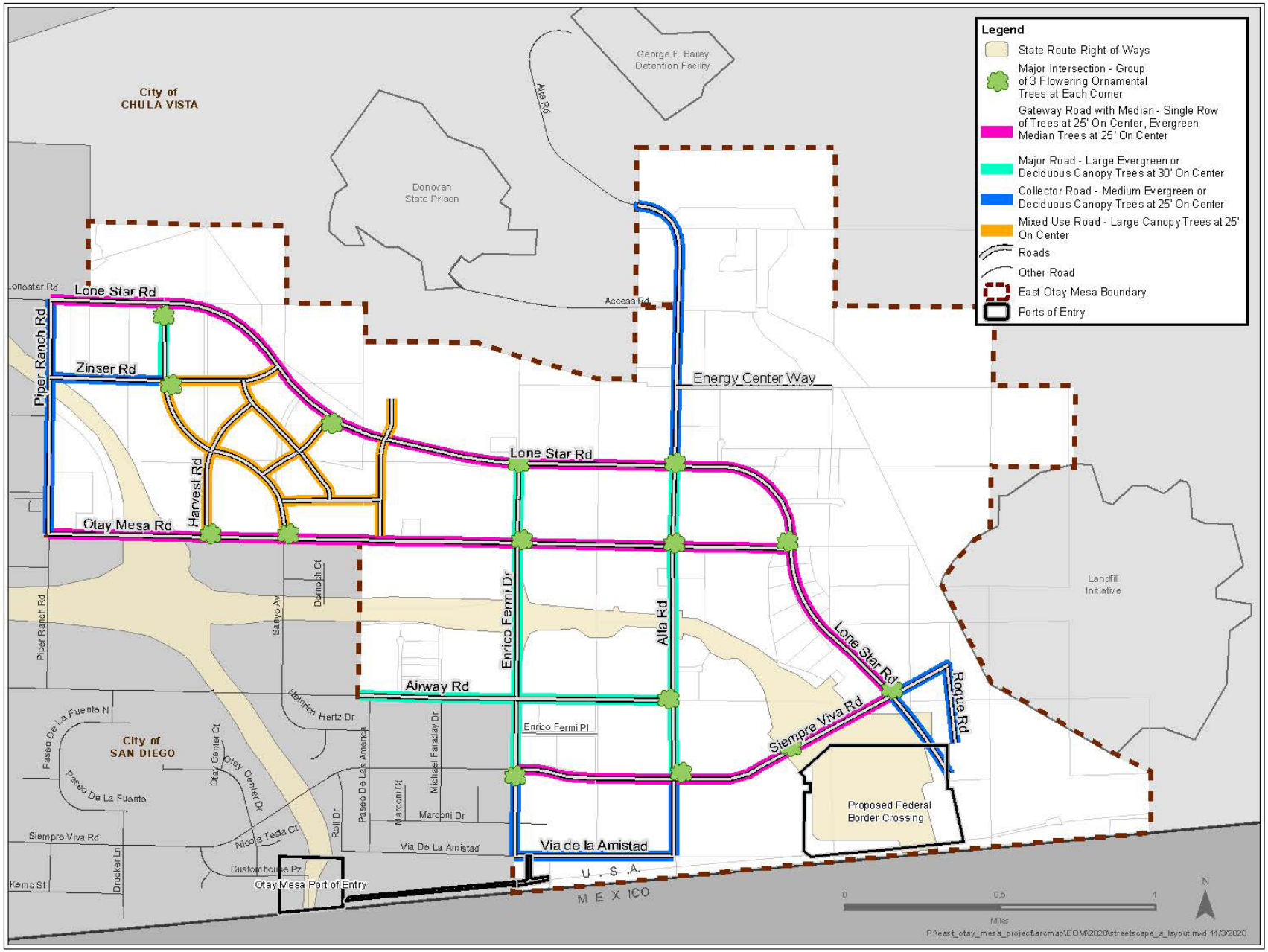
- *Activity Node Streets* shall be planted with flowering canopy trees spaced every 25 feet in sidewalk cutout areas. The trees shall be located 10 feet from the curb and shall utilize a root barrier system. Cutout areas shall be covered with tree grates. The 4' x 4' tree grates shall set flush with the concrete cutout areas. Except within the Mixed-Use Village Core, a 2-foot wide landscape easement shall be located within the landscaped building setback and adjacent to the parkway.

- *Local Roads* in the Mixed-Use designations shall have 5-foot non-contiguous sidewalks separated from the curb by a 4.5-foot wide landscape strip (5-feet as measured from face of curb). The landscape strip shall be planted with medium-sized flowering canopy trees spaced every 30 feet on center. In all other designations, local roads shall be planted with medium-sized evergreen or deciduous canopy trees spaced every 30 feet and located 8 feet from the face of the curb. Local roads shall include a 5-foot wide sidewalk that is attached to the curb or, alternatively, a 5-foot sidewalk that is non-contiguous with the curb. If a non-contiguous sidewalk is selected, it should be used throughout the development or transitions should be provided to ensure connectivity within the pedestrian network. In all cases, ADA standards for sidewalk widths would supersede Specific Plan standards.

- *Major Intersections* shall be planted with a minimum of three flowering trees at each street corner or an alternative approved by the County. Additional landscaping such as drought tolerant shrubs and groundcover shall be required and sight lines will be preserved for vehicular safety (see County Road Standards for Corner Sight Distance at Intersections). Flowering groundcovers and shrubs shall supplement the trees. No turf is allowed with the intersection plantings. Shrubs shall not exceed 30 inches in height within this area.

Exceptions to the streetscape requirements may be granted in limited cases to address public safety issues. ~~However, exceptions for Gateway Roads shall only be granted after other feasible measures are taken to implement the streetscape requirements of the Specific Plan.~~ All developments are required to make public road improvements consistent with the design standards described in this Specific Plan unless a Design Exception Request is granted ~~A~~at the discretion of the Director of PDS and DPW~~, the requirement for a paved median may be replaced by striping~~.

Figure 2.3-5 Master Streetscape Plan



Plant Materials

To minimize maintenance and irrigation costs as well as create a "signature" landscape for the East Otay Mesa Specific Plan, self-sustaining plant material is required on all roads. The Streetscape Plant List is located in Appendix 3. Self-sustaining plant material shall meet two requirements: (1) It shall be drought tolerant and fire-wise; and (2) It shall require little or no maintenance.

Mowed turf shall be allowed only within the Activity Nodes and strongly recommended only for active and passive public use areas. Consistent with County requirements for other areas, mowed turf shall be restricted to 15 percent of the landscaped area unless it is being designed for active public use.

Inorganic material (gravel, rock, mulch, etc.,) can be used as groundcover (excluding sloped areas, per grading ordinance).

2.3.8 Usable Open Space

Within the Mixed-Use Village Core, on-site parkland shall be dedicated to the County of San Diego pursuant to the Parkland Dedication Ordinance and to the satisfaction of the Director of the Department of Parks and Recreation. Potential active recreational facilities may include, but are not limited to, multi-use fields, court games, swimming pools, children's play areas, picnic areas, recreation buildings, dance slabs, a fitness circuit, dog parks, and community gardens. The total park acreage to be dedicated will vary depending on the number of units that are constructed within the Mixed-Use Village Core. Parks shall be located and designed during the discretionary permitting/park site plan process. Private recreational facilities managed by a Homeowner's Association (HOA) or similar entity are also permitted and may be eligible for partial credit pursuant to the Parkland Dedication Ordinance.

All plans for non-residential development shall designate a location(s) on-site for employee passive or recreational activity. This area shall be screened from parking and traffic and shall be improved with benches and shade structures. For purposes of

satisfying this requirement, outdoor passive or recreational areas of not less than 2,000 square feet in area shall be provided for each 10 acres of development area. The outdoor areas may occur as one large area serving lots as identified on the Site Plan or subdivision map. Within an Activity Node or the Mixed-Use Village Core, a plaza may satisfy this requirement.

Where more than one building is located on a site, buildings shall be organized around or designed to create courtyards or outdoor spaces, unless this is precluded by the primary use of the facility, such as truck loading docks.

Spaces between buildings shall include entry courts, defined plazas, lunchtime retreats, or formal and informal gardens, unless this is precluded by the primary use facility, such as truck loading docks.

Plantings, low walls and fences shall enclose one or more sides of an outdoor space. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.

For developments which are determined to be primarily outdoor in nature and have limited employees, usable open space will be determined on a case by case basis, depending on operational requirements at the discretion of the Director of PDS.

2.3.9 Clearance Zones / Median Cuts

Trees and shrubs shall be located and maintained to preserve a clear zone of at least ten feet from fire hydrants, utility poles, overhead utility wires, streetlight luminaries, and above ground utility structures such as transformer enclosures. Clearance zones also shall be established to preserve adequate sight-line distance at intersections. Check SDG&E setback requirements when locating trees next to existing 69 KV lines on Otay Mesa Road, Harvest Road, and Alta Road.

The design of road networks and intersections should minimize the size of clearance zones at Major Intersections and along Gateway Roads in order to retain street trees

and other landscaping identified in the Master Streetscape Plan. Median cuts also should be minimized along Gateway Roads in order to retain planned landscaped medians.

2.3.10 Root Barriers

All trees planted five feet or closer to hardscape shall be accompanied by a root barrier installed parallel and adjacent to the pavement centered at tree (not wrapped around the rootball). Root barriers shall be two feet deep and 10 feet long.

2.3.11 Edge Conditions

At the time of Site Plan review, special attention shall be given to areas of the Specific Plan where land uses abut open space, differing land uses, SR-11, SR-125, or other Mobility Element roads.

2.4 Public Facilities Element

Goal:

Provide infrastructure and public facilities to accommodate planned growth in East Otay Mesa.

2.4.1 Introduction

This element describes the infrastructure and public facilities proposed for East Otay Mesa. Infrastructure and public services include water supply, wastewater, reclaimed water, and storm water. Public facilities and services include wastewater collection and treatment; storm water drainage; dry utilities; fire protection; emergency medical services; law enforcement; schools, parks, and solid waste disposal. Water and reclaimed water facilities have not been addressed in this plan. The Otay Water District (OWD) has adopted a Master Plan that provides for such facilities in the Specific Plan Area.

Additional information on public facility development and financing was contained in the Public Facilities Element section of the 1994 East Otay Mesa Specific Plan, which is located in Appendix 5 of this document.

The EOM Sewer Maintenance District, encompassing approximately 2,500 acres, shall provide the necessary sewer service to accommodate planned development.

2.4.2 Goals and Policies

GOAL1:
Provide infrastructure and public facilities in a planned and orderly fashion that will accommodate the planned growth in East Otay Mesa while meeting applicable County standards.

POLICIES:

Water Facility

Policy PF-I: Require development proposals to provide water service to meet the needs of development in East Otay Mesa.

Implementation: Otay Water District will serve the development of East Otay Mesa in conformance with their Master Plan. A portion of the Specific Plan, adjacent to the eastern boundary, shall be annexed to Improvement District Number 7 before recordation of any map in that area. Water transmission and storage facilities will be constructed as indicated in Appendix 5, Public Facilities Information. Facilities required for distribution to each property will be included in road improvements to be constructed before a Final Map can be recorded. If the water distribution system is not located in roadway right-of-way, property owners shall be required to reserve right-of-way easements for water service lines.

Wastewater Collection and Treatment

Policy PF-2: Establish adequate sewer capacity to support planned development in East Otay Mesa.

Implementation: A County Sewer Maintenance District was formed by the Board of Supervisors in 1999, and one million gallons per day (1.0 mgd) of treatment capacity was purchased in the City of San Diego's Metropolitan Wastewater System for treatment and disposal of sewage generated in the East Otay Mesa Sewer Maintenance District. Property owners in East Otay Mesa and the County are working closely with the City of San Diego to ensure adequate financing for sewage transportation and treatment facilities, and property owners are required to demonstrate the availability of adequate wastewater transportation and treatment capacity for new development.

Policy PF-3: Provide a wastewater collection system throughout East Otay Mesa.

Implementation: Facilities required for distribution to each property will be included in road improvements to be constructed before a Final Map can be recorded. If the water distribution system is not located in roadway right-of-way, property owners shall be required to reserve right-of-way easements for water service lines.

Policy PF-4: Formulate a long-range plan for wastewater treatment for East Otay Mesa properties with the San Diego Metropolitan Sewage System (Metro).

Implementation: Property owners will form a community facilities district to fund the cost of the Otay Mesa Sewer System identified in the Otay Mesa Trunk Sewer Infrastructure Upgrades Cost Estimate and Constructability Review (Brown and Caldwell), dated June 9, 2009 (or as subsequently amended).

Reclaimed Water Facility

Policy PF-5: Provide a reclaimed water distribution system to conserve potable water usage.

Implementation: A reclaimed water transmission system will be installed to distribute reclaimed water for streetscape landscaping and possibly for toilet flushing or processing water. The transmission system lines will be constructed as part of the basic street infrastructure, to be financed by property owners.

Storm Water Drainage

Policy PF-6: Provide a storm drainage system for East Otay Mesa that minimizes surface water degradation, reduces soil erosion, promotes natural beauty, and is otherwise consistent with the Best Management Practices of the Clean Water Act.

Implementation: Through the subdivision process, the County will implement the policy for storm water drainage in accordance with the Comprehensive Flood Control Master Plan and DPW administrative procedure. Construction and maintenance of on-site detention facilities will be the responsibility of the property owners.

Dry Utility

Policy PF-7: Coordinate with Franchise Utility Providers to provide dry utilities to serve East Otay Mesa.

Implementation: The County will work with SDG&E and ~~Pacific Bell~~AT&T(?) to provide dry utilities to serve development in East Otay Mesa. Utility easements should occur in conjunction with road dedications whenever feasible.

Fire Protection and Emergency Medical

Policy PF-8: The entire East Otay Mesa Specific Plan Area shall be supported by adequate fire protection and emergency medical services.

Implementation: Fire protection is provided by ~~the San Diego Rural Fire Protection District (RFPD).~~CSA 135. Nearly all of the East Otay Mesa is within the Fire District's boundaries. Properties outside the Fire District but within the Specific Plan shall annex to the District as a condition of development approval.

Policy PF-9: Provide adequate fire protection and emergency medical services in East Otay Mesa concurrent with need**.**

Implementation: ~~The RFPD~~CSA 135 shall be responsible for providing fire protection services and will operate from appropriate facilities constructed within the Specific Plan.

Law Enforcement

Policy PF-10: The County shall provide law enforcement services for East Otay Mesa consistent with Countywide policies.

Implementation: Law enforcement will be provided by the County Sheriff. Countywide policies shall establish financing methods for law enforcement facilities.

Child Care

Policy PF-11: Encourage the development of child~~-~~care facilities as warranted in East Otay Mesa.

Implementation: Child~~-~~care facilities shall be permitted in commercial and mixed-use districts or by minor use permits in industrial designated areas.

Schools

Policy PF-12: Accommodate school facilities, if required, to meet the needs of students generated by residential development within the East Otay Mesa Specific Plan area.

Implementation: Schools, which are considered Major Impact Services and Utilities, are permitted with a Major Use Permit in the Mixed-Use Designations. If a new school is triggered by the proposed residential development and must be located within the East Otay Mesa Specific Plan area, it may be located within the Mixed-Use Village Core or an alternative location acceptable to the property owner, school district, and County.

Parks

Policy PF-13: Require residential development projects to comply with the requirements of the Park Lands Dedication Ordinance (PLDO) to accommodate the parks and recreational needs of residents within the Mixed-Use Village Core.

Implementation: Public parks will be provided within the Mixed-Use Village Core to serve the residential uses consistent with the requirements of the Parkland Dedication Ordinance (PLDO). As a condition of approval for TM 5607, park land would be dedicated pursuant to PLDO acreage requirements for 1,000 dwelling units and would require establishment of a Community Facilities District (CFD) or other financing mechanism to fund ongoing park operation and maintenance. Once 1,000 dwelling units have been permitted, each subsequent development application will be required to dedicate improved parkland or pay an in-lieu fee to satisfy PLDO requirements to the satisfaction of the Director of the Department of Parks and Recreation. A CFD or other financing mechanism for public parks and an HOA or other entity for private parks would be established to fund ongoing park operation and maintenance. In the event that subsequent development occurs with respect to property for which fees have been paid, land dedicated, or a combination of both, additional fees or dedication shall be required only for additional lots or dwelling units which were not included in computing the prior fee or dedication requirement.

Solid Waste

Policy PF-14: Provide solid waste and recycling collection services for East Otay Mesa.

Implementation: A private operator will provide solid waste and recycling collection services under permit from the County.

Policy PF-15: Promote recycling of waste materials generated by businesses in East Otay Mesa.

Implementation: All businesses should abide by County ordinances for solid waste management. Development standards and guidelines require that enclosed areas be set aside for storage of solid waste and recyclable materials.

Policy PF-16: Support the County's effort to find a site for a new solid waste disposal facility to serve the South County area.

Implementation: The County will continue efforts to locate a new solid waste disposal facility to serve the South County area.

Hazardous Materials

Policy PF-17: Apply Countywide policies to provide for regulation and inspection of the storage and handling of hazardous materials, as well as response to emergency incidents involving hazardous materials.

Implementation: The County DEH and City/County Hazardous Incident Response Team are responsible for hazardous materials countywide.

GOAL 2:

Provide adequate public facilities at the time of need to serve East Otay Mesa in a planned orderly fashion, phased in response to market demand, financed through the equitable participation of all affected property owners and developers, and implemented through public-private partnership arrangements.

POLICIES:

Public Facility Phasing and Financing

Policy F-I: Phasing of development shall be non-geographic.

Implementation: The County will require the provision of adequate facilities and services as conditions of approval prior to recordation of subdivision maps.

Policy F-2: Development within the East Otay Mesa Specific Plan Area shall be built to a level supported by off-site facilities.

Implementation: The availability of public facilities and services to support new development is evaluated as part of the discretionary review process. The County will condition new projects to construct and/or fund fair share costs of off-site public facility improvements required to serve the project as identified in the East Otay Mesa Sewer Master Plan or other superseding regional sewer plans. In addition, the County will coordinate with Caltrans and the City of San Diego to promote the construction of necessary transportation facilities.

Policy F-3: On-site public facilities shall be constructed as a coordinated program designed to serve a specified threshold of development.

Implementation: The County will review, and may approve, alternative phasing as part of the permit review process.

Financing Strategy

Policy F-4: The initial and ultimate public facilities may be financed by all benefiting property owners using various sources of public and private financing.

Implementation: The County should work with the property owners to secure appropriate public financing for public facilities, with initial funding potentially generated by the CSA or a local improvement district. Local improvement districts, which would be formed and financed by property owners, may include sewer, roads, sheriff station, fire station, landscape maintenance, public parks and other public facilities required to support future development in East Otay Mesa. Owners in East Otay Mesa shall contribute their fair share toward financing local improvement districts formed for the benefit of all property owners.

Policy F-5: Property Owners in East Otay Mesa shall contribute their fair share toward financing the off-site transportation facilities necessary to serve the demand created by East Otay Mesa.

Implementation: Fair share contributions or mitigation measures for off-site improvements will be determined during the discretionary review process.

Policy F-6: Property Owners in East Otay Mesa shall contribute their fair share toward financing a Landscape Maintenance District.

Implementation: Developers shall participate in a Landscape Maintenance and Stormwater District created to finance the irrigation and maintenance of landscaping within the public right-of-way. Interim maintenance agreements will be utilized for landscape and stormwater maintenance until a District is established.

Policy F-7: Property Owners in East Otay Mesa shall contribute their fair share toward financing a sheriff substation.

Implementation: A Community Facilities District was formed by property owners in 2009 for the purpose of constructing interim and permanent law enforcement facilities in East Otay Mesa. The interim sheriff station became operational in 2010.

Policy F-8: Whenever feasible, the backbone system for water and sewer lines shall be located within public rights-of-way.

Policy F-9: Developers shall pay required school fees, as applicable.

Implementation: If school fees are required, projects will be conditioned to pay the fees prior to the issuance of building permits.

Policy F-10: Property owners in East Otay Mesa shall contribute toward financing the ongoing operation and maintenance for any public parks required by the PLDO and residential development projects are encouraged to make improvements to park land dedicated to accommodate the parks and recreational needs of residents within the Mixed-Use Village Core.

Implementation: A Community Facilities District (CFD) or other maintenance entity shall be created to finance the ongoing operation and maintenance of public park land dedicated to comply with the PLDO and park improvements will be provided subject to review and approval by the Director of the Department of Parks and Recreation.

2.4.3 Public Facilities Information

The following section contains information on wastewater collection and treatment, storm water drainage, dry utilities, public safety, schools, parks, solid waste disposal, and facility financing. Information on the development of public facilities within the Specific Plan was developed in 1994 and is located in Appendix 5.

Wastewater Collection and Treatment

The County approved the formation of the East Otay Mesa Sewer Maintenance District (EOMSMD) in 1999 to provide an institutional mechanism for wastewater management and operations for development within the East Otay Mesa Specific Plan Area. The EOMSMD, encompassing approximately 2,500 acres, shall provide the necessary sewer service to accommodate development. ~~In 2010, property owners were in the process of forming a community facilities district to fund the cost of the Otay Mesa Sewer System, as identified in the Otay Mesa Basin No. 6 Regional Sewer Study.~~ In addition, the Board of Supervisors directed staff to prepare an application to LAFCO to consolidate the County's five sanitation and four sewer maintenance districts into a single sewer maintenance district.

The County acquired 1.0 million gallons per day (mgd) of sewer treatment capacity from the Spring Valley Sanitation District for East Otay Mesa. The 1.0 mgd of (wastewater) capacity will be sufficient to support approximately 400 acres (net) of industrial development. The ~~is represents about one-fourth of the~~ projected total capacity ~~needed (4.0 mgd)~~ for the ultimate build-out of East Otay Mesa is approximately 1.8 mgd. In order to transmit project wastewater, East Otay Mesa shall connect to existing wastewater collection sewers in the City of San Diego Metro system. The southern watershed of the Specific Plan Area generally drains to the Otay Mesa Trunk Sewer, currently stubbed near the southwestern corner of the planning area. The northern portion of the Specific Plan Area drains toward the Otay Valley Trunk Sewer, currently stubbed at the State of California Donovan Correctional Facility. Some of the tributary basins within the East Otay Mesa Specific Plan will require pump stations to convey sewage to the City of San Diego's facilities. A map of the Specific Plan Area wastewater mains is maintained by the EOMSMD.

Hydrology and Water Quality

Storm water runoff will inevitably increase as permeable ground is transformed into impervious rooftops, parking lots, and streets. Accordingly, storm water drainage facilities for East Otay Mesa shall be designed to mitigate flood and water quality impacts per County and State requirements.

From a regional perspective, the existing northerly and westerly watersheds within the project limits drain to either the Otay River, within County jurisdiction, or the City of San Diego, respectively. The easterly watershed will drain south across the border into Mexico and ultimately to the Tijuana River. Agreements with the City of San Diego restrict increases in runoff from projects that are tributary to Mexico.

Figure 2.4-1 Sewer Basin Plan



The Clean Water Act strictly regulates non-point source storm water pollution in the waters of the United States. In California, the Clean Water Act is administered by the State Water Resources Control Board (SWRCB), which issues Construction and/or Industrial Permits to discharge storm water. In an industrial area, the primary source of non-point pollution is oil from automobiles deposited on roads and parking lots. All storm water runoff in East Otay Mesa shall be in compliance with County and State Best Management Practices requirements. Best Management Practices include but are not limited to the following:

- Minimize the number of street cul-de-sacs and incorporate landscaped areas to reduce their impervious cover.
- Reduce overall lot imperviousness by promoting alternative driveway surfaces and shared driveways that connect two or more lots together.
- Reduce the overall imperviousness associated with parking lots by providing compact car spaces, incorporating efficient parking lanes and using pervious materials in spillover parking areas.
- Lower parking requirements where mass transit is available.
- Conserve trees and other vegetation at each site by planting additional vegetation, clustering tree areas and promoting native and native compatible plants.
- Direct rooftop runoff to pervious areas such as yards, open channels or vegetated areas and avoid routing it to the roadway storm water conveyance system.
- Provide storm water treatment for parking lot runoff using bioretention areas, filter strips and/or other practices that can be integrated into required landscaping areas and traffic islands.

Development projects in East Otay Mesa shall refer to the East Otay Mesa Specific Plan Comprehensive Flood Control Master Plan for all applicable Master Drainage Facilities. In addition, projects shall comply with the County's current Standard urban Stormwater Mitigation Plan (SUSMP) and Jurisdictional Urban Runoff Management Plan (JURMP). In general, the requirement is that pre and post-construction runoff must be the same.

Utility lines shall be underground in roadways with the exception of the 69 kV electrical lines and the 230 kV line on the eastern portion of the Specific Plan Area.

Dry Utilities

Dry utilities include electrical power, natural gas, telephone, and cable television. San Diego Gas and Electric Company provides electrical power and natural gas. Telephone service is provided by ~~Pacific Bell~~AT&T. Service connection points currently terminate at the western boundary of the site. Utility lines shall be underground in roadways with the exception of the 69 kV electrical lines and the 230 kV line on the eastern portion of the Specific Plan Area. Other facilities such as transformers shall be located in underground vaults or screened.

Public Safety

Fire Protection and Emergency Medical Services:

East Otay Mesa is now serviced by the San Diego Fire Authority (CSA 135). The Fire Authority currently contracts with the City of San Diego to provide fire protection and emergency medical services to East Otay Mesa. Currently, the City of San Diego can meet the travel time required in the Safety Element of the General Plan to a majority of East Otay Mesa. Station 43, located at 1590 La Media Road in Otay Mesa, can provide a 5-minute or less travel time to areas within 2.5 miles from the station, reaching most of the unincorporated area of East Otay Mesa. The County is in the process of determining a site to construct a permanent County fire station in East Otay Mesa. Once constructed, this station will provide fire protection and emergency medical services to East Otay Mesa and meet the 5-minute or less travel time requirement. Other agencies will also provide backup fire protection services to East Otay Mesa. The City of San Diego and the City of Chula Vista will respond in situations requiring an unusually high level of fire protection resources based on mutual aid agreements.

~~Fire protection has historically been and shall continue to be provided by CSA 135the San Diego Rural Fire Protection District (Fire District). All of East Otay Mesa is within the Fire District's boundaries. Currently, the Fire District operates Type I and Type III fire engines out of the Donovan Correctional Facilities on-site fire station. This equipment is cross-staffed (24/7) with full-time paid firefighters who are employees of CDC&R. Additionally the Fire District operates a second station temporarily located at the East Otay Mesa Detention Facility. The Fire District currently operates a Type I and~~

~~Type III fire engine and will be adding an aerial ladder truck in January 2011. Further, the Fire District, with cooperation from the San Diego County Sheriff's Department, implemented a special tax CFD 09-1 which shall be used for the construction of both a permanent fire station and a new Sheriff's substation. The CFD will also allow for ongoing operational needs of the Fire District. With the presence of a full-time career fire station in East Otay Mesa, the Fire District has been able to secure Automatic Aid agreements with both the City of Chula Vista and the City of San Diego. The Fire District's next closest permanent facility is located in Jamul with a 40-minute response time. The Fire District, the City of San Diego, City of Chula Vista, County of San Diego, and the CDC&R Donovan Correctional Facility are signatories to a County Mutual Aid Agreement.~~

~~There is a need to establish a full-time fire and emergency medical service presence in East Otay Mesa. The Fire District, in conjunction with CAL FIRE and the San Diego Sheriff, are in the process of implementing that service. As projects develop, developers will be required to annex into a newly established Community Facilities District (CFD) 09-1 to augment District revenues for ongoing operational costs. At build-out, a permanent facility will be co-located with a sheriff's station at the northwestern corner of Enrico Fermi Drive and Lone Star Road.~~

~~Capital facilities shall be funded through contributions to the County's Fire Mitigation Fee program, with impact fees payable at building permit issuance. It has been projected that the standard amount of impact fees will be sufficient to pay for the needed fire station and equipment. It is the Fire District's plan to develop and staff a permanent facility within the next seven years.~~

~~Ideally, fire protection will be an area of cooperation and mutual support between the Rural Fire Protection District and the surrounding cities. As the County develops a comparable presence on the Mesa, all agencies on the Mesa will realize significant service improvements and cost savings by coordinating equipment, staffing, training, and other needs.~~

Law Enforcement:

The San Diego Sheriff's Department performs law enforcement patrol duties for the East Otay Mesa unincorporated area of the County. Currently, no Sheriff facilities exist within East Otay Mesa. The nearest station is the Imperial Beach Station, located approximately 9.5 miles west of East Otay Mesa. On occasions, there are Sheriff's jail vehicles in the area transporting prisoners to the jail facilities, however, most of the patrol functions are carried out by one of the two to three patrol units assigned to the entire Otay Mesa area.

As the number of development permits increased in 2009, the County and property owners' acted upon the need to locate a Sheriff's substation in the East Otay Mesa area. Initially, a temporary facility sized at approximately 1530 square feet was located at the southeast corner of Otay Mesa Road and Enrico Fermi Road on 1.4 acres of land. When the temporary facility can no longer accommodate the needs of ongoing development within the Mesa, a permanent substation sized at 4,000 square feet will be constructed at the northwest corner of Enrico Fermi Drive and Lonestar Road. It will be co-located with a permanent fire station. The temporary sheriff station will accommodate approximately three patrol units working 12.5-hour shifts. At build-out, the permanent substation will need to be expanded up to 4,000 square feet (or as determined by the Sheriff's department) to accommodate the needs of more units that will be needed to respond to calls for service.

Schools

The project area is served by the San Ysidro School District and the Sweetwater High School District. Developers will be required to pay fees consistent with State law to mitigate for impacts to schools operated by these districts. If a school site must be located within the East Otay Mesa Specific Plan area, it may be accommodated within one of the Mixed-Use Designations pursuant to a Major Use Permit.

Parks

Parks will be provided within the Mixed-Use Village Core to serve the residential uses consistent with the requirements of the Parkland Dedication Ordinance (PLDO). As a

condition of approval for TM 5607, parkland would be dedicated and constructed pursuant to PLDO acreage requirements for 1,000 dwelling units and would require establishment of a Community Facilities District (CFD) or other financing mechanism to fund ongoing park operation and maintenance. Once 1,000 dwelling units have been permitted, each subsequent development application will be required to dedicate parkland or pay an in lieu fee to satisfy PLDO requirements to the satisfaction of the Director of the Department of Parks and Recreation and establish a CFD or other financing mechanism to fund ongoing public park operation and maintenance. A Homeowners Association (HOA) or other entity would be responsible for the ongoing operation, maintenance, and funding of on-site private parks. Park locations, sizes, and amenities will be established during the discretionary permitting process and must be approved by the Department of Parks and Recreation (DPR).

If in lieu fees are collected, they shall be utilized to develop active recreational uses within the Mixed-Use Designations, as defined by the Parkland Dedication Ordinance. Fees would be administered by the County of San Diego.

Solid Waste Disposal

Private operators, under non-exclusive franchise with the County, provide solid waste and recycling collection services for East Otay Mesa. The solid waste disposal facility that currently serves East Otay Mesa is the Otay Landfill. The current closure date for the landfill is estimated to be 2028.

In recent years, the County initiated a program to reduce solid waste sent to landfill facilities and maximize recycling of materials. The County's ordinance regarding the management of solid waste was amended in 1998 to include recycling requirements for commercial and industrial recyclables. The ordinance requires that industrial businesses separate the following materials for recycling: dirt, land clearing brush, asphalt, concrete, sand, and rock. Office buildings and hospitality facilities are also required to recycle materials appropriate to the use such as: aluminum, corrugated cardboard, paper, glass jars and bottles, etc. Businesses in East Otay Mesa shall comply with County standards and guidelines in order to minimize solid waste generated from the area. Recycle containers shall be required to be located in the

interior of a site or behind solid walls per the Design Guidelines contained in this Specific Plan.

The property owners have the primary responsibility of implementing the required infrastructure and public facility improvements.

2.4.4 Facility Financing

All public facilities in the East Otay Mesa Specific Plan will be financed through the equitable participation of all benefiting property. Public facility development will primarily occur through conditions of development approval placed on individual parcels that require public facilities and services to the extent needed to serve its demand. In cases where over-sizing is needed for future demand, the County will consider reimbursement agreements, off-site dedications and/or improvements, bonding, or lien contracts to ensure that facilities will be provided concurrent with need.

The property owners have the primary responsibility of implementing the required infrastructure and public facility improvements. Implementation shall include developer exactions, formation of a Local Improvement District(s), impact fees, and Special Districts (e.g., the Sanitation District).

Operation and maintenance costs of these facilities will be financed in several ways: (1) through the County General Fund, (2) by user fees from established utility service providers, (3) by taxes or assessments established by a County Service Area or Local Improvement District, and/or (4) by user fees and benefit fees established by Special Districts to augment their general operating budgets for specific services.

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Chapter 3.0 Regulatory Provisions

This chapter sets forth the policies, regulatory procedures and standards for implementing the East Otay Mesa Specific Plan. The policies and regulations are premised on several objectives:

- Achieve a high quality mixed-use, industrial and business district through good site planning and building design;
- Protect sensitive environmental resources;
- Accommodate land uses and building types appropriate to (and in support of) an international industrial district;
- Coordinate development with a comprehensively planned network of regional and local roads; and
- Provide public facilities and services prior to or concurrent with need.

These policies and regulatory procedures and standards shall apply to all areas of the East Otay Mesa Specific Plan.

These policies, regulatory procedures and standards shall apply to all areas within the East Otay Mesa Specific Plan[1]. The use and employment of land, buildings or structures, and the construction, reconstruction, alteration, expansion, or relocation of any building, structure or use upon the land, shall conform to these regulations. No land, building, structure or premises shall be used for any purpose or in any manner other than as permitted in the district in which such land, building, structure, or premise is located, except as provided by the Nonconforming Use provisions of the County's Zoning Ordinance.

3.1 Land Use Regulations

Land use districts in the East Otay Mesa Specific Plan, as shown in Figure 2.1-1, include Technology Business Park, Activity Nodes (overlay), District Commercial,

[1] The 2010 Amendment to the Specific Plan incorporated select items from Site Planning and Design Guidelines, developed for the 1994 Specific Plan.

Mixed-Use_ (Residential and Employment Emphasis), Commercial Center (overlay), District Commercial, Light Industrial, Mixed Industrial, Heavy Industrial, Rural Residential, and Conservation/Limited Use. It should also be noted that all uses shall comply with applicable portions of Section 6300 et seq. of the County Zoning Ordinance: Performance Standards. Regarding noise measurements, uses in the Mixed-Use Designation~~s~~, Activity Node, District Commercial and Commercial Center shall comply with Section 6310.b; uses in the Technology Business Park shall comply with Section 6310.c; uses in the Light Industrial areas shall comply with Section 6310.d; uses in the Heavy and Mixed Industrial areas shall comply with Section 6310.e; and uses in the Rural Residential and Conservation/Limited Use areas shall comply with Section 6310.b.

The *Technology Business Park District* is intended to accommodate research and development as well as manufacturing of goods and materials associated with emerging industries in San Diego County. Increasing demand for logistics and e-commerce uses can also be accommodated in this zone.

Activity Nodes are intended to create a focal point for daily operations and employee needs within East Otay Mesa. Development standards requiring pedestrian oriented designs will help create a sense of place, unique to East Otay Mesa and the proposed Technology Business Park development.

The *Landfill Buffer Overlay* is intended to identify areas where land use conflicts may occur due to an adjacent landfill. The overlay is located 1,000 feet from the edge of the landfill boundary, which also forms the southeastern boundary of the East Otay Mesa Specific Plan. Two land use designations – Mixed Industrial and Rural Residential – are located within the Landfill Buffer Overlay. Processing requirements and use restrictions are described in Table 3.1-1 (and footnote 16) as well as Section 3.4.5, which describes processing requirements for development within the overlay.

The *Commercial Center overlay* is intended to accommodate an appropriate range of retail goods and services for the employee population and bi-national traffic.

The *District Commercial* designation is intended to accommodate an appropriate range of retail goods and services intended to serve a 1 to ~~2 mile~~2-mile trade area. Only one

10-acre parcel on the northeast corner of Alta Road and Otay Mesa Road is located in this district.

The *Light Industrial Use District* is intended to accommodate general industrial plants primarily engaged in manufacturing.

The *Heavy Industrial Use District* is intended to accommodate all of the uses allowed in the Technology Business Park and Light Industrial Districts plus recycling and salvage uses.

The *Mixed Industrial District* is intended to accommodate industrial plants that primarily engage in the manufacturing, compounding, processing, assembling, packaging, treatment, warehousing, or fabrication of materials and products. Support commercial uses are permitted within Mixed Industrial areas. They may be incorporated within industrial structures or located in a separate structure on the industrially zoned land. Support commercial development is limited to a maximum of five percent (5%) of the gross acreage for industrial parcels, and it should be clustered at intersections or located within the interior of industrial developments. The 5% allocation for support commercial use may be transferred from one parcel to another parcel in Mixed Industrial areas (only), provided that the maximum amount of commercial use does not exceed 10% of the gross acreage of any one parcel being utilized for Support Commercial development. Traffic impacts related to the transfer of commercial use shall be evaluated during Site Plan reviews.

The *Mixed-Use* ~~D~~designation~~s~~ is ~~are~~ intended to provide a mixture of residential, employment, technology ~~technical~~ business park, and retail land uses that encourage compact development and pedestrian activity. The blending of land uses may occur vertically or horizontally. Vertical mixed-use is where different compatible uses are integrated within the same building on separate floors (i.e. ground floor retail and upper floor residential). Horizontal mixed-use is where different compatible uses occur adjacent to one another (i.e. apartment building located next to an office building). The Mixed-Use ~~-~~Designation is limited to the area of the Specific Plan located east of State Route 125, north of Otay Mesa Road, west of Vann Centre Boulevard, and south of Zinser Road. This area is intended to be the Village Core of the East Otay Mesa Specific Plan.

The *Rural Residential* designation is intended for very low-density residential use on land generally unsuitable for intensive development. This designation is applied to areas of the Specific Plan (former Subarea 2) containing steeper slopes and possible significant biological resources. Density is limited to 1 dwelling unit per 20 acres. Rural residential areas with steep slopes and biological resources are given a "G" Designator, are subject to the Sensitive Resource Area Regulations of the Zoning Ordinance (which require a Site Plan Review Process), and require a Resource Conservation Plan approved by the County prior to any development including clearing or grading. Clustering is strongly encouraged in Rural Residential areas.

The *Conservation/Limited Use* designation is applied to areas of the Specific Plan containing steeper slopes and possible significant biological resources.

The "G" Designator was established to ensure that environmentally sensitive areas are appropriately protected. Parcels with a "G" Designator shall comply with the County Zoning Ordinance Sensitive Resources Area Regulations Sections 5300 – 5307. In addition, the Specific Plan requires the preparation of a Resource Conservation Plan for all parcels with the "G" Designator.

Table 3.1-1 identifies permitted and conditionally permitted land uses by district. Similar to the County Zoning Ordinance, the Specific Plan specifies permitted uses (P), uses subject to a Minor Use Permit (m), uses subject to a Major Use Permit (M). Where the box is blank, use is not permitted. Also included are interim uses (I) that are allowed only by a ~~Major Use~~Site Plan Permit to be issued or renewed by Minor Deviation for up to ~~five~~ ten years, only with the finding that "a reasonable projection of market demand indicates that it is unlikely that any allowed permanent use (approved or in house for processing) will be sited within ~~five~~ ten years that would be negatively impacted by the Interim Use.

In Table 3.1-1, the number in parentheses following each use refers to the use classification described in the County Zoning Ordinance, Sections 1200 through 1899. These sections of The Zoning Ordinance describe the land uses in more detail. The following uses are specifically prohibited in that portion of the East Otay Mesa Specific Plan previously known as Sub~~A~~area 1:

- Manufacturing or storage of explosives;
- Permanent storage of toxic waste;
- Cemeteries;
- Animal Auctioning;
- Stockyards;
- Animal rendering plants; and
- Mining and processing.

All proposed development in East Otay Mesa shall require approval of a Site Plan, described in Section 3.3.1 of this Specific Plan, unless a Major Use Permit or other discretionary permit has already addressed the criteria set forth in this Specific Plan or was approved prior to the adoption of this Specific Plan Amendment. The Site Plan requirement shall not apply to the development or improvement of new or existing County parks.

Table 3.1-1 Land Use Matrix[1]	San Diego County Zoning Ordinance Nos.	Technology Business Park			District Commercial	Mixed Use	Industrial Use Types			Rural Residential	Conservation Area
		Technology Business Park	Activity Node (per Section 3.43.25)	Commercial Center (Overlay- per Section 3.34.36)			Light Industrial	Heavy Industrial	Mixed Industrial		
1. CIVIC USE TYPES											
Administrative Services	(1310)	P	P	P	M	P	P	(m)	(m)(16)		
Ambulance Services	(1315)	P			M		P	P	P(16)		
Clinic Services	(1320)	P	P	P	M	P	P	M	M(12, 16A)		
Community Recreation	(1325)	P	P	P		P	P			M	
Cultural Exhibits and Library Services	(1330)	P	P	P	M	P	P	(m)	(m) (16A)	M	
Child Care Center	(1332)		M	M	P	P					
Essential Services	(1335)	P	P	P	P	P	P	P	P(16)	P(16)	P
Fire Protection Services	(1340)	P	P	P			P	P	P(12, 16)	P(16)	
Law Enforcement Services	(1346)	P	P	P		P(18)	P	P	P(16)		
Lodge, Fraternal and Civic Assembly	(1348)	M	P	P	M		M	M	M(16A)		
Major Impact Services and Utilities	(1350)	M(9)	M(9)	M(9)	M	M	M(9)	M	M	M	
Minor Impact Services and Utilities	(1355)	P	P	P	P	P	P	P	P(16)	(m)	
Parking Services	(1360)	P	P	P	P	M	P	P	P(16)		
Postal Services	(1365)	P	P	P	M	M	P	P	P(16)		
Small Schools/Trade Schools	(1375)	M	M	M		M	(m)	(m)	(m) (16)		
2. **COMMERCIAL USE TYPES**											
Administrative and Professional Services	(1410)	P	P	P	P(10)	P	P	P(12)	P(12, 16)		
Agricultural and Horticultural Sales	(1415)										
a) Agricultural Sales		~~I~~M		P(2)	P	(m)	~~I~~P ~~(2)~~	~~I~~P	~~I(16A)~~P (~~2~~16A)		
b) Horticultural Sales		~~I~~M		P	P	(m)	~~I~~P ~~(2)~~	~~I~~P	~~I(16A)~~P (16A~~2~~)		
Agricultural Services	(1420)	I			P(13)		~~I~~P ~~(2~~2)	~~I~~P(22)	~~M~~P(22)		
Animal Sales and Services	(1425)										

Table 3.1-1 Land Use Matrix[1]	San Diego County Zoning Ordinance Nos.	Technology Business Park			District Commercial	Mixed Use	Industrial Use Types			Rural Residential	Conservation Area
		Technology Business Park	Activity Node (per Section 3.43.25)	Commercial Center (Overlay- per Section 3.34.36)			Light Industrial	Heavy Industrial	Mixed Industrial		
b) Grooming				P		P	~~I~~P(21)				
c) Horse Stables							~~I~~P-(21)	~~I~~P-(21)	~~I~~ ~~(16A)~~P(16A, 21)		
d) Kennels						M	~~I~~P-(21)	~~I~~P-(21)	~~I~~ ~~(16A)~~P(16A, 21)		
e) Veterinary – Large Animals							P(12, 21)	P-(12,~~)(~~ 21)	P(12, 16, 21) ~~(12,16)~~		
f) Veterinary – Small Animals			P	P		M*	P(12, 21)	P-(12,~~)~~ (21)	P(12, 16, 21) ~~P (12,16)~~		
Automotive and Equipment [20]	(1430)										
a) Cleaning				P(2)	P(13)		P(2)	P(2)	P(2, 16)		
b) Fleet Storage		I(2)					P(2)	P(2)	P(2, 16)		
c) Parking		I(2)			P		P(2)	P(2)	P(2, 16)		
d) Repairs (Heavy Equipment)					P(13)		~~I~~M(2)	P(2)	P(2, 16)		
e) Repairs (Light Equipment)				P(2)	P(2)		M~~I~~(2)	P(2)	P-(2,16)		
f) Sales Rentals (Heavy Equipment)		I(2)			P(2)		M~~I~~(2)	P(2)	P(2, 16)		
g) Sales Rentals (Farm Equipment)		I(2)			P(2)		M~~I~~(2)	P(2)	P(2, 16)		
h) Sales Rentals (Light Equipment)		I(2)		P(2)	P(2)		M~~I~~(2)	P(2)	P(2, 16)		
i) Storage (Non-Operating Vehicles)		I(2, 3)			M(2)		I(2)	P(2)~~M~~	M(2)		
j) Storage (Recreational Vehicles and Boats)		I(2)			M(2)		I(2)	P(2)	P(2)		
Building Maintenance Services	(1435)	P(2)	P(2)	P(2)	P	P(2)	P(2)	P(12)	P(12, 16)		
Business Equipment Sales and Service	(1440)	P	P	P	P	P	P	P(12)	P(12, 16)		

Table 3.1-1 Land Use Matrix[1]	San Diego County Zoning Ordinance Nos.	Technology Business Park			District Commercial	Mixed Use	Industrial Use Types			Rural Residential	Conservation Area
		Technology Business Park	Activity Node (per Section 3.43.25)	Commercial Center (Overlay- per Section 3.34.36)			Light Industrial	Heavy Industrial	Mixed Industrial		
Business Support Services	(1445)	P	P	P	P	P	P	P(12)	P(12, 16)		
Communications Services	(1450)	P	P	P	P	P	P	P(12)	P(12, 16)		
Construction Sales and Services	(1455)	P(2)	-	P(2)	P(13)		P(2)	P	P(16)		
Convenience Sales and Personal Services	(1460)	P	P	P	P(14)	P	P	P(12)	P(12, 16)		
Eating and Drinking Establishments	(1465)	P(5)	P(4)	P	P(4)	P(4)	P(5)	M(5)	M(5,16A)		
Sidewalk Cafes and Outdoor Café Seating						P					
Financial, Insurance and Real Estate	(1475)	P	P	P	P(4)	P	P	P(12)	P(4, 12,16)		
Food and Beverage Sales	(1480)	P(5)	P	P	P(12)	P(4)	P(5)	P(5)	P(5,16)		
Funeral and Internment Services	(1485)										
a) Cremating					M			M	M		
c) Undertaking								P	P(16)		
Gasoline Sales	(1490)	P(6)		P(6)	P (6)	M*	P(6)	P(6, 12)	M(6, 12)		
Laundry Services	(1495)		P	P	P	P			P(12, 16)		
Medical Services	(1500)	P	P	P		P					
Participant Sports and Recreation	(1505)										
a) Indoor		P(12)	P	P	P	P	P	P(12)	P(12, 16)		
b) Outdoor		M		M	M	M	M	M	M(12, 16A)	M	
Personal Services	(1510)	P	P	P		P	P				
Recycling Collection Center	(1512)										
a) Small (7)			P	P	P	P	P	P	P(16)		
b) Large -(7)					P	M		P	P(16)		
Recycling Processing Facility	(1513)										
a) Light (8)								M	M(16)		
b) Heavy (8)								M	M		
c) Wood and Green Materials,								M	M		

Table 3.1-1 Land Use Matrix(1)	San Diego County Zoning Ordinance Nos.	Technology Business Park			District Commercial	Mixed Use	Industrial Use Types			Rural Residential	Conservation Area
		Technology Business Park	Activity Node (per Section 3.43.25)	Commercial Center (Overlay- per Section 3.34.36)			Light Industrial	Heavy Industrial	Mixed Industrial		
Light (8)											
d) Wood and Green Materials, Heavy (8)								M	M		
Repair Services	(1515)	P	P	P	P	P	P	P(12)	P(12, 16)		
Research Services	(1520)	P	P	-		P	P	P	P(16)		
Retail Sales	(1525)										
a) General		P(5)	P	P	P	P	M(12, 16)		PM(12, 16) ~~(12, 16)~~		
b) Specialty		P	P	P	P	P	P	M(5)	M(12, 16)~~P~~		
Scrap Operations	(1530)							P	M		
Spectator Sports and Entertainment	(1535)										
a) Limited		~~I~~P		P	M	M	(m)	M(12)	M(12)		
b) General				M	M		M	M	M		
Swap Meets	(1540)	I					~~I~~M	~~I~~P	~~I~~M(16A)		
Transient Habitation	(1545)										
a) Campground											M
b) Lodging		M	M	P	P(11)	P(11)					
c) Resort											M
3. **INDUSTRIAL USE TYPES** ~~(9)~~											
Wholesale Storage and Distribution	(1550)										
a) Mini Warehouse					P(17)		P	P	P(16)		
b) Light		P(2)		P(2)	P(17)	M	P	P	P(16)		
c) Heavy					P(17)		P	P	P(16)		
Custom Manufacturing	(1610)	P	P	P	P(17)	M	P	P	P(16)		

Table 3.1-1 Land Use Matrix[1]	San Diego County Zoning Ordinance Nos.	Technology Business Park			District Commercial	Mixed Use	Industrial Use Types			Rural Residential	Conservation Area
		Technology Business Park	Activity Node (per Section 3.43.25)	Commercial Center (Overlay- per Section 3.34.36)			Light Industrial	Heavy Industrial	Mixed Industrial		
General Industrial	(1620)	P			P(17)		P	P	P(16)		
4. **AGRICULTURAL USE TYPES**											
Horticultural	(1710)										
a) Cultivation		I					I	~~I~~P	~~I (16)~~P(16)		
b) Storage		I					I	~~I~~P	~~I (16)~~P(16)		
Tree Crops	(1715)	I					I	~~I~~P	~~I (16)~~P(16)		
Row and Field Crops	(1720)	I					I	~~I~~P	~~I (16)~~P(16)		
Packing and Processing	(1735)										
a) Limited							P	P	P(16)		
b) Winery						M	P	P	P(16)		
c) General							P	P	P(16)		
d) Support						M	P	P	P(16)		
5. EXTRACTIVE USE TYPES											
Site Preparation	(1820)	M			M		M	M	M(12)		
Extractive Use	(6550-6557)								M(15)	M(15)	
6. **RESIDENTIAL USE TYPES**	(1260)										
Family Residential: Density = 1 du/20 acre										P(16A)	
Single-Family Residential						P(19)					
Duplex/Two-Family Residential						P(19)					
Multi-Family Residential						P(19)					

~~Symbol Key:~~

Symbol Key:

P	=	Permitted Use by Right
I	=	Interim Use (Site Plan Required; Initial 10 Years; additional 10-year increments by Minor Deviation. Changes in excess of 10% will require a Modification)

(m)	=	Minor Use Permit
M	=	Major Use Permit
M*	=	If the proposed use is adjacent to other commercial services, then a Minor Use Permit may be processed; otherwise, a Major Use Permit is required.
Blank	=	Not Permitted

~~P = Permitted Use by Right~~
~~I = Interim Use (Major Use Permit Required; Initial 5 Years; additional 5 year increments by Major Use Permit Modifications)~~
~~(m) = Minor Use Permit~~
~~M = Major Use Permit~~
~~M* = If the proposed use is adjacent to other commercial services, then a Minor Use Permit may be processed; otherwise, a Major Use Permit is required.~~
~~Blank = Not Permitted~~

Land Use Matrix Footnotes

1. Accessory uses, as defined by The Zoning Ordinance Section 6156 et seq., customarily associated with, and appropriate, incidental and subordinate to the principal use shall be permitted in all districts. The Director of Planning and Land Use shall determine whether the proposed accessory use qualifies as an accessory use, and said determination is subject to appeal pursuant to Section 7200 of the County of San Diego Zoning Ordinance.
2. All operations, including storage of materials, shall be enclosed (within a building or within a solid fence or wall, minimum six feet in height). (Note 13 shall apply when the Zoning Ordinance requires enclosed buildings for specific uses.)
3. One auto auction was legally established prior to amendment of this Specific Plan. That interim use may be renewed for up to 5 years at a time if the finding can be made that a "reasonable projection of market demand indicates that it is unlikely that permitted uses in the Technology Business Park will be established in the time period for which the renewal is authorized."
4. Drive-through only permitted with a Major Use Permit. Within the Mixed-Use Designations, drive throughs should be designed so that they do not detract from the predominantly pedestrian-oriented nature of the area.
5. Eating and Drinking Establishments, Food and Beverage Retail Sales and General Retail Sales in areas outside of the Activity Nodes, the Mixed-Use Designations, or Commercial Center are allowed as accessory to the main use.
6. Gasoline Sales use type as defined per The Zoning Ordinance, are limited to sites located at the intersection of Prime Arterials and Collector Streets and Major Roads and Collector Streets.
7. Uses shall comply with Section 6970 of the County Zoning Ordinance: Recycling Collection Facility.
8. Uses shall comply with Section 6975 of the County Zoning Ordinance: Recycling Processing Facility.
9. Transit center allowed by right; all others require Major Use Permit.
10. Office space must be less than 100,000 square feet, otherwise a Major Use Permit is required.
11. A Major Use Permit is required for more than 100 rooms (lodging).
12. Support Commercial only; can occupy a maximum of 5% of an industrial parcel (see transfer limits~~, page 85~~).
13. All operations, including storage of materials, shall be entirely within an enclosed building.
14. Maximum of one establishment.
15. Extractive use was permitted with a Major Use Permit (MUP) by previous Subarea 2 language; that provision is retained for Subarea 2, which includes Mixed Industrial and Rural Residential. Specific Plan conformance, MUP findings, and (in some areas) a Major Amendment to the MSCP shall be required for the MUP. Extractive use remains prohibited outside previous Subarea 2. For surface mining, see Chapter 7 (Sections 87.701 and 87.714) of the Grading Ordinance.
16. See ~~section 3.3.5 for~~ processing requirements within the Landfill Buffer Overlay. Uses labeled (16A) are prohibited within the Landfill Buffer Overlay.
17. See Policy LU-5. Development should meet Site Plan and design review criteria for future commercial use. If Heavy Industrial, General Industrial or Custom Manufacturing use is proposed within a designated commercial area (District Commercial, Commercial Overlay), then Civic and Commercial uses are subject to same limitations as Heavy Industrial.

18. Law enforcement facilities are limited to administrative offices only within the Mixed-Use Designations.
19. Maximum densities shall comply with the requirements of the Brown Field ALUCP.
20. Vehicle, t~~T~~ruck and semi-~~T~~trailer ~~P~~parking uses are permitted under ZO 1430b and c~~is regulated under Parking use category~~.
21. Animal Regulations are subject to Section 3000 of the Zoning Ordinance.
2~~1~~2. Subject to Section 6300 of the Zoning Ordinance.

3.2 Development Standards

The Development Standards apply to all parcels and serve as criteria for the review of all proposed development.

The Development Standards, key implementation tools for the East Otay Mesa Specific Plan, shall apply to all parcels and serve as criteria for the review of all development including interim uses. These Standards will accomplish the following:

- Administration through a Site Plan Permit or other discretionary permit;
- Creation of mixed-use areas and industrial and business parks with strong identities and a place of distinction and quality;
- Establishment of criteria to create cohesive, visually unified industrial and business centers;
- Assurance of a compatible interface with the proposed Otay Valley Regional Park that enhances both the industrial development as well as the nearby Regional Park;
- Establishment of tools necessary to implement the goals and objectives of the Specific Plan; and
- Implementation of mitigation measures identified in CEQA documents prepared for the Specific Plan.

If not otherwise specified herein, requirements of the County Public Road Standards, County Off Street Parking Manual, County Water Conservation in Landscaping Ordinance and Design Manual, County Grading Ordinance, and County Dark Sky Ordinance apply.

The Development Standards are intended to allow design flexibility under the premise that several design solutions can ultimately achieve a stated goal.

The intent of this section is to create a user-friendly, quick reference, in table format, that contains pertinent information for various design professionals that will be implementing the Specific Plan through development proposals. The desired result is to assist the applicant in preparing complete comprehensive submittals that can be readily reviewed by County staff. Section 6250 of the County Zoning Ordinance shall regulate On-Premise Signage. Development Standards are broken into three main areas as follows:

- Site Planning
- Landscaping

- Architectural

If not otherwise specified herein, requirements of the County Public Road Standards, County Off-Street Parking Manual, County Water Conservation in Landscaping Ordinance Design Manual, County Grading Ordinance, County Subdivision Ordinance, and County Dark Sky Ordinance shall apply to both permanent and interim uses. Where there are conflicting requirements, those included in this Specific Plan shall apply.

3.2.1 Site Planning

All permanent development in the Specific Plan Area shall comply with the Site Planning Standards.

Table 3.2-1 sets forth specific standards and requirements for Site Plan design and for development. Many of the standards apply to all of the land uses allowed in the Specific Plan Area, and others apply only to a specific type of land use. All permanent development projects in the Specific Plan Area shall comply with the Site Planning Standards. Interim uses shall also comply with the Site Planning Standards with the exception of type of structure, which is limited by The Zoning Ordinance. The Site Plan requirement does not apply to the development or improvement of new or existing County Parks.

The entire Specific Plan is subject to a B Special Area Designator, requiring the preparation of a Site Plan, and areas shown on Figure 3.2-11 are also subject to a G Special Area Designator. The only exception is rural residential development located areas designated as Rural Residential.

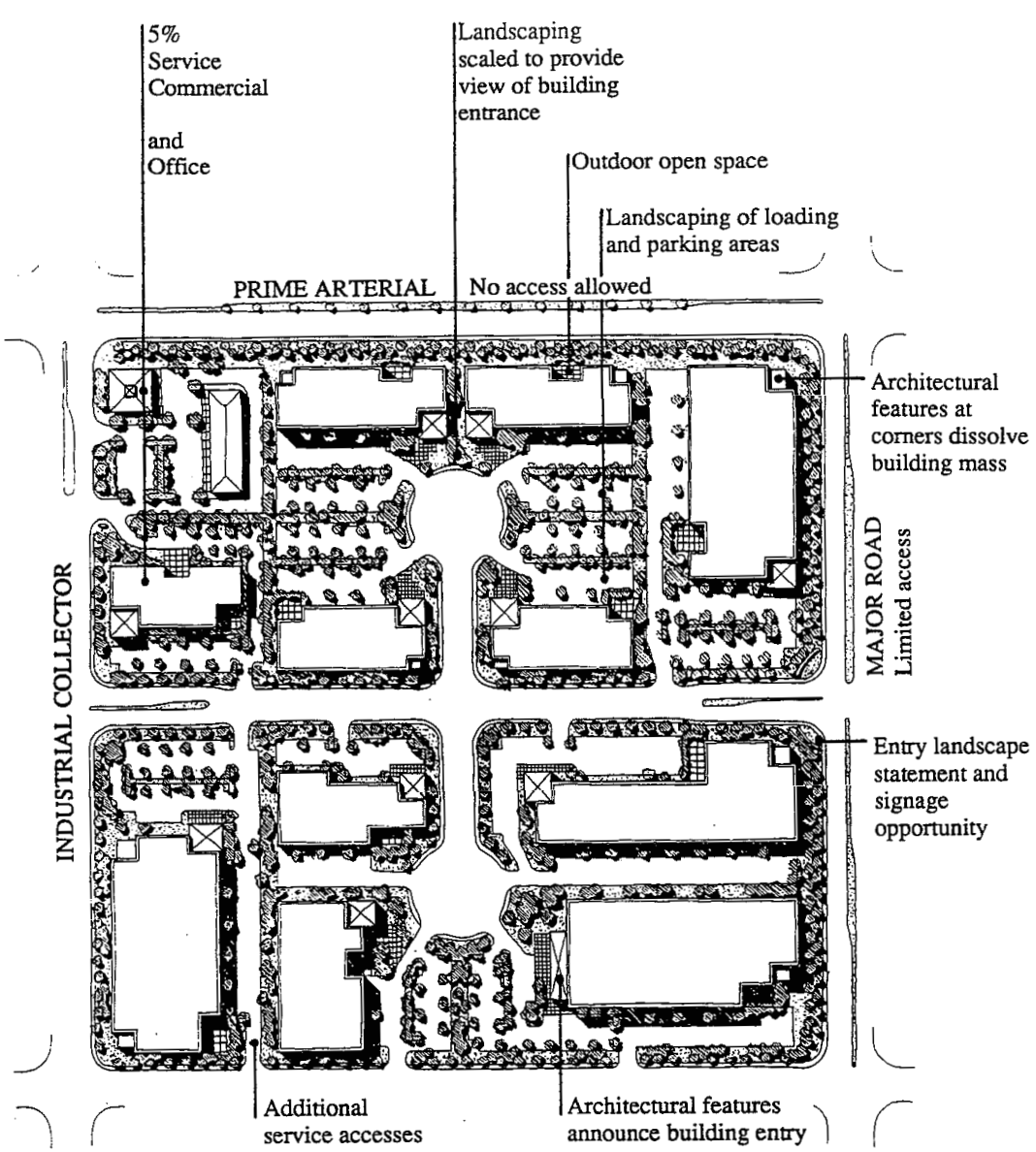
The Site Planning Standards (Table 3.2-1) addresses the following:

- Use, Intensity and Bulk Requirements
- Site Access
- Parking
- Grading
- Building Orientation
- Usable Open Spaces
- Service Areas
- Fencing, Walls and Hedges
- Lighting

The 2010 Amendment to the Specific Plan incorporated select site planning guidelines and standards from the Site Planning and Design Guidelines prepared for

the 1994 Specific Plan. The drawing on the following page, Figure 3.2-1, demonstrates how the Site Planning Standards could be applied in a typical situation.

Figure 3.2-1 Illustrative Site Plan



When processing a subdivision in East Otay Mesa, a conceptual layout should be submitted early in the permitting process to demonstrate that the proposed subdivision can accommodate industrial development that meets site planning standards of the Specific Plan.

Table 3.2-1:	Site Planning Standards: Use, Intensity and Bulk Regulations									
Regulations	**Technology Business Park**	**Light Industrial**	**Heavy Industrial**	**Activity Node**	**Commercial Center**	**District Commercial**	**Mixed-Use Village Core**	**Mixed Industrial**	**Rural Residential** (9)	**Conserva-tion/ Limited Use**
Use Regulations	S88	S88	S88	S88	S88	S88	S88	S88	S88	S88
Maximum Density	N/A	N/A	N/A	N/A	N/A	N/A	40 du/acre (10)	N/A	1 du/20 acre	N/A
Minimum Lot Size	30,000SF	~~30~~15,000SF	30,000SF	4,000SF	10,000SF	10,000 SF	~~3,000SF~~ N/A	~~30~~15,000 SF	20 AC (9)	1 AC
Building Type	W	W	W	W	W	W	L	W	B	W
Floor Area Ratio	.5 / 1.0 (8)	.5	.5	1.0	1.0	.25	2.0	~~.40~~.50	N/A	.35
Max. Building Height (5)	150 feet	~~100 feet~~100 feet~~N/A~~	~~60 feet~~100 feet~~N/A~~	150 feet	35 feet	60 feet	75 feet	~~60 feet~~N/A100 feet	25 feet	25 feet
Max. Building Coverage	~~.40~~.50	.50	.50	.50	.50	.25	.70 (12)	.540	N/A	.25
Min. Building Setbacks	Streets (6):									
Prime Arterial Road	25 ft.	25 ft.	25 ft.		20 ft.	25 ft.	V	25 ft	60 ft (front yard setback)	25 ft.
Major Road	20 ft.	20 ft.	20 ft.		20 ft.	20 ft.	V	20 ft.		25 ft.
Industrial/Commercial Collector Road (4-Lane)	20 ft.	20 ft.	20 ft.	5 ft.	20 ft.	20 ft.	V	20 ft.		25 ft.
Industrial/Commercial Collector Road (2-Lane)	10 ft.	10 ft.	10 ft.	5 ft.	15 ft.	15 ft.	V	10 ft.		15 ft.
Min. Building Setbacks	***Yards** (7):*									
Interior Side Yard	10 feet ~~-~~to 30 feet, and sum of interior yards shall equal at least 30'; 50' from top of slope if adjacent to the Otay Valley Regional Park			0 feet	20' for buildings & 15' for parking and driveway. (see note 1).	15 feet	V	15 feet	15' Side 35' Exterior	20 feet
Rear Yard	5 feet	5 feet	5 feet	5 feet	5 feet		V		25'	5'
Enclosures	Outdoor storage with screening per Development Standards (Fencing, Walls and Hedges)			Outdoor storage prohibited (2)	Outdoor storage prohibited (3)		Outdoor storage prohibited (2)(3)			Outdoor storage with screening (4)
Animal Regulations	D	D	D	D	D	D	A	D	D	D
Special Area Designator							C, D			

Site Planning Matrix Footnotes:

Note 1: Shared driveways will not require an interior yard setback.

Note 2: Except weekend sidewalk sales, farmers' markets, cut flowers, and similar displays.

Note 3: Except for display and sale of landscape items and seasonal items.

Note 4: Per Development Standards.

Note 5: FAA regulations related to Brown Field may result in reduced height limits in some locations. FAA review is required for most development permits in East Otay Mesa.

Note 6: Measured from edge of right-of-way

Note 7: Measured from property line.

Note 8: 1.0 FAR when within 1,250 feet of Activity Node; 0.5 FAR when located more than 1,250 feet from Activity Node

Note 9: Rural Residential has a "C" setback designator (see Zoning Ordinance, Section 4810), building type B, height C. For clustered development: (a) setbacks will be

Symbol Key:

W: Non-residential, attached or detached, same lot or separate lot.

L: All building types permitted.

A/D: See Designator "A" and "D" of the Animal Schedule of the County Zoning Ordinance, Section 3100.

V: Setbacks established during Site Plan review.

C: Airport Land Use Compatibility Plan (Refer to

established during Site Plan review, (b) at least 40% of the project must be in permanent open space, and (c) the minimum parcel size is 20,000 SF or less.
Note 10: In some locations, maximum densities are restricted to 20 du/acre or less by the Brown Field ALUCP.
Note 12: Refer to the Brown Field ALUCP for additional restrictions regarding building coverage.

County Zoning Ordinance Section 5250-5260)
D: Site Plan review required.

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
SITE ACCESS	
General	▪ All developments are required to make public road improvements consistent with the design standards described in this Specific Plan unless a Design Exception Request is granted at the discretion of the Director of PDS and DPW. This includes the removal of raised medians. ▪ Cuts through raised medians can be considered if approved by the Director of Public Works and the Director of Planning & Development Services.
Prime Arterials	▪ Controlled intersections are the preferred access points for roadways classified as Prime Arterials. Direct property access via private driveways shall be limited (per County Road Standards).
Major Roads	▪ Driveway cuts permitted wherever street intersections would otherwise be allowed (separation of 300 feet, per County Road Standards) and shall be right-in and right-out only with no median cuts for driveways permitted. If additional driveways are proposed, shared driveways should be utilized where feasible to minimize curb cuts on Mobility Element and Specific Plan roads.
Collector Roads	▪ Driveway cuts permitted wherever street intersections would otherwise be allowed (separation of 300 feet, per County Standards). If additional driveways are proposed, shared driveways should be used where feasible to minimize curb cuts on Mobility Element and Specific Plan roads.
Specific Plan Roads and Local Streets	▪ Where frontage is less than 150 feet, one curb cut is permitted. ▪ Where frontage is 150 to 200 feet, 2 curb cuts are permitted. ▪ Where frontage is greater than 200 feet, 1 curb cut is permitted every 100 feet (round up at 250 feet or more).
Driveway Width	▪ 40-foot maximum; 30-foot maximum in Activity Nodes and Mixed-Use Designations; 60-foot maximum for tandem driveways.
Curb Radius	▪ Refer to County Road Standards. ▪ Driveways may be increased to 30-foot radius for truck traffic.
Driveway Spacing	▪ Provide 60 feet or more between driveways per lot, but the number of driveways shall be limited by street

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	frontage allowance. ▪ Provide 15 feet or more from the interior property line, except for shared driveways where no interior yard setback is required from the property line. ▪ Provide 30 feet or more from the end of curb radius. ▪ Driveway spacing less than 200 feet shall require a design modification approved by the Director of Public Works. ▪ Driveways should be located to minimize interference with required street tree spacing on Mobility Element and Specific Plan roads.
Transit Planning	▪ Bus pullouts at transit stops needs shall be reviewed by MTDB and may be required on all Prime Arterials and Major Roads. ▪ The Commercial Center shall accommodate transit facilities to the satisfaction of the County and in coordination with MTDB. ▪ When the County Board of Supervisors adopts a Transit Plan, including development standards and route locations, all development within East Otay Mesa shall be required to comply with that plan.
Pedestrian Circulation	▪ Provide pedestrian walkways that link building entries to sidewalks located within public rights-of-way (pedestrian connections should meet ADA and California Accessibility standards). ▪ When more than one building is located on a development parcel, provide pedestrian walkways that link together building entries (pedestrian connections should meet ADA and California Accessibility standards). Minimize conflicts between vehicular and pedestrian circulation within the development parcel.
Site Plan Coordination Between Separate Commercial Properties	▪ Circulation: Major site access points, curb cut locations, and parking lot layouts shall be coordinated with adjacent properties through the Site Plan review process to facilitate vehicular and pedestrian circulation throughout commercial shopping areas. Curb cuts on collector roads shall also be coordinated with the planned curb cuts across the street to create four-way intersections. Parking lot layouts shall be closely coordinated with adjoining commercially zoned properties to maximize ease of vehicular circulation, through shared driveways and access, where feasible. ▪ Reciprocal Access Easements: Reciprocal access easements are encouraged for adjoining commercially zoned properties to allow for efficient circulation and parking between separate commercial properties,

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	i.e., pedestrians and vehicles should be able to access adjacent commercial properties without exiting onto a public street to re-enter an adjoining commercial property where feasible.

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
PARKING	
Number Required ~~*Also see Multiple Uses below.*~~ ~~**Number Required**~~	Refer to County Parking Requirements, Section 6750 of County Zoning Ordinance and Off-Street Design Manual except as noted below.~~**Storage and Warehouse Uses:**~~ ~~▪ 1 space per 1,000 square feet of gross floor area (SF/GFA) plus 1 space for each vehicle used in conjunction with the use. Up to 20KSF PLUS 0.5 space per 1,0000 square feet of gross floor area over 20KSF.~~ ~~1 bicycle space for every 10 parking spaces, but not less than 3 spaces~~ ~~**Industrial Uses:**~~ ~~▪ Up to 100,000 gross square feet~~ ~~2.51 parking spaces per 12,000 SF/GFA plus 1 space for each vehicle used in conjunction with the use.~~ ~~▪ 100,000 gross square feet or more~~ ~~2 1 parking spaces per 21,000 SF/GFA plus 1 space for each vehicle used in conjunction with the use.~~ ~~▪ 1 bicycle space for every 10 parking spaces~~
	Support Office / Commercial Uses: ▪ 25,000 gross square feet or less: 4 parking spaces per 1,000 SF/GFA ▪ Greater than 25,000 gross square feet: 3.3 parking spaces per 1,000 SF/GFA ▪ 1 bicycle space for every 10 parking spaces ▪ When more than 10 percent of the gross floor area of a support commercial use is devoted to eating and drinking establishments, the parking requirements are as follows: 10-25 percent: 10 parking spaces per 1,000 SF/GFA Over 25 percent: 12 parking spaces per 1,000 SF/GFA

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	All Other Uses: ~~▪ Refer to County Parking Requirements, Section 6750 of County Zoning Ordinance and Off Street Design Manual except as noted below.~~ ▪ Detention and correction institutions 100,000 gross square feet or more (San Diego County Zoning Ordinance 1350) located in the Heavy Industrial land use designation: 1 space per 1,000 SF/GFA ▪ On-street parking prohibited on Prime Arterials, Major Roads or four-lane Collector Roads. ▪ On-street parking (parallel only) permitted on local streets. **Multiple Uses:** ▪ In cases where multiple uses are located within a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. ▪ Off-street parking facilities for one use shall not be considered as providing parking facilities for any other use except as specified in the Zoning Ordinance for joint use parking facilities. **All Uses:** When processing a Major Use Permit for specialized businesses, parking standards may be modified when adequate evidence is supplied that supports the proposed parking standard. Reduced parking standards are limited to the life of the Major Use Permit and cannot be transferred. **Speculative Development**: Speculative industrial or commercial development may establish an overall parking ratio, based on assumptions about ultimate use, provided that a subsequent permit is obtained by the ultimate user that verifies parking provisions do meet the requirements of this Specific Plan.
Location	▪ Off street parking prohibited in landscape setback areas. ▪ In Activity Nodes and the Mixed-Use Designations, off street parking prohibited between building and street right-of-way. ▪ In Activity Nodes and the Mixed-Use Designations, off street parking permitted on non-street side of building. ▪ In the Mixed-Use Designations, off street parking shall be located to the rear or sides of buildings, where

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	feasible, and shall be screened with landscaping a minimum of 30 inches in height.
Screening	▪ Commercial truck parking lots are not permitted unless screened from views from all public rights-of-way. Provide screening using landscaped berms (maximum four-foot tall), fencing, landscaping and/or buildings that block views to the parking lot from the public rights-of-way. When truck parking is elevated due to topography, evidence shall be supplied demonstrating that adequate screening is provided. ▪ Chain-link fencing is prohibited except for specific circumstances identified in the following section: "Fencing, Walls & Hedges – Materials". ▪ Parking areas located within or adjacent to the Otay Valley Regional Park FPA shall be screened from the Park by native landscaping. In addition, views from the Park as well as the regional trail system should be considered when identifying screening requirements for such parking areas.
~~Interim Use~~ Vehicle, **Truck** and Semi-Trailer **Parking**	• Disintegrated granite may be used as a surface material for truck parking in appropriate locations, subject to approval by the Director, Department of Public Works.
	GRADING
General *See page102 for Rural Residential and Conservation / Limited Use.*	▪ Grading shall conform to the County's Grading Ordinance or as specified in this Specific Plan (the more restrictive would apply). The maximum slope shall not exceed 2:1, although a slope of 3:1 should be used whenever feasible. Existing and/or rough graded slopes in excess of 3:1 should be regraded to provide the same general effect by rounding and rolling the tops and toes of slopes. Where turf grass is planned, the maximum slope shall be 5:1. ▪ The amount of grading should be minimized. Where there is a significant slope across the site, terraced grading for building pads should follow the natural topography of the site except where large industrial buildings are anticipated. Whenever feasible, use contoured slopes and/or landscaping to minimize visual impacts on slope banks that exceed 20 feet. ▪ Adjacent building pads: The elevation difference between adjacent building pads should not exceed 30 feet. Retaining walls and bench cuts should not be used to circumvent the limits on slope banks. ▪ Pads and adjacent public road(s): The elevation difference between a building pad and an adjacent public road is limited to 30 feet when the pad is located below a public road and to 20 feet when the pad is located above the public road. No standard is set for limited circumstances where the elevation difference

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	is the result of the natural topography of the land, the planned alignment of the road and/or the requirements of public road standards (the primary example is Lone Star Road.) ▪ Along the boundaries of areas designated for industrial or commercial use (and those designated for Rural Residential or Conservation/Limited Use) within the Specific Plan, avoid the appearance of manufactured slopes. New slopes should be contoured to blend into the natural topography and support plant material matching the existing native vegetation~~.~~ (s~~S~~ee f~~F~~igure 3.2-2). ▪ The maximum slope gradient for cut or fill slopes is 2:1, per the County's Grading Ordinance.
Retaining Walls	▪ Limit the use of retaining walls, and locate them only where they are not likely to be damaged by vehicles and where they are separated from any road surface by at least 5 feet of landscaping. ▪ Minimum horizontal separation between walls is 4 feet. ▪ Minimum distance to street right of way 10 feet, landscaped to include minimum five-gallon shrubs to achieve a 3-foot tall height at maturity. Shrubs shall be located between street right-of-way and wall at a ratio of 4 per 20 linear feet. ▪ Permitted materials: stone, stucco, cast stone, split-face CMU, brick, poured-in-place concrete, brick block and keystone. ▪ Timber retaining walls are prohibited. ▪ Walls of buildings are permitted to act as retaining walls, subject to all applicable building codes.
Drainage Control	▪ Stormwater management and drainage shall be designed to meet County ordinances and State and National Pollutant Discharge Elimination System (NPDES) permit requirements. ▪ Volume for all storage facilities shall be designed according to maximum anticipated buildout.

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
Conservation Areas and Adjacent to Otay Valley Regional Park and Johnson and O'Neal Canyons	▪ Grading within Rural Residential and Conservation/Limited Use areas shall be limited, with heights between building pads (and roads) limited to 15 feet. ▪ Projects located within or adjacent to the Otay Valley Regional Park shall be designed to minimize the visual impact of grading to the Park. ▪ Grading into Johnson and O'Neal Canyons shall be restricted. Grading plans for properties adjacent to Johnson Canyon shall incorporate erosion control devices that are put in place prior to construction. ▪ Grading or temporary stockpiling of excess fill in canyons is prohibited. ▪ Daylight cut conditions are required on the edge of Johnson and O'Neal canyons. ▪ Fill slopes shall be planted with non-invasive native plant material similar/compatible with the adjacent areas. ▪ Retaining walls and terrace building pads at the canyon edge are prohibited. Note 1: Policies above related to Johnson and O'Neal Canyons primarily apply to those portions of the canyons located in areas designated as Rural Residential in the original (1994) Specific Plan. Those areas are currently designated as Rural Residential or Conservation / Limited Use.
BUILDING LOCATION AND ORIENTATION	
General Principles	▪ Development should be sited to produce a consistent relationship of buildings to public streets. This can be accomplished by providing consistent building setbacks, by orienting building entries to the street or to interior courtyards in a consistent manner, and by locating buildings at the corner of a site when it is located next to a public street intersection. ▪ In development complexes of more than one building, buildings should be organized around courtyards, or grouped in compact clusters, to create coherent and useful outdoor spaces with shelter from wind or sun. ▪ Outdoor areas created as a result of building locations should have clear, recognizable shapes that reflect careful planning and are not simply left-over areas between buildings. Central courtyards, entry courts, plazas and enclosed gardens are examples of useful spaces between buildings. Use landscaping, low walls, benches and other elements to improve their visual appearance and provide shade and sitting areas for pedestrians.
Accessibility	▪ Primary and ground floor building entrances shall orient to plazas or pedestrian sidewalks.

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	▪ Walkways to transit stops shall be landscaped with canopy trees, minimum one 24" box tree / 30 lineal feet of walkway. ▪ Buildings in Activity Nodes and the Mixed-Use Designations shall be oriented toward the street that they front.
Adjacent to Otay Valley Regional Park	▪ Open space areas within development located adjacent to the Park should maximize setback of structures from the Park. ▪ Buildings shall be sited so as to maximize views to the Otay Valley Regional Park while maintaining 50-foot setback from top of slope. ▪ All development adjacent to the Otay Valley Regional Park shall improve a 10-foot wide trail for passive viewing and as a potential connection to the regional park trail system. The trail shall be open to the public and shall connect to a public sidewalk or an alternative location acceptable to the County. ▪ Window walls shall be oriented to the park.
USABLE OPEN SPACE	
Screening	▪ Ground level open space shall include minimum 4' tall (at maturity) screening from abutting parking by dense landscaping, or masonry fence or wall, either solid or semi-opaque. Chain link fencing is prohibited except for specific circumstances identified in the following section: "Fencing, Walls & Hedges – Materials". ▪ When adjacent to plazas and courtyards, views to trash dumpster areas, equipment or storage areas, and loading docks shall be screened utilizing material compatible with the adjacent building and integrated into building architecture.
Location	**Industrial and Commercial:** ▪ All plans shall designate a location(s) on-site for employee passive or recreational activity. This area shall be screened from parking and traffic and shall be improved with benches and shade structures. The slope of a usable open space shall not exceed two percent. ▪ Usable open space should be accessible to all buildings on the lot or building site. ▪ For purposes of satisfying this requirement, outdoor passive or recreational areas of not less than 2,000 square feet in area shall be provided for each 10 acres of development area. The outdoor areas may occur as one large area serving several lots as identified on the site plan or subdivision map. Within an Activity

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	Node or the Mixed-Use Designations, a plaza may satisfy this requirement. ▪ Where more than one building is located on a site, buildings shall be organized around or designed to create courtyards or outdoor spaces, unless this is precluded by the primary use of the facility, such as truck loading docks (see Figures 3.2-1 and 3.2-3). ▪ Spaces between buildings shall include entry courts, defined plazas, lunchtime retreats, or formal and informal gardens, unless this is precluded by the primary use of the facility, such as truck loading docks. ▪ Planting, low walls and fences shall enclose one or more sides of an outdoor space. A minimum of 200 square feet of the area should be shaded by a roof overhang, trellis, or other shade device. ▪ Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space. Adequate screening shall be provided if usable open space is located next to such uses.
	Activity Node: ▪ The required 5-foot setback between building and street right-of-way shall apply towards usable open space. The setbacks may be increased to 10' to create outdoor dining areas and to avoid buildings with straight unbroken facades. ▪ The usable open space may be a central plaza, park or "public square or green" located central to the Activity Node and easily accessible from buildings in the Node.
SERVICE AREAS	
Loading Areas	▪ The number of loading areas shall conform to the applicable Zoning Ordinance provisions.
Loading Areas, Docks and Storage or Service Areas	▪ Shall not encroach into landscape setback areas. ▪ Shall be a minimum 30 feet from the street front property line (and outside setback areas) and adequately screened. ▪ Shall be screened from the Otay Valley Regional Park. ▪ Shall be located within or behind buildings or be adequately screened and buffered from any residential use, recreational open space, or public right-of-way by a wall, hedge, row of evergreen trees space 12-feet on center, or other visual barrier (Figure 3.2-4).
Mechanical Equipment	▪ Satellite dishes, back flow preventors, stand pipes, etc. that cannot be located indoors, shall be screened

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	from view by fences, walls or landscape materials that blend with the landscape palette.
Public Utility Structures	▪ Traffic signal boxes, transformers, telephone switching boxes and other public utility structures shall be located underground or appropriately screened, with landscaping or architectural treatment.
	FENCING, WALLS & HEDGES
Required Fences and Walls	▪ All open sales, display and storage areas not otherwise (fully) screened by topography, buildings, or mature landscaping shall be enclosed by a view-obscuring fence or wall not less than six feet high. This requirement does not apply to the following commercial use types: a. Agricultural Sales (Retail nursery only); b. Weekend sidewalk sales, farmers' markets, cut flowers, and similar displays; c. Outdoor dining areas of Eating and Drinking Establishments; and d. Gasoline Sales (No open storage of goods or materials; all repair and lubrication services shall take place in an enclosed building.) ▪ In Heavy Industrial and Mixed Industrial areas, the above requirement may be waived by the Planning Director for the following commercial use types: a. Automotive and equipment: Cleaning, Sales/rental, Heavy equipment, and Light equipment b. Gasoline Sales ▪ See Parking and Loading Areas, Docks and Storage or Service Areas for additional areas where screening is required.
General Requirements	▪ Wherever screening is required, a fence, wall, hedge or other visual barrier shall be used. Where fences are used as a required screening device, the fence must be opaque. (See Landscaping Standards for information on hedges used as a screening device.)
Maximum Height	▪ Within the setback area, fences, walls and hedges shall have a maximum height of 6 feet above grade. Noise walls may be higher than 6 feet when additional height is needed to comply with General Plan Noise Element or Noise Ordinance requirements. ▪ Beyond the setback area, or within the building envelope, fences, walls and hedges are permitted up to the maximum height applicable to the main building. Although this interpretation allows fencing greater that 6', the County does not want to create fortresses that do not meet the following goals of the Development

TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	Standards: 1. Creation of industrial and business parks with strong identities and a place of distinction and quality; 2. Establishment of criteria to create cohesive, visually unified industrial and business centers.
Materials	▪ ~~The Specific Plan allows any durable material. The wrought-iron type tube material is favored. This type of fencing can also have the angled top that limits someone climbing over.~~ All open sales, display and storage areas, including those for trucks, must be enclosed by a view-obscuring fence, wall or building. A hedge or other dense landscaping can satisfy a requirement for a view-obscuring fence and shall be maintained in accordance with landscape provisions of the Water Conservation in Landscaping Ordinance and Design Manual (refer to Landscaping Standards, Table 3.2-2). ▪ The Specific Plan allows any durable material. The wrought-iron type tube material is favored. This type of fencing can also have the angled top that limits someone climbing over. ~~▪~~ ▪ Prohibited materials include wood, barbed wire, razor wire, corrugated metal, and chain link (with/without vinyl covering) except as noted below:~~.~~ ▪ **Detention and correction institutions** (San Diego County Zoning Ordinance 1350) located in the Heavy Industrial land use designation may utilize chain link fencing (in conjunction with barbed wire and razor wire, with or without vinyl coating) where required for security purposes. Landscaped berms or setbacks shall be used to minimize visual impacts from adjacent properties and the public rights-of-way. ▪ **For other types of uses**, chain link is permitted in the following circumstances: 1. Property boundaries adjacent to SR-11, except within setbacks from a public right-of-way. 2. Interior lot locations (perimeter locations are excluded) in areas designated as Heavy Industrial and Mixed Industrial where the fence is located outside the setback from the public right-of-way. 3. Interior lot locations (perimeter locations are excluded) in areas designated as Light Industrial and Technology Business Park where the fence is located outside the setback from the public right-of-way AND the fence is not visible (and will not be visible) from an existing or planned public right-of-way. For example, a location that is hidden from view by existing or planned structures would be permitted. Applicants must submit adequate evidence (maps, photographs, visual simulations, etc.) that demonstrates the fence meets these requirements.

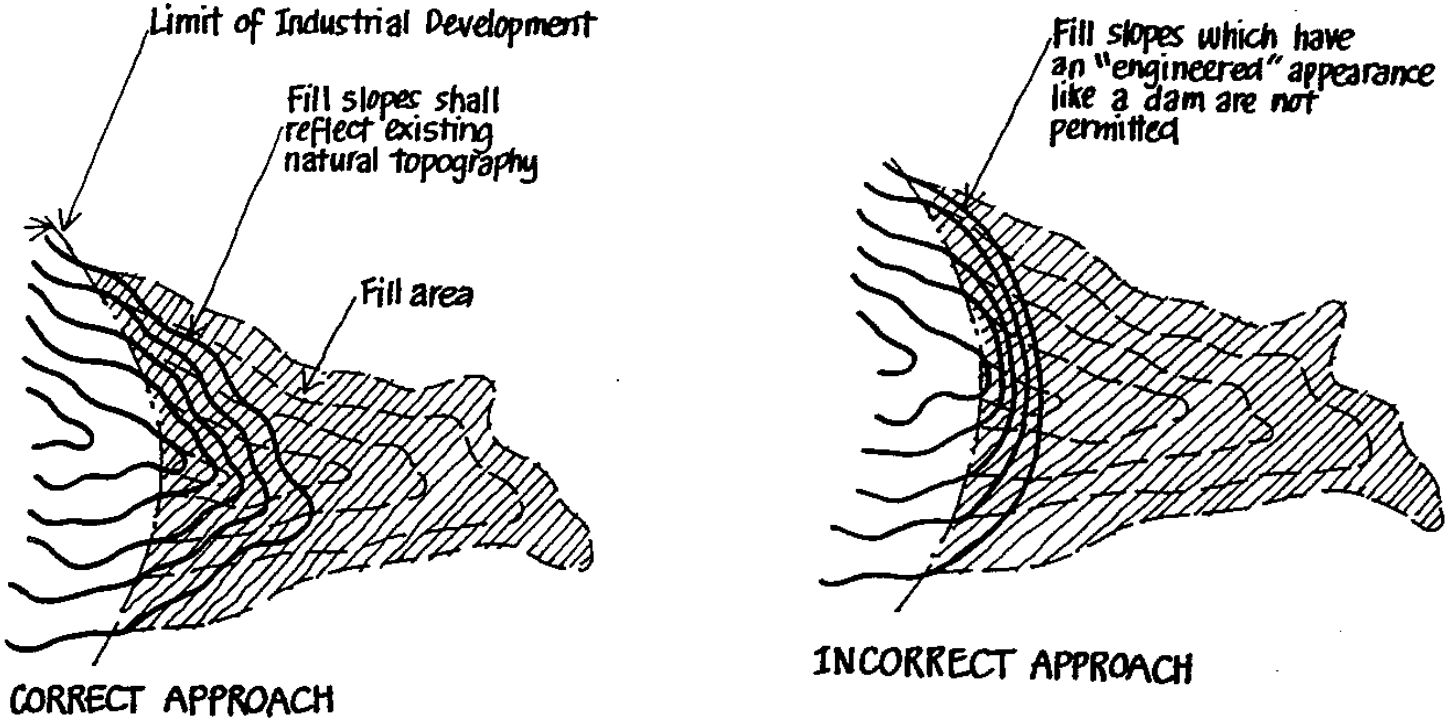
TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	4. Interior lot locations for Interim Uses (perimeter locations are excluded), where the fence is located outside the setback from the public right-of-way. 4.5. For all parking and fleet storage (1430 b and c), chain link fencing is permitted throughout the project site, including to be used as perimeter fencing within all setbacks. In the above cases, vinyl coated chain link fencing must be used, combined with a screening treatment such as fabric, wood lath or dense vines. Views from the public rights-of-way (and adjacent properties) should be minimized by using landscaped berms (maximum four-foot tall), landscaping and/or buildings that block views. When a lot is elevated from the public right-of-way due to topography, evidence shall be supplied to the County demonstrating that adequate screening is provided. ~~▪ All open sales, display and storage areas, including those for trucks, must be enclosed by a view-obscuring fence, wall or building. A hedge or other dense landscaping can satisfy a requirement for a view-obscuring fence and shall be maintained in accordance with landscape provisions of the Water Conservation in Landscaping Ordinance and Design Manual (refer to Landscaping Standards, Table 3.2-2).~~
LIGHTING	
General	▪ All lighting shall comply with the County Light Pollution Code (County Code § 59.101 et seq.). ▪ Commercial lighting adjacent to residential uses shall be limited, include directional shields, and shall not overflow into adjoining residential areas.
Vehicular Areas	▪ In Activity Node and Mixed-Use Village Core parking areas, lighting shall be on 15'-poles and complementary to building architecture. Illumination levels shall meet guidelines for vehicular areas (see County Light Pollution Code - County Code § 59.101 et seq.).
Service and Loading Areas	▪ Lighting shall include directional shields and shall not overflow from the service areas into adjoining parcels. ▪ No floodlights shall be permitted on buildings except for wall packs with cut-off luminaries.

TABLE 3.2-1
Site Planning Standards

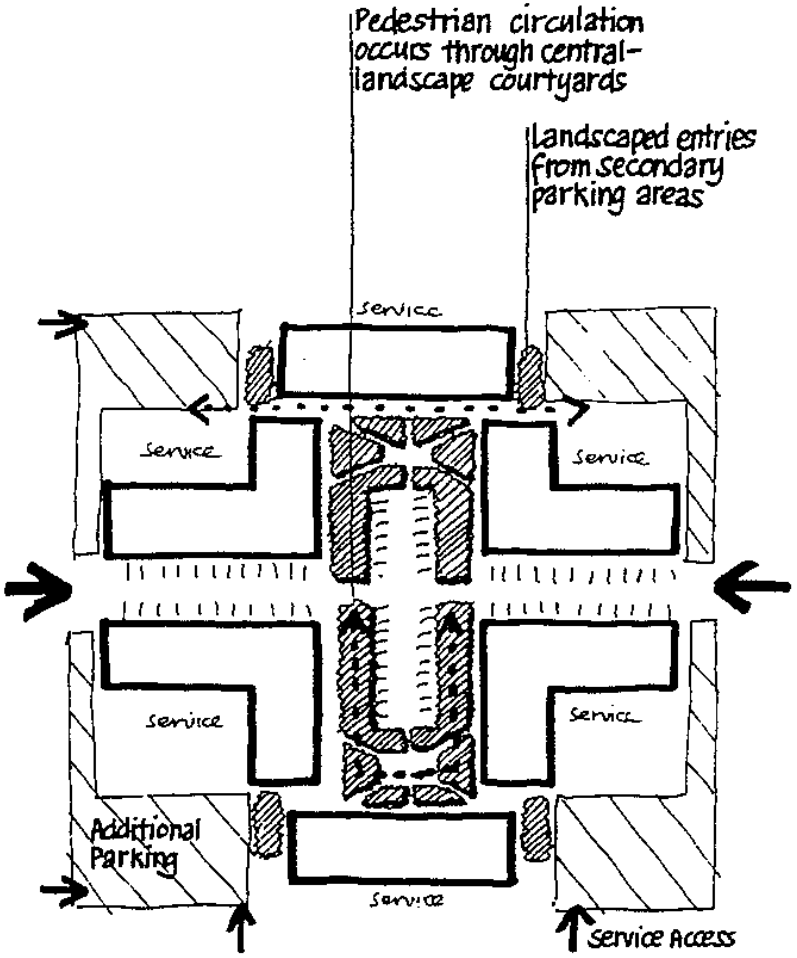
	All Land Use Designations
Buildings	▪ Building illumination and architectural lighting shall be indirect in character (no light source visible). ▪ Architectural lighting shall articulate and animate entrances and other prominent architectural elements as well as provide the required functional lighting for safety and clarity of pedestrian movement.
Pedestrian Areas	▪ Lighting for pedestrian walks shall be designed for point-to-point illumination, but no specific illumination levels are required. The main emphasis shall be to clearly identify the pedestrian walkway and direction of travel.
Adjacent to Natural Open Space and/or the OVRP	▪ Lighting shall be directed away from areas designated as Conservation/Limited Use Area or permanent open space area and away from the Otay Valley Regional Park.

Figure 3.2-2 Grading Techniques



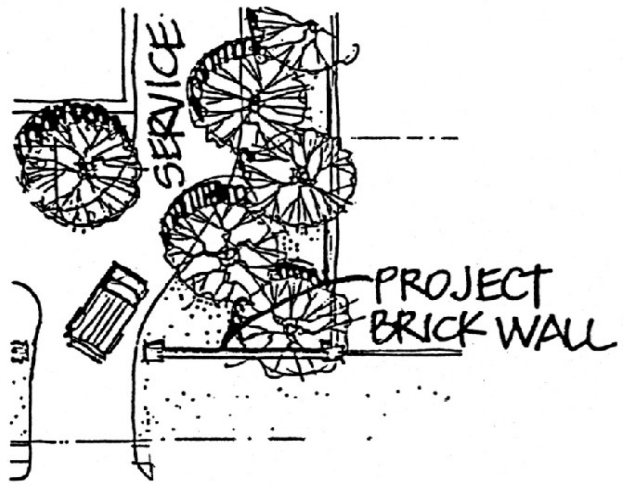
Approaches to Grading
Figure 3

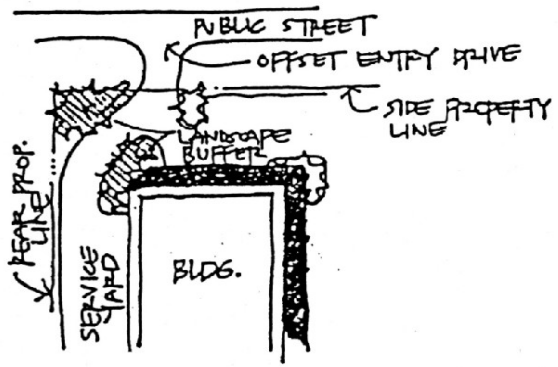
Figure 3.2-3 Open Space and Pedestrian Circulation for Multiple Buildings

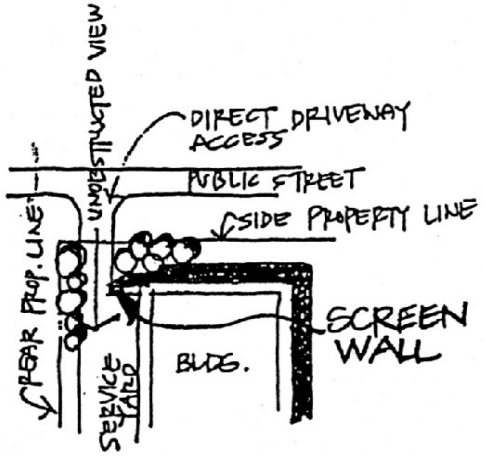


Siting Opportunities for Multiple Buildings

Figure 3.2-4 Screening Techniques







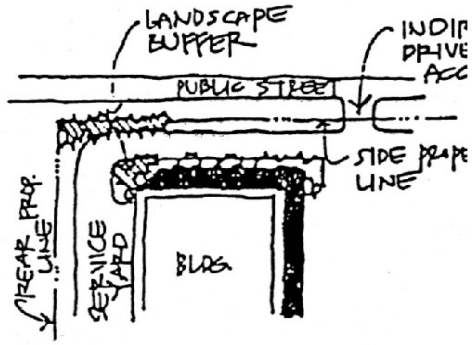
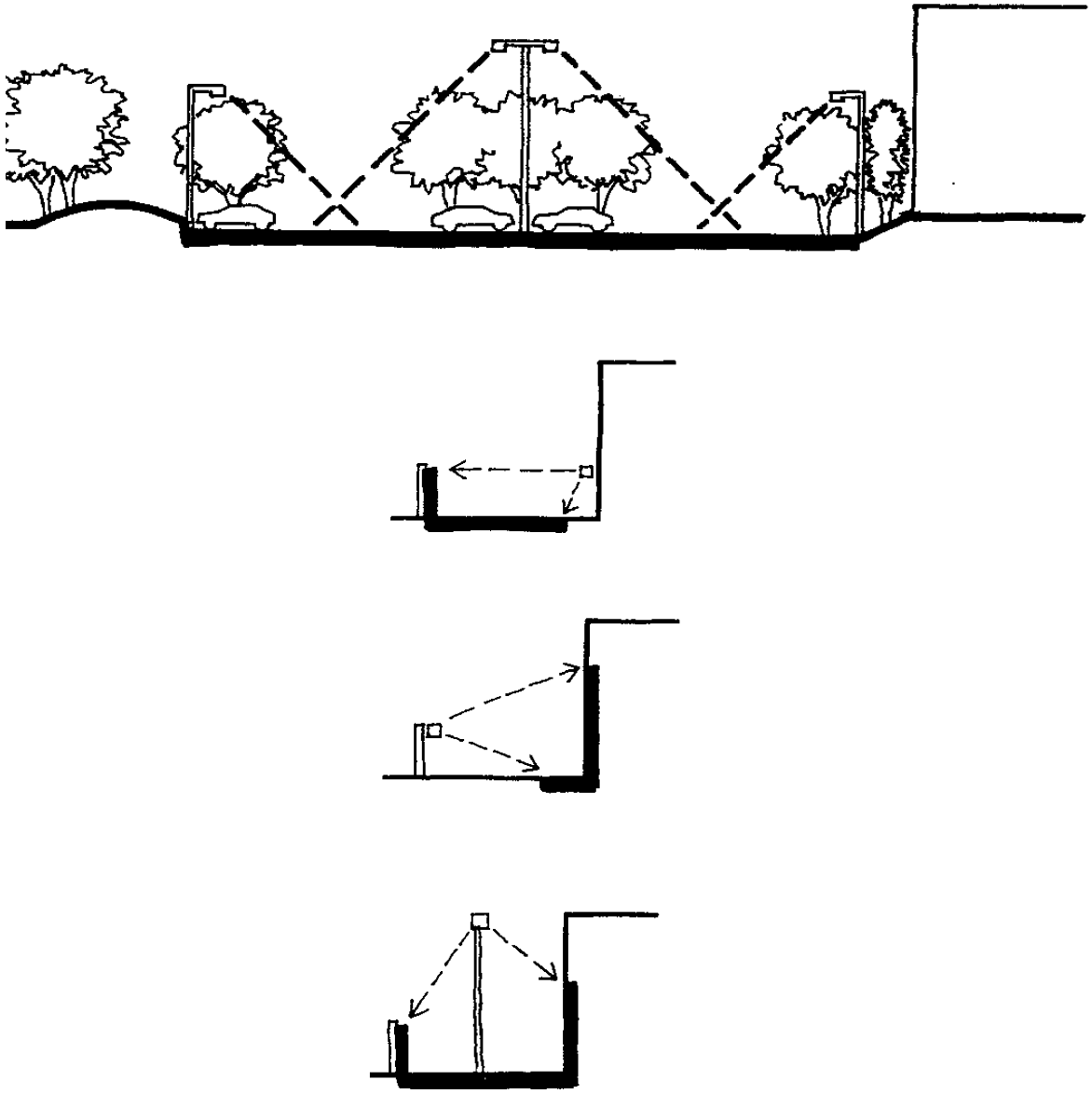


Figure 3.2-5 Lighting of Parking, Service and Loading Areas



3.2.2 Landscaping Standards

Landscape standards establish a sense of cohesiveness and harmony of uses as well as create a park-like identity that will soften the building elements and large areas of paving.

Table 3.2-2 provides landscaping guidelines for the entire East Otay Mesa Specific Plan. The overall intent is to establish a sense of cohesiveness and harmony of uses as well as create a park-like identity that will soften the building elements and large areas of paving. Landscape plans for all development in East Otay Mesa shall be submitted and approved pursuant to Sections 86.701 through 86.729 of the San Diego County Code. Every lot improved with a building or other substantial structure, interim or permanent, shall install the approved landscape and irrigation before final inspection of the structure(s), and shall be maintained thereafter as per the project's approved Landscaping and Irrigation Maintenance schedule. Drought tolerant, non-invasive, and fire-wise landscaping is required throughout East Otay Mesa. Plant material as specified in the County's Water Conservation in Landscaping Ordinance and Design Manual shall be used. Other shrubs, trees, and ground covers not listed may also accomplish the desired goals of the Specific Plan, and if they do so, are encouraged also.

The Landscaping table addresses the following:

- General Landscaping Notes
- Streetscapes
- Building Setback Landscaping
- Building Landscaping
- Parking Lot Landscaping
- Screening
- Landscaping Adjacent to the Otay Valley Regional Park
- Minimum Standards
- Irrigation

Every lot improved with a building or other substantial structure, interim or permanent, shall install the approved landscape and irrigation before final inspection of the permitted structure(s). ,

The preparer of the Landscape Documentation Package shall certify that the landscape plans meet the requirements of the East Otay Mesa Specific Plan and the County's Water Conservation in Landscaping Ordinance and Design Manual.

TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
GENERAL	
Berming	▪ Landscaping in setback areas adjacent to streets shall be contoured and mounded to create continuous rounded slopes and berms. These areas shall be planted with ground cover, hedges and trees. However, berms and mounds should not be used within parkways and the adjacent 2-foot wide landscape easement so that a consistently flat, graded finish is established for street trees and the public right-of-way. Note that the 2-foot wide landscape easement is not required within the Mixed-Use Village Core. ▪ Average mound height shall be a minimum 30”.
Plant Material	▪ Plant material shall be selected from the County Water Conservation in Landscaping Ordinance and Design Manual or to the satisfaction of the Director of the Department of Planning and Land Use. ▪ Plant material shall be drought tolerant and capable of naturalizing or surviving on their own after two years of supplemental irrigation. Exotics and invasive species are prohibited on property within 300 feet of the Conservation/Limited Use Area or the Otay Valley Regional Park. ▪ On slopes adjacent to open space, only native plant material shall be used. ▪ Mowed turf grass should be limited and generally confined to the front setback areas and active recreation parks due to its greater water requirements over other ground covers. ▪ ~~Landscaping Ordinance will allow the use of up to 50% inorganic material.~~Inorganic material (gravel, rock, mulch, etc.,) can be used as groundcover (excluding sloped areas, per grading ordinance).
STREETSCAPES	
Street Trees - General	▪ On-site tree planting in required setbacks shall be coordinated with planting in the public right-of-way and shall be consistent with the public right-of-way streetscape concept (Section 2.3.7 Public Landscaping and Streetscape Plant List in Appendix 1). ▪ Retaining walls shall not be located within the first 10 feet of landscape setback. ▪ Exceptions: See Streetscape Plant List, Appendix 1, for tree types to be used in locations on Otay Mesa Road, Harvest Road and Alta Road where existing, above ground SDGE lines are located. For Otay Mesa Road, the Exception List applies only to the south side of the roadway.

TABLE 3.2-2
Landscaping Standards

	All Land Use Designations

Gateway Roads
 	
(Prime Arterials and Majors, Mobility Element roads)
	▪ Tree species and planting pattern shall be a single row of Evergreen trees spaced 25 feet apart (Streetscape Plant List, Appendix 1).
	▪ Street trees shall be planted 10 feet from the street curb, except:
	  ▪ Along the north side of Otay Mesa Road between Harvest Road and Vann Centre Boulevard where a 10-foot wide landscaped parkway shall include a 4.5-foot wide landscaped strip (5-feet as measured from the face of curb) adjacent to the curb planted with large canopy trees placed every 25 feet on center as well as a combination of low shrubs, groundcovers, and/or decorative mulch. The remaining parkway width shall consist of a 5-foot concrete sidewalk and:
	  ▪ Along the south side of Lone Star Road from Zinser Road to Vann Centre Boulevard, the 10-foot wide landscaped parkway shall include a large canopy tree placed every 25 feet on center in the middle of a 4.5-foot wide landscape strip (5-feet as measured from the face of curb) as well as a combination of low shrubs, groundcovers, and/or decorative mulch. A 5-foot concrete sidewalk shall occupy the remaining 5 feet of the parkway. Along the north side of Lone Star Road from Zinser Road to Vann Centre Boulevard, a 10-foot decomposed granite pathway shall be provided. No landscaping is permitted north of this pathway to comply with Multiple Species Conservation Program (MSCP) adjacency requirements.
	▪ Sidewalks, which shall be 4-feet wide, except as noted above, shall be separated from the traveled way by a 3-foot landscaped parkway. The 3-foot wide planter shall include shrubs spaced every 3 feet on center and maintained at a height of 36 inches maximum (Streetscape Plant List, Appendix 1). Note: If ADA standards require a wider sidewalk, those standards supersede the requirements of the Specific Plan.
	▪ Medians shall be landscaped with medium evergreens (Streetscape Plant List, Appendix 1). Trees shall be planted every 25 feet. The median shall be paved with Sandstone colored concrete and stamped with a Dry Creek Bed pattern. Five-foot by five-foot tree grates shall be set flush with concrete (per San Diego Regional Standard Drawings L-4) around each tree located down the center of the median.
	▪ Design road networks to minimize curb cuts and retain planned landscaped medians.

TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
Major Roads (non-Gateway, Mobility Element roads)	▪ Shall be planted with large-sized evergreen trees (Streetscape Plant List, Appendix 1). ▪ Minimum number of trees shall be 1 tree for every 30 lineal feet of street frontage and located 10 feet from the face of the curb. ▪ Sidewalks, which shall be 4-feet wide, shall be separated from the traveled way by a 3-foot landscaped parkway. The 3-foot wide planter shall include shrubs spaced every 3 feet on center and maintained at a height of 36 inches maximum (Streetscape Plant List, Appendix 1). Note: If ADA standards require a wider sidewalk, those standards supersede the requirements of the Specific Plan.
Industrial/ Commercial -Collector Roads (Specific Plan roads)	▪ Shall be planted with medium-sized evergreen or deciduous canopy trees spaced every 25 feet and located 10 feet from the face of the curb. (Streetscape Plant List, Appendix 1) ▪ Sidewalks, which shall be 4-feet wide, shall be separated from the traveled way by a 3-foot landscaped parkway. The 3-foot wide planter shall include shrubs spaced every 3 feet on center and maintained at a height of 36 inches maximum (Streetscape Plant List, Appendix 1). Note: If ADA standards require a wider sidewalk, those standards supersede the requirements of the Specific Plan.
Activity Node Street	▪ Shall be planted with flowering canopy trees in sidewalk cutout areas (Streetscape Plant List, Appendix 1). ▪ Cutout areas shall be covered with tree grates. ▪ Trees shall be planted every 25 lineal feet, at a distance of 10 feet from curb. ▪ The 4-foot x 4-foot tree grates shall be flush with the concrete cutout areas.
Mixed Use Roads	▪ Shall have non-contiguous 5-foot sidewalks separated from the curb by a 4.5-foot wide landscape strip (5-feet as measured from face of curb). ▪ Shall be planted with large canopy trees spaced every 25 feet located in the middle of the landscape strip. (Streetscape Plant List, Appendix 1) ▪ Landscape building setbacks shall supplement the parkway planting with medium-sized flowering canopy trees spaced every 25 feet as well as a combination of low shrubs, groundcovers, and/or decorative mulch.

TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
Major Intersections	▪ Shall be planted with three flowering trees located outside of the right-of-way on private property at each corner (Streetscape Plant List, Appendix 1). ▪ Additional landscaping such as shrubs and groundcover shall be required and sight lines preserved for vehicular safety. (See County Road Standards for Corner Sight Distance at Intersections). ▪ Flowering groundcover and shrubs shall supplement the trees. ▪ No turf is allowed with the intersection plantings. ▪ Shrubs shall not exceed 30 inches in height within this area. ▪ Minimize clearance zones at Major Intersections in order to retain planned landscaping.
BUILDING SETBACK LANDSCAPING	
Facing Gateway Roads (Prime Arterials)	▪ On-site tree species and planting pattern shall be a single row of Fern Pine trees spaced 25 feet apart alternating with a single row of evergreen canopy trees spaced 25 feet apart, or as directed by the local fire district. (Streetscape Plant List, Appendix 1) ▪ Within the Mixed-Use Designations, on-site tree species along Lone Star Road and Otay Mesa Road shall include a mix of medium-sized flowering canopy trees spaced ever 25 feet on center. On-site trees shall be coordinated with parkway trees to create an offsetting pattern or random groupings of trees.
Facing Major Roads (non-Gateway)	▪ On-site trees shall be coordinated with parkway trees to create an alternating pattern of evergreen trees based on 1 tree per 30 feet of street frontage, or as directed by the local fire district.
Facing Industrial/ Commercial Collector Roads	▪ On-site trees shall be small canopy size, planted in groupings of a minimum 11 trees per group and spaced every 100-feet or fraction thereof, or as directed by the local fire district, and shall be compatible with on-site landscaping of adjacent developed properties.
Facing Mixed-Use Roads	▪ On-site tree species shall include a mix of medium-sized flowering canopy trees spaced ever 25 feet on center. On-site trees shall be coordinated with parkway trees to create an offsetting pattern or random groupings of trees.

TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
BUILDING LANDSCAPING	
Minimum Depth	▪ Landscaped area between the building and any auto circulation area shall be 10 feet minimum, except within the Mixed-Use Village Core where 5-foot setbacks are permitted as specified in Section 2.3.7, Public Landscaping.
Trees and Shrubs	▪ One tree (24 inch box minimum) per each 20 lineal feet of the combined length of the front and both sidewall dimensions of the building. ▪ Shrubs (5-gallon container) shall be planted at the following ratio: a. Front: 1 shrub / 4 lineal feet b. Corner Side: 1 shrub / 5 lineal feet c. Interior Side: 1 shrub / 5 lineal feet for first 25 feet of building closest to fronting street~~.~~ d. Rear: N/A, except within the Mixed-Use Village Core where the requirement is 1 shrub / 5 lineal feet and one tree (15~~-~~gallon minimum) per 20 lineal feet~~.~~ e. Side Adjacent Open Space: 1 shrub / 7.5 lineal feet ~~▪~~ All remaining areas of the planting bed shall be groundcover (including rock or gravel) or one-gallon shrubs, vines, ornamental grasses or perennials with either ~~a~~a minimum of ~~3 inch~~3-inch organic mulch for water conservation. ~~.~~ ▪ ▪ Within the Mixed-Use Village Core, decorative pavement may be substituted for groundcover and tree grates may be utilized in sidewalk cutout areas.
PARKING LOT	
General	▪ All trees, shrubs or groundcover shall comply with the County Off-Street Parking Design Manual. ▪ Within the Mixed-Use Village Core, walkways through parking lots shall be provided to provide pedestrian connections to buildings.

TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
Planting Islands	▪ One minimum 5 foot x 18 foot island or equivalent is required for every ten parking spaces. Each island shall be planted with one 24-inch box canopy tree and 5-gallon shrubs that will achieve 60% coverage in two growing seasons. In addition, within the Mixed-Use Village Core, one tree shall be located within 30 feet of each parking stall. ▪ Turf not permitted. ▪ All landscape areas within a parking lot shall be permanently irrigated.
Screening	▪ Parking areas adjacent to Otay Valley Regional Park shall be screened from public view by native or native compatible landscaping. ▪ Parking areas located between buildings and street shall be screened with shrubs and trees.
SCREENING	
General	▪ Groups of evergreen shrubs should be planted along property line setbacks to screen parking areas, storage and similar unattractive views. Side and read yard setbacks should be planted with large-scale landscape materials (trees, shrubs) to screen views into parking lot and service areas.
Hedges	▪ Where required, screening shrub masses shall be planted at a rate of four five-gallon shrubs per 20 linear feet. ▪ Other ornamental shrubs may also be planted in masses for accents or erosion control. ▪ Screen hedges shall be spaced to insure complete screening within two growing seasons and should be maintained at a height of no less than 36 inches in order to provide effective screening. ▪ Hedges shall not block any required sight lines at intersections or driveways.
LANDSCAPING ADJACENT TO THE OTAY VALLEY REGIONAL PARK	
Restrictions	▪ Invasive plant species that out-grow and take over natural vegetation shall not be used within Johnson or O'Neal Canyons, or within 300 feet of any boundary within the Otay Valley Regional Park Concept Plan Boundary.

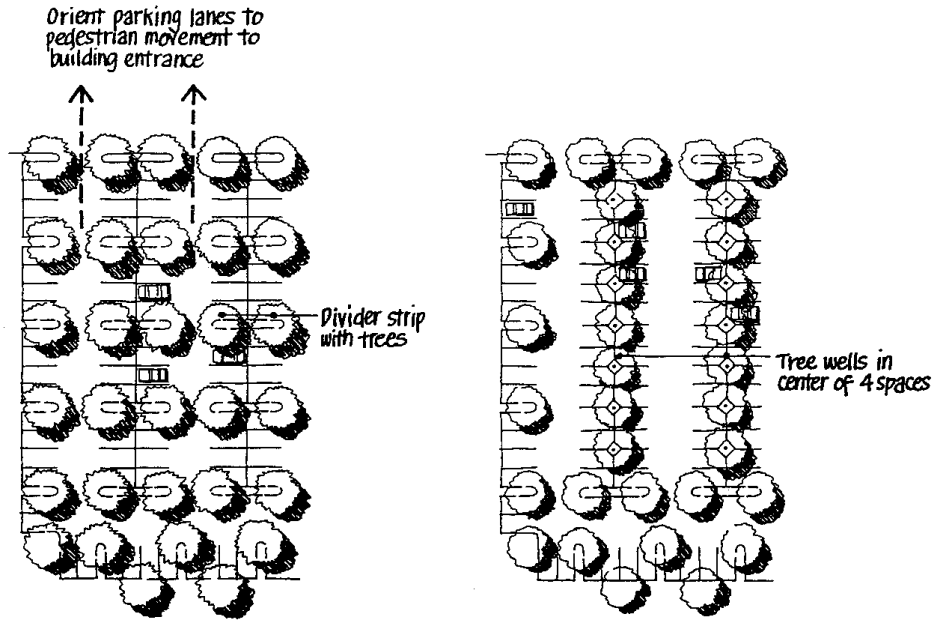
TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
MINIMUM STANDARDS	
Trees	▪ Required trees planted in the street frontage, parking lot, or adjacent to the buildings shall be a minimum size of 24-inch box and double staked, except within rear setbacks in the Mixed-Use Village Core, where 15-gallon trees are permitted. No tree guying shall be allowed. ▪ All other trees shall be minimum 15-gallon, except Eucalyptus trees, which may be minimum 5-gallon, but are limited to 20 percent of the required tree planting. All 15-gallon trees shall be single staked.
Groundcover & Shrubs	▪ All exposed soil areas shall be planted with ground cover and/or ~~and~~ shrubs, or stabilized with inorganic material. ▪ All exposed soils in sloped areas shall be planted with ground cover and shrubs that will cover the area within approximately six months from the time of planting. ▪ Types of shrubs and ground cover shall be complementary to the streetscape plantings. ▪ Required shrubs planted in the street frontage, building setback areas and parking lots shall be a minimum size of 5 gallons unless plant material is only grown in smaller sizes. ▪ Spacing of shrubs shall be based on size of plant at maturity; shrubs shall be planted closer when used for screening.
Manufactured Slopes (steeper than 3:1)	▪ Supplemental shrubs and ground cover shall be planted at the average minimum rate of one shrub (one gallon size) per 100 square feet and one five-gallon shrub per 200 square feet.
Maintenance	▪ Landscape Documentation Package plans shall include a Landscaping and Irrigation Maintenance schedule as per Section 86.724 of the County's Water Conservation in Landscaping Ordinance. ▪ Provide a note on plans as to the individual or entity to be responsible for installation and on-going maintenance of irrigation and planting within both the public right-of-way and the property itself. ▪ Each discretionary project shall be conditioned to require participation in a permanent maintenance program, including assessments or special taxes to finance the maintenance of landscaping and irrigation within the public right-of-way.

TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
IRRIGATION	
General	▪ A water use authorization issued by the County shall establish the Maximum Applied Water Allowance for each property on which a project subject to this Specific Plan is proposed. ▪ All landscaped areas shall be efficiently irrigated per the requirements of the County's Water Conservation in Landscaping Ordinance, including streetscape (parkways and medians), building setbacks, areas around buildings, parking lots, and divided access driveways. ▪ The irrigation system shall be designed to prevent standing water and any condition such as runoff, overspray, and low-head drainage where irrigation water flows or sprays onto areas not intended for irrigation. ▪ Irrigation plans required by the Specific Plan shall be prepared by a landscape architect, civil engineer, forester or architect licensed by the State of California. Irrigation plans shall be and installed by a California licensed landscape contractor. ▪ Drip irrigation systems shall be used where appropriate.
Screening Requirements	▪ All exposed mechanical equipment such as automatic controllers, backflow preventors, and vacuum breakers shall be screened or located in an area away from ~~public~~ view from a public right-of-way.
Conservation	▪ Rain sensing override devices attached to an automatic controller are required on all irrigation projects, temporary or permanent. ▪ All plants shall be grouped in hydrozones and the irrigation system shall be designed to deliver water to hydrozones based on the moisture requirements of the plant groupings. ▪ Vegetation within 24-inches of an impermeable surface shall utilize low volume or subsurface irrigation unless the impermeable surface drains entirely into a landscaped area.
Water Efficient Landscape Worksheet	▪ Must be submitted for all Landscape Documentation Packages and be in conformance with the County's Water Conservation in Landscaping Ordinance and Design Manual.

Figure 3.2-6 Parking Lot and Loading Area Landscaping Techniques



Loading Area

3.2.3 Architectural Standards

Emphasis is on high quality design and construction in order to promote well-designed, well-detailed buildings. Harmonious development, pedestrian-scale architecture, particularly at the street level, and a hierarchical scale of uses are sought.

The purpose of the Architectural Standards is to define architectural principles that are appropriate, distinctive and add value by their ability to attract investors, tenants and employees. Standards contained in Tables 3.2-3 and 3.2-4 are meant to insure the architectural integrity of the community as a whole. Emphasis is on high quality design and construction in order to promote well-designed, well-detailed buildings. Harmonious development, pedestrian-scale architecture, particularly at the street level, and a hierarchical scale of uses are sought. For example, anchor stores are to be emphasized as more important structures and smaller businesses in the main retail structure are to have lesser emphasis. Independent pad sites or buildings shall have their own unique identity but relate to the large main structure.

All development projects within the Specific Plan Area shall comply with the Architectural Standards of this plan. The Architectural Standards are broken into two tables, one for industrial development (Table 3.2-3) and one for commercial and mixed-use development (Table 3.2-4). Each table addresses information as follows:

- Building Design
- Exterior Building Materials
- Climatic Considerations
- Parking Structures
- Other Considerations

All signage shall be in conformance with the standards set forth in the Zoning Ordinance (see sections 6200, 6250).

TABLE 3.2-3

Architectural Standards – Industrial Development

Industrial Development	Technology Business Park, Light Industrial, Heavy Industrial and Mixed Industrial
BUILDING DESIGN	
Form, Mass and Texture	▪ Architectural façade treatments shall be used to provide visual interest and break up the scale of industrial buildings, particularly on facades that face the street or a courtyard used by pedestrians. ▪ Plan offsets on the street-facing elevation(s) shall be incorporated to avoid buildings with straight, unbroken facades. No building shall be longer than 200 lineal feet without some modulation of the façade. Changes in material may occur at plan offsets. ▪ Offsets, projections, overhangs, horizontal and vertical color bands, windows, false window panels, recesses and cornice detailing are devices that shall be used to increase areas of shade and shadow and prevent blank walls (Figure 3.2-2). ▪ When a corner of a building is located adjacent to an intersection or driveway, the corner shall be articulated using any of the strategies identified in Figure 3.2-3. A right angle corner with no articulation is prohibited. Façade modulations (inverted, revealed or towered corners) should be used to create a special treatment on corner sites (adjacent to a public right-of-way). ▪ Variations in texture should be used to add scale and visual interest. These may include patterns, sandblasted surfaces, exposed aggregate and different types or colors of materials.
Reveals	▪ Exterior walls shall provide architectural reveals to break up the wall surface. At a minimum, reveals shall occur at every structural bay (Figure 3.2-4). ▪ Reveals of varying size and direction shall be required. For example, on long horizontal walls, vertical reveals shall be utilized accentuating the height of a building and lessening its horizontal impact.
Roofline Articulation and Roof Forms	▪ Long continuous parapets shall be broken to add hierarchy, scale and visual interest. This can be achieved by adding architectural elements of greater height at appropriate locations, stepping the height of the parapet at appropriate intervals, or adding tower and/or shed roof forms. ▪ Distinctive roof forms shall be used to distinguish entry points. ▪ Flat roof buildings should incorporate shed roofs or trellises covering exterior walkways or loggias to scale down the structure and provide visual relief.

TABLE 3.2-3

Architectural Standards – Industrial Development

Industrial Development	Technology Business Park, Light Industrial, Heavy Industrial and Mixed Industrial
Entrances	▪ Building entrances shall be emphasized so their location is apparent and clear. Porches, loggias, arcades and canopies are helpful to call attention to an entrance (Figure 3.2-5). ▪ Use of color accents and special materials at entrances can be used to create an intensity of focus to the overall building.
Windows	▪ For the office portion of buildings fronting on a street, a minimum 50 lineal feet of every 100 lineal feet shall be glass. Width of glass may vary. ▪ Windows should be recessed along street frontages to create shadows. Large, glazed areas should be broken up into smaller window panes.
Rooftop Equipment	▪ Buildings should be designed to minimize mechanical equipment located on roofs. ▪ Rooftop equipment shall be fully screened from view from street and Regional Park by the extension of building sidewalls or parapets to a height at least as great as the highest piece of equipment, or by a screening structure that may incorporate grillwork, louvers and/or latticework. Where a screening device would create more distraction than the equipment would otherwise, the screening device may be omitted and the equipment painted to match the roof color.
Accessory Building and Outdoor Storage Areas	▪ All accessory buildings shall be designed as an integral component of the site development and architecture. ▪ Building material colors, roofline, general form and character shall be compatible with primary building or buildings on the site. ▪ Where permitted, outdoor storage shall be screened from a public street view or views from common areas.
EXTERIOR BUILDING MATERIALS	
Permitted	▪ Treated concrete, masonry, ornamental plaster and/or stone are permitted. Variations and combinations are permitted. Metal is permitted in Mixed Industrial and Heavy Industrial areas.
Prohibited	▪ ~~S~~SExcept for where construction trailers are ~~proposed~~permitted as permanent structures, stucco, metal, mirror glass, curtain wall, wood or plastic are prohibited as dominant materials, except that metal is not prohibited in Mixed Industrial and Heavy Industrial areas. They may be

TABLE 3.2-3

Architectural Standards – Industrial Development

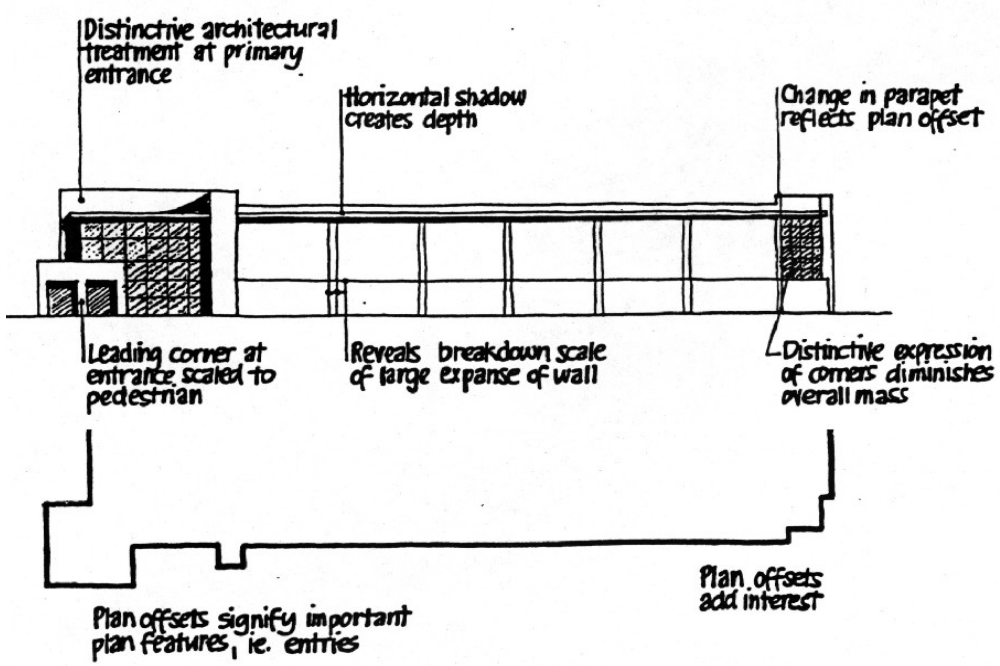
Industrial Development	Technology Business Park, Light Industrial, Heavy Industrial and Mixed Industrial
	used for trim, decorative elements, and signs.
CLIMATIC CONSIDERATIONS	
	▪ Site development (such as window locations, building orientation and roof overhangs) should be designed to minimize heating and cooling costs and provide more comfortable indoor spaces. ▪ Courtyards, particularly south facing, may be used to create outdoor spaces with a favorable microclimate for year-round activities.
Window Locations	▪ Windows on the east, west, and south shall use landscaping and window treatment (i.e., shades and blinds) to reduce solar glare and heat gain. ▪ Whenever feasible, locate the largest windows on the north side of building and use overhangs to minimize heat gain on south elevations. Windows on the west side of a building are discouraged.
Elements to Shade Wall Surface	▪ Protected courtyards, porches, arcades, trellises, loggias, pergolas, verandas, overhangs or trees are encouraged to shade exterior wall surfaces and windows from direct sun exposure and provide relief from the sun in outdoor recreation areas.
PARKING STRUCTURES	
Design	▪ All sides of a parking structure visible from the street or common area shall be faced with a building material similar to or the same as the adjoining building.
Location	▪ Parking structures shall be placed toward the rear of properties, away from street frontage and shall meet building setback requirements.
Screening Methods	▪ Parking structures shall be screened by one or a combination of the following: dense planting, sunken parking structure design, with dense slope planting, berms, and planting in front of structure.
OTHER CONSIDERATIONS	
Building Types	▪ Construction trailers are permitted as permanent or accessory office facilities ~~To allow temporary trailers as permanent/accessory office facilities~~ for uses which are generally

TABLE 3.2-3

Architectural Standards – Industrial Development

Industrial Development	Technology Business Park, Light Industrial, Heavy Industrial and Mixed Industrial
	~~all~~entirely outdoor in nature (i.e., vehicle parking, storage, swap meets, truck parking, container storage, outside storage etc.). ~~These~~Trailers must be ~~will need to~~ fully screened and not visible from the public right of way. ~~The design~~These ~~of these~~ structures must ~~will need to~~ meet applicable building ~~codes~~and fire codes ~~to the extent possible~~. ▪ All other uses of ~~C~~construction trailers are permitted only as interim facilities during construction phase of project.
Signage	▪ Signage shall be in conformance with the County of San Diego Zoning Ordinance.

Figure 3.2-7 Building Form and Massing and Corner Articulation



Building Corner Articulation

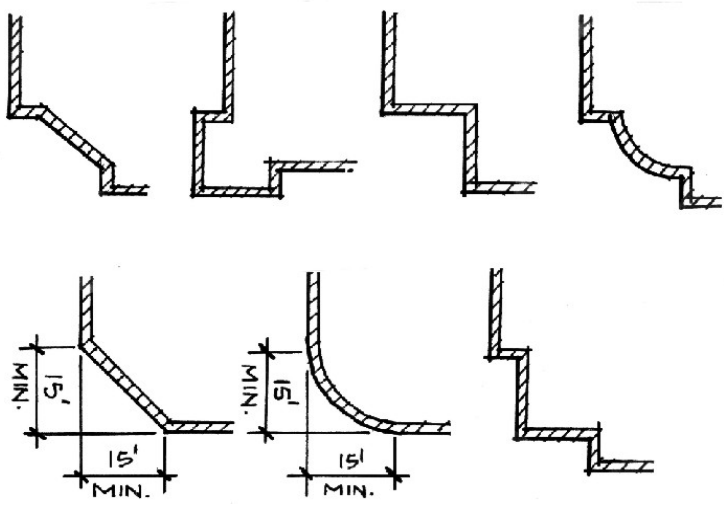
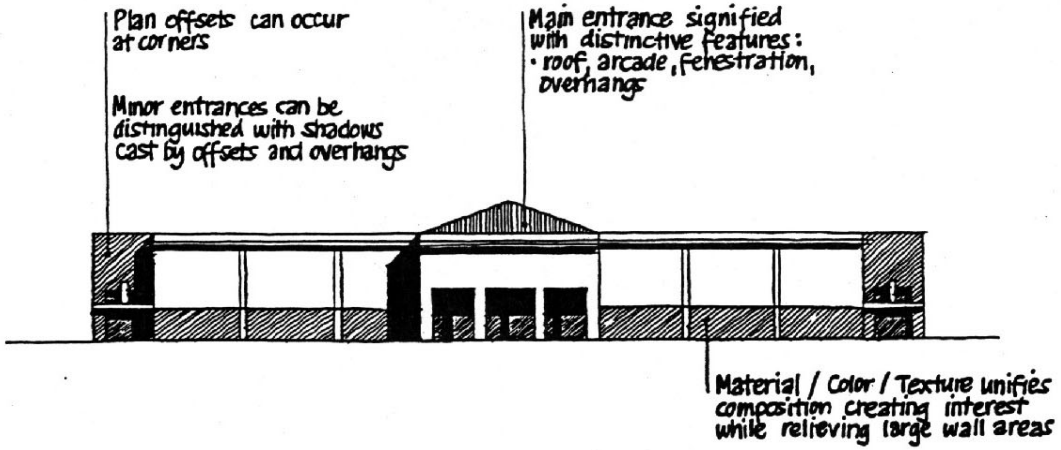
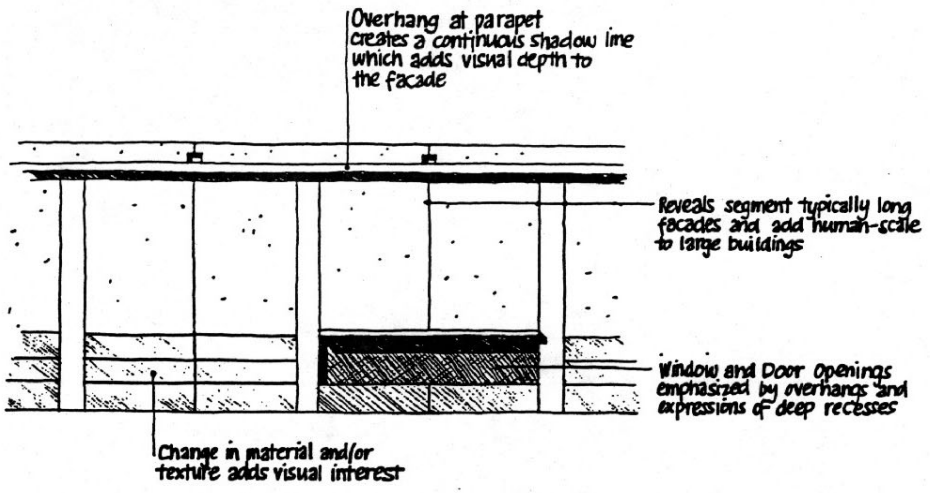


Figure 3.2-8 Building Elevation and Entrance Treatments



Elevation Treatments
Figure 3.2-3A.3



Entrance Treatments

TABLE 3.2-4

Architecture Standards – Commercial and Mixed-Use Development

Commercial/ Mixed Use	Activity Node, Mixed-Use, Commercial Center and District Commercial
BUILDING DESIGN	
Form and Mass	▪ Varying roof slopes and building mass is required. Continuous flat rooflines shall not be permitted. ▪ Building facades longer than 200 feet shall include gables and arches or other articulation at distances of 75-90 feet (Figure 3.2-6). ▪ Valid methods of wall articulation include but are not limited to windows, faux windows, balconies, arcade, building indentations, architectural detailing, gables, and arches as shown in Figure 3.2-7.
Cornice	▪ Permitted materials: stucco; trim stone parapet, and pre-cast concrete or prefab cornice to match project brick.
Downspouts	▪ Downspouts shall be incorporated into the structure of the columns or be painted to match the adjacent building façade. ▪ Roof drainage may not flow cross pedestrian walks or trails.
Entrances	▪ Building entrances shall be emphasized so their location is apparent and clear. Porches, loggias, arcades and canopies are helpful to call attention to an entrance. ▪ Use of color accents and special materials at entrances can be used to create an intensity of focus to the overall building.
Arcades, Loggias and Awnings	▪ All retail storefronts shall employ the use of arcades, loggias, arbors or awnings that may encroach 3 feet into the setback area.
Corner or End Treatment	▪ All street corner buildings and the main building in a commercial center must be punctuated at the ends/corners with an articulated architectural element (i.e., tower, cupola, notching, etc.). ▪ Articulation shall consist of a minimum five-foot offset and a length of 12’ - 25’, and shall be higher than the adjacent building façade by at least 4’.

TABLE 3.2-4

Architecture Standards – Commercial and Mixed-Use Development

Commercial/ Mixed Use	Activity Node, Mixed-Use, Commercial Center and District Commercial
Reveals	▪ Exterior wall surface areas shall provide architectural reveals to break up the wall surface. At a minimum, reveals should occur at every structural bay. ▪ Reveals of varying size and direction are encouraged. For example, on long horizontal walls, vertical reveals shall be utilized accentuating the height of a building and lessening its horizontal impacts.
Windows	▪ Windows and doorframes shall be aluminum with bronze or white finish. Aluminum-clad and vinyl clad window frames with a bronze finish are acceptable. This requirement does not apply in the Mixed-Use Designations. ▪ Full height windows shall be permitted. ▪ Security bars or rolling grilles are prohibited unless fully concealed during regular business hours. ▪ Within the Mixed-Use Designations, ground floor retail uses with transparent storefronts are encouraged.
Roofline Articulation and Roof Forms	▪ Long continuous parapets shall be broken to add hierarchy, scale, and visual interest. ▪ Distinctive roof forms shall be used to distinguish entry points and create a unique skyline. ▪ Flat roof buildings shall incorporate shed roofs or trellises covering exterior walkways or loggias to scale down the structure and provide relief.
Rooftop Equipment	▪ Rooftop structures and/or mechanical equipment, including appurtenances, shall be fully screened from view from street, park or adjacent property by the extension of building side walls or parapets to a height at least as great as the highest piece of equipment, or by a screening structure which may incorporate grill work, louvers and/or latticework.

TABLE 3.2-4

Architecture Standards – Commercial and Mixed-Use Development

Commercial/ Mixed Use	Activity Node, Mixed-Use, Commercial Center and District Commercial
Accessory Buildings and Outdoor Storage	▪ Building material colors, roofline, general form and character shall match or be compatible with primary building or buildings on the site. ▪ Temporary wood and metal type buildings are prohibited. Temporary trailers are permitted only as interim facilities during construction phase of project. ▪ ~~To allow t~~Temporary trailers are permitted as permanent/accessory office facilities for uses which are generally all outdoor in nature (i.e., vehicle parking, storage, swap meets, truck parking, container storage, outside storage etc.). These will need to fully screened and not visible from the public right of way. The design of these structures will need to meet applicable building codes to the extent possible. ▪ ▪ Where outdoor storage is permitted, a minimum ~~8 foot tall~~8-foot-tall fence or wall shall enclose the outdoor storage.
EXTERIOR BUILDING MATERIALS	
Permitted: Front and Sides of Buildings	▪ Permitted materials include brick, stone, stucco, Hardiplank siding, tinted storefront glass (non-reflective), glass block, pre-cast concrete or cast stone. Cast stone, stucco, complementary brick, stone or granite is acceptable as architectural trim material or accents. Wood is permitted in the Mixed-Use Designations.
Permitted: Rear of Buildings	▪ Permitted building materials on rear of buildings shall be brick, tilt wall, split face, CMU painted to match the primary building material, or stucco.
Not Permitted	▪ Curtain wall, wood (except within the Mixed-Use Designations) or plastic is prohibited as dominant materials. They may be used for trim, decorative elements, and signs.
CLIMATIC CONSIDERATIONS	
Window Locations	▪ All retail storefronts are encouraged to use arcades, loggias or awnings at windows and doorways. Other uses shall, at a minimum, locate said structures at the building entry.
Elements to Shade Wall Surface	▪ Protected courtyards, porches, arcades, trellises, loggias, pergolas, verandas, overhangs or trees shall be used to shade exterior wall surfaces and windows from direct sun exposure.

TABLE 3.2-4

Architecture Standards – Commercial and Mixed-Use Development

Commercial/ Mixed Use	Activity Node, Mixed-Use, Commercial Center and District Commercial
Courtyards	▪ Any size courtyard, particularly south-facing, may be used to create outdoor spaces, giving the site a more favorable microclimate for year-round activities.
PARKING STRUCTURES	
Design	▪ All sides of a parking structure visible from the street or common area must be faced with a building material similar to or the same as the adjoining building.
Location	▪ Parking structures shall be placed toward the rear of property lines, away from street frontage, and shall meet building setback requirements.
Screening Methods	▪ Parking structures shall be screened by one or a combination of the following: dense planting of trees; sunken parking structure design with dense slope planting; berms and planting in front of structure.

TABLE 3.2-4

Architecture Standards – Commercial and Mixed-Use Development

Commercial/ Mixed Use	Activity Node, Mixed-Use, Commercial Center and District Commercial
OTHER CONSIDERATIONS	
Outdoor Open Space Areas	▪ Outdoor open space areas may encroach the setback area by no more than 10 feet. ▪ Open frame structures such as arbors or trellises will be permitted to encroach the setback area.
Common Open Space for Multi-Family Development	▪ Multi-family housing types shall provide a minimum of 150 square feet of usable open space per unit, which may consist of private or common open space. Private open space is accessible only to the residents of a particular unit and includes areas such as balconies and patios. Common open spaces are indoor or outdoor recreation areas that are accessible to all residents. Examples of common areas include, but are not limited to, clubhouses, playgrounds, gyms, game rooms, plazas, pavilions, community gardens, picnic/barbeque areas, or pool areas. The usable open space requirement may be satisfied either through common open space only, private open space only, or a combination of private and common open space. For example, each unit could contain 50 square feet of private open space and the remaining 100 square feet could be allocated to common open space areas.

TABLE 3.2-4

Architecture Standards – Commercial and Mixed-Use Development

Commercial/ Mixed Use	Activity Node, Mixed-Use, Commercial Center and District Commercial
Sustainable Planning and Building Design	Within the Mixed-Use Designations: ▪ Emphasis shall be placed on creating a pedestrian-oriented environment through the use of shade trees, awnings, benches, and other pedestrian amenities. ▪ Buildings shall be designed and oriented to utilize passive solar heating and cooling opportunities, enhance natural ventilation, and effectively utilize daylight to minimize artificial lighting needs, to the extent feasible. ▪ As new construction projects are proposed, the solar access of existing buildings should be evaluated and maintained, to the extent feasible. ▪ The use of sustainable resources and recycled materials such as reclaimed lumber, recycled plastic, recycled glass, or natural products is encouraged. ▪ Shade trees and vegetation, green roofs, cool roofs, and cool pavements are encouraged to minimize the “heat island” effect, where appropriate. ▪ The use of native or drought tolerant landscaping and highly efficient irrigation systems that conserve water will be utilized as required by the County’s Water Efficient Landscape Design Manual and Water Conservation in Landscaping Ordinance. ▪ The use of vegetated swales, detention basins, permeable pavement, and other measures to improve water quality is encouraged. ▪ The use of solar power and other renewable energy sources, high efficiency (low energy/low water use) appliances and fixtures, and other energy conservation measures is encouraged. ▪ Designated parking areas and refueling and recharging stations for low emission or zero emission vehicles should be provided, where feasible. ▪ During construction, the use of low-emission construction vehicles and equipment is encouraged, when feasible.

Figure 3.2-9 Commercial Architectural Standards

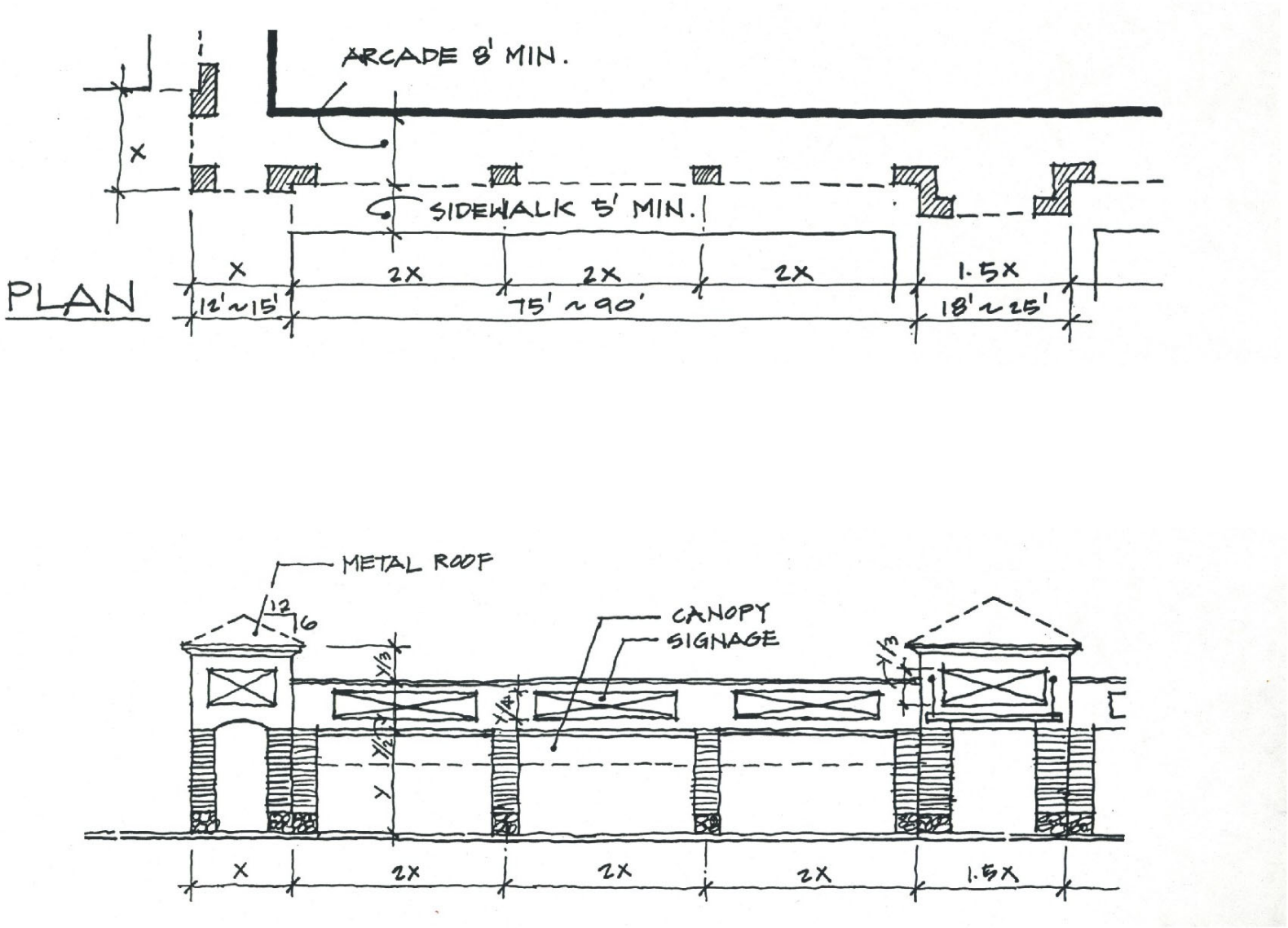


Figure 3.2-10 Activity Node Storefronts/Preferred Character



Figure 3.2-11 Typical Mixed-Use Facade Articulation



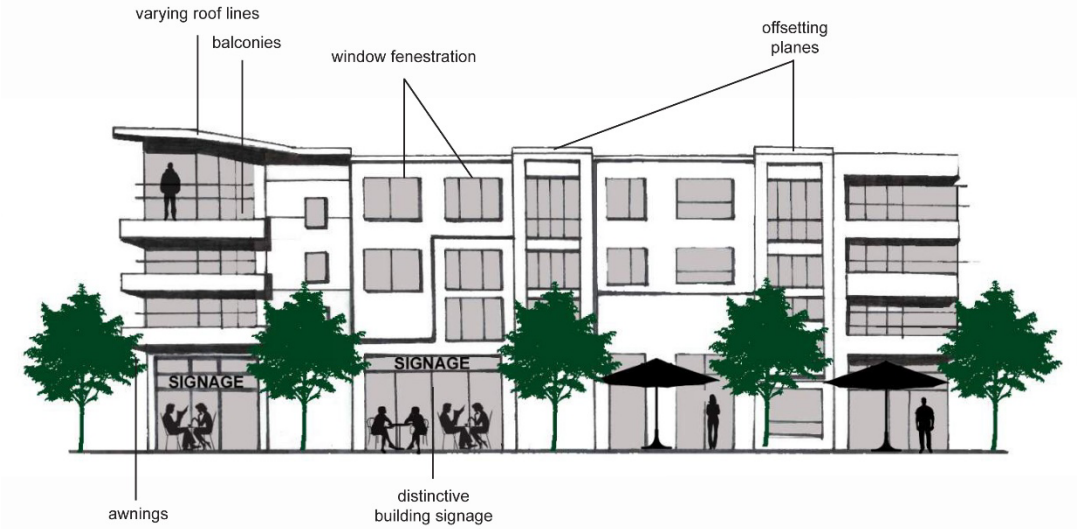


Figure 3.2-12 Mixed-Use Development Preferred Character



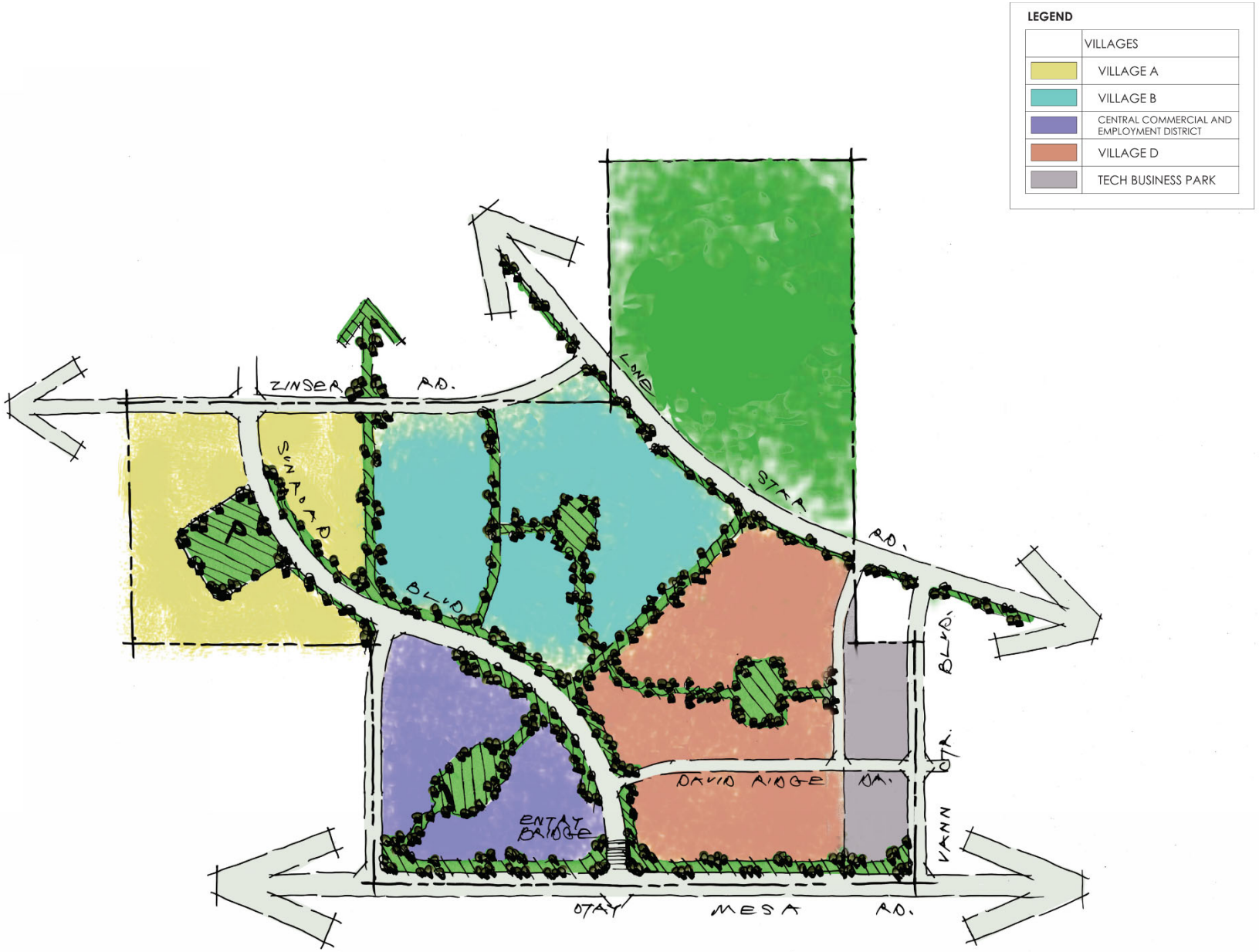
* Note: These images are conceptual only. Parkways will be planted with drought tolerant plant material and maintenance strips will be provided in median planting areas. Trees shall be setback from the curb consistent with County road standards and tree grates may be utilized along internal local roads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

Figure 3.2-13 Conceptual Mixed--Use Village Plan



Figure 3.3-1 Conceptual Land Use and Circulation Plan for Specific Plan Amendment No. PDS2015-SPA-15-001




LEGEND
VILLAGES
VILLAGE A
VILLAGE B
CENTRAL COMMERCIAL AND EMPLOYMENT DISTRICT
VILLAGE D
TECH BUSINESS PARK
ZINSER RD.
LANE
STAR
RD.
SEAFORD
BLVD.
BLVD.
DAVID RIDGE
DR.
OTA.
ENTAY RIDGE
VANN
OTAY
MESA
RD.

3.3 Mixed-Use Development Transfer Process

~~Specific Plan Amendment No. PDS2015-SPA-15-001 establishes development intensity limits such that the maximum peak hour traffic volumes associated with build-out of the Village Core does not generate more than 2,785 AM peak-hour trips and not more than 3,687 PM peak-hour trips (refer to Table 3.3-1, Footnotes 4 & 5). These are the peak hour trips that were analyzed as part of the previous entitlement application for this site (Otay Tech Center).~~

Specific Plan Amendment No. PDS2015-SPA-15-001 ~~also~~ provides for the ability to transfer development intensity between various planning areas within the Village Core to allow flexibility to respond to changing market conditions. The mix of residential, office, commercial retail, and technology business park uses are constrained by the total peak hour trips assigned to the anticipated land uses based on a typical development scenario for Specific Plan Amendment No. PDS2015-SPA-15-001. As specific development proposals come forward, they may deviate from the typical development scenario provided that the total peak hour traffic volumes and maximum density allocations are not exceeded. This approach allows flexibility to respond to changing market conditions over the expected 10-15 year period for the Village Core build-out.

As illustrated in Figure 3.3-1, Specific Plan Amendment No. PDS2015-SPA-15-001 consists of ~~seven~~ five planning areas ~~(PA)~~. Planning Areas A, B, C and D will be residential developments with community serving ~~retail and~~ commercial uses~~.~~, ~~including four mixed-use planning areas (PAs A, B, C, and D)~~. ~~Although part of the same ownership, Planning Area F is not a part of Specific Plan Amendment No. PDS2015-SPA-15-001 and is not included in the trip generation total. Planning Area E will maintain a Technology Business Park designation and~~ Planning Area G will maintain an Open Space designation. ~~Trips generated by future development within Planning Area E will contribute to the total ADT assigned to Specific Plan Amendment No. PDS2015-SPA-15-001. Although this planning area will only contain technology business park uses, trips may still be transferred in or out of the planning area per the methodology described below.~~

Table 3.3-1, ~~he T~~typical D~~d~~evelopment S~~s~~cenario, illustrates one possible development scenario for ~~development pursuant to for~~the Village Core ~~Specific Plan Amendment No. PDS2015-SPA-15-001. ~~ indicates a "target" development intensity such that the maximum peak hour traffic volumes associated with build-out of the area does not generate more than 2,785 AM peak-hour trips and not more than 3,687 PM peak-hour trips (refer to Table 3.3-1). These are the peak hour trips that were analyzed as part of the previous entitlement application for this site (Otay Tech Center).~~ Specific Plan Amendment No. PDS2015-SPA-15-001 ~~s~~established a maximum total average daily trip for the Village Core of 34,124 ADTs, and a ~~development intensity limits such that the~~ maximum ~~peak hour~~ traffic volume~~s associated with build-out of the Village Core does not generate more than~~ of 2,785 AM and ~~peak-hour trips and not more than~~ 3,687 PM peak-hour trips (refer to Table 3.3-1, Footnotes 4, ~~&~~ 5 and 6). These are the peak hour trips that were analyzed as part of the previous entitlement application for this site (Otay Tech Center).
~~, of 2,785 AM peak-hour trips and 3,687 PM peak-hour trips~~

~~Insert Figure 3.3-1 Conceptual Land Use and Circulation Plan for Specific Plan Amendment No. PDS2015-SPA-15-001~~

TABLE 3.3-1
Typical Development Scenario

Planning Area	Land Use Acreage[1]			Total Acreage (excl. Open Space)	Target Development Intensity			ADT Volume[3,6]	AM Peak Hour[4]	PM Peak Hour[5]
	Residential	~~Tech Park~~ Non-Residential Commercial (Office/Retail/Tech)[2]	Open Space		Dwelling Units	~~Tech Park Square Footage~~ Non-~~Commercial~~Residential Commercial (Office/Retail/Tech) Square Footage				
~~Mixed-Use~~										
PA A	31.3	3.0 ~~0.0~~	1.2	34.3	862	36,000 ~~0~~		7,256	602	744~~675~~
PA B	44.3	~~1.9~~ 0.5~~2~~2.4	1.5	46.7	1,381	2~~2~~7,800 ~~5,000~~		11,476	922	1,15~~04~~7
PA C	12.8	~~10.4~~ 6.8~~3~~	0.0	30.0	227	~~124,800~~ ~~68,000~~33,200		9,59~~2~~3,352	~~581~~226	345~~1,004~~
PA D	22.8	~~24.6~~ 0.5~~5~~.5	0.0	47.9	688	~~295,200~~ ~~5,000~~55,000		7,704~~8,656~~	528~~859~~	770~~994~~
~~Subtotal~~	**~~111.2~~**	**~~39.9~~** **~~7.8~~**	**~~2.7~~**	**~~158.9~~**	**~~3,158~~**	**~~478,800~~**	**~~78,000~~**	**~~36,980~~**	**~~2,964~~**	**~~3,720~~**
~~Technology Business Park~~										
~~PA E~~	~~0.0~~	~~7.8~~	~~0.0~~	~~0.0~~	~~7.8~~	~~0~~	~~93,600~~	~~0~~	~~936~~	~~131~~	~~140~~
~~PA F (not a part)~~	~~0.0~~	~~16.1~~	~~0.0~~	~~0.8~~	~~15.3~~	~~0~~	~~193,200~~	~~0~~	~~N/A~~	~~N/A~~	~~N/A~~
~~Subtotal~~	**~~0.0~~**	**~~23.9~~**	**~~0.0~~**	**~~0.8~~**	**~~23.1~~**	**~~0~~**	**~~286,800~~**	**~~0~~**	**~~936~~**	**~~131~~**	**~~140~~**
~~Open Space~~										
PA G	0.0	~~0.0~~ 0.0	51.3	0.0	0	~~0~~ ~~0~~0		N/A	N/A	N/A
~~Subtotal~~	**~~0.0~~**	**~~0.0~~** **~~0.0~~**	**~~51.3~~**	**~~0.0~~**	**~~0~~**	**~~0~~** **~~0~~**		**~~N/A~~**	**~~N/A~~**	**~~N/A~~**
Total	152.8~~111.2~~	**~~63.8~~** **~~7.8~~**13.9	**54.0.~~8~~**	**1**66.7~~82.0~~	**3,158**	**~~765,600~~** **~~78,000~~**152,000		**~~37,916~~**29,788	**~~3,095~~**2,278	**3,~~86~~0**16
Mixed Use Credit (10%)								(2,979~~3,792~~)	(228~~310~~)	(30~~286~~)
Net Total								**~~34,124~~26,809**	**2,050~~785~~**	**~~3,474~~2,714**

1. Park acreage will be provided at the site plan stage consistent with the County's Parkland Dedication Ordinance (PLDO) and tracked via Table 3.3-3. Refer to Section 2.4.3 in the Public Facilities Element for additional information regarding how parks will be established within the project area.
2. Non-Residential Commercial (Office/Retail/Tech)~~Commercial retail~~ acreage is limited to 10% of total acreage, excluding open space~~ a maximum of 27.2 acres~~.
3. Rates are from SANDAG's (Not so) Brief Guide of Vehicular Generation Rates for the San Diego Region, 2002. Residential = 8 ADT/unit. Technology Business Park = 1~~2~~0 ADT/KSF~~acre~~. The Neighborhood Shopping Center rate of 1~~,2~~00 ADT/KSF~~acre~~ was used for the Commercial Retail within PA C. A 20% pass-by

reduction was applied to the Neighborhood Shopping Land Use. ~~is rate.~~ The Specialty Retail rate of 40~~0~~ ADT/KSF ~~acre~~ was used for the Commercial Retail within PAs B and D.

~~1.~~4. AM Peak Trips cannot exceed 2,785
5. PM Peak Trips cannot exceed 3,687
~~2.~~6. Total Trips cannot exceed 34,124

Note: This scenario is illustrative only to provide an understanding of how the uses will work together under the ADT tracking method.

Mix of Uses

To ensure that an adequate mix of uses is provided, the project will be required to construct a minimum of 10,000 square feet of non-residential uses prior to the development of the 2,000th dwelling unit, a minimum of 20,000 square feet of non-residential uses prior to the 2,500th dwelling unit, and a minimum of 30,000 square feet of non-residential uses prior to the 3,000th dwelling unit. This square footage shall consist of commercial and/or technology business park uses. The non-residential development may be realized at an earlier stage. For example, if 30,000 square feet of non-residential space is developed prior to the 2000th unit, then the commitment has been satisfied. Square footage will be determined during plan check review for building permits.

A permitted range for the mix of uses within the ~~each~~ Mixed-Use ~~Land Use~~ Designation has been identified to ensure that the applicable emphasis is maintained (refer to Table 3.3-2). This range is applied at the planning area level and is utilized to calculate the maximum number of dwelling units permitted and area allocated for non-residential development.

The maximum residential yield and non-residential building square footage is further limited by the maximum peak hour traffic volumes associated with build-out of the area, restrictions outlined in the Brown Field ALUCP and maximum density authorized in the Specific Plan.

TABLE 3.3-2
Permitted Land Use Mix

Land Use	Ranges as a Percent of Land Use Acreage		
	Residential	Tech Park	Commercial (Retail or Office)
Mixed-Use Residential	90%-100%	0%-10%	
~~Mixed-Use – Employment Emphasis~~	~~Less than 50%~~	~~More than 50%~~	

Residential Emphasis

Within the Residential Emphasis designation, ~~over~~ between 90% to 100% of the acreage (excluding land set aside for parks or other public uses) may be used to calculate the maximum amount of residential development permitted. The resulting number of units may be dispersed anywhere throughout this designation provided the residential densities established by the Brown Field ALUCP are not exceeded. Some units could be single-family homes, some may be incorporated into vertical mixed-use developments (e.g. residential units above commercial or office space), and/or some may become part of multi-family developments. Up to 10% of the remaining ground floor area would be utilized for commercial/retail or office/technology business park development, including associated vehicular circulation and parking areas, pedestrian circulation areas, landscaped areas, plazas, etc.

Example Calculation: Residential Emphasis

If Planning Area A were to include a five-acre public park, that acreage would first be subtracted from the total acreage of the Residential Emphasis designation.

32.5 – 5 = 27.5 acres

Of the 27.5 acres, 90% to 100% of the area may be utilized to calculate the residential density. Under this example, it is assumed that 98% would develop with residential uses.

27.5 Acres * 0.98 = 27 acres

Note: 0.6 acre of Planning Area A is located within the Brown Field Outer Approach/Departure Zone 4, where residential development is limited to 20 dwelling units per acre.

27 – 0.6 = 26.4 * 40 du/ac = 1,056 dwelling units
0.6 * 20 = 12 dwelling units
Total = 1,068 dwelling units

The remaining 0.5 acre would be allocated for development of commercial/retail and/or office/technology business park development on at least, but not limited to, the ground floor. Uses located on top of the ground floor could contain a mixture of commercial/retail/office/business park and/or residential. This area may be consolidated as part of a single development complex or dispersed throughout the Residential Emphasis designation.

~~Employment Emphasis~~

~~Within the Employment Emphasis designation, over 50% acreage (excluding land set aside for parks or other public uses) of at least, but not limited to, the ground floor would need to be devoted to commercial/retail or office/technology business park development, including vehicular circulation and parking areas, pedestrian circulation areas, plazas, landscaping, etc. This area may be consolidated as part of a single development complex or dispersed throughout the Employment Emphasis designation. The remaining acreage (less than 50%) may be utilized to calculate the maximum number of dwelling units permitted in the same manner as shown in the example above.~~

~~Example Calculation: Employment Emphasis~~

~~If Planning Area C were to contain a 2 acre public park, that area would first be subtracted from the total ground floor area.~~

~~30 – 2 = 28 acres~~

~~Of these 28 acres, over 50% of the acreage on the ground floor must be dedicated to commercial and/or technology business park uses. This example assumes that 60% of the area will develop with such non-residential uses.~~

~~28 * 0.6 = 16.8 acres~~

~~Therefore, 16.8 acres of ground floor area would need to be devoted to commercial/retail or office/technology business park development, including associated parking lots, landscaped areas, pedestrian plazas, etc.~~

~~Residential may be placed on the ground floor in the remaining 11.2 acres, as well as above ground floor retail or technology business park uses, provided the maximum density for the area within the Outer Approach/Departure Zone 4 is not exceeded. For purposes of calculating the appropriate percentage in mixed use buildings, the square footage assigned to commercial and residential uses will be determined during discretionary permit review.~~

Transfer of Trips

When specific projects come forward within each planning area, more or less traffic than anticipated by the typical development scenario may result. Each project has the flexibility to propose more or less than the "target" units or square footages. Therefore, the selection of product types and land uses as well as development intensity within each planning area may result in excess ADT or the need to transfer trips from one planning area to another.

If a development proposal generates more traffic than the ADT/EDU associated with the "target" development intensity, then the necessary trips needed to accommodate the project can be transferred over from one or more other planning areas. Similarly, if a development proposal results in less ADT than associated with the "target" development intensity, then the remaining unused trips will be available to one or more other planning areas.

In order to keep track of the used and available trips, an applicant proposing development within the Specific Plan Amendment No. PDS2015-SPA-15-001 area will be required to complete the following ADT/EDU Tracking Table regardless of whether or not a transfer of trips is proposed. This table shall be completed and submitted concurrently with a Site Plan application and annotated on the Site Plan (see Table 3.3-3). A traffic analysis that establishes the trips generated by the project shall also be completed to the satisfaction of the Director of Planning & Development Services (PDS). Once the Site Plan has been approved, a stamped copy of the accepted, updated ADT/EDU Tracking Table shall be kept on file to allow County staff to determine the approved ADT/EDU and the remaining ADT/EDU for each planning area. If an applicant also requests the transfer of trips from a donor planning area, proof that

the applicant also owns or controls the donor planning area or written approval from the owner of the donor planning area shall also be submitted with the completed table.

Additionally, a project tracking table shall also be updated during the discretionary permit review to keep track of the number of dwelling units, square footage of non-residential development, park acreage, and percent of land area dedicated to residential and non-residential uses within each planning area (see Table 3.3-4).

TABLE 3.3-3
Tracking Table

Planning Area	Base		Minimum to be Preserved[2]		Development Proposal											
					Total		AM Peak		PM Peak		Used		Transferred		Remaining	
	ADT	EDU[1]	ADT	EDU	ADT	EDU	In	Out	In	Out	ADT	EDU	ADT	EDU	ADT	EDU
A	7,256	907	3,194	399												
B	11,476	1,435	5,738	717												
C	9,592	1,199	4,796	599												
D	~~8,6569~~ ,592	~~1,082~~ 1,199	~~4,7625,~~ 232	~~595~~65 3												
~~E~~	~~936~~	~~117~~	~~470~~	~~58~~												
Net Total With 10% MXU Reduction	**34,124**	**4,266**	**17,064**	**2,132**												

[1] Traffic mitigation is linked to Equivalent Dwelling Units (EDUs), which are calculated based on a residential land use trip rate of 8 trips per dwelling unit.
[2] Applies to undeveloped planning areas only, unless such planning area is to be used for a public purpose.

TABLE 3.3-4 Project Tracking Table

Project Number	Planning Area	Mixed-Use ~~Acres~~Residential Emphasis ~~Residential Employment Emphasis~~	% Residential Land Use	% Non-Residential Land Use	Dwelling Units		Non-Residential Square Footage	Park Acreage
					Single-Family	Multi-Family		
Total								

When trip transfers occur, a minimum amount of development potential must remain available in the undeveloped planning areas from which trips are being taken to avoid all development potential from being removed from a particular planning area. This provision does not apply if the undeveloped planning area or a significant portion of the planning area will be accommodating a public use such as a school, park, or public safety facility and such facility is projected to generate less traffic than the minimum to

be preserved. In such case, the minimum number of trips to be preserved must be sufficient to accommodate the public use.

If a development proposal requires more trips than are available and would leave one or more donor planning areas with less than the minimum to be preserved or if a development proposal would result in an exceedance of the maximum total ADT, then a Specific Plan Amendment will be triggered. A traffic impact study will be required to identify any circulation impacts that would result from the amendment.

3.4 Processing Requirements

3.4.1 Site Plan (D)

Development[2] within the East Otay Mesa Specific Plan Area shall be subject to the approval of a Site Plan in conformance with Section 7150 of the County Zoning Ordinance. The primary purpose of the Site Plan requirement is to ensure compliance with this Specific Plan and to allow review of a project's detailed physical design, siting, interior vehicular access and pedestrian access. A secondary purpose of the Site Plan is to ensure compliance under the California Environmental Quality Act (CEQA) with the avoidance and mitigation measures identified in the previously approved or certified environmental document applicable to the property for which the Site Plan is proposed – in particular, to implement and enforce avoidance and mitigation measures designed to reduce Greenhouse Gas (GHG) emissions.

Contact the County Department of Planning and Land Use for full submittal requirements such as standard application forms, service availability forms, legibility of prints, number of required copies and folding of plans, etc. All submittals shall contain sufficient information to describe the project and allow County staff to determine compliance with the East Otay Mesa Specific Plan. The Site Plan requirement shall not apply to the development or improvement of new or existing County Parks.

[2] Does not apply to grading permits prepared pursuant to an approved Tentative Map or Tentative Parcel Map.

The Director of the Department of Planning and Land Use shall be responsible for administering the Site Plan Review Procedure and for reviewing and evaluating all Site Plans submitted pursuant to this Specific Plan. The Director may waive the submission or approval of a Site Plan if a finding is made that all of the purposes and requirements of the Site Plan have been fulfilled by another discretionary permit. The Director may also waive the Site Plan requirement if it is determined that the proposed development or improvement is minor in nature and the public purpose for which the Site Plan would normally be required will not be harmed by waiver of said requirement.

3.4.2 Site Plan Review Conditions for Mixed-Use Zones

Biological Resources

Within one year prior to construction, pre-construction surveys for Quino checkerspot butterfly shall be conducted in accordance with the most up to date protocol. If Quino checkerspot butterfly are found, the applicant shall consult with the USFWS to ensure there is no take of the species.

Transportation Demand Management (TDM)

~~At the time of Site Plan Review in the Mixed-Use Zones, all non-residential projects are required to comply with the Climate Action Plan (CAP) Consistency Review Checklist Transportation Demand Management (TDM) Requirements.~~

Non-residential projects within the Mixed-Use Village are encouraged to implement the following:

- VMT reduction actions, through TDM, including, but not limited to telecommuting, shuttle services, carpool/vanpool and bicycle facilities and
- Shared and reduced parking strategies, including but not limited to shared parking facilities or electric vehicle-only parking spaces.

Greenhouse Gas Emissions

1. At the time of future discretionary reviews~~Site Plan Review~~, all buildings within a proposed development located in the ~~Mixed Use~~Mixed-Use zones shall demonstrate the following:

    a. Exceed Title 24 2016 Standards by 20 percent.

    b. Install EnergyStar appliances in the residential dwellings.

    c. Design a product such that a minimum of 50 percent of the project's commercial electricity requirements and a minimum of 50 percent of the project's residential electricity requirements will be supplied by solar panels (or their equivalent, as approved by the Director of PDS).

    d. Installing electric vehicle charging stations in the non-residential and multi-residential units.

    e. Provide bicycle parking in non-residential and multi-residential units.

    f. Design project with non-contiguous sidewalks to provide a pedestrian network throughout project area.

    g. Provide a new Metropolitan Transit System (MTS) bus stop within the project area.

    h. Include traffic calming measures on a minimum of 25 percent of internal streets and 25 percent of internal intersections.

    i. Outdoor lighting will be limited in accordance with dark skies policy.

    j. Public street and area lighting installed by the project will be high efficiency lighting to reduce energy requirements for lighting by 5 percent.

    k. Traffic lights installed by the project will be light-emitting diode (LED) traffic lights.

    l. Install programmable thermostat timers in all buildings.

m. Three percent of landscaping equipment will be electrically powered.

n. Use of low-flow fixtures.

o. Water-efficient irrigation systems that would reduce overall outdoor water use by 6.1 percent.

p. All public areas will be planted with native or drought-resistant trees and vegetation.

q. Design project to use water-efficient landscapes.

r. Natural gas fireplaces shall be installed in 1,000 of the residential units and the remaining 2,158 residential units will be constructed without fireplaces.

s. All residential construction shall install the following types of electric or alternatively-fueled water heating system(s); solar thermal water heater, tankless electric water heater, storage electric water heaters, electric heat pump water heater, tankless gas water heater, or other comparable systems to the satisfaction of the Director of Planning & Development Services.

t. All residential construction kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.

u. All residential construction shall make use of available incentives to install one rain barrel per every 500 square feet of available roof area. The applicant shall comply with the requirements of this condition or provide evidence that State, regional or local incentives/rebates to purchase rain barrels are not available, or that funding for programs/rebates has been exhausted.

v. All landscape plans shall be prepared with a Water Exhibit in accordance with the County's Landscape Design Guidelines to ~~demonstrate compliance with CAP requirement to~~ achieve a 40% reduction in current Maximum Applied Water Allowance for outdoor use. The water exhibit shall identify baseline water use,

the maximum allowable water usage on a lot by lot basis, as well as for common and open space areas, and the reduced water use ~~in compliance with CAP measure~~.

w. All landscape plans for residential construction shall be prepared with a Water Exhibit in accordance with the County's Landscape Design Guidelines ~~to demonstrate compliance with CAP requirement~~ to plant, at a minimum, two trees per residential unit proposed. The water exhibit shall identify the number and type of trees provided on each private lot.

2. An analysis of the GHG emissions shall be submitted at the time of Site Plan review for proposed development located in the ~~Mixed Use~~Mixed-Use Zones.

Option 1 (No Net Increase): The project shall be conditioned to require net zero emissions from additional emissions above the East Otay Mesa Business Park Specific Plan. The applicant shall perform an analysis of the GHG emissions associated with the development. The analysis shall be subject to the review of County PDS, and shall ultimately require the approval of the Director of PDS. This increase in emissions shall be reduced through on-site design features and mitigation measures and off-site mitigation, including purchase of carbon offset credits by the applicant. Off-site mitigation, including purchase of carbon offset credits, would be allowed after all feasible on-site design features and mitigation measures have been incorporated.

The County will consider, to the satisfaction of the Director of PDS, the following geographic priorities for GHG reduction features, and GHG reduction projects and programs: 1) project design features/on-site reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally.

Geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide co-benefits. Depending on the carbon offset credit utilized, co-benefits may include reductions in criteria air pollutants, toxic air

contaminants, energy demand, water consumption, health benefits, social benefits, and economic benefits. The applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such carbon offset credits are available and are financially feasible, as reasonably determined by the Director of PDS.

If carbon offset credits are provided as mitigation, the applicant, or its designee, shall purchase and retire carbon offsets in a quantity sufficient to offset the net increase from GHG emissions above the density or intensity allowed in the East Otay Mesa Business Park Specific Plan. This includes all GHG emissions from construction (including sequestration loss from vegetation removal) and operations.

For the net increase of construction and operations GHG emissions, prior to County's issuance of the project's first grading permit (for construction GHG emissions) or first building permit (for operations GHG emissions) the applicant, or its designee, shall provide evidence to the satisfaction of the Director PDS that the project applicant or its designee has purchased and retired carbon offset credits in a quantity sufficient to offset the net increase of construction and operations GHG emissions generated by the project. Operations emissions may be offset in phases, commensurate with the overall phasing of the project.

Carbon offset credits must be purchased through any of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard, (ii) any registry approved by CARB to act as a registry under the state's cap-and-trade program, (iii) through the CAPCOA GHG Reduction Exchange (Rx) and the San Diego Air Pollution Control District (SDAPCD), or (iv) if no registry is in existence as identified in options (i), (ii), or (iii), above, then any other reputable registry or entity that issues carbon offsets consistent with California Health & Safety Code section 38562(d)(1), to the satisfaction of the Director of PDS.

Option 2 (Net Zero): The applicant shall reduce all project GHG emissions to zero to achieve no net increase (carbon neutrality). Project emissions shall be reduced to zero through on-site design features and mitigation measures and off-site mitigation, including purchase of carbon offset credits by the applicant or its designee. Off-site

mitigation, including purchase of carbon offset credits, would be allowed after all feasible on-site design features and mitigation measures have been incorporated.

The County will consider, to the satisfaction of the Director of PDS, the following geographic priorities for GHG reduction features, and GHG reduction projects and programs: 1) project design features/on-site reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally.

Geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide co-benefits. Depending on the carbon offset credit utilized, co-benefits may include reductions in criteria air pollutants, toxic air contaminants, energy demand, water consumption, health benefits, social benefits, and economic benefits. The applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such carbon offset credits are available and are financially feasible, as reasonably determined by the Director of PDS.

If carbon offset credits are provided as mitigation, the applicant, or its designee, shall purchase and retire carbon offsets in a quantity sufficient to offset all GHG emissions from the project. This includes all GHG emissions from construction (including sequestration loss from vegetation removal) and operations.

Prior to the County's issuance of the project's first grading permit (for construction GHG emissions) or first building permit (for operations GHG emissions) the GPA applicant, or its designee, shall provide evidence to the satisfaction of the Director of PDS that the project applicant or its designee has purchased and retired carbon offset–credits in a quantity sufficient to offset all construction and operations GHG emissions generated by the project. Operations emissions may be offset in phases, commensurate with the overall phasing of the project.

Carbon offset credits must be purchased through any of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon

Registry, and the Verified Carbon Standard, (ii) any registry approved by CARB to act as a registry under the state's cap-and-trade program, (iii) through the CAPCOA GHG Rx and the SDAPCD, or (iv) if no registry is in existence as identified in options (i), (ii), or (iii), above, then any other reputable registry or entity that issues carbon offsets consistent with California Health & Safety Code section 38562(d)(1), to the satisfaction of the Director of PDS.

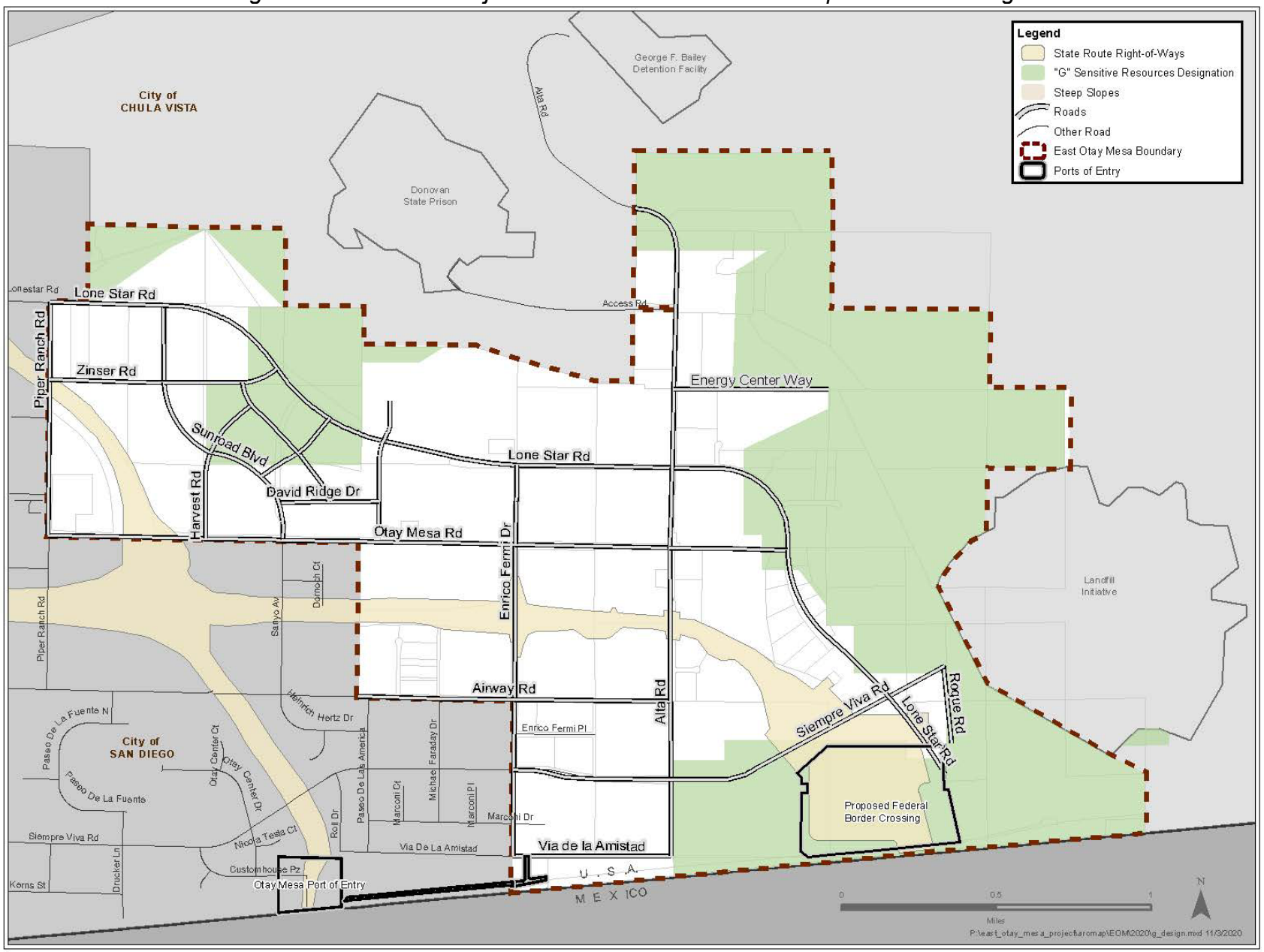
3.4.3 Airport Land Use Compatibility Area (C)

Portions of the East Otay Mesa Specific Plan area are located within the Airport Influence Area (AIA) of the Brown Field Airport. The AIA is located within western portion of the plan area and encompasses the Mixed-Use Village Core. The purpose of the "C" Special Area Designator is to ensure that proposed development within the AIA is consistent with the compatibility polices and criteria outlined within the Brown Field Airport Land Use Compatibility Plan (ALUCP). Compliance with the ALUCP shall be assessed during Site Plan review in accordance with Sections 5250 through 5270 of the County Zoning Ordinance.

3.4.4 Sensitive Resource Area Regulations (G)

Areas subject to the "G" Special Area Designator (see Figure 3.2-11) are subject to the provisions of the Sensitive Resources Area Regulations of the Zoning Ordinance. Prior to approval of a tentative map, or if no subdivision is needed prior to any development including clearing or grading, a Resource Conservation Plan shall be approved by the County for parcels with a "G" Designator. The RCP shall be reviewed as part of the Site Plan process. The areas of the Specific Plan that are subject to the Sensitive Area Resources "G" Designator are largely the same areas that are covered by the MSCP Major Amendment and Minor Amendment with Special Considerations. Therefore, the MSCP Amendment process could satisfy the requirement for a Resource Conservation Plan.

Figure 3.4-1 -Areas Subject to "G" Sensitive Resource Special Area Designator



Activity Nodes will be located when a project applicant wishing to enact the benefits of an Activity node files for a Site Plan Permit.

3.4.5 Establishing Activity Nodes

The increased intensity (i.e., commercial land uses, higher floor area ratios, etc.) permitted in Activity Nodes is subject to the design criteria contained in Section 2.3.2 of this Specific Plan. A Site Plan application and an accompanying concept plan shall be submitted to ensure overall plan implementation. The maximum acreage of an Activity Node shall be ten acres. A larger area for the Activity Node may be approved if it is demonstrated that traffic impacts for the acreage that exceed ten acres are fully mitigated for all of the Specific Plan. Siting an Activity Node adjacent to the District Commercial (in the area previously known as Subarea 2) would be evaluated by the same process as expanding an Activity Node. Both near-term and build out impacts must be assessed for Subarea 1 and approved by the County decision making authority. The accompanying overall concept plan need only illustrate the following:

- Activity Node location.
- Grading for the proposed project and how it relates to the surrounding properties. The intent is to ensure that the remaining area can be implemented as indicated in the Specific Plan.
- Infrastructure, including circulation, drainage and utilities and how each of these relates to and connects with the surrounding properties.

The Site Plan shall be in compliance with the Activity Node location and urban design criteria contained in Section 2.3.2.

3.4.6 Establishing Commercial Center Overlay

The Commercial Center Overlay designation is intended to provide an opportunity for a community commercial retail center that would support the employee population in East Otay Mesa as well as the surrounding communities. It is located in the northwestern portion of the plan area to take advantage of access links to the north and west as well as be centrally located to all of the industrial uses on the mesa. The traffic analysis prepared for the purpose of amending the East Otay Mesa Specific Plan has analyzed traffic impacts associated with this retail commercial use to a maximum of 40 acres in size. Design of the site shall conform to the Land Use Regulations (Section 3.1) and Development Standards (Section 3.2) and Urban Design (Section 2.3.4) of this plan. A Site Plan shall be required to implement this designation.

The Commercial Overlay designation is intended to provide an opportunity for a community commercial retail center that would support the employee population in East Otay Mesa as well as the surrounding communities.

- The purpose of this overlay is to permit the development of a retail commercial center with allowable uses described in Table 3.1-1 of this plan. Therefore, a Site Plan identifying the complete extent of the commercial center shall be included, regardless of phasing.
- Limited direct vehicular access is permitted to/from Otay Mesa Road.
- This commercial center shall be subject to all other requirements of a Site Plan Permit in conformance with Section 7150 of the County Zoning Ordinance.
- Unless a Discretionary Permit is issued to implement a Commercial Center Overlay on this site, the underlying Technology Business Park land use designation and associated standards shall apply. When a Tentative Parcel Map or Tentative Map is processed for property within the commercial overlay, the project description must identify whether a Commercial Center Overlay or Technology Business Park is proposed. If the project description specifies Technology Business Park, then a subsequent Tentative Parcel Map or Tentative Map will be required should the landowner elect to develop a commercial subdivision on the same property.

3.4.7 Landfill Buffer Overlay

Projects located within the Landfill Buffer Overlay shall process a Minor Use Permit, concurrent with a Site Plan, in conformance with Sections 7350 et seq of the County Zoning Ordinance. The primary purpose of the Minor Use Permit is to minimize potential land use conflicts between the proposed development and an adjacent landfill located outside the boundary of the Specific Plan. Issues that shall be addressed include toxic air and soil contaminants and nuisance impacts from odors, dust and noise. Examples of methods that may be used to reduce land use conflicts include:

- Utilizing specialized building construction and systems that minimize the infiltration or migration of toxic air contaminants.
- Locating operations within enclosed buildings.
- Limiting occupied areas to those portions of the site that are furthest away from the landfill. Conversely, unoccupied areas (such as parking or storage of inert materials) should be located on those portions of the site closest to the landfill.
- Prohibiting uses when all Use Permit findings cannot be made.

Development subject to the Minor Use Permit shall be sent to the Local Enforcement Agency (LEA) of the Department of Environmental Health (DEH) for comments. LEA review also shall be required when processing subsequent Building Permits, and monitoring programs shall be established as necessary to ensure compliance.

The Director of the Department of Planning and Land Use shall be responsible for administering the Use Permit process and for reviewing and evaluating permits within the Landfill Buffer Overlay. The Director may waive the Minor Use Permit requirement when a finding is made that the project site would be located more than 1000 feet from the actual disposal area of the landfill, called the waste footprint. Waste footprint areas shall be based on officially adopted plans. In addition, the Director shall waive the Minor Use Permit requirement when a Major Use Permit (MUP) is already being processed for the same site. In such cases, the MUP shall address all land use issues identified in this section of the Specific Plan.

3.5 Minor Modifications to the Specific Plan

During the development of the Specific Plan area, it is anticipated that certain changes or modifications may be necessary for implementation. Minor modifications that substantially conform to the Specific Plan will not require a formal amendment. The Director of Planning & Development Services (PDS) shall have the authority to determine whether a revision is minor in nature and in substantial conformance with the Specific Plan. The following may be considered minor modifications:

- Changes to the internal roadway system within the Mixed-Use Village Core, including changes to the alignments of Specific Plan roadways as a result of more precise engineering or design considerations as well as the addition of local roads not designated within the Specific Plan.
- Reconfigurations to the planning areas covered by Specific Plan Amendment No. PDS2015-SPA-15-001 as a result of changes to the internal circulation system or other unforeseen circumstances. Changes to gross acreages may deviate provided that the proposed development within these areas would not result in an exceedance of the total ADT volumes provided in Table 3.3-1.

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Appendix 1

STREETSCAPE PLANT LIST

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TREES

Gateway Roads:

Road	Tree Type*	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Lonestar, Otay Mesa** (east to Enrico Fermi), Loop and Siempre Viva (street trees)	Evergreen	Podocarpus gracilior *Fern Pine (Exception List applies to the south side of Otay Mesa Road.)*	25' On Center	24" B container size. All trees planted in row shall be the same height at time of planting.	Year Round	Large canopy tree with soft gray-green foliage. Drought tolerant, no pests
North side of Otay Mesa Road (Harvest to Vann Centre)	Evergreen	Tristania conferta *Brisbane Box*	25' On Center	24" Box	Summer	Small white flowers and reddish bark
Lonestar from Zinser to Vann Centre	Evergreen	Quercus agrifolia *Coast Live Oak* Platanus Acerifolia *London Planettree* Pinus Canariensis *Canary Island Pine*	25' on Center	24" Box	Year Round	Evergreen native
Otay Mesa (setback area)	Evergreen	Tristania conferta *Brisbane Box*	25' On Center	24" Box	Summer	Small white flowers and reddish bark
North side of Otay Mesa Road (Harvest to Vann Centre), south side of Lonestar Road (Zinser to Vann Centre) (setback area)	Evergreen Deciduous Upright Vertical Deciduous Deciduous	Arbutus Marina *Marina Strawberry* Koelreuteria Paniculata *Golden Rain Tree* Liquidambar Styraciflua 'Rotundiloba' *Round-Lobed Sweet Gum* Cercis Occidentalis	25' On Center	24" Box	Fall/Winter Summer Fall Summer	Medium-size tree, red bark and pink flowers Medium-size open branching tree with yellow flowers Large upridge tree with red fall foliage Small open branched tree with pink flowers

Road	Tree Type*	Botanical & Common Name	Spacing	Size	Showy Season	Comments
	Deciduous	*Western Redbud* Pyrus Calleryana *Flowering Pear*			Spring/Fall	Formal compact tree with white flowers and red fall foliage
Siempre Viva	Evergreen	Cinnamomum Camphora *Camphor Tree*	25 On Center	24" Box	Yr. Round	White flowers
Lonestar and Loop	Evergreen	Pinus canariensis Canary *Island Pine*	25' On Center	24" Box		
Otay Mesa (Medians)	Evergreen	Agonis flexuosa *Peppermint Tree*	25' On Center	24" Box		Medium sized tree with weeping willow-like leaves
Siempre Viva (Medians)	Evergreen	Arbutus Unedo *Strawberry Tree*	25' On Center	24" Box		Blue-green gray color, weeping
Lonestar and Loop (Medians)	Evergreen	Geijera Parvifolia *Australian Willow*	25' On Center	24" Box	Summer	Medium green, pendulous leaves

- * All trees and plantings shall require sufficient root barrier protection from curbs, sidewalks, and other hardscape features.
- ** Otay Mesa Road: Street trees on the south side of Otay Mesa Road, which contains existing SDG&E utility lines, shall utilize the Exception List (see next page).

Major Roads (non-Gateway):

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Evergreen	Eucalyptus nicholli *Willow-leafed Peppermint*	30' On Center	24" Box	Year round	Fine-texture foliage, weeping
Evergreen	Quercus agrifolia *Coast Live Oak*	30' On Center	24" Box	Year round	Native tree
Deciduous	Platanus acerifolia *London Plane Tree*	30' On Center	24" Box	Fall	Yellow-brown foliage, mottled bark
Deciduous	Liquidambar styraciflua *Sweet Gum*	30' On Center	24" Box	Fall	Red to bronze
Evergreen	Phoenix canariensis *Canary Island Date Palm*	30' On Center	10" Brown Trunk Height	Year round	Prune fronds
Deciduous	Populus nigra 'Italica" *Lombardy Poplar*	30' On Center	24" Box	Fall	Yellow
Deciduous	Gleditsia tricanthos 'Shademaster" *Honey Locust*	30' On Center	24" Box	Fall	Golden Yellow

Exception List of SDG&E Approved Trees (Otay Mesa Rd. (south side), Harvest Rd., and Alta Rd.)

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Evergreen	Raphiolepis 'Majestic Beauty' *(No common name)*	25' On Center	24" Box	Blooms late fall-late spring.	Moderate growth to 15'. Dark green, large leaves. Fragrant light pink flowers. Drought tolerant.
Evergreen	Pittosporum phillyraeoides (Willow Pittosporum)	25' On Center	24" Box	Blooms winter – spring.	Slow growing to 20'. Medium green leaves, light yellow flowers, fragrant. Drought tolerant; no pests
Evergreen	Arbutus Unedo (Strawberry Tree)	25' on Center	24" Box		Slow growing to 20 feet (spread of 20 feet), drought tolerant w. red berry's. Does not include 'cultivar "Marina" variation.

Note: One tree type will be selected for each road. For Otay Mesa Road, the Exception List applies only to the south side of the roadway.

Collector Roads:

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Evergreen	Cupaniopsis anacardioides *Carrotwood Tree*	25' On Center	24" Box		Smooth Bark with leathery leaves
Deciduous	Brachychiton acerifolius *Flame Tree*	25' On Center	24" Box	Fall	Red flowers
Deciduous	Pyrus calleryana 'Bradford" *Ornamental Pear*	25' On Center	24" Box	Fall	White flowers
Deciduous	Ginkgo biloba 'Autumn Glory' *Maidenhair Tree*	25' On Center	24" Box	Fall	Golden yellow
Deciduous	Betula pendula *European White Birch*	25' On Center	24" Box	Fall	Plant in mass
Deciduous	Tipuanu tipu *Tipu Tree*	25' On Center	24" Box	June-July	Apricot flower

Activity Node Streets:

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Deciduous	Cercis Occidentalis *Western Redbud*	25' On Center	24" Box	Spring/Summer	Magenta flowers
Evergreen	Geijera Parvifolia Australian Willow	25' On Center	24" Box	Spring	Pendulous leaves
Deciduous	Arctostaphylos Manzanita *Common Manzania*	25' On Center	24" Box	Year round	Dramatic branching structure and red bark

Mixed Use Roads:

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Evergreen Round Head Shade	Arbutus Marina *Marina Strawberry*	25' On Center	24" Box or Larger	Year round	Pink flower with red bark
Evergreen Round Head Shade	Cupaniopsis anacardioides *Carrotwood*	25' On Center	24" Box or Larger		Smooth Bark with leathery leaves
Evergreen Round Head Shade	Eriobotrya deflxa *Bronze Loquat*	25' On Center	24" Box or Larger	White flowers in Spring	Large leaves with smooth bark
Evergreen Round Head Shade	Geijera parvifolia *Australian Willow*	25' On Center	24" Box or Larger	Spring	Medium green, pendulous leaves
Evergreen Round Head Shade	Podocarpus gracilior *Fern Pine*	25' On Center	24" Box or Larger	Year Round	Large canopy tree with soft gray-green foliage. Drought tolerant, no pests
Evergreen Round Head Shade	Rhus lancea *African Sumac*	25' On Center	24" Box or Larger	Year Round	Fine leaf texture & furrowed bark
Evergreen Round Head Shade	Tristania conferta *Brisbane Box*	25' On Center	24" Box or Larger	Summer	Small white flowers and reddish bark
Evergreen Round Head Shade	Quercus agrifolia *Coast Live Oak*	25' On Center	24" Box or Larger	Year Round	Evergreen native
Deciduous Round Head Shade	Albizia julibrissin *Silk Tree (mimosa)*	25' On Center	24" Box or Larger	Summer	Broad crown of fine leaves
Deciduous Round Head Shade	Arbutus unedo *Strawberry Tree*	25' On Center	24" Box or Larger	Fall/Winter	Slow growing to 20 feet (spread of 20 feet), drought tolerant w. red berry's
Deciduous Round Head Shade	Jacaranda mimosifolia *Jacaranda*	25' On Center	24" Box or Larger	Spring & Summer	Blue flowers w. fine foliage
Deciduous Round Head Shade	Koelreuteria paniculata *Golden Rain Tree*	25' On Center	24" Box or Larger	Fall	Pinnate leaf structure with fall color
Deciduous Round Head Shade	Parkinsonia florida *Palo Verde*	25' On Center	24" Box or Larger	Spring	Yellow flowers with blue green trunk
Deciduous Round	Platanus Acerifolia	25' On Center	24" Box or Larger	Fall	Yellow-brown

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Head Shade	*London Planetree*				foliage, mottled bark
Deciduous Round Head Shade	Pyrus calleryana *Ornamental Pear*	25' On Center	24" Box or Larger	Spring	Upright formal shape w. white flowers
Upright Vertical Accent	Brachychiton acerifolius *Flame Tree*	25' On Center	24" Box	Fall	Red flowers
Upright Vertical Accent	Hymeno sporum flaum *Sweet Shade*	25' On Center	24" Box	Early summer	Upright form with shiny leaves
Upright Vertical Accent	Liquidambar styraciflua 'rotundiloba' *Round-Lobed Sweet Gum*	25' On Center	24" Box	Fall	Upright form with red fall foilage
Upright Vertical Accent	Pinus canariensis *Canary Island Pine*	25' On Center	24" Box	Year round	Upright form
Upright Vertical Accent	Phoenix canariensis *Canary Island Date Palm*	25' On Center	24" Box	Year round	Prune fronds
Pedestrian Scale Accent	Agonis flexuosa *Peppermint Willow*	25' On Center	24" Box	Spring/Summer	Pendulous leaf with furrowed bark
Pedestrian Scale Accent	Arbutus unedo *Strawberry Tree*	25' On Center	24" Box	Fall/Winter	Slow growing to 20 feet (spread of 20 feet), drought tolerant w. red berry's
Pedestrian Scale Accent	Cercis occidentalis *Western Redbud*	25' On Center	24" Box	Spring/Summer	Magenta flowers
Pedestrian Scale Accent	Olea europaea 'swan hill' *Swan Hill Olive*	25' On Center	24" Box	Year round	Silver blue foiliage
Pedestrian Scale Accent	Pittosporum phillyraeoides *Desert Willow*	25' On Center	24" Box		Pendulous leaves with yellow flowers

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
	Pittosporum				
Pedestrian Scale Accent	Pyrus calleryana *Flowering Pear*	25’ On Center	24” Box	Spring	Upright formal shape w. white flowers
Pedestrian Scale Accent	Rhaphiolepis indica ‘majestic beauty’ *Majestic Beauty Indian Hawthorn*	25’ On Center	24” Box	Blooms late fall-late spring.	Moderate growth to 15’. Dark green, large leaves. Fragrant light pink flowers. Drought tolerant.
Pedestrian Scale Accent	Tabebuia ipe *Tabebuia*	25’ On Center	24” Box	Spring	Dark leaves, pink flowers with gray bark
Large Scale Park	Fraxinus uhdei *Shamel Ash*	25’ On Center	24” Box	Year round	Large shade tree
Large Scale Park	Koelreuteria bipinnata *Chinese Flame Tree*	25’ On Center	24” Box	Late Summer	Dark green foliage with yellow flowers
Large Scale Park	Pistacia chinensis *Chinese Pistachio*	25’ On Center	24” Box	Fall	Bright red foilage
Large Scale Park	Tipuana tipu *Tipu Tree*	25’ On Center	24” Box	Summer	Semi-decideous shade tree
Large Scale Park	Ulmus parvifolia *Chinese Evergreen Elm*	25’ On Center	24” Box	Year Round	Pendulous semi-evergreen tree with modeled bark
Large Scale Park	Platanus Racemosa *California Sycamore*	25’ on Center	24” Box	Year Round	Large shade tree with low branching and modeled bark
SDG&E Exception	Raphiolepis ‘majestic beauty’ *Majestic Beauty*	25’ on Center	24” Box	Blooms late fall-late spring.	Moderate growth to 15’. Dark green, large leaves. Fragrant light pink flowers. Drought tolerant.
SDG&E Exception	Pittosporum	25’ on Center	24” Box	Blooms winter	Slow growing to

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
	Phillyraeoides *Willow Pittosporum*			– spring.	20'. Medium green leaves, light yellow flowers, fragrant. Drought tolerant; no pests
SDG&E Exception	Arbutus Unedo *Strawberry Tree*	25' on Center	24" Box		Slow growing to 20 feet (spread of 20 feet), drought tolerant w. red berry's. Does not include 'cultivar "Marina" variation.

Major Intersections:

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Flowering Ornamental	Albizia julibrissin *Silk Tree*	Groups of 3	24" Box	Summer	Pink fluffy flower
Deciduous	Lagerstroemia indica *Crape Myrtle*	Groups of 3	24" Box	Summer-Fall	Red-White flowers
Deciduous	Koelreuteria bipinata *Chinese Flame Tree*	Groups of 3	24" Box	Summer-Fall	Small yellow flower, orange caps
Deciduous	Prunus cerasifera 'Thundercloud' *Flowering Plum*	Groups of 3	24" Box	Feb-March	White, pink flowers, purple leaf

All Other Roads:

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Deciduous	Alnus rhombifolia *Alder*	30' On Center	24" Box		
Evergreen	Casuruarina stricta *Drooping She-oak*	30' On Center	24" Box		Plant in mass
Evergreen	Pinus elderica *Russian Pine*	30' On Center	24" Box		
Deciduous	Pistacia chinensis *Pistache*	30' On Center	24" Box	Fall	Orange and red, male, red bark

SHRUBS (Gateway Roads):

Roads	Shrub Type	Botanical & Common Name	Spacing	Size
Lonestar & Loop Roads	Evergreen	Raphiolephis Indica 'Pink Cloud" *Dwaft India Hawthorn*	3' On Center	5 Gallon
Otay Mesa Road (East of Enrico Fermi Road)	Evergreen	Nerium Oleander 'Petite Pink' *Dwarf Oleander*	3' On Center	5 Gallon
Siempre Viva Road	Evergreen	Escallonia 'Compakta' *Dwarf Escallonia*	3' On Center	5 Gallon

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Appendix 2
GENERAL PLAN
MOBILITY ELEMENT ROAD CROSS SECTIONS

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The cross sections in Appendix 2 were removed from the East Otay Mesa Specific Plan per Specific Plan Amendment No. PDS2015-SPA-15-001. For roadway standards and parkway design requirements, see Table 2.2-1, East Otay Mesa Roadway Network, Section 2.3.7, Public Landscaping, and Table 3.2-2, Landscaping Standards.

Appendix 3
GLOSSARY OF TERMS

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GLOSSARY OF TERMS

Refer to the Planning and Zoning Code for other definitions not included in this list.

- *CDRB* - Community Design Review Board.
- *CSA* - County Service Area.
- *DPW* – Department of Public Works
- *DEH* – Department of Environmental Health
- *DPLU* – Department of Planning and Land Use
- *Floor Area Ratio (FAR)* - The ratio of total enclosed building area at and above grade to the area of the site. The FAR is an indication of the intensity of development; as such, it identifies the upper limit of building space permissible on a given lot.
- *Frontage* - The length of any one property line of a premise, which property line abuts a legally accessible street right-of-way.
- *Level of Service* - The Level of Service is used to describe the operation of an intersection. Ratings of level of service range from A, representing free flow conditions, to F, representing extreme congestion. Each rating is based upon the ratio of the volume of traffic in the intersection at a given time to the maximum capacity of the intersection. The intersection capacity is the number of cars which can use the intersection in an hour.
- *Maquiladora or Twin Plant Program* - The Maquiladora or Twin Plant Program, initiated by the Mexican government in 1965, allows U.S. companies to manufacture in a trade zone in Mexico along the international border. Relaxed tariffs and low cost labor are the benefits of the program to U.S. companies. Correspondingly, Maquiladora trade is the second greatest income generator in Mexico today. Since its inception, Maquiladoras have expanded to over 900 in operation today.
- *Metro* - San Diego Metropolitan Sewage System.
- *NAFTA – North American Trade Agreement*
- *Net Acres* - The total developable acres of a land parcel, land use district, etc., equivalent to gross acres minus land for roadway right-of-way and public facilities.
- *Residential Density* - A measure of housing expressed in dwelling units per acre (du/ac).
- *RFPD* - Rural Fire Protection District.
- *SANDAG* - San Diego Association of Governments.
- *SPA* - East Otay Mesa Specific Plan Area.

GLOSSARY OF TERMS

Refer to the Planning and Zoning Code for other definitions not included in this list.

- *Local Improvement District* - A Local Improvement District is used as a generic term which applies to financing available pursuant to formation of an Assessment District (1911-1913-1915 Improvement Acts), or a Community Facilities District (1982 Mello Roos Community Facility Act).
- *Gross Acres* - The total amount of acreage of a land parcel, land use district, etc.
- *Gross Floor Area* - The area included within the surrounding walls of a building plus any roofed, partially roofed or open area customarily used for display or business operations. Interior open court may be exempt if not used for display or business operations.
- *ISTEA* - Intermodal Surface Transportation Efficiency Act.
- *Setback* - A horizontal separation between a vertical element and a property line. Setbacks occur at street level.
- *SF/GFA* - Square Feet of Gross Floor Area.
- *Usable Public Open Space* - Those usable spaces accessible by the general public.
- *Vernal Pools* - Vernal pools consist of slight depressions in soil, sometimes created between mima mounds, that are natural spring-rain accumulations of water which provide unique habitats for a wide range of plant and wildlife species. Four of these species are listed by the Federal government as endangered or threatened and may occur within the Specific Plan Area. Vernal Pool habitats are considered very rare and highly sensitive habitats because the vast majority of them have been destroyed for urban uses.

Appendix 4
ARCHAEOLOGIAL STATUS BY PARCEL NUMBER

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Parcel Numbers with Archaeology Status

ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS	ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS
1	646-070-33, 34	44.39/14.25	Grading Monitoring	37	648-011-03	18.65	Testing or Mitigation Required
2	646-080-18, 19	34.26/ 5.74	Grading Monitoring	38	648-040-27	4.41	Cleared, with Grading Monitoring Required
3	646-070-15	9.77	Grading Monitoring	39	648-040-23	6.34	Cleared, with Grading Monitoring Required
4	646-070-16	9.77	Grading Monitoring	40	648-011-02	79.5	Testing or Mitigation Required
5	646-070-07	19.54	Grading Monitoring	41	648-040-15	4.78	Cleared, with Grading Monitoring Required
6	646-070-24	19.66	Grading Monitoring	42	648-040-28	91.86	Cleared, with Grading Monitoring Required
7	646-070-23	18.75	Grading Monitoring	43A**	648-040-29	40	Testing or Mitigation Required
8	646-080-20, 21	32.24/7.48	Grading Monitoring	43B**	648-040-30	40	Cleared
9	646-080-22, 23	34.26/5.74	Grading Monitoring	44	648-040-17	5	Cleared, with Grading Monitoring Required
10	646-240-47	39.38	Grading Monitoring	45	648-040-22	79.09	Testing or Mitigation Required
11	646-240-46	39.54	Grading Monitoring	46	648-040-21	79.09	Testing or Mitigation Required
12	646-240-30	39.28	Grading Monitoring	47	648-070-03	158.79	Testing or Mitigation Required
13	646-080-25	73.37	Grading Monitoring	48	648-070-04	159.36	Testing or Mitigation Required
14	646-240-48	38.87	Grading Monitoring	49	648-070-08	49	Cleared
15	646-080-08	87.42	Grading Monitoring	50A**	648-050-07	101.1	Cleared
16	646-080-17	117.81	Testing or Mitigation Required	50B**	648-050-08	40	Testing or Mitigation Required
17	646-080-11	65.74	Testing or Mitigation Required	51A**	648-050-10	80	Testing or Mitigation Required
18	646-080-12	2.29	Cleared	51B**	648-050-11	80	Testing or Mitigation Required
19	646-130-39	19.78	Cleared	52	648-080-13	20	Cleared
20	646-130-40	19.82	Cleared	53	648-080-14	20	Cleared

ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS	ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS
21	646-130-41	19.85	Cleared	54	648-080-04	159.98	Cleared
22	646-130-42	19.88	Cleared	55	648-080-06	3.52	Cleared
23	646-130-26	35.69	Testing or Mitigation Required	56	648-080-15	40	Cleared
24	646-130-27	34.39	Cleared	57	648-080-16	20	Cleared
25	648-040-25	7.79	Cleared	58	648-080-17	20	Cleared
26	648-040-20	40	Testing or Mitigation Required	59	648-080-18	40	Cleared
27	648-040-11	39.09	Testing or Mitigation Required	60*	648-050-04	160*	Cleared
28	648-040-14	40.44	Testing or Mitigation Required	61	648-080-02	40	Cleared
29	648-040-13	38.21	Testing or Mitigation Required	62	648-080-08	40	Testing or Mitigation Required
30	648-070-09	81.93	Cleared	63	648-080-19	74.55	Testing or Mitigation Required
31	648-070-13	38.19	Cleared	64A**	648-080-21	40	Testing or Mitigation Required
32	648-070-14	39.09	Cleared	64B**	648-080-22	40	Testing or Mitigation Required
33	648-070-19	39.3	Cleared	65	648-080-10	40	Testing or Mitigation Required
34	648-070-17	78.17	Testing or Mitigation Required	66	648-080-05	3.25	Cleared
35	648-070-16	41.52	Cleared	67***	648-090-04	513***	Cleared
36	648-070-07	29.68	Cleared				

NOTES:

* A portion of this parcel - 80 of the 160 acres -- is located within the EOM Specific Plan
** Parcel split after original Specific Plan
*** A portion of this parcel – 80 of 513 acres – is included within the EOM Specific Plan

Appendix 5
PUBLIC FACILITIES INFORMATION

The following information was taken from the original, 1994 Specific Plan. It provides important information related to public facilities planning, phasing and financing, as required for Specific Plan documents. Some information is out-of-date, and the original text was edited to clarify sentences or to eliminate repetitive information. Out-of-date maps and information in Appendix 5 were not removed and, when in conflict, do not change provisions in other sections of the East Otay Mesa Specific Plan.

PUBLIC FACILITIES INFORMATION

A-5.1 Public Facilities Overview

Public facilities in East Otay Mesa will be financed through the equitable participation of all benefiting property owners. In 2009, the property owners developed a financing mechanism for the construction of a temporary and permanent sheriff station; the permanent site (located north of Lone Star Road) will also accommodate a fire station. In 2009, property owners made progress toward developing an agreement with the City of San Diego for sewer transport through the City.

***Phasing**:* The first phase of public facilities in East Otay Mesa will support approximately 500 gross acres of future development, based on the 1.0 million gallons per day (mgd) threshold of wastewater treatment capacity available from Metro which the County acquired via the National City agreement.

The capital improvements that are recommended by the Plan to be included as part of phase one, to be financed by the property owners, include

- Fair share contribution to off-site road improvements, as part of a regional financing strategy
- Acquisition of Metro wastewater treatment capacity
- On-site road and infrastructure improvements to serve the affected properties
- Establishment of funding mechanisms for fire services and facilities.

***Financing**:* The preferred strategy for financing a backbone or area-wide capital facilities is to: (1) for phase one improvements, use land secured public debt instruments; e.g., Assessment Act proceedings; and (2) for subsequent phases of improvements; utilize a combination of impact fees, reimbursement agreements, additional land secured public debt financing instruments, and/or revenue bonds. However, conditions of development approval will be placed on individual parcels that require public facilities and services be built only to the extent needed to serve its demand. In cases where oversizing is needed for future demand, the County will consider reimbursement agreements.

Operation and maintenance costs of these facilities will be financed in several ways: (1) through the County General Fund, (2) by user fees from established utility service providers, (3) by taxes or assessments established by a County Service Area or Local Improvement District (see Glossary for definition), and/or (4) by user fees and benefit fees established by Special Districts to augment their general operating budgets for specific services.

***Implementation**:* The property owners have the primary responsibility of implementing the required on-site

infrastructure and public facility improvements. Implementation will include formation of a Local Improvement District(s), Fee Districts, and Special Districts (e.g., the Sanitation District).

To implement regional facilities, such as roads, where other jurisdictions will benefit from the required improvements, it is recommended that the County enter into joint powers agreements and/or other similar methods with the benefiting jurisdictions (City of San Diego and City of Chula Vista) to equitably finance these regional facilities. Conditions on individual project approval maybe required, to the extent necessary to ensure the provision of adequate facilities and services.

In order to administer the development of the East Otay Mesa District, it is also recommended that the County and property owners consider forming a Local Development Corporation (LDC) for East Otay Mesa or other suitable entity capable of coordinating development activities in East Otay Mesa. The LDC would be a nonprofit corporation that could assume certain responsibilities subject to the Board of Supervisors' approval, such as review and update of the Facility Phasing and Financing Plan coordination, marketing and other economic development services.

A-5.2 Water

East Otay Mesa is located in the southern service **area** or Otay Mesa System of the Otay Water District, a water purveyor serving the South San Diego County region. There are numerous existing facilities in the Study Area as indicated on Figure 2-23, Water Facilities Plan. Otay Water District has indicated that there is currently sufficient existing or planned water storage and transmission capacity to accommodate development in East Otay Mesa provided that regional water supplies are met by the San Diego County Water Authority and Metropolitan Water District. The District's planned water facilities are outlined in the Subarea Water Master Plan prepared for Otay Mesa (May, 1991).

The location and size of planned waterlines, pump stations, and reservoirs that are expected to be needed within the East Otay Mesa Specific Plan Area are indicated on Figure 2-23, Water Facilities Plan. The District may modify their plan as needed.

Water Facility Implementation

Otay Water District will serve the development of East Otay Mesa in conformance with their Master Plan. In order to implement this master plan, a portion of the Specific Plan Area adjacent to the eastern boundary shall be annexed to Improvement District Number 7 of the Otay Water District before recordation of any map in that area.

Water transmission and storage facilities will be constructed as indicated on the Water Facilities Plan, Figure 2-23. Major capital improvements required, for example, water storage reservoirs, will be constructed by the District using revenue generated from property owners. Facilities required for distribution to each property will be included in road improvements to be constructed before any Final Map can be recorded.

The water distribution system is generally located in roadway right-of-way. However, if not, property owners through the subdivision process shall be required to reserve right-of-way easements for water service lines as indicated in the Water Facilities Plan.

A-5.3 Wastewater Collection and Treatment

Wastewater facilities do not currently exist in East Otay Mesa. Furthermore, East Otay Mesa is within the unincorporated area of San Diego County and is not located within a Sanitation District. Otay Water District has indicated that they are not interested in providing sewer service to this area of the County. Therefore, a Sanitation District for a wastewater collection system and treatment needs to be formed for the East Otay Mesa Specific Plan Area. In the short term, the County has purchased 1.0 million gallons per day (mgd) of capacity through the San Diego Metropolitan Sewage System (Metro) from National City. This capacity is being held by the Spring Valley Sanitation District until a Sanitation District for East Otay Mesa is formed. When a Sanitation District is formed for East Otay Mesa, this capacity will be transferred to provide interim sewage treatment capacity for approximately 500 gross acres (400 net acres) of industrial or commercial development on a project by project basis.

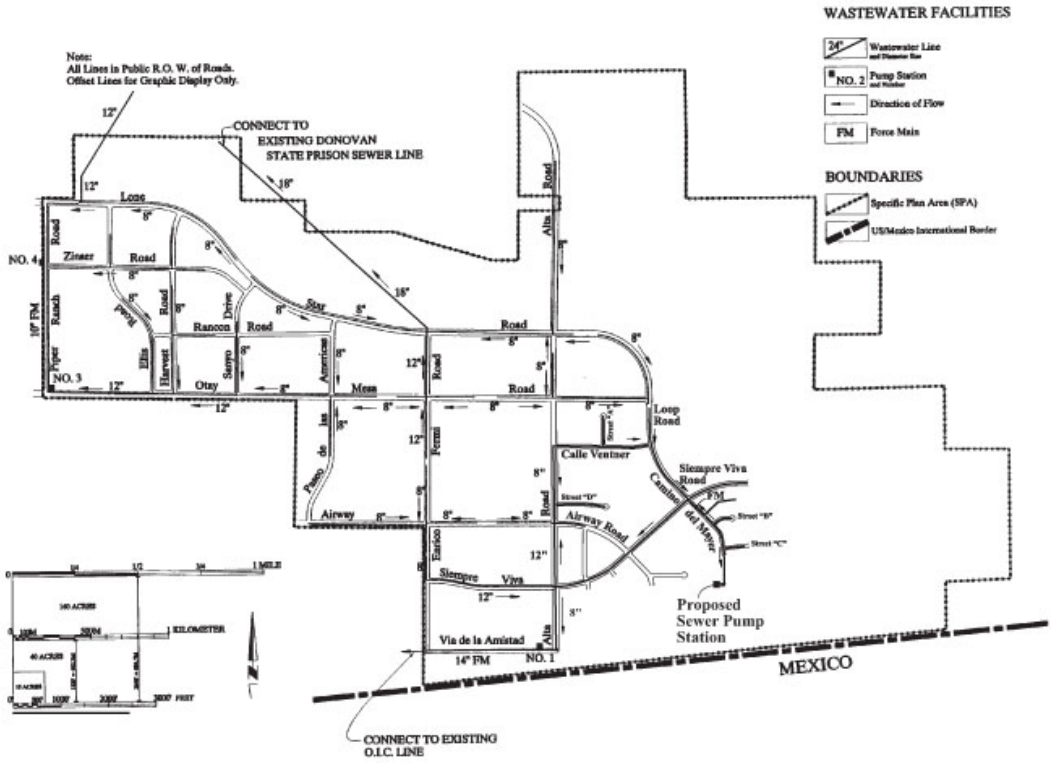


Figure 2-24, Wastewater Facilities Plan

To access this treatment capacity, East Otay Mesa must connect to existing wastewater collection sewers in the City of San Diego. The southern watershed of the Study Area generally drains to the Otay International Center (OIC) Line, currently stubbed out near the southwestern corner of the planning area, see Figure 2-24. Some of the basins within the southern watersheds will need pump stations to access the OIC Line. The northern portion of the Study Area drains toward the Prison Line, currently stubbed out at the State of California Donovan Correctional Facility. In order to use these collection lines, property owners will have to pay a reimbursement fee, on a project by project basis, to secure capacity in these sewer lines. Additional connection costs to pay for

pump stations and other improvements may be charged by the Sanitation District.

Beyond this interim treatment capacity of 1.0 mgd, East Otay Mesa should consider two treatment and disposal alternatives:

- Additional capacity in Metro
- On-site sewer treatment.

The first alternative is the proposed plan alternative. Facilities required are shown on Figure 2-24, Wastewater Facilities Plan. However, Metro is part of a regional wastewater master-planning program called the Clean Water Program, and the costs of treatment under the new program are uncertain at this time and may prove to be extremely high. Furthermore, capacity in Metro may not be available on a timely basis.

Consequently, as an alternative to the proposed option of using additional capacity in Metro, an on-site sewer treatment plant was considered. This second alternative would require developing an on-site treatment facility totally independent from Metro beyond the initial first phase of 1.0 mgd of sewer treatment capacity. Until more specific information is available from the Clean Water Program, it is recommended that a dual planning process occur including consideration of both Metro off-site and/or on-site treatment.

The County has recently undertaken an implementation feasibility study for an on-site sewer treatment plant to examine in greater detail the issues of facility siting, treatment methods, wastewater effluent reuse and costs. The study is due to be completed in 1994. The determination of which treatment alternative is most appropriate will be based on the timing of available capacity and cost, including cost of entitlement for an on-site treatment plant, wet weather storage reservoirs, and possibly spray irrigation fields.

Wastewater Collection and Treatment Implementation

Sanitation District: Application will be made for the formation of a Sanitation District to the Local Agency Formation Commission. Subject to funding by the property owners, the County Department of Public Works will take responsibility for formation of a Sanitation District and execution of agreements.

The interim wastewater treatment capacity of 1 mgd will only be adequate to support a portion of the ultimate wastewater treatment capacity that will be needed to support the entire Specific Plan Area. *All development projects proposed prior to establishment of the long-range wastewater treatment strategy will be required to demonstrate the availability of adequate wastewater treatment capacity*.

Subdivision maps will not be allowed to be re-corded for that portion of an existing parcel that is beyond the ability of available interim wastewater treatment capacity of 1 mgd. Phased recordation of Final Maps will be based on allocation of this interim capacity with subsequent recordation of additional phases only after establishing the long-range wastewater treatment strategy discussed herein.

Wastewater collection system: The wastewater collection system is generally included in road improvements to be financed by property owners through a Local Improvement District and/or impact fees. However, through the Subdivision process property owners shall dedicate easements for any wastewater collection lines not in a road right-of-way.

Long-range system: The County will coordinate with Metro to provide the development of a regional wastewater treatment system to serve the East Mesa beyond the interim treatment capacity described in Policy PF-2. In the event that Metro is not available to meet the requirements of East Otay Mesa in a timely and cost-effective manner, the Sanitation District, subject to funding by property owners, will plan, design, finance, construct and operate an on-site wastewater treatment facility. Future studies shall determine the exact siting of the treatment plant.

A-5.4 Reclaimed Water

Based on Metro's current plan, the reclaimed water source for East Otay Mesa will be the planned Otay Valley Treatment Plant which will have complete reclamation capabilities. Metro has indicated that local water purveyors (in this case the Otay Water District) will also become the reclaimed water purveyor. Although Otay Water District will not own and operate the reclamation plant, they will receive reclaimed water at their district boundary and then become responsible for its distribution. If East Otay Mesa Sanitation District develops its own on-site treatment and disposal facility, then reclaimed water may be wholesaled to Otay Water District for distribution.

East Otay Mesa development will be required to install a dual water distribution system throughout the development. Therefore, reclaimed water and potable water lines will most likely be installed in every roadway. The reclaimed water will be used for streetscapes and industrial development landscaping. Some buildings could possibly be plumbed with reclaimed water for toilet flushing or processing water. Use of potable water in the reclaimed water system for irrigation could potentially be permitted until reclaimed water becomes available**.**

Figure 2-25, Reclaimed Water Facilities Plan, indicates the facilities proposed for an area wide reclaimed wastewater system.

Reclaimed Water Facility Implementation

A reclaimed water transmission system will be installed to distribute re-claimed water for streetscape landscaping and possibly for toilet flushing or processing water. The transmission system lines will be constructed as part of the basic street infrastructure, to be financed by the property owners.

Generally, the reclaimed water supply system is included in the roadway improvements. However, right-of-way easements for any supply line outside of a roadway shall be dedicated by property owners as part of the Subdivision process.

A-5.5. Storm Water Drainage

Storm water runoff will inevitably increase with development as permeable ground primarily in agricultural uses is transformed into impervious rooftops, parking lots and streets. Accordingly, storm water drainage facilities will be needed to accommodate development in East Otay Mesa.

Facilities needed to accommodate the runoff vary between the three major watersheds in East Otay Mesa, see Figure 2-26. The northern watershed region made up of basins B and H drains to the Otay River. Facilities in this basin require collection facilities only. The western watershed region made up of basins I, K, L, M1, M2, P, Q, and R drains to the City of San Diego. Collection and onsite detention facilities will be required for each property to ensure that the peak runoff into the City of San Diego does not increase above historical rates. The southern watershed region, made up of watershed basins D, EI, E2, F, and G drains to Mexico. Based on international agreements, the peak runoff into Mexico may not be increased above historical rates. In order to accommodate runoff, on-site detention basins will be required in the western and southern watershed region. These detention basins are to be placed at the down-stream end of each drainage area within each existing parcel. As an alternative, regional detention facilities are planned in substitution for on-site facilities in the western and southern watershed region. The western watershed region has not been studied to provide for regional detention basins and potential regional detention basin sites have not been located. This alternative decreases the number of detention basins ,

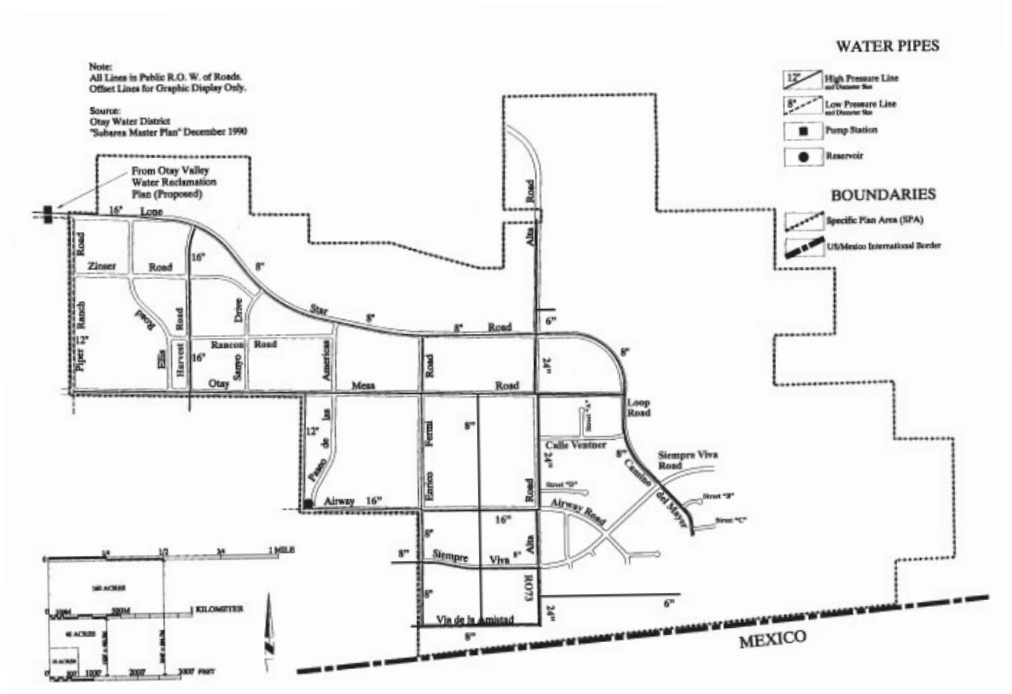


Figure 2-25, Reclaimed Water Facilities Plan

overall detention basin volume, and the overall the detention basin area. The construction and maintenance of these detention basins will be the responsibility of benefiting property owners or an assessment district. On-site and regional detention basins are to be designed so that the downstream discharge is no greater than the predeveloped peak flow. Regional detention facilities are

less land consumptive, have lower capital and operating costs and can be phased by drainage basin. However, they have high up front costs compared to on-site detention. Other smaller southern watershed basins are planned to have on-site detention.

The Clean Water Act strictly regulates non-point source storm water pollution of the waters of the United States. In California, the Clean Water Act is administered by the State Water Resources Control Board which issues Construction and/or Industrial Permits to discharge storm water. In an industrial area, the primary source of non-point pollution is oils from automobiles deposited on roads and parking lots. The County of San Diego is in the process of promulgating Best Management Practices to implement the Clean Water Act.

Storm Water Drainage Implementation

Through the Subdivision process, the County will implement the policy for storm water drainage for East Otay Mesa in acc dance with the Comprehensive Flood Control Master Plan and Department of Public Works administrative procedure. Construction of on-site detention facilities will be the responsibility of each property owner and are to be constructed at the downstream end of the drainage area within each subdivision. Maintenance of on-site detention facilities will be the responsibility of the benefiting property owners. An easement showing detention basin locations will be required to be shown on subdivision maps. Should the property owners elect regional detention facilities in lieu of on-site detention facilities, the construction of regional detention facilities are to be financed by benefiting property owners through a financing mechanism. Ongoing maintenance of the regional detention facilities will be the responsibility of a benefit assessment district funded through assessments levied on benefiting properties.

A-5.6 Dry Utilities

Dry utilities include electrical power, natural gas, telephone, and cable television. Electrical power and natural gas are provided by San Diego Gas and Electric Company. Telephone is provided by Pacific Bell. Service connection points currently terminate at the western boundary of the site. No off-site constraints were identified. ***The utility lines will be underground in roadways in accordance with company standards with the exception of the 69 KV electrical line on Otay Mesa Road and the 230 KV line on the eastern portion of the Specific Plan Area***. Other facilities such as transformers should be located in underground vaults or screened (See **Urban Design Policy UD-7).**

Dry Utility Implementation

The County shall work with San Diego Gas & Electric and Pacific Bell to provide dry utilities to serve development in East Otay Mesa as part of the subdivision process. Through the subdivision process, the County shall require property owners to dedicate utility easements for dry utility lines. These easements shall be in conjunction with road dedications whenever feasible. This will be implemented as part of the road improvements to be financed by property owners.

A-5.7 Fire Protection and Emergency Medical

East Otay Mesa is now serviced by the ~~Rural Fire Protection District (RFPD) of San Diego County~~San Diego Fire Authority (CSA 135). The Fire Authority currently contracts with the City of San Diego to provide fire protection and emergency medical services to East Otay Mesa. ~~This district, which is independent of County government, has the primary responsibility for fire protection and emergency medical service in all but a small portion of the northern area of East Otay Mesa. A portion of the planning area generally west of Paseo de Las Americas, between Lone Star Road and Otay Mesa Road, is not located within a structural fire protection district. In order to provide service to this area, the optimum solution is to annex to RFPD.~~

Currently, the City of San Diego can meet the travel time required in the Safety Element of the General Plan to a majority of East Otay Mesa. Station 43, located at 1590 La Media Road in Otay Mesa, can provide a 5-minute or less travel time to areas within 2.5 miles from the station, reaching most of the unincorporated area of East Otay Mesa.

The County is in the process of determining a site to construct a permanent County fire station in East Otay Mesa. Once constructed, this station will provide fire protection and emergency medical services to East Otay Mesa and meet the 5-minute or less travel time requirement.

Other agencies will also provide backup fire protection services to East Otay Mesa. The City of San Diego and the City of Chula Vista will respond in situations requiring an unusually high level of fire protection resources based on mutual aid agreements.

~~The closest Rural Fire Protection District station is located at 14145 Highway 94 in Jamul, a 20 to 30 minute response time. Since the station is remote it does not conform to the five-minute response time contained in the Public Facility Element of the General Plan.~~

~~Other agencies also provide backup fire protection services to East Otay Mesa. The City of San Diego will respond in situations requiring an unusually high level of fire protection resources, based on a mutual aid agreement between the City, the RFPD, and the State's Donovan Correction Facility. Additionally, because the Specific Plan Area is located within the State Responsibility Area, the California Department of Forestry has the responsibility for wildland fires in East Otay Mesa.~~

~~Emergency medical services are currently provided by contractors in Chula Vista and National City. From either city the response time is 15 minutes. Advanced life-support ambulance service is not currently provided to East Otay Mesa. This response time does not conform to the five-minute response time contained in the Public Facility Element of the General Plan as the mini-mum objective for industrial development.~~

~~According to the RFPD, substantial new fire protection and emergency medical services are required to adequately service **any** new development in East Otay Mesa. One alternative is to build a new temporary or permanent fire station on a 1.5 net acre site at the intersection of Otay Mesa Road and Alta Road, which~~

~~was dedicated for that purpose as part of a major use permit approval for the Bradley Auto Storage Auction Pool, presently Roberts Leasing. The temporary station would need to be a facility which includes one bay - 2,200 square feet and which is capable of accommodating an engine and quarters for a three person crew.~~

~~The ultimate station would need to be approximately three bay - 6,500 square feet and capable of accommodating the engine, a truck, an additional light vehicle and quarters for an eight person crew. Fire fighters could be trained to provide emergency medical services to provide combined fire fighting and emergency medical services.~~

~~Another alternative, if cost effective, is to effect a joint operating agreement or contract with the City of San Diego to provide fire protection and emergency medical services for both the City and County Otay Mesa. The City is planning to build a fire station nearby Brown Field in the next two years. There have been some preliminary discussions with the City regarding this possibility. Further coordination and discussion are taking place at this time to determine the feasibility of this proposal.~~

Fire Protection and Emergency Medical Implementation

~~The County will require all properties that are not already in the Rural Fire Protection District to either annex to RFPD or be part of a district that contracts with the City of San Diego for fire protection and emergency medical services. In addition, the Rural Fire Protection District shall be responsible for providing fire protection services, either by operating from appropriate facilities at a temporary or permanent substation or alternatively, by contracting with the City of San Diego for services.~~

~~The County will require evidence of provision of adequate fire protection and emergency medical services and facilities, with a financing strategy acceptable to the fire agency, to be implemented prior to recordation of final subdivision maps. All property owners in East Otay Mesa will be required to participate in a funding strategy acceptable to the fire agency to provide adequate fire protection and emergency medical services prior to recordation of subdivision maps and/or final approval of any discretionary permits.~~

~~The costs of initial capital facilities and operating costs will be financed by property owners through a Local Improvement District and/or Mello-Roos District. Ultimate needs for capital facilities could be financed by property owners through an Impact Fee District or other means.~~
The County requires all non-residential properties to join an existing Community Facilities District (CFD 09-1) to fund capital and service costs for fire protection and emergency medical services. A second CFD is currently being contemplated for residential properties within East Otay Mesa.

The County requires evidence of provision of adequate fire protection and emergency medical services and facilities. Due to the Fire Authority's contract with the City of San Diego and the proposed development of a new fire station, no projects have been delayed due to a lack of services.

1. Fire Station

East Otay Mesa is now serviced by the San Diego Fire Authority (CSA 135). The Fire Authority currently contracts with the City of San Diego to provide fire protection and emergency medical services to East Otay Mesa.

The closest City of San Diego station is Station 43, located at 1590 La Media Road in Otay Mesa. This station can provide a 5-minute or less travel time to areas within 2.5 miles from the station, meeting the travel time requirement in the Safety Element of the General Plan to the majority of East Otay Mesa.

The County is in the process of determining a site to construct a permanent County fire station in East Otay Mesa. The station will be at least a 6,500 square feet station with quarters for an eight-person crew and three bays to accommodate a fire engine, truck, and additional light vehicle. Firefighters could be trained in emergency medical services to provide a combined firefighting and emergency medical services. This station's location will provide fire protection and emergency medical services to East Otay Mesa and met the 5-minute of less travel time requirement.

A-5.8 Law Enforcement

Law enforcement duties are performed by the County Sheriff's Department. Currently, no sheriff facilities exist within East Otay Mesa. The nearest station is the Imperial Beach Station, located approximately 9-1/2 miles west of the western edge of East Otay Mesa. Depending on the beat, the most recent data indicates a response time of 16 to 29 minutes for priority calls, and 17 to 59 minutes for non-priority calls.

County standards for response time are established in the Public Facility Element of the General Plan. In urban unincorporated areas such as East Otay Mesa, the minimum acceptable response time for priority calls is 8 minutes, and 16 minutes for non-priority calls.

The sheriff's office has indicated the need for a new sheriff's substation on East Otay Mesa to provide law enforcement services at the onset of development since response time goals could not possibly be met from the existing Imperial Beach substation. Initially, the facility could be under 1,000 square feet to accommodate the needs of three deputies each operating on an eight and a half hour shift. Ultimately, to ensure 24-hour service, the substation will need to be expanded up to 4,000 square feet to accommodate the needs of three deputies per shift. It is proposed that the sheriff's substation be built on the same site which has been dedicated to the RFPD for a fire station *at Lone Star Road and Enrico Fermi Road*. The area of the site is large enough to accommodate both the fire and sheriff station facilities since the site coverage of both buildings is only 15 percent of the site.

Law Enforcement Implementation

Law enforcement will be provided by the County Sheriff. Countywide policies shall establish financing methods for law enforcement facilities. The County shall evaluate the cost effectiveness and feasibility of joint siting a sheriff s substation with a fire facility. East Otay Mesa property owners may choose to augment the Sheriffs standard

service level with a benefit assessment for higher service levels or with private security patrols if they desire additional law enforcement.

A-5.9 Child Care

The Public Facility Element of the County General Plan and the Otay Subregional Plan contain policies encouraging the provision of child-care for new development, particularly at places of work. Policy 3.1 of the Public Facility Element states that: "The County will work to ensure that child care facilities are available when needed by new development." Moreover, modern industrial and business parks of the level of quality envisioned in East Otay Mesa have increasingly provided private child care facilities as an amenity toattract tenants and employees. For all these reasons, provision of child care in East Otay Mesa is strongly encouraged.

Data provided by the County Child Care Coordinator indicates that there may be a substantial demand for child care in East Otay Mesa. Population estimates indicate that when East Otay Mesa is built out, there may be a demand for child care facilities to accommodate up to"150 children. Child care near the workplace is only workable when it is located within very close proximity to a parent's workplace, generally within a half-mile radius. For East Otay Mesa, this would imply a need for at least two child care facilities. It is possible that some child care facilities may be provided by individual employers.

One of the advantages of child care near the workplace is that it can reduce vehicle trip generation. Parents can use transit or car pool if their children are near work, where otherwise they need their car to commute to their daycare. One of the child care sites should be located within the Regional Commercial Center near to the light rail transfer station. By locating the child care facility close to the light rail transfer station, it will en-courage parents to make child care part of the commute trip, thus reducing vehicle-miles traveled. This is consistent with the General Plan Policy of locating child care near transit.

Child Care Implementation

Child care facilities shall be permitted in the commercial districts as designated in the Zoning Map, Figure 3-32, and Land Use Regulations of the Specific Plan and by minor use permit in industrial designated districts.

A-5.10 Solid Waste

In recent years, the County has initiated a program to reduce solid waste sent to landfill facilities and maximize recycling of materials. The County has recently passed an ordinance regarding solid waste and goals for recycling of solid waste materials. The ordinance requires that industrial businesses separate the following materials for recycling: dirt, land clearing brush, asphalt, concrete, sand and rock. Office buildings and hospitality facilities are also required to recycle materials appropriate to the use such as: aluminum, corrugated cardboard, paper, glass jars and bottles, etc.

The County is also in the process of developing standards regarding on-site storage of recyclable materials. For each type of land use, the size and type of area to be set aside for recycled materials will be

specified. Facilities for bailing recyclables will also be encouraged, particularly for industrial uses, so by-products of production can be sold for reuse. Reuse of landscape debris such as mulch will also be a priority. Businesses in East Otay Mesa will need to comply with these new standards and guidelines in order to minimize solid waste generated from the area. The City and County of San Diego have jointly established a Market Development Recycling Zone to encourage the recycling businesses to locate in Otay Mesa.

Solid waste and recycling collection services for East Otay Mesa will be provided by private operators under permit by the County. The solid waste disposal facility which currently serves the East Otay Mesa is the Otay landfill. It is anticipated to reach capacity between the years 2000 and 2005, and a new landfill facility will be required. The County is currently conducting a study and EIR for three alternate landfill sites, one of which is within East Otay Mesa in the eastern hillside area, see Figure 1-5. In the event that none of the landfill sites prove feasible, there may not be adequate solid waste disposal facilities to support future development in the South County area including the East Otay Mesa Specific Plan Area.

Solid Waste Implementation

A private operator will provide solid waste and recycling collection services under permit from the County.

In addition, all businesses will need to abide by all County ordinances for solid waste management. The Site Planning and Design Guidelines require that enclosed areas be set aside for storage of solid waste and recyclable materials.

The County will continue efforts to locate a new solid waste disposal facility to serve the South County area.

A-5.11 Hazardous Materials

Hazardous materials are regulated primarily by the County Department of Environmental Health Services. Permits are required for the storage and use of certain types and quantities of materials.

Other public agencies are also involved in the regulation of hazardous materials, depending on the types of hazardous materials involved. For example, the Rural Fire Protection District has regulations regarding flammable materials, and the Air Pollution Control District regulates the use of chemicals that will be emitted into the air. The County Department of Environmental Health Services directs businesses to the appropriate agency for all required permits.

The Hazardous Incident Response Team (HIRT) program provides the County with highly trained teams of hazardous materials experts to respond to any chemical emergencies. HIRT is managed under a joint powers agreement between the County and all the cities within San Diego County. The HIRT would respond to hazardous materials incidents in East Otay Mesa.

Hazardous Materials Implementation

The County Department of Environmental Health Services and City/County Hazardous Incident Response Team are responsible for hazardous materials countywide.

A-5.12 Facility Phasing, Financing, and Implementation

The Otay Subregional Plan requires that public facility improvements for East Otay Mesa be "financed through the equitable participation of all affected property owners and developers." It further requires that a facilities phasing and financing strategy plan be prepared, where public and private services and facilities would be available prior to the needs of development and located in response to the market demand.

This section of the Specific Plan describes the proposed phasing and financing strategy for public facilities in East Otay Mesa. The financing strategy primarily addresses the capital facilities that are of area wide benefit and will be financed equitably by all the property owners. Operating and maintenance type expenses which are not to be paid out of the County's General Fund are also discussed.

There are five categories of public facility improvements that are of area wide benefit, and which shall need to be financed jointly by the property owners in East Otay Mesa:

1. ***On-Site Roads and Infrastructure****:* These facilities include the basic network of roads with utility lines in the right-of-way. It should be noted that for roads, the facilities that are considered to be "general interest portion" are the improvement of the median and center lanes as well as intersection signalization and safety lighting. The "lo-cal interest portion" of roads includes the improvement of the road lanes fronting a privately owned parcel which are the responsibility of the property owner. In addition, the property owner is responsible for all other frontage improvements, including curbs, gutter, sidewalk, street lighting, park-way, landscaping and contribution to local intersection signalization as warranted.

2. ***On-Site Capital Facilities****:* These include buildings for public services, like a fire station, wastewater treatment facility, or storm water detention facilities.

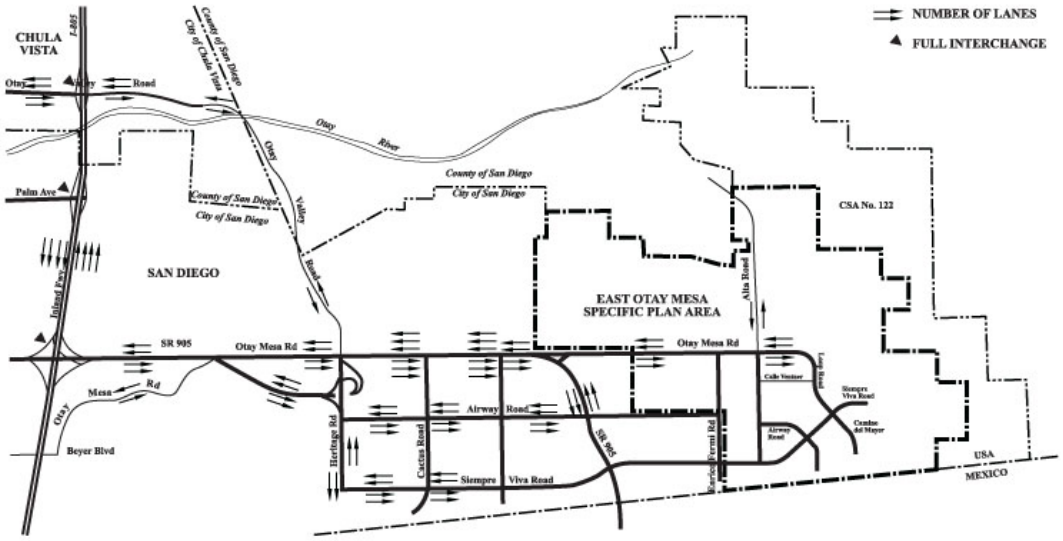


Figure 2-27, Off-Site Road Improvements

3. ***On-Site Operation and Maintenance****:* Property owners will need to finance the on-going operation and maintenance cost of the following public facilities: fire protection and emergency medical services, street lighting and landscaping, and regional storm water detention facilities.

4. ***Off-Site Roads****:* Road improvements out-side the Study Area that are necessary to accommodate traffic generated by East Otay Mesa Development. East Otay Mesa property owners shall be responsible for their "fair share" of the construction cost of these road improvements.

5. ***Off-Site Capital Facilities****: Regional facilities such as a regional wastewater treatment plant, for which East Otay Mesa property owners shall contribute their "fair share."*

6. ***Public Transit Service****: Property owners may be asked to finance local bus service through a local improvement district in accordance with County and MTDB transit policies.*

These facilities are discussed in depth in the Mobility Element and Public Facility Element.

The facility phasing and financing plan herein is intended as a guide and general direction for capital improvements. Implementation will need to take into account key factors which will change over the course of the area's development, including:

- Rate/intensity and Location of Development
- Facility Capacity Determination
- Sources of Financing
- Land Secured Public Debt Lien-to-Value Ratio
- Land Value

A-5.13 Public Facility Phasing

The Otay Subregional Plan allows development to proceed as one geographic phase. However, the plan also allows non-geographic phasing of development if adequate public facilities and services are provided.
In order to accommodate a non-geographic phasing plan, on-site and off-site facility demand and phasing was analyzed in a comprehensive pro-cess. Alternatives for on-site backbone facilities (primarily roads, wastewater treatment, and storm water drainage facilities) were analyzed to deter-mine which increments were most critical to the development and which were to benefit most of the property owners. Simultaneously, the capac-ity of off-site facilities was analyzed to determine the thresholds of on-site development which facilities could support. Cost estimates were pre-pared for the recommended on-site and off-site facility improvements. These cost estimates were compared to the estimated land secured public debt financing capacity for the recommended first phase improvement plan, based on the currently acceptable lien-to-value ratios for the Specific Plan Area.

Phase One

Based on this analysis, it was determined that the recommended first phase of public facilities in East Otay Mesa should be of a magnitude to support 500 gross acres of development (equivalent to 400 net acres). A key factor in this determination was the availability of wastewater treatment facilities from Metro. A million gallons per day of treatment capacity has been acquired for East Otay Mesa, which is enough to support 500 gross acres of development. Currently, an on-site sewer treatment study is underway that evaluates the potential feasibility of a treatment plant in Otay Mesa to serve future development. After that point, if additional capacity cannot be acquired from Metro in a timely and cost-effective manner, it may be necessary to build an on-site treatment plant. Building an on-site treatment plan would be a major undertaking, requiring years for planning, permitting and construction, and thus would be a major threshold for development in East Otay Mesa.

The financial analysis also indicated that the Specific Plan Area had an acceptable lien to value ratio for a Local Improvement District, (see Glossary for definition) to issue land secured public debt instruments to finance the recommended first phase "backbone" on-site roadway and infrastructure plan, as well as other capital facilities. Additional on-site improvements beyond what is recommended may be dependent on the amount of funding required contributions for off-site roadway improvements.

The East Otay Mesa property owners are encouraged to form a Local Improvement District to implement the coordinated recommended first phase of improvements as recommended in the Specific Plan. However, it is recognized that the implementation of all the recommended first phase improvements may require significant initial capital funding. Moreover, the recommended first phase improvements are based on current information and circumstances. Therefore, the property owners, subject to County approval, have the option of implementing alternative phased facility improvements for individual development proposals

provided adequate facilities and services are provided. If initial development proposals are required to improve needed facilities beyond their "fair share", the County may enter into reimbursement agreements with affected property owners. The purpose of these agreements is for the County to reimburse these property owners by collecting funds from subsequent development proposals that will utilize the facilities.

It should be pointed out however, that all Tentative Maps in the Specific Plan Area will be conditioned to required initial developers in the East Otay Mesa to not oppose formation of future Improvements Districts to the extent allowable by State law. This requirement may further expedite the reimbursement of funds to the initial developers.

The recommended first phase, capital facilities are described as follows:

l. ***Acquisition of Metro Capacity for Wastewater Treatment***

The County has purchased 1.0 million gallons per day capacity of San Diego Metropolitan Sewage System (Metro) treatment capacity from National City, which accommodates 500 gross acres of development. This capacity is being held in the interim by the Spring Valley Sanitation District until the East Otay Mesa Sanitation District is formed. East Otay Mesa property owners will reimburse the Spring Valley Sanitation District, over a period of ten years, once the East Otay Mesa Sanitation District is formed. Fair share reimbursement charges have to be paid at the building permit stage for the connection to the Otay Inter-national Center (OIC) and Pump Station and to the Prison Sewer Line on a project by project basis.

2. ***Fair Share Contribution to Off-Site Roads, If Required***

There is currently no or very limited existing off-site road capacity to accommodate development in East Otay Mesa. Any improvement of off-site roads would improve accessibility in the City's portion of the Mesa. It may prove feasible to share off-site road improvement costs with the City of San Diego. Other jurisdictions may also benefit by off-site road improvements.

Assuming improvements to off-site road capacity would be shared with the City's West Otay Mesa, City/County staff studied off-site road improvement options to service 1,000 acres of development, half in the City and half in the County. Summarized below are four alternatives, the first three of which produced this capacity and would involve some freeway improvement.

- Build an interim extension of SR-905 east to Heritage Road; and improve east/west arterials to County jurisdictional border, see figure 2-27, off-site road improvements;

- Build interim SR-125 to Otay Mesa border crossing for north-south capacity, and up- grade one east-west arterial to 6 lanes to the existing improved terminus of SR-905;

- Build interim SR 905 to the Otay Mesa border

crossing;

- Use of major arterial roads, including Otay Mesa Road, Siempre Viva Road, and air-way Road, and feeding traffic to heritage Road. From Heritage Road, traffic would flow north to the new freeway interchange at Palm Avenue and I-805. This alternative did not meet the 1,000 acre capacity objective.

Alternative A is by far the least costly option that meets the objective of 500 gross acres of development in the specific plan area. It assumes 500 gross acres of development would be allocated to the city's West Otay Mesa. The other alternatives have higher costs or do not meet the capacity objectives. Figure 2-27, off-site road improvements shows the preferred alternative that would provide capacity for the full first phase of development.

The availability of public or toll authority funding for the design and construction of SR-905 (by CALTRANS) and SR-125 (by California Transportation Ventures) is critical to the determination of the amount of off-site road contributions required from East Otay Mesa property owners. Currently, there is only funding for preliminary design and the environmental reports necessary for the route adoption procedure. Caltrans has indicated that if funding for design and construction were avail-able, freeway improvements would not be open to traffic until late 1997 or early 1998. See the Mobility Element Technical Report for a more detailed discussion.

3. On-Site Roads and Infrastructure Facilities:

There are two alternative approaches to the first phase of road improvement plans, as depicted in Figures 2-28 and 2-30. Infrastructure included in Phase One roads right-of-way include:

- Water Distribution System
- Wastewater Collection System
- Reclaimed Water Distribution System
- Storm Water Drainage Collection System
- Dry Utilities - Telephone, Gas, Electric Power, and Cable TV

The proposed Phase One road improvement plan may be considered the minimum backbone road system providing a loop of Otay Mesa Road to Siempre Viva Road, see Figure 2-28. This alter-native is preferred because it is less costly and more financially feasible to construct. The alter-native expanded Phase One road plan is preferred by the property owners, see Figure 2-30, which also includes Lone Star Road in the initial con-struction. This alternative would provide greater access, however, it is more costly.

Land acquisition and construction cost of the backbone area wide "general interest portion" share of roads, as defined by Board of Supervisors Policy J-16, and the County Road Policy, dated March 20, 1962, is to be financed by all the property owners by means of a Local Improvement District and local impact fee. Land acquisition and construction cost of the lane and parkway adjacent to private property or the "local interest portion," as defined by Board of Supervisors Policy J-16, and the

County Road Policy, is the financial responsibility of property owners at time of development.

It should be noted that certain portions of planned roads are located on the City/County jurisdictional boundary, with the centerline of these roads serving as the boundary. It is assumed that the allocation of the responsibility of financing for roadway improvements will be on the basis of property frontage.

In implementing State Route SR-125 and/or 905, Caltrans has indicated that it will be responsible for financing the design, land acquisition and improvements. This will include signalization of the portion of Otay Mesa Road between the ramps termini that facilitate access to the freeway. The financial participation would be negotiated by the City, County and Caltrans as part of a Freeway Agreement.

The key variable in deciding whether to build the minimum (Figure 2-28) or the expanded (Figure 2-30) road network in Phase One is the cost of fair share contributions to off-site roads. If the cost is high, possibly only the minimum road system is affordable. Moreover, the expanded network is best-timed to coincide with the construction of the Lone Star ramps of SR-125 . Those ramps will be built after construction of an interim SR-125, at a point in time when demand warrants.

The individual property owners have the option of improving facilities beyond their fair share to allow for expedited improvements to their proper-ties. Reimbursement agreements may be executed for reimbursements in such situations.

1. Fire Station

Prior to any development in East Otay Mesa, an adequate level of fire protection and emergency medical services must be assured. There are two options for providing capital facilities to accommodate the first phase of development:

Build an interim fire station at the site which has been dedicated at Otay Mesa and Alta Road.

Alternatively, the Rural Fire Protection District would coordinate with the City of San Diego to share the capital and operating cost of a fire station planned at Brown Field.

Capital as well as operating costs for fire protection can be financed by established funding mechanisms such as a combination of a Local Improvement District and impact fees.

Phasing Thresholds and Pace of Development

Table *2-2,* Recommended Key First Phase Improvements, indicates critical thresholds for construction of major public facilities. Table *2-3,* Recommended Phasing Plan, summarizes the phasing plan, showing the first phases of development and the ultimate buildout condition.

Based on the Market Study prepared for the Specific Plan, the earliest point at which development would begin is *1998.* If Otay Mesa Road is widened to six lanes, some modest capacity will be available in *1995.* However, due

to off-site roadway constraints, significant development will not be in place until late *1997* or early *1998* at the earliest, assuming freeway and local off-site road-way capital costs are funded. Under one scenario, land would be absorbed slowly in the early years since it is competing with the City's West Otay Mesa industrial areas which are more centrally located and have infrastructure. In the first years of development, the first 400 net acres or 500 gross acres will be built. Another scenario indicates that development of East Otay Mesa could be delayed until all of the adjacent City industrial land is built out, and then rapidly built out in the following years.

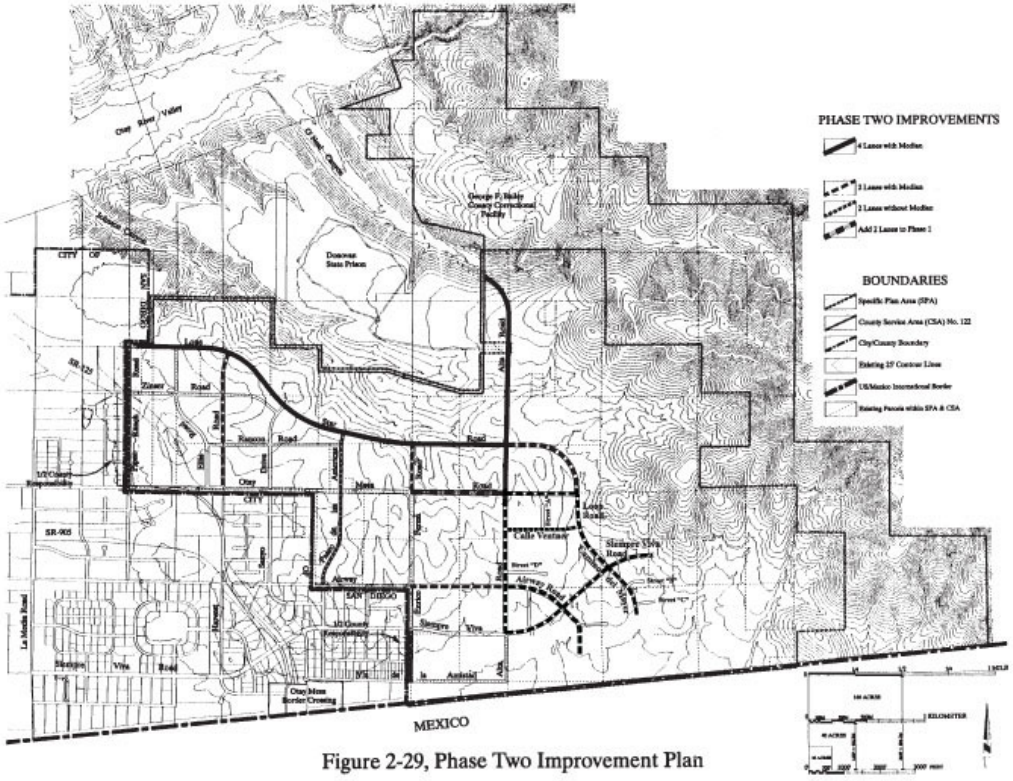


Figure 2-29, Phase Two Improvement Plan

Ultimate Buildout

Subsequent phases of public facilities are to be built commensurate with the pace of development. Figures *2-29* and *2-31,* Phase Two Improvement Plans, show the alternatives for the ultimate buildout of the facilities that will be jointly financed by the property owners. If the pace of development is fairly rapid, with a large amount at the outset and a steady pace thereafter, it may be possible to build improvements in one large second phase possibly financed by a Local Improvement District impact fees. Alternatively, it may be necessary to build the improvements in smaller phases over a longer period of time possibly financed by reimbursement agreements and impact fees. Capital improvements and necessary public services would be provided prior to the time of need, based on the rate of development.

Public Facility Phasing Implementation

Non-Geographic Phasing. The County will require the provision of adequate facilities and services as conditions of tentative subdivision maps to be implemented prior to recordation of final subdivision maps.

Recommended Key First Phase Improvements

- Wastewater Treatment: Secure 1 million

gallons per day Metro capacity from National City.

- Off-Site Roads: Three options described above.
- Water: Facilities as per Otay Water District Plan.
- On-Site-Roads: Minimum loop roadway network
- Fire Protection Interim Fire Station or coordinate with City to provide joint services.

Off-Site Facilities: As discussed above, the existing off-site transportation facilities are inadequate to support the development of planned land uses in East Otay Mesa. The off-site wastewater treatment and transportation public facilities to be improved in the recommended initial phase would be adequate to support 500 gross acres of development. After the initial phase of public facilities are built, the County will monitor off-site public facility capacity, especially wastewater treatment and roadway capacity, to keep pace with the rate of development in the East Otay Mesa Specific Plan Area. The County will continue to coordinate with CalTrans and the City of San Diego to pro-mote the recommended initial and ultimate buildout transportation facilities as described in Policy C-15. The County will review off-site roadway capacity pursuant to the Circulation/ Land Use Monitoring Program described in Policy C-16. Prior to the discretionary permit approval, the County will verify off-site facility capacity and mitigation program for consistency with the policies of the Specific Plan.

On-Site Facilities: The recommended first phase (Phase One) and ultimate buildout phase (Phase Two) of on-site facility improvements are de-scribed above. However, the Specific Plan does not preclude any individual property owner to propose an alternative improvement phasing approach that provides adequate public facilities and services in advance of development. The County will review and may approve alternative phasing as part of an individual project discretionary permit review process. This review process will include analysis of existing and proposed on-site roadway capacity required pursuant to the Circulation/Land Use Monitoring Program described in Policy C-16.

4.13 Financing Strategy

Capital Costs

The optimum strategy for financing capital facilities needed as part of the initial phase of development in the East Otay Mesa Specific Plan Area is to use land-secured public debt instruments. This type of financing would be obtained either through the formation of a Local Improvement District, used herein as a general term to apply to financing available pursuant to formation of an Assessment District (1911-1913 Improvement Acts), a Community Facilities District (1982 Mello Roos Community Facility Act), or some other Special District. The amount of public debt financing permissible will be limited by the prevailing acceptable lien-to-value ratio of the land after the public improvements are constructed. Subsequent phases of infrastructure and public facility improvements would be financed either through: (1) Countywide, Special District or local impact fees on development collected when building permits are issued; (2) additional public debt instruments, *which* could be

issued based on the increase in lien-to-value ratio of the land generated by earlier development; and/or (3) revenue bonds issued by specific service districts such as a Sanitation District.

Other sources of financing for specific types of public improvements may also be available. These include, but are not limited to:

1. Intermodal Surface Transportation Efficiency Act funding, channeled through SANDAG, to pay for certain regional road and transit improvements.

2. North American Free Trade Agreement funding, channeled through SANDAG, to pay for certain regional road and transit improvements.

3. California Transportation Ventures, a private firm that may finance the SR-125 toll road and improvements to Otay Mesa Road between Piper Ranch and Sanyo Drive to facilitate access to the freeway.

4. Reclaimed Water Sales Revenue, which would be generated if an on-site wastewater treatment plant is built and the Sanitation District sells the treated wastewater.

5. Private Landowner Financing of Facilities and applicable Reimbursement Agreements, where the landowner constructs the facilities with private resources, and the other property owners who benefit from the improvement reimburse the initial contributing landowner in the future.

6. Community Development Block Grant Funds could be used to finance first phase public facility improvement design.

7. Joint financing of shared public facilities and associated pertinent costs with the City of San Diego and/or the City of Chula Vista.

Operation and Maintenance Costs

Most types of operation and maintenance costs related to public facilities are provided for either by the County General Fund or user fees or benefit fees collected by a service provider. The County collects property taxes and other general revenues to pay for such services as law enforcement. The gas tax is used to pay for road maintenance. Service providers, for example the Otay Water District, collect fees for services provided. However, some types of operational and maintenance services required in East Otay Mesa will not be covered by either of these types of funding, so other administrative and funding arrangements are necessary. The following facilities will need supplemental funding of on-going operation and maintenance:

- Fire Protection and Emergency Medical Services will require funding to supplement the property tax revenues of the District.
- Regional Storm Water Detention
- Parkway Landscaping

County Service Areas, Community Facility Districts, or Benefit Assessment Districts can be used to collect

special taxes or assessments to pay for operation and maintenance expenses of public improvements and services. Through these mechanisms, property owners are billed on their property tax bill for their pro-rated share of the operation and maintenance costs.

The San Diego County Street Lighting District encompasses the entire County for the purpose of maintaining street lights. As each parcel develops, it would be billed its share of district costs on the property tax bill.

Financing Strategy Implementation

Financing by Property Owners. The County will work with the property owners to secure appropriate public financing for public facilities. Initial funding of County services could be generated by the County Service Area (CSA) or a local improvement district or other means.

Property owners may use private funds to construct planned public facilities and services. The County may permit reimbursement agreements, as discussed above. The intent of this provision is to allow for individual property owners to proceed with development in East Otay Mesa prior to implementation of the initial phase of improvements. The benefiting property owners and./or the first phase improvement district will reimburse those property owners who have provided more than their fair share of local and/or regional facility improvements subject to County approval.

Fair-Share Contributions to Off-Site Transportation Facilities: To the extent that East Otay Mesa contributes to the need for road improvements outside it's boundaries, East Otay Mesa property owners shall mitigate their impacts by participating in impact fee programs, or other means determined prior to recordation of any maps in East Otay Mesa. The regional financing plan or impact fee program shall be approved and adopted by the Board of Supervisors.

A-5. Implementation

Local Improvement District

The first step in implementing backbone public facilities will be formation of a County Service Area or public financing district for the phase one improvements. The CSA or public financing district could be responsible both for financing and for project administration. In reference to the financing, the County, City, Sanitation District, or Fire District issues the bonds, and charges the proportionate tax or assessment liability to each property.

Special Districts

Special districts will take responsibility for construction of their respective capital facilities in East Otay Mesa, as follows:

- Water: Otay Water District Wastewater Treatment East Otay Mesa Sanitation
- District (to be formed) Fire Station**:** Rural Fire Protection District

Funding for these capital improvements will come from one or a combination of the following sources: a benefit assessment district, impact fees and/or user fees.

Joint Powers Agreements

For some types of public facilities in East Otay Mesa, where jurisdiction is not entirely within the County, it is recommended that the County consider Joint Powers Agreements with the City of San Diego and the City of Chula Vista. A Joint Powers Agreement enables facilities to be jointly funded and financed by different jurisdictions. Specific recommendations are as follows:

Off-Site Road Improvements: Several of the road improvements necessary for the development of East Otay Mesa are outside the Study Area. These include:

- Interim SR-905
- Interim SR-125
- Regional Share Arterials - Otay Mesa Road, Airway Road, Siempre Viva Road, Heritage Road, Lone Star Road, Otay Valley Road, La Media Road, Alta Road, Harvest Road, etc.

Joint Powers Agreements may be required for East Otay Mesa property owners to contribute to the construction of these road improvements.

Fire Protection and Emergency Medical: It is clear that a new fire station is needed to serve development in East Otay Mesa. The City of San Diego has indicated that additional fire protection services are also required for the City's West Otay Mesa industrial area. It may be most efficient to provide fire protection services to both industrial areas from a single fire station. A Joint Powers Agreement would be **a** vehicle for establishing this type of shared fire protection and emergency medical service. Alternatively, the RFPD could contract for service or could provide service itself.

Local Development Corporation

A Local Development Corporation (LDC) is a public corporation that performs a variety of services related to the development of a specific area, for example, the City of San Diego's Center City Development Corporation. The purpose of forming a LDC is to have a single agency focused on facilitating improvements in a particular area. The Board of Supervisors may consider creation of a LDC to further development in East Otay Mesa.

Critical First Steps for Implementation

Listed on the next page are a series of actions that should be taken in order to begin implementation of phase one improvements that will open East Otay Mesa for development.

- Certification of an Environmental Impact Report for the General Plan Amendment, Specific Plan and other implementation actions

- Adoption of the East Otay Mesa General Plan Amendment and Specific Plan

- Annexation of certain properties to the Otay Water District's Improvement District Number 7
- Formation of a Sanitation District
- Annexation of certain properties to the Rural Fire Protection District
- Approval by Local Agency Formation Commission (LAFCO) for the formation of, or annexation to, service districts
- Formation of a Local Improvement District, depending on when liens are placed on the property, after engineering plans and construction bids are submitted.
- Establishment of Joint Powers Agreements to provide shared services and facilities in the City(s) and County
- Study contracting with adjacent cities for certain services
- Study the potential for the formation of a Local Development Corporation.

Appendix 6

PUBLIC FACILITIES FINANCING PLAN AND FINANCIAL IMPACT ANALYSIS FOR THE MIXED-USE VILLAGE CORE

East Otay SP 250

EAST OTAY SP 250; GPA 15-008; SPA 15-001; REZ 15-007; TM5607; ER 15-98-190-13G

May 2017

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Executive Summary

A. Overview

The Growth Management Chapter of the *Otay Subregional Plan Volume 2* ("Otay SRP") contains goals, policies, objectives and implementation measures governing the development of Otay Subregional area to assure the efficient and timely provision of public facilities concurrent with demand and in compliance with facility-specific policies and thresholds. Processing and approval of this Public Facilities Financing Plan ("PFFP") is required in conjunction with preparation of the East Otay SP 250 Specific Plan to ensure the Project is consistent with the overall goals and policies of the Otay SRP.

As a developer receives each succeeding development approval, the Otay SRP requires the applicant perform specific steps leading to the timely provision of the required facilities. The concept is illustrated below (Otay SRP, p. 348):

Performance of Facility Thresholds:

OTAY SRP

- *Goals, objectives and policies established.*
- *Facility thresholds established.*
- *Processing requirements established.*

SPECIFIC PLAN

- *Facility financing refined and funding source identified consistent with Otay SRP goals, objectives and policies.*
- *Facility demand and costs calculated consistent with adopted land uses and Otay SRP-defined methodologies.*
- *Specific facility financing and phasing analysis performed to assure compliance with Growth Management Thresholds.*
- *Facilities sited and zoning identified.*

TENTATIVE MAP

- *Subdivision approval conditioned upon assurance of facility funding.*
- *Subdivision approval conditioned upon payment of fees, or the dedication, reservation, or zoning of land for identified facilities.*
- *Subdivision approval conditioned upon construction of certain facility improvements.*

FINAL MAP

- *Tentative Map conditions performed.*

- *Lots created.*

BUILDING PERMIT

- *Impact fees paid as required.*

The PFFP analysis begins by assessing the demand for facilities based upon the demand from existing development and those projects with approved final and tentative maps. Public facility demands of the East Otay SP 250 ("Project"), pursuant to a projection of the future development of the Project, is then analyzed to estimate how much, and at what time additional or upgraded facilities will be needed to ensure a particular facility does not fall beneath the adopted facility performance threshold. When specific thresholds are projected to be reached or exceeded, the PFFP provides recommended remedial action necessary for continued compliance with the Otay SRP.

B. Information Provided in this PFFP

The PFFP requires the preparation and approval of phasing schedules showing how and when facilities and improvements necessary to serve proposed development will be installed or financed to meet the thresholds, including (Otay SRP,pp. 348-349):

- *An inventory of present and future requirements for each facility.*
- *A financing plan identifying the method of funding for each facility required.*
- *A fiscal impact report analyzing Specific Plan consistency with the requirements and conclusions of the County General Plan.*

Please note that this PFFP does not include a phasing plan as all required offsite improvements exist or are planned for development and all onsite improvements will be constructed for each respective future planning area at the time of development or a fee will be paid to the appropriate agency to offset any impacts. This forecast is not to be considered absolute. The actual number of dwelling units and other uses to be constructed in any particular phase will vary depending upon economic and other external conditions.

C. General Conditions of this PFFP

1. All development within the proposed Project shall conform to the provisions and conditions of this PFFP.
2. All development within the proposed Project shall be required to pay applicable development impact fees for public facilities and other applicable fees pursuant to the most recently adopted programs by the County Board of Supervisors and applicable service agencies or districts, and as amended from time-to-time.
3. This PFFP shall be implemented in accordance with the Otay SRP.

4. Approval of this PFFP does not constitute prior discretionary review or approval for development within the boundaries of the PFFP. All future development within the boundaries of the proposed Project shall undergo development review and approval in accordance with County regulations.
5. The facilities and associated phasing requirements identified in this PFFP are based on an assumed projection of development. If a less intense development or fewer residential units are actually constructed, facility and associated phasing requirements shall be adjusted accordingly.

D. Proposed Public Facility Improvements

This PFFP analysis concludes that a number of onsite public facility improvements will be required of the developer of the proposed Project in order to achieve compliance with the adopted thresholds. These improvements are listed in the following Table. The location of the facilities are generally internal to the Project and will be constructed to accommodate and serve actual phasing of development based on economic and market conditions. Please refer to Table 1 of the East Otay SP 250 Specific Plan for a list of construction responsibilities for the following improvements.

The Project is anticipated that the public facilities required to develop the Project will be primarily funded with developed conventional debt and/or equity. The developer is planning to request the County to form one or more community facilities district's (CFD) that comply with the existing County CFD Goals and Policies (Policy 1-136) to fund a portion of the public facilities. The amount of funding, the public facilities to be funded and the area(s) within the Project to be included in a CFD will be determined and provided at a later date as part of the CFD application submittal.

Table 1
Summary of Project Public Facility Improvements

Improvement
DRAINAGE FACILITIES
· Storm Drains in internal streets. · Seven (7) Roadside Biofiltration Areas
SEWERAGE FACILITIES
· Sewer Lines in internal streets
TRANSPORTATION SYSTEM FACILITIES
· Onsite circulation roadways within Project.
URBAN RUNOFF FACILITIES
· Seven (7) Roadside Biofiltration Areas
WATER FACILITIES
· Water lines in internal streets
FIRE PROTECTION AND EMERGENCY FACILITIES
· Enter into a "Fire Service Agreement"
PARKS AND RECREATION FACILITIES
· Dedicate parkland and provide improvements consistent with San Diego County Park Land Dedication Ordinance
SCHOOL FACILITIES
· Pay state mandated school fee or enter into mitigation agreement(s) with District(s)

Table 2
Construction and Responsibilities for Facilities and Infrastructure

	Acquisition	Construction	Maintenance	Ownership	Access
Public Roads	Developer(s)	Developer(s)	County/District or Special District	County	Public
Trails	Developer(s)	Developer(s)	County/District or Special District	County	Public
Internal Landscaped Parkways	Developer(s)	Developer(s)	HOA	County/HOA	Public
Major Arterial Landscaped Parkways	Developer(s)	Developer(s)	County/District or Special District	County	Public
Public Road Lighting	Developer(s)	Developer(s)	County/District or Special District	County	N/A
External Open Space	Developer(s)	Developer(s)	Open Space Endowment	Public Endowment	Public
Internal Open Space	Developer(s)	Developer(s)	County/District or HOA	County/District or HOA	Public
Public Parks	Developer(s)	Developer(s)	County/District	County/District	Public
Private Parks	Developer(s)	Developer(s)	HOA	HOA	Private
Water System	Developer(s)	Developer(s)	OWD	OWD	NA
Sewer System	Developer(s)	Developer(s)	County/District	County/District	NA
Storm Drain	Developer(s)	Developer(s)	County	County	NA
Drainage Basins	Developer(s)	Developer(s)	County/District or HOA	County or HOA	NA

Definitions	
Developer	Acquisition and construction may be performed by the Developer(s) but funded through an assessment or special tax mechanism or obligation will be satisfied through a combination of Developer(s) performance and payment of impact fees.
County	Maintenance and title will be held by the County.
County/District	Maintenance and/or title may be held by the County but funded through an assessment mechanism.
Special District	Public facilities maintenance may be financed through a Community Facilities District ("CFD") or special tax financing mechanism.
OWD	Otay Water District
HOA	Obligation will be satisfied through a Homeowners Association

1.0 Introduction

1.1 Overview

The purpose of this PFFP is to address the demand and adequacy of planned public facilities associated with the anticipated development of the Project. This PFFP has been prepared in compliance with the requirements of the Otay Subregional Plan. Volume II of the Otay SRP identifies thirteen (13) areas of public facility analysis required for implementation of the Project. The list of facilities and services evaluated in this PFFP are as follows.[1]

- Drainage Facilities
- Sewerage Facilities
- Transportation System Facilities
- Urban Runoff Facilities
- Water Facilities
- Water Reclamation Facilities
- Civic Facilities
- Fire Protection / Emergency Facilities
- Law Enforcement Facilities
- Library Facilities
- Parks and Recreation Facilities
- School Facilities
- Animal Control Facilities

In addition to analyzing these thirteen facilities, the Otay SRP requires a PFFP to include Regional Facility Report for the following regional facilities.

- Arts and Cultural Facilities
- Cemetery Facilities
- Health and Medical Facilities
- Social and Senior Services Facilities
- Correctional Facilities
- Justice Facilities

Other facilities required to be addressed at the Specific Plan level are Solid Waste and Childcare facilities. This PFFP includes analysis of these facilities in Chapter 15.

1.2 Otay SRP Thresholds

The Otay SRP identifies public facilities and services with related thresholds and implementation measures. These public facilities and services are described in the Otay SRP. The thresholds contained in Part II, Chapter Five of the Otay SRP, are used to evaluate if the demand generated by new development complies with the adopted threshold. This PFFP identifies new or upgraded facilities or services needed to comply with the threshold.

[1] Listed in SRP Part II, p. 351.

1.3 Facility Analysis

This PFFP analyzes facility adequacy for each of the applicable facilities and services. Each analysis is based upon the Project processing requirements for that facility. These establish the requirements for evaluating Project consistency with the threshold ordinance at various stages of entitlement action (General Plan, Specific Plan/Public Facilities Finance Plan, Tentative Map, Final Map and Building Permit) in the development review process.

A service analysis section is also included in this PFFP which identifies and provides background information on the service provided by each specific facility. An existing conditions inventory is then integrated into the analysis of each facility. The demand created by the Project is then assessed for each facility. Based upon the development projection, an adequacy analysis of proposed facility improvements is conducted.

The adequacy analysis provides a determination of whether or not compliance with the threshold will occur and be maintained, and the finance section provides a determination of whether funds are available to assure the improvement. The analysis includes remedial actions which will be necessary to bring the facility into conformance with the threshold.

In addition, this PFFP addresses Regional Facility Plans to ensure compliance as required by the Otay SRP.



Exhibit A -Regional Location Map

2.0 Land Use Assumptions

2.1 Purpose

The purpose of this section is to quantify the manner in which the Project will be developed, and to analyze the proposed development pattern in relationship to existing urban development and infrastructure in the area. Public facility demand associated with the Project is added to this existing demand in order to assess facility adequacy through buildout of the proposed East Otay 250 site.

2.2 Existing Development

This PFFP considers all existing and approved development up to May 2017 as the base condition. This information is based upon input from the County of San Diego Department of Planning and Development Services along with the San Ysidro and its Master Community Plan.

The present population of the Otay Mesa Community Planning Area subarea of the County (2010) is 13,446 persons. The Project site, however, is located within the boundaries of the Otay Subregional Plan with covenants dictated by Volume II of the Otay SRP

2.3 East Otay Mesa 250 Development Summary

A summary of the anticipated land uses for the proposed Project is shown in Table 3. The maximum number of planned residential units on the project site is 3,158. The Project also includes an open area approximately 54.8 acres and a park for 10.2 acres. 7.8 acres have been designated for a commercial center.

Table 3: Proposed Project Land Use Summary

Land Use	Units	Acres	Density
		Residential Uses	
Residential			
SFA and Multi-Family Units	3,158	111.2	28.4
Total/Average	**3,158**	**112.2**	**28.4**
		Non-Residential Uses	
Technology Business Park			
Technology Business Park		63.8	
Business Park Total		**63.8**	
Public Uses			
Trails/Drainage		5.1	
Park		10.2	
Public Uses Total		**15.3**	
Open Space			
Open Space Easement		51.3	
Internal Open Space		3.5	
Open Space Total		**54.8**	
Commercial			
Office/Retail		7.8	
Commercial Total		**7.8**	
Grand Total	**3,158**	**253.9**	**28.4**

Footnotes:

(1) Minor acreage discrepancies may exist between land use plan and technical studies due to anticipated areas of impact. These inconsistencies have no impact on the findings of the PFFP or any of the technical studies.



Exhibit B - Site Utilization Plan

2.5 Population-based Analysis

Several of the public facilities thresholds are based on providing a quantity of facilities per sum of population. As a result, it is necessary to determine a population projection for the Project. For the 92154 zip code, SANDAG estimates the average persons per home to be 3.71. For purposes of this analysis, the population factor for zip code 91915 (3.31 persons per household) was applied due to its more similar product mix to the Project site. The population of the East Otay 250 project is projected to be approximately 10,500 persons. This projection is calculated by applying SANDAG population for the 91915 zip code (3.31 persons per household) and multiplying by 3,158 homes.

3.0 Drainage Facilities

3.1 Otay SRP Threshold

Storm water flows and volumes shall not exceed Engineering Standards of the governing land use jurisdiction (County).

3.2 Service Analysis

The San Diego County Flood Control District ("SDCFCD") is responsible for ensuring safe and efficient storm water drainage control systems are provided concurrent with development in the unincorporated portions of the County. The County Board of Supervisors acts as the Board of Directors for the SDCFCD. SDCFCD staff reviews individual projects to ensure that improvements are provided consistent with the drainage master plan(s) and that development projects comply with all County engineering drainage standards.

The *East Otay SP 250 Drainage Study*, prepared by Stevens Cresto Engineering Inc., revised October 2016, assesses the existing (Pre-Development) and developed (Post-Development) drainage conditions of the Project site. The purpose of this Master Drainage Study is to assess the onsite peak flow runoff rates from the proposed Project site as well as any associated offsite runoff. Additionally, this report analyzes the proposed major storm water drain facilities needed to route these flows downstream without adversely impacting the downstream natural drainage ways. The total drainage study area encompasses 253 acres.

Public infrastructure-type drainage trunk facilities and services are also addressed in the *Otay Ranch Facility Implementation Plan* dated October 28, 1993.

3.3 Project Processing Requirements

1. Identify drainage demand.
2. Identify locations of facilities for on-site and off-site improvements.
3. Provide cost estimates.
4. Identify financing methods.

3.4 Existing Conditions

The East Otay SP 250 Project site contains no development. The topography is characterized by gentle slopes to the south and southwest. Vegetation consists mainly of natural grasses, weeds, and small brush. No development exists in off-site areas which drain through the Project site. Three distinct watersheds exist flowing through the Project site, labeled Basins "A", "B", and "C" analyzed in the *East Otay SP 250 Drainage Study*. The basin "A" watershed area is lightly sloping located on the southeastern portion of the Project area and is 159.1 acres large. The basin "B" watershed area is located on the northwestern portion of the Project area and is 176.7 acres large. The basin "C" watershed area is located on the southwestern portion of the Project area and is 82.3 acres large.

3.5 Project Demand and Proposed Facilities

3.5.1 Post Development Watersheds

Development of the Project site will include the construction of residential units, parks, a public safety site, and the accompanying roads and infrastructure improvements. Roughly 202 acres of 253-acre property will be developed. The balance (approximately 51 acres) will remain open space, including natural preserve open space, basins, open space slope areas, and state-owed preserve open space.

In the developed condition, the Project area will generally maintain existing drainage patterns and outfall points through the use of seven (7) proposed biofiltration/detention basins located throughout the site to provide pollutant control, hydromodification, and 100 year peak mitigation. A comparison of the post- and pre- project watersheds can be found in table 4 below.

The runoff from the 85th percentile storm, as defined by the San Diego County Hydrology Manual (SDCHM), and drier weather runoff from developed areas of the Project site will be routed to water quality basins. The riser outlet structure for each basin will be designed to address water quality and hydromodification for its respective watershed and drainage management area ("DMA"). The performance of the water quality basins is described in depth in the *Storm Water Quality Management Plan for East Otay SP 250* prepared by Steven Cresto Engineering dated August 2016.

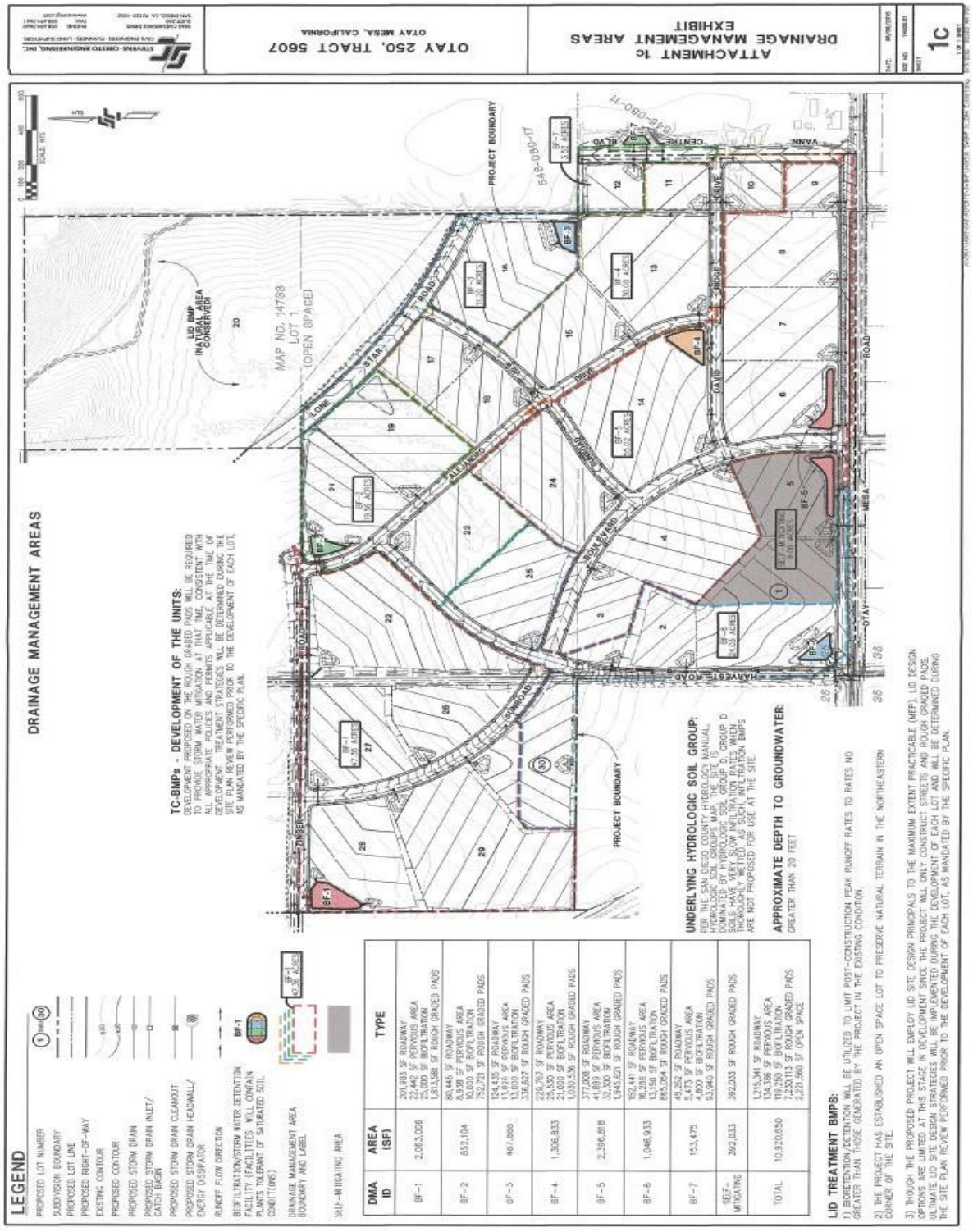


Exhibit C –Drainage Facilities Plan

Table 4: Existing vs. Developed Watershed Summary

	Existing Condition		**Developed Condition** (Proposed Basins)[1]	
Basin	Area (Acres)	100 Year Runoff (cfs)	Area (Acres)	100 Year Runoff (cfs)
A	159.1	140.46	166.2	139.77
B	176.7	135.29	174.6	133.82
C	82.3	91.31	77.5	82.91

Footnotes:

1. Project design has honored existing drainage basins to the maximum extent practicable; within the constraints/confines of Subdivision layout. The developed runoff rates from the project area are less than the existing runoff rates in all drainage basins to which the project is tributary. Runoff to downstream properties will not be increased; the Project will not change flow characteristics to downstream, offsite, basins.

3.5.2 Rational Method – 100 Year Storm

As mentioned, all methodology used in this analysis is consistent with standards set forth by the SDCHM. Since the total contributing watershed area to each water quality basin is less than one square mile in the proposed drainage areas, the Rational Method was used to determine peak flow rates. The NRCS Unit Hydrograph Method was used to determine peak flow for junctions listed in Table 4.Per County of San Diego methodology, all hydrologic results correspond to the 100-year design storm.

In accordance with County drainage criteria for the Post-Developed condition, and following the recommendations of the County's comments in the original Master Drainage Study, the Rational Method has also been used to determine peak design flow rates since all the contributing drainage areas are less than 1.0-square mile. The AES-2003 computer software was used to model the runoff response per the Modified Rational Method. Methodology used for this computation of design rainfall events, runoff coefficients, and rainfall intensity values are consistent with criteria set forth in the most current SDCHM. All input for this program is consistent with Chapter 4 of the SDCHM. A more detailed explanation of methodology and model development used for this analysis is listed in the *East Otay SP 250 Drainage Study*. Details addressing the treatment of storm water runoff are discussed in the *Major Storm Water Quality Management Plan for East Otay SP 250*.

The hydrologic analysis concludes that it will be necessary to construct storm drain systems throughout the proposed development to adequately convey runoff to the locations of the proposed water quality basins. The basins are designed of an adequate size to handle the necessary volumes identified for each watershed. Installation of the

seven roadside biofiltration areas will ensure that the drainage system will not be adversely affected by the Project.

Additional analysis specific to storm water detention is discussed in the Urban Runoff section (Section 6.0) of this PFFP.

3.5.3 Hydromodification

It was determined that the Project has demonstrated that the proposed biofiltration basin footprints for the Project site are sufficient to meet the current hydromodification management plan ("HMP") criteria if the biofiltration cross-section area and volume recommended are incorporated within the proposed Project site. Findings regarding the hydromodification requirements can be found in the *Storm Water Quality Management Plan for East Otay SP 250*.

3.6 Adequacy Analysis

The threshold dictates that storm water flows and volumes shall not exceed the adopted standards of the County. The hydrologic analysis concludes that construction of the Post-Development storm drain systems throughout the Project to the proposed water quality basins, and the downstream culverts, will result in storm drain infrastructure that is in compliance with County standards. This proposed drainage control infrastructure program also minimizes the opportunity for downstream pollution. The analysis concludes that the basins will be designed of an adequate size to handle the necessary volumes, consistent with the standards. Subject to installation of the storm drain system, the Project will consist of an adequate program of storm drain collection.

In addition, the following conditions shall be required of the developer of the Project:

1. The Project will be designed to avoid violation of any water quality standards or waste discharge requirements. Storm water treatment design is further discussed in the *Storm Water Quality Management Plan for East Otay SP 250*.
2. Development of the Project site will not degrade potential beneficial uses of downstream water bodies as designated by the Regional Water Quality Control Board, including water bodies listed on the Clean Water Section 303d list.
3. Minor alterations of the existing drainage pattern, required as part of the proposed development, will be mitigated in a manner that would prevent substantial erosion or siltation onsite or offsite. Energy dissipater systems will be designed at all proposed culvert outfalls.

4. Development of the site does not encroach on any 100-year flood hazard areas as defined by FEMA. All proposed structures will be elevated above the anticipated 100-year water surface elevation. As such no CLOMR is required.
5. Prior to recordation of the final map, 100-year flood lines will be established for any lot encumbered by drainage channel conveying a watershed area in excess of 25 acres. Any such floodplain boundary shall be clearly delineated on the non-title information sheet of the final map.
6. Onsite and offsite drainage easements shall be provided to the satisfaction of the Director of Public Works.
7. A flowage easement shall be granted to the San Diego County Flood Control District for all portions of lots subject to inundation by a 100-year flood from a drainage area in excess of one square mile.
8. The Drainage Study and Major Storm Water Management Plan for this Project will be submitted to the City of San Diego and County of San Diego for review.

3.7 Inventory of Future Required Drainage Facilities

The following table lists the major drainage trunk facilities that will be required as a condition of the Project.

Table 5: Inventory of Major Drainage Trunk Facilities

Drainage Facility	Onsite/Offsite	Number	Responsibility
Storm Drains in internal streets	Onsite	As required by S.D. County Engineering Standards	Developer
Roadside Biofiltration Areas	Onsite	7	Developer

3.8 Threshold Compliance

Subject to phased developer installation of the above-referenced drainage facilities as described in this PFFP, the planned development of the Project site will not adversely impact the existing natural drainage condition of the Project site. The increased runoff resulting from the proposed development will be mitigated through installation of the required drainage infrastructure and seven water quality basins. The Project shall be responsible for the conveyance of ultimate storm water flows in accordance with County standards. The County Department of Public Works and the County Flood Control District shall review all plans to ensure compliance with County Engineering

Standards. Satisfaction of drainage conditions of approval associated with subdivision of the site will constitute compliance with the adopted threshold.

3.9 Drainage Facilities Financing

3.9.1 On-Site Facilities

County of San Diego policy requires that all development provide for the conveyance of storm waters throughout the Project to comply with County engineering standards. This will be accomplished by installing drainage infrastructure, by phase, and thus ensuring that needed facilities are in place prior to or concurrent with development of the area which is affecting the natural drainage.

Installation of necessary drainage facilities in general accordance with this PFFP will be a condition of approval for any future development within the Project such that conformance with the adopted threshold performance standard will be maintained. As such, the Project will be required to enter into an agreement to secure and construct those facilities identified in this section prior to the issuance of grading permits in accordance with County Ordinance.

4.0 Sewerage Facilities

4.1 Otay SRP Threshold

Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Mesa, including a system designed and constructed to use reclaimed water and ensure that sewer collections do not exceed capacity.

4.2 Service Analysis

The Project is located in the unincorporated area of the County of San Diego and is currently located within the boundaries of East Otay Mesa Sewer Service Area ("EOM SSA") of the San Diego County Sanitation District. The EOM SSA facilities connect to City of San Diego sewer facilities for conveyance to treatment facilities and disposal.

The *Otay 250 Sewer System Analysis*, dated April 2016, by Dexter Wilson Engineering, Inc. identified that both SDCSD and City sewer facilities lie within the vicinity of the Project. A SDCSD gravity sewer pipeline flows from east to west in Otay Mesa Road. The existing line is a 15" pipe that starts at the corner of the project boundary at the intersection of Otay Mesa Road and Harvest Road and flows west to the intersection of Otay Mesa Road and Pipe Ranch Road where it connects to an 18" City gravity sewer line which continues in the same direction. There is also an 18" gravity sewer pipeline that flows from north to south in Piper Ranch Road which connects to the aforementioned 18" line in Otay Mesa Road.

4.3 Project Processing Requirements

1. Identify location of facilities for on-site and off-site improvements, including reclaimed water facilities in conformance with the *Otay 250 Sewer System Analysis* dated April 2016 by Dexter Wilson Engineering, Inc.
2. Provide cost estimates for all facilities and proposed financing responsibilities.
3. Identify financing methods for required improvements.

4.4 Existing Conditions

4.4.1 Existing Onsite Sewer Conditions

The subject property is presently in an undeveloped state. No sewer facilities presently exist within the site.

4.4.2 Existing Offsite Sewer Conditions

There are both SDCSD and City sewer facilities within the vicinity of the Project. All SDCSD facilities within the vicinity connect downstream to City of San Diego facilities. A SDCSD gravity sewer pipeline flows from east to west in Otay Mesa Road. The existing line is a 15" pipe that starts at the corner of the project boundary at the intersection of Otay Mesa Road and Harvest Road and flows west to the intersection of Otay Mesa Road and Piper Ranch Road where it connects to an 18" City gravity sewer line which continues in the same direction. There is also an 18" City gravity sewer pipeline that flows from north to south in Pipe Ranch Road which connects to the aforementioned 18" line in Otay Mesa Road.

There are other existing facilities near the Project, but these facilities convey flow to other sewer drainage basins.

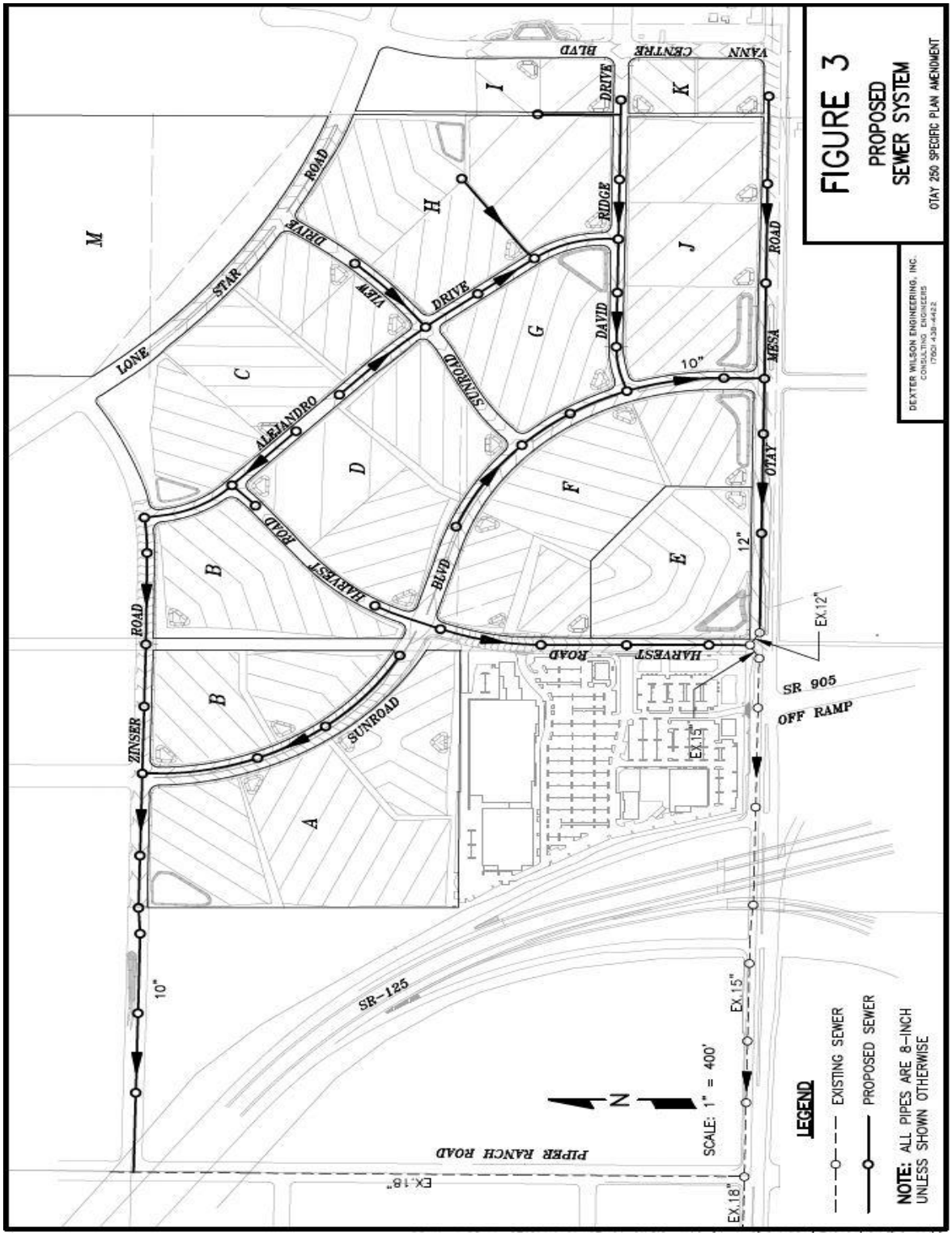


Exhibit D – Proposed Sewer Facilities

4.5 Project Demand and Proposed Facilities

4.5.1 Projected Project Demand

The Project is projected to create sewage demand of 689,586 GPD (Gallons per Day). The land use breakdown for this projection is shown on the following table.

Table 6: Projected Sewage Flows

Land Use Designation	Quantity	Sewage Generation Factor	Total Average Sewage Flow, (GPD)
MF/MU Res.	3,158 units	192 gpd/unit	606,336
Industrial Park	47.7 ac	1,500 gpd/ac.	71,550
Commercial	7.8 ac	1,500 gpd/ac.	11,700
Open Space	53.9 ac.	0 gpd/ac.	0
Total			**689,586**

4.5.2 Proposed On-site Sewage Facilities

The Project will construct an onsite sewer system to serve development in the community. The proposed sewer system will connect to the SDCSD 15" pipeline at the corner of Otay Mesa Road and Harvest Road. Another connection will be made to the 18" City line in Piper Ranch Road at the intersection of Piper Ranch Road and Zisner Road. The proposed sewer line sizing in this study is based on estimated pipe slopes. The sewer line sizing should be confirmed during final engineering of the Project when actual pipe slopes are known.

4.5.3 Proposed Offsite Sewage Facilities

The projected onsite sewer flows are greater than what is shown in the EOM SSA Sewer Master Plan. The EOM SSA Sewer Master Plan shows the project is within the EOM-2 Basin. This basin has a projected flow of 514,905 gallons per day ("GPD") with 249,661 GPD flow from the Project. The estimated flows for the Project from this study are 689,586 GPD. Accounting for the 0.44 million gallons per day ("MGD") increase in the estimated flows from the Project, the revised total EOM-2 basin flow is projected to be 0.95 MGD. The EOM SSA Sewer Master Plan cites the available capacity for the EOM-2 Basin in the trunk sewer to which the basin connects is 1.00 MGD from the City Otay Mesa Trunk Sewer Master Plan Update. **Thus, even with the increase in the onsite flows, the revised total projected flows are still within the planned capacity in**

the offsite sewer system. Additional information regarding the Project's projected sewage impact can be found in the *Otay 250 Sewer System Analysis* dated April 2016 by Dexter Wilson Engineering, Inc.

4.6 Adequacy Analysis

Sewerage facilities necessary to accommodate projected sewer flows have been identified in conjunction with the *Otay 250 Sewer System Analysis*. County policy does not allow the design capacity of trunk sewer to be exceeded by flow volumes.

The construction of new sewer trunk lines within the Project site will be phased along with the construction of streets. As such, the facilities identified in this PFFP shall be required of the developer either as constructed facilities, or through the payment of fees, which in turn will obligate the SDCSD to construct the necessary facilities.

In addition, the following conditions shall be satisfied by the developer of the Project.

1. Annexation into the SDCSD and Sphere of Influence by LAFCO (Government Code, 56000 etseq).

2. District approval of a Project sewer study that specifies the estimated project sewage generation; proposed on-site and off-site sewerage infrastructure locations, alignments, and sizes; hydraulic analysis of the proposed sewerage facilities; and impacts to existing downstream sewerage facilities.

3. Satisfaction of all conditions of map approval and improvement agreements, including construction by the developer and acceptance by the District of on-site and off-site sewerage facilities, property, and easements.

4. Payment for all costs associated with easement acquisition, District annexation and sewer studies.

5. Payment for all District and County sanitation fees and charges, as applicable.

4.7 Inventory of Future Required Facilities

Main sewer facilities necessary to accommodate the Project are listed on the following table.

Table 7: Inventory of Major Sewerage Facilities

Sewerage Facility	Size	Funding
ON-SITE SEWER LINES		
Sewer Lines in internal streets	Various	Developer

4.8 Threshold Compliance

Construction of the listed facilities and the payment of sewerage connection fees in accordance with the County ordinances will ensure compliance of the Project with the adopted threshold.

4.9 Financing Sewerage Facilities

Onsite improvements will be funded by the developers of the Project in accordance with the procedures and conditions applicable to the approved specific plan, tentative subdivision maps, final maps, and/or plot plans. The developers will enter into an agreement with the County to secure and construct these necessary improvements.

Agencies providing sewer services have a limited variety of funding sources to expand and/or upgrade their facilities to meet the increasing needs being placed on them. Among the funding options are sewer capacity charges, development fees, bonds, annexation fees, developer infrastructure financing including Community Financing Districts and other similar assessment mechanisms, and grants. Other sources of revenues for sewer facilities include establishment of a benefit assessment fee, redevelopment funds, special taxes, private donations and lease revenues.

4.10.1 San Diego Consolidated Sanitation District

Project would pay appropriate annexation sewer fees for the SDCSD as shown in Table 11, if applicable.

Table 8: SDCSD Annexation Fee

Jurisdiction	Fee Amount	Ac's	Estimated Fees
San Diego Consolidated Sanitation District	$1,000/Ac	253 Ac.	$253,000
TOTAL	**-**		**$253,000**

5.0 Transportation Systems Facilities

5.1 Otay SRP Threshold

Maintain Level of Service (LOS) "D" or better, as measured by observed average travel speed on all signalized arterial segments.

5.2 Service Analysis

5.2.1 Levels of Service Standards

The County, through the Department of Public Works, is responsible for ensuring that traffic improvements are provided to maintain a safe and efficient street system within the County. Through project review, County staff ensures the timely provision of adequate local circulation system improvements in response to planned development while maintaining acceptable levels of service. Planned new roadway segments and signalized intersections will maintain acceptable standards at the build-out of the *San Diego County General Plan Mobility Element*. General coordination on traffic assignments, improvements and volumes with adjacent jurisdictions is necessary in order to properly assess compliance with the threshold.

The traffic threshold will be analyzed by the following:

1. Level of Service (LOS) measures shall be for the average weekday AM/PM peak hour, excluding seasonal and special circumstance variations.
2. The measurement of LOS shall be based on a SANDAG Select Zone Assignment model prepared for the Project, the locations of proposed access points and the traffic patterns observed from historical traffic data.
4. Circulation improvements shall be implemented prior to the anticipated deterioration of LOS below established standards.

5.2.2 Background Traffic Studies

The *San Diego County General Plan Mobility Element* serves as the overall facility master plan. County transportation planning has been, and continues to be, coordinated with the City and County of San Diego and other cities in the region to ensure regional-serving roadways common to multiple agencies are planned to meet the anticipated demand in all areas, and that widths and alignments are compatible.

The *Traffic Impact Analysis* (August 2016), prepared by Linscott law and Greenspan Engineers, addresses both existing and planned circulation system conditions. The study also includes an evaluation of impacts that are considered significant as a result of the Project development.

5.2.3 Freeway Segments

Freeway segments were analyzed during Peak AM and PM hours and are based on California State Department of Transportation (Caltrans) District 11 thresholds. Caltrans recommends LOS C or better as acceptable for freeways. Caltrans is currently planning and implementing ramp meters at freeway on-ramps to assist in maintaining acceptable traffic flow on the freeway network.

5.2.4 Arterial Roadway Segments

The County recommends that arterial segments located in largely undeveloped areas maintain LOS D or better.

5.2.5 Peak Hour Intersections

While roadway LOS based on daily traffic volumes are useful as a general indication of traffic operating conditions, peak hour operations at major signalized intersections provide a more definitive measure of the actual functional capacity of the circulation network. It is for this reason that intersection performance, which relates to the ability of signalized intersections to operate at acceptable LOS during peak hours, is considered the primary determinant of adequate operations. For peak hour intersection operations, LOS D or better is considered acceptable.

5.3 Project Processing Requirements

1. Identify phased traffic demand and demonstrate compliance with the *San Diego County General Plan Mobility Element.*
2. Identify on-site and off-site impacts and improvements by phase of development.
3. Provide cost estimates for all improvements.

5.4 Existing Conditions

The Project site is located along Otay Mesa road southeast of the City of San Diego limits, in the City of San Diego Planning Area of the unincorporated area of the County of San Diego.

Regional access to the Project site is provided by State Route 125 (SR 125), located directly west of the Project. Interstate 805 (I-805), approximately five miles to the west, provided secondary north/south access. Interstate 5 (I-5) located approximately eight miles to the west provides regional access along with the I-805.

5.5 Project Demand and Proposed Facilities

5.5.1 Trip Generation and Assignment

The Project proposes up to 3,158 Residential Units along with 47.7 acres designated as a Technology Park and 6.8 acres of Neighborhood Shopping Center. There is also a single acre assigned to specialty retail land use. Access points along Otay Mesa Road would provide vehicle access to and from the residential areas. The planned project roadway network will provide for internal circulation within the Project area.

Table 9 demonstrates the estimated daily weekday vehicle trips projected from the land uses proposed on the site.

Table 9: Project Model Land Use Assumptions & Trip Generation

Land Use	Quantity		Daily Trip Ends (ADT)			AM Peak Hour				PM Peak Hour				
			Rate [a]		Volume	% of ADT	In:Out Split	Volume			% of ADT	In:Out Split	Volume	
								In	Out	Total			In	Out	Total
Mixed-Use															
Planning Area A															
Residential (6-20 DU/Acre)	596	Units	8	/Unit	4,768	8%	20 : 80	76	305	381	9%	70 : 30	300	129	429
Tech Park[b]	13.5	Acres	120	/Acre	1,620	14%	80 : 20	182	45	227	15%	30 : 70	73	170	243
Subtotal	-		-		*6,388*	-	-	*258*	*350*	*608*	-	-	*373*	*299*	*672*
Planning Area B															
Residential (6-20 DU/Acre)	1,381	Units	8	/Unit	11,048	8%	20 : 80	177	707	884	9%	70 : 30	697	298	995
Tech Park[b]	1.9	Acres	120	/Acre	228	14%	80 : 20	26	6	32	15%	30 : 70	10	24	34
Specialty Retail	0.5	Acres	400	/Acre	200	3%	60 : 40	4	2	6	9%	50 : 50	9	9	18
Subtotal	-		-		*11,476*	-	-	*207*	*715*	*922*	-	-	*716*	*331*	*1,047*
Planning Area C															
Residential (6-20 DU/Acre)	227	Units	8	/Unit	1,816	8%	20 : 80	29	116	145	9%	70 : 30	114	49	163
Tech Park[b]	10.4	Acres	120	/Acre	1,248	14%	80 : 20	140	35	175	15%	30 : 70	56	131	187
Neighborhood Shopping Center	6.8	Acres	960	/Acre[c]	6,528	4%	60 : 40	157	104	261	10%	50 : 50	327	327	654
Subtotal	-		-		*9,592*	-	-	*326*	*255*	*581*	-	-	*497*	*507*	*1,004*
Planning Area D															
Residential (6-20 DU/Acre)	954	Units	8	/Unit	7,632	8%	20 : 80	121	489	610	9%	70 : 30	509	216	725
Tech Park	14.1	Acres	120	/Acre	1,692	14%	80 : 20	190	47	237	15%	30 : 70	76	178	254
Specialty Retail	0.5	Acres	400	/Acre	200	3%	60 : 40	4	2	6	9%	50 : 50	9	9	18
Subtotal	-		-		*9,524*	-	-	*315*	*538*	*853*	-	-	*594*	*403*	*997*
Technology Business Park															
Planning Area E															
Tech Park	7.8	Acres	120	/Acre	936	14%	80 : 20	105	26	131	15%	30 : 70	42	98	140
Subtotal	-		-		*936*	-	-	*105*	*26*	*131*	-	-	*42*	*98*	*140*
Total	-		-		*37,916*	-	-	*1,211*	*1,884*	*3,095*	-	-	*2,222*	*1,638*	*3,860*
Mixed Use Credit (10%)	-		-		*(3,792)*	-	-	*(121)*	*(189)*	*(310)*	-	-	*(222)*	*(164)*	*(386)*
Net Total	-		-		*34,124*	-	-	*1,090*	*1,695*	*2,785*	-	-	*2,000*	*1,474*	*3,474*

Footnotes:
a. Rates from SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region. April 2002.
b. Industrial Plant Land Use trip generation rate used, as used in the Otay Tech Center Project TIA.
c. 20% pass-by reduction applied to the Neighborhood Shopping Center trip generation rate of 1,200 ADT / Acre.

As demonstrated in the table above, it is anticipated that the Project will result in a total vehicular trip generation of 34,124 ADT. Given the nature of the land use a 10% mixed use credit was applied to the site.

5.6 Inventory of Required Traffic Improvements

As a result of the build-out traffic impacts analysis above, the following table demonstrates the traffic improvements required for intersections impacted by Project-related traffic under Future Year 2020 "worst case" assumptions. Subject to installation of these improvements, the Project will comply with the thresholds for transportation service facilities.

Based upon the results of the above analysis, the following table details all intersections in need of improvements and the mitigation required.

Table 10: Required Build-out Intersection Improvements

Intersection	LOS Before Mitigation (AM/PM)	Mitigation	LOS After Mitigation (AM/PM)
Otay Mesa Road/La Media Road	F/F	Contribute a fair share towards the following planned improvements to this intersection: Southbound movement: two dedicated right turn lanes, three thru lanes and two dedicated left turn lanes. Westbound Movement - two dedicated right turn lanes, three thru lanes and two dedicated left turn lanes. Northbound Movement - two dedicated right turn lanes, three thru lanes and two dedicated left turn lanes. Eastbound Movement - two dedicated right turn lanes, three thru lanes and two dedicated left turn lanes.	F/E
Otay Mesa Road/Harvest Road	F/F	Signalize the intersection and provide the following: Southbound movement - one dedicated right turn lane with overlap phasing and a shared thru / left turn lane. Westbound movement - one shared thru / right turn lane, one thru lane and one dedicated left turn lane. Northbound movement: one shared thru / right turn / left turn lane. Eastbound movement - one shared thru / right turn lane, one thru lane and two dedicated left turn lanes.	D/D

Otay Mesa Road/ Sanyo Road	F/F	Provide the following: Southbound movement - two dedicated right turn lanes with overlap phasing, one thru lane and one dedicated left turn lane. Westbound movement - one shared thru / right lane, one thru lane and one dedicated left turn lane. Northbound movement: one shared thru / right turn lane and one dedicated left turn lane. Eastbound movement - one shared thru / right turn lane, one thru lanes and two dedicated left turn lanes.	D/D
Otay Mesa Road/ Vann Centre Boulevard	F/F	Signalize the intersection and provide the following: Southbound movement - one dedicated right turn lane with overlap phasing and one dedicated left turn lane. Westbound movement - one shared thru / right turn lane. Eastbound movement - one thru lane and one dedicated left turn lane.	B/E

Additional information regarding traffic impacts and potential mitigation measures can be found in the *Traffic Impact Analysis* (August 2016), prepared by Linscott law and Greenspan engineers.

5.8 Threshold Compliance

Based upon the traffic analysis prepared for the Project, threshold compliance is projected to be maintained with implementation of the improvements identified in this PFFP.

5.9 Financing Transportation Facilities

Construction of the above listed improvements will constitute the necessary financing of transportation facilities. These improvements will be funded through the developer(s) entering into agreements to secure and construct the improvements prior to recordation of the applicable Final Map. All onsite transportation facilities will be funded and constructed by the Project developers.

6.0 Urban Runoff Facilities

6.1 Otay SRP Threshold

An urban runoff system shall be designed to ensure the protection of water flows into Pacific Ocean Shoreline, Tijuana River Estuary, and Tijuana River.

6.2 Service Analysis

The County is responsible for ensuring all runoff water conveyed in the proposed storm drain systems will be treated in compliance with Regional Water Quality Control Board (RWQCB) regulations and National Pollution Discharge Elimination System (NPDES) minimum criteria prior to discharging into natural watercourses.

In accordance with RWQCB Order No. R9-2015-0100, dated November 15, 2015, waste discharge requirements for discharges of urban runoff from municipal storm drainage systems shall not contain pollutant loads which cause or contribute to a violation of receiving water quality objectives or which have not been reduced to the maximum extent practicable. Post-construction Best Management Practices (BMPs), which refer to specific storm water management techniques, are required for each project within the jurisdiction of the County. BMPs are necessary in order to manage construction and post-construction site runoff and minimize soil erosion and other pollutants from being transported downstream once they have been loosened by storm water. Post-construction pollutants are a result of the urban development of property and the effects of automobile use. Runoff from paved surfaces can contain soil sediment and a variety of pollutants transported by the water and sediment. Landscape activities and chemicals used by homeowners and commercial enterprises are an additional source of sediment and pollutants.

Detailed analysis of projected urban runoff impacts for the Project is located in the *Storm Water Quality Management Plan for East Otay SP* prepared by Stevens Cresto Engineering Inc., revised October 2016, and the *East Otay SP 250 Master Drainage Study*, also prepared by Stevens Cresto Engineering Inc., revised October 2016. The observations, analysis and conclusion of these studies are incorporated into this PFFP.

6.3 Project Processing Requirements

1. Identify urban runoff facility demand.
2. Identify locations of facilities for on-site and off-site improvements.
3. Identify financing methods.

6.4 Existing Conditions

The East Otay SP 250 Project site contains no development. The topography is characterized by gentle slopes to the south and southwest. Vegetation consists mainly of natural grasses, weeds, and small brush. No development exists in off-site areas which drain through the Project site. Three distinct watersheds exist flowing through the Project site, labeled Basins "A", "B", and "C" analyzed in the *East Otay SP 250 Drainage Study*. The basin "A" watershed area is lightly sloping located on the southeastern portion of the Project area and is 159.1 acres large. The basin "B" watershed area is located on the northwestern portion of the Project area and is 176.7 acres large. The basin "C" watershed area is located on the southwestern portion of the Project area and is 82.3 acres large.

6.5 Project Demand and Proposed Facilities (Developed Condition)

6.5.1 Post Development Runoff

Development of the Project will not result in an increase in runoff from the site. A portion of the increase in runoff will be due to the use of imported water in the Post-Development study area. The balance of the increase in water is due to the increased impervious area within the developed areas of the Project. The Pre and Post-Development Project runoff characteristics are shown in Table 4 of Chapter 3 of the PFFP.

Natural runoff from most areas of the Project site will be separated from the developed site runoff via separate storm drain systems. The runoff from the 85th percentile storm as defined by the SDCHM and drier weather runoff from developed areas of the East Otay SP 250 Site will be diverted to the seven Water Quality Basins.

Runoff in excess of the runoff volume produced by the 85th percentile storm will discharge to Project basins. The performance of the Water Quality Basins is described in depth in the *Major Storm Water Management Plan for* the *East Otay SP 250*.

6.5.2 Post Development Pollutant Impacts

Urban runoff from the developed condition of the Project site will decrease the quantity of runoff from the site. Runoff from the developed portion of the Project site will drain towards one of seven roadside water quality basins via internal storm drain systems. These basins will receive the runoff from the majority of the areas with proposed development.

Runoff from the proposed development would be detained in the water quality basins and treated during the time it takes to drain completely. Treatment would include the settling of pollutants within the basins and filtering through the heavy vegetation at the bottom of each basin. A trash and debris rack would be fitted to the base of each structure to prevent clogging of the low-flow orifices. In this way, stormwater pollutant, trash and debris removal would occur prior to discharge offsite. Outlet structures at each basin would be sized and designed to convey runoff from the 100-year storm event.

The Project's biofiltration water quality basins (biofiltration basins and vegetated roadside swales), provide a high removal efficiency for course sediment, trash and debris, a high removal efficiency for pollutants that tend to associate with fine particles during treatment including fine sediment, undissolved nutrients, heavy metals, organic compounds, oxygen demanding substances, bacteria, oil and grease, and pesticides, while providing medium pollutant removal efficiency for dissolved nutrients. The Project's high-rate biofilters provide a high removal efficiency for course sediment, trash and debris, a medium pollutant removal efficiency for pollutants that tend to associate with fine particles during treatment including fine sediment, un-dissolved nutrients, heavy metals, organic compounds, oxygen demanding substances, bacteria, oil and grease, and pesticides, and low pollutant removal efficiency for dissolved nutrients. Finally, the remainder of the Project's developed/disturbed areas consisting of vegetated and irrigated slopes within the Project's development footprint that will not receive runoff from the Project's streets and roads and will be self-treating and natural landscaped slopes.

Table 20 provides an estimate of runoff quantities for the undeveloped and developed conditions of the Project. As the table demonstrates, the watershed post and pre development are very similar. The proposed Project is anticipated to decrease the Post-Development 100-year peak flow by 10 cfs, resulting from the construction of the seven proposed roadside biofiltration basins.

Table 11: Pre and Post-Development 100 Year Peak Flows

	Existing Condition		**Developed Condition** (Proposed Basins)[1]	
Basin	Area (Acres)	100 Year Runoff (cfs)	Area (Acres)	100 Year Runoff (cfs)
A	159.1	140.46	166.2	139.77
B	176.7	135.29	174.6	133.82
C	82.3	91.31	77.5	82.91

Footnotes:

1. Project design has honored existing drainage basins to the maximum extent practicable; within the constraints/confines of Subdivision layout. The developed runoff rates from the project area are less than the existing runoff rates in all drainage basins to which the project is tributary. Runoff to downstream properties will not be increased; the Project will not change flow characteristics to downstream, offsite, basins.

6.5.3 Volume-based Best Management Practices

The Project includes seven volume-based BMPs. Volume-based BMPs shall be designed to mitigate the volume of runoff produced from a 24-hour 85th percentile storm event, as determined from the local historical rainfall record. Such facilities are usually designed to store the first flush runoff event below the principle spillway elevation (riser, weir, etc.) while providing a means for low flow dewatering.

The runoff volumes contained below the overflow elevation of the basin riser will be slowly discharged from the treatment control basin via low flow orifice(s) in the basin riser. After passing through the riser, an outlet pipe will dewater the basin and discharge runoff to the receiving storm drain.

Runoff will be collected and treated in the Water Quality Basin within the area between the basin bottom elevation and the peak flow riser opening. Treatment will be addressed primarily through the settling of pollutants within in the basin and filtering through the heavy vegetation at the bottom of the basin.

Dewatering will occur via one or more low flow orifice built into the side of the riser structure within each basin. Such orifices, located at an invert elevation coincident with the basin bottom elevation, will provide the runoff with a 24 to 96 hour residence time prior to full basin dewatering. A trash and debris rack will be fitted to the base of the structure to prevent clogging of the low flow orifice.

Outlet structures will be designed to convey runoff by-passed from the main stormwater system to the basins during the occurrence of the 100-year frequency storm.

Storm water treatment should occur prior to discharge to any downstream receiving water body supporting beneficial uses.

The elevations for the orifices within the basins have been preliminary determined (via a stage-storage calculation)for attainment of the appropriate water quality volume for each basin.

The basins have been designed such that runoff in excess of the first flush volume will bypass the basin via either a large diameter riser opening or a diversion structure located upstream of the basin. Further, natural drainage courses downstream of the outlet will be protected from erosive velocities with appropriately designed velocity control structures such as rip rap aprons or energy dissipaters.

6.5.4 Urban Runoff Control Basins

The Project residential development will cover approximately 253 acres. Approximately 51 acres will remain in their natural, undeveloped condition within the area. Seven water quality basins are proposed to control runoff from the developed portion of the Project site. These basins locations are detailed in the *Major Storm Water Management Plan for*the *East Otay SP 250* and in Exhibit C located in Section 3.6 of the PFFP.

Additional detailed information of exactly how the Project will comply with water quality requirements will be provided as part of the final engineering review process. In this manner, the type, location, cost and maintenance obligation of the selected BMPs will be given consideration during the Project planning and design. The County requires that prior to approval of any tentative map and/or site plan for the project, the applicant shall obtain the approval of a water quality technical report containing specific information and analysis on how the Project will meet the requirements of the County Storm Water Control ordinance by the County Engineer. Ultimate development of the Project will incorporate a Post-Construction Storm Water Operation and Management Plan.

6.5.5 Construction

During the construction phase, the Project will be subject to the requirements of the General Construction Permit. Development of the Project will comply with the requirements of this permit through implementation of a site-specific Storm Water Pollution Prevention Plan (SWPPP) for each planning area and by incorporating temporary BMPs for the control of sediment and other pollutants.

6.6 Adequacy Analysis

Seven (7) roadside biofiltration basins will be designed of an adequate size to handle the necessary treatment volumes of the proposed development and thus will adequately address pollutants generated by the development within the Project. Subject to installation of these detention basins, the Project will consist of an adequate program of urban runoff protection.

As a result of the above factors, the following conditions shall be required of the developer of the Project:

1. The Project shall be responsible for the conveyance of ultimate storm water flows into water quality basins in accordance with County of San Diego standards. The County Department of Public Works and the County Flood Control District shall review all plans to ensure compliance with County Engineering Standards.

2. The applicants shall demonstrate compliance with the County of San Diego Storm Water and Discharge Ordinance and the National Pollutant Discharge Elimination System (NPDES) Municipal Permit. The applicants shall also obtain approval of the County Engineer of a report that includes the following elements:
   a. Description of project characteristics, site conditions, flow patterns, pollutants emanating from the Project site, and conditions of concern.
   b. Description of site design and source control BMPs considered to be implemented.
   c. Description of applicable treatment control BMPs.
   d. Justification for selection of the proposed BMPs including; (a) targeted pollutants, justification and alternatives analysis, (b) design criteria (including calculations), (c) pollutants removal information, and (d) literature references.
   e. Site plan depicting locations of the proposed BMPs.
   f. Operation and maintenance plan for the proposed BMPs.

3. The Project shall be designed to avoid violation of any water quality standards or waste discharge requirements.
4. Development of the Project site shall not degrade potential beneficial uses of downstream water bodies as designated by the Regional Water Quality Control Board, including water bodies listed on the Clean Water Act Section 303d List.

5. Development of the Project site shall not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be net deficit in aquifer volume or a lowering of the local groundwater table.

6.7 Inventory and Estimated Costs of Future Required Urban Runoff Facilities

The following list of major urban runoff protection facilities will be required as a condition of the proposed Project.

Table 12: Inventory of Urban Runoff Protection Facilities

Urban Runoff Facility	Onsite/Offsite	No.	Phase	Responsibility
Roadside Biofiltration Areas	Onsite	7	Various	Developer

6.8 Threshold Compliance

Subject to phased developer installation of the above-referenced urban runoff facilities and fulfillment of the referenced conditions, including the condition to secure and construct the facilities prior to issuance of grading permits, the Project will be in compliance with the adopted threshold.

6.10 Financing Urban Runoff Facilities

County policy requires that onsite drainage facilities necessary to support the Project be funded and constructed as a portion of the development construction operation. As such, the Project will be required to enter into an agreement to secure and construct those facilities identified in this section prior to the issuance of grading permits in accordance with County Ordinance.

The financing and construction of urban runoff facilities required by the Project will be provided by either developer funding or bond debt financing.

7.0 Water Facilities

7.1 Otay SRP Threshold

Ensure an adequate supply of water on a long-term basis.

7.2 Service Analysis

Water service is anticipated to be provided to the Project site by the Otay Water District (OWD). OWD is a member of the San Diego County Water Authority (SDCWA) and Metropolitan Water District (MWD). It is the policy of these agencies to ensure new growth will not reduce the availability of adequate water supplies or jeopardize water quality standards. Each agency is responsible for providing the capital facilities necessary to accommodate existing development and future growth.

The Project site is located within the boundaries of the OWD. Retail water service for the Project is to be provided by the OWD. The Project will require annexation into an OWD Improvement District in order to obtain water service. This annexation is an internal action by the OWD and required a written request and payment of processing fees.

OWD has prepared and utilizes the 2010 *Urban Water Management Plan*. The UWMP includes the Project's water demands. Anticipated water service for the Project site is analyzed in the *Water Supply Assessment and Verification Report*, dated May 2016, prepared by Lisa Coburn-Boyd in collaboration with the Otay Water District and the *Water System Analysis* prepared by Dexter Wilson Engineering, dated September 2015.

Pursuant to OWD policy, the applicants will be required to prepare a subarea master plan (SAMP) for review and approval by OWD. The SAMP will provide more detailed information on the Project such as detailed design, phasing, pump station and reservoir capacity requirements, and extensive computer modeling to justify recommended water pipe sizes.

7.3 Project Processing Requirements

1. Identify phased demands in conformance with street improvements and in coordination with the construction of sewer facilities.
2. Identify locations of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed Project.
3. Provide cost estimates.
4. Identify financing methods.
5. Prepare a Water Conservation Plan.
6. Annex the property to MWD, CWA, and OWD, if appropriate.
7. Assure adequate water supply in accordance with the phasing plan.
8. Prepare a Water Master Plan in conformance with the water standards of the appropriate district.

7.4 Existing Conditions

The majority of the water used in the San Diego County Water Authority (SDCWA) area is imported from the MWD. MWD receives its water supply through the State Water Project and the Colorado River Aqueduct. The SDCWA conveys water from the MWD to local purveyors within the County. No development currently exists on-site so there is currently no demand for water.

7.5 Project Demand and Proposed Facilities

7.5.1 Potable Water Design Program

The Project can be served by supplying potable water to the Project in an existing 24-inch line in Otay Mesa Road directly adjacent to the Project and a north-south 21-inch line that crosses through the Project. Both lines are part of the 870 Zone water system that serves the entire Otay Mesa Area. An 11.0 million gallon 870 Zone Reservoir is located northeast of the Project, adjacent to the East Mesa Detention Facility. From this reservoir, transmission lines in Alta Road convey water to the Otay Mesa area. Exhibit E details existing potable water facilities in the vicinity of the Project.

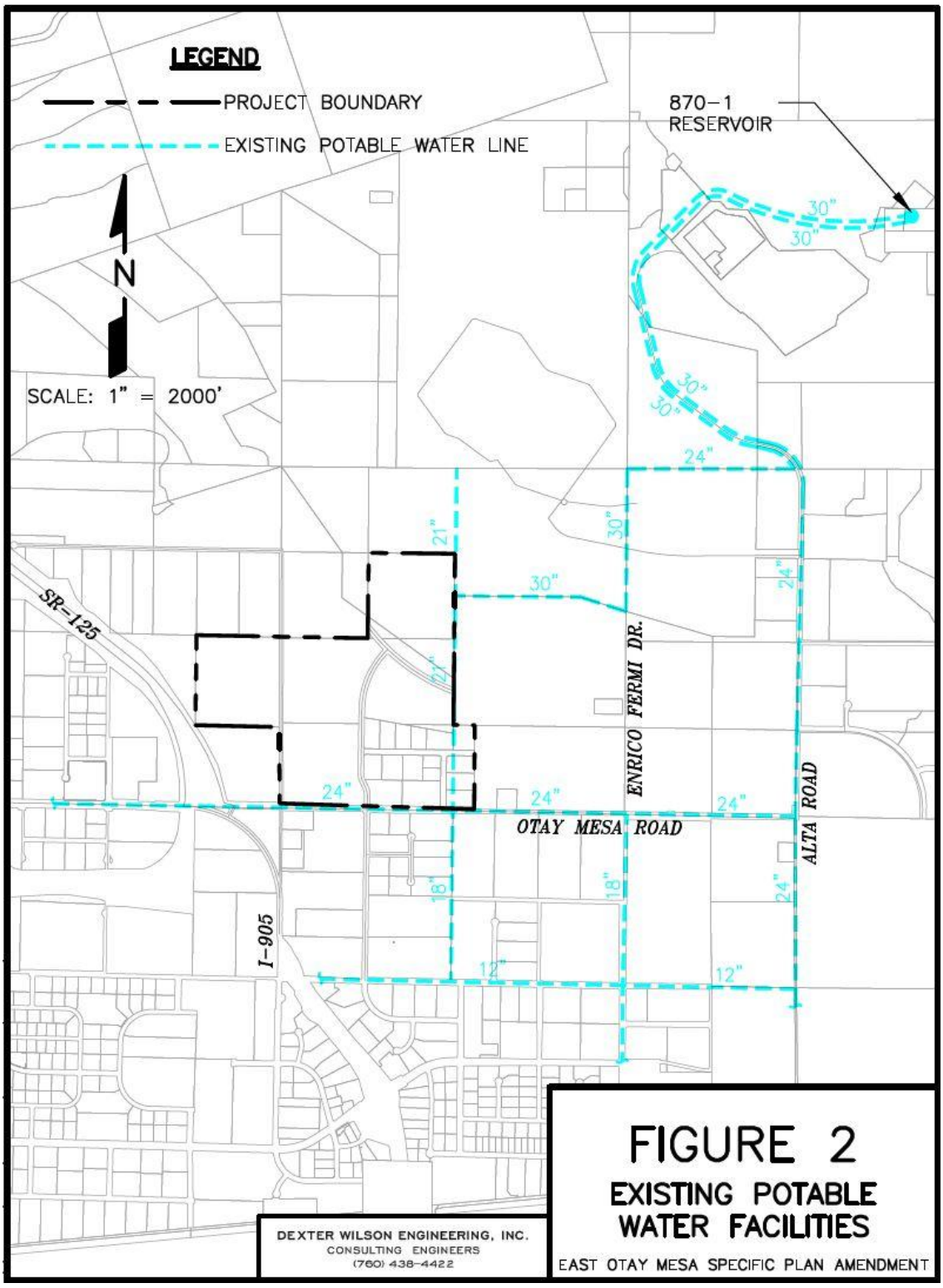


Exhibit E – Existing Water Facilities

7.5.2 Duty Factors and Peaking Factors

Table 13 represents the duty factors used in projecting the total average day water demand for the Project. The required fire flows and durations are also listed. To convert average day potable water demands to maximum day demands, the conversion policy of the OWD Water Resources Master Plan has been utilized. The same Master Plan has been utilized to convert average day potable water demands to peak hour demands.

Table 13: Water Duty Factors

Land Use Designation	Unit Domestic Demand	Required Fire Flow (gpm)	Required Fire Flow Duration (hours)
Multi-Family (<8 DU/Ac.)	300 gpd/unit	2,500	2
Commercial	1,785 gpd/ac.	3,500	3
Industrial Park	893 gpd/ac.	3,500	3

7.5.3 Projected Water Demands

Utilizing the water duty factors identified above, the projected potable water demands for the Project are as shown on the following table.

Table 14: Proposed Project Projected Potable Water Demands

Land Use Designation	Quantity	Unit Demand	Total Average Demand (gpd)
Residential	3,158 units	300 gpd/unit	947.400
Industrial Park	47.7 acres	893 gpd/acre	42,596
Commercial	7.8 acres	1,785 gpd/acre	13,923
TOTAL			**1,018,296**

7.5.4 Provision of Water Service

The Project is expected to receive water service by expanding the existing 870 Zone water system by connecting to the existing 24-inch line in Otay Mesa Road at three locations. The Project will also connect to the 21-inch pipeline that runs from north to south through the proposed Project and relocate a section of this line to Vann Centre Boulevard. The Project proposes to construct 12-inch water line throughout the project,

but, due to the potential higher fire flows once building data is known, 12-inch piping is recommended in the backbone streets throughout the Project.

Static pressures on the project are expected to range from 112 to 142 psi. The maximum static pressure is greater than the desired maximum pressure of 120 psi, but within the District limit of 200 psi.

7.5.5 Water Conservation Plan

One consideration of the Otay SRP requires projects to provide an analysis of water usage requirements, as well as to identify measures to reduce water usage per capita. Water conservation measures have been identified in the Greenhouse Gas Evaluation report prepared by Scientific Resources Associated dated December 2016. It is anticipated that the Otay Water District will require various water conservation measures are part of the development. In addition, the East Otay SP 250 Specific Plan includes water conservation strategies for internal potable water usage. These strategies include:

1. Water Efficient Irrigation Systems: The project will install water-efficient irrigation systems that meet at least 6.1% reduction in outdoor water use. This measure was included in the mitigation measures in the CalEEMod Model.

2. Plant Native or Drought-Resistant Trees and Vegetation: All public areas will be planted with native or drought-resistant trees and vegetation. No credit was taken for this measure in the GHG calculations for mitigated emissions.

3. Water-Efficient Landscapes: The project will be designed to use water-efficient landscapes. No credit was taken for this measure in the GHG calculations for mitigated emissions.

4. Low Flow Fixtures: Indoor plumbing would include low flow fixtures as required by Title 24 building codes in effect at time of construction.

7.5.6 Water Storage Capacity

OWD's policy is to provide a maximum of five average days of terminal storage capacity and rely on other storage or supply options to make up a total of ten days emergency storage supply. As shown on Table 14, the projected total daily demand for the Project at build-out will be 1,018,296 gpd.

7.6 Adequacy Analysis

At present, the OWD has prepared a Water Supply and Verification Report for the Project. This report evaluated and verified that sufficient water supplies are being planned to serve the Project as well as existing and other reasonably foreseeable planned projects within the Otay Water District in both normal and single and multiple dry year forecasts for a 20-year planning horizon.

7.7 Inventory and Estimated Costs of Future Required Water Facilities

The following list of major water distribution facilities will be required as a condition of proposed development of the Project.

Table 15: Inventory of Major Water Distribution Trunk Facilities

Water Distribution Facility	No.	Size	Phase/ Trigger	Responsibility
Water Lines in internal streets		Varies	All	Developer

7.8 Threshold Compliance

The *Otay Water District Water Resource Master Plan* and the *Water Supply Assessment and Verification Report* dated May 2016, prepared by Lisa Coburn-Boyd in collaboration with the Otay Water District, identify water facilities necessary to provide the appropriate level of water service to meet the criteria established within the adopted plans. As such, the facilities identified in the plans are required to be constructed in conjunction with development of the Project. Additionally, the developers shall request and deliver to the County a service availability letter from the OWD prior to approval of each final map.

Water improvements shall be constructed in accordance with the report entitled *Water Supply Assessment and Verification Report* and as subsequently amended or otherwise modified by OWD.

7.9 Financing Water Facilities

The financing and construction of potable water facilities will be provided by either developer funding, capacity fees or bond debt financing.

7.10.1 Developer Funding

On-site water distribution improvements within individual planning areas will be funded and provided by the developer in conjunction with the development improvement construction operation.

7.10.2 Capacity Fees

OWD's Capital Improvement Program (CIP) wherein OWD facilitates design and construction of facilities and collects an appropriate share of the cost from developers through collection of capacity fees from water meter purchases. Capital Improvement Program projects typically include supply sources, pumping facilities, operational storage, terminal storage, transmission mains and rerouting of existing mains.

CIP projects are paid for by capacity fees collected on the sale of water meters after building permit issuance.

8.0 Civic Facilities

8.1 Otay SRP Threshold

Make provisions for general governmental facilities, including regional and municipal administrative facilities and operation center(s).

8.2 Service Analysis

The County, in conjunction with special districts, is the current provider of municipal services to unincorporated areas, including the Project site.

8.3 Project Processing Requirements

Demonstrate conformance with the County General Plan Public Facility Element.

8.4 Existing Conditions

No civic administrative facilities are presently located in the Otay Subregional Area. The areas surrounding the Otay Subregional Planning Area are currently served by the County, the City of Chula Vista, and the City of San Diego.

The Project is located within the jurisdiction of the County. The County's central civic administrative offices are located in the County Administrative Center located at 1600 Pacific Highway, in downtown San Diego. The main County annex, including the Development Services Department, is located on Ruffin Road in Kearney Mesa, in the City of San Diego. The County Courthouse and Hall of Justice are located on W. Broadway in the City of San Diego. The division headquarters for the County's field operations is located in the Spring Valley area. That facility is supplemented by two small adjacent operation centers, and three additional stations located in Alpine, Campo and Descanso.

Major county facilities in the vicinity of the project site are shown in the following table.

Table 16: County Civic Facilities Inventory

Facility	Address
County Administration Center	1600 Pacific Highway, San Diego, CA 92101
County Operations Center Annex	5201 Ruffin Rd., San Diego, CA 92123
Health Services Complex	3851 Rosecrans St., San Diego, CA 92110
Hall of Justice	330 W. Broadway, San Diego, CA 92101
County Courthouse	220 W. Broadway, San Diego, CA 92101
County Operations Center	5555 Overland Ave, San Diego, CA 92123
East County Regional Center	250 Main St., El Cajon, CA 92020
South County Regional Center	500 Third Ave., Chula Vista, CA 91910

8.5 Project Demand and Proposed Facilities

Build-out of the Project will result in a projected total of 10,500 residents. This increase in population on the site, in conjunction with the proportional regional growth of the area, could result in the need for additional or expanded civic administrative facilities. Pursuant to the *Otay Ranch Facility Implementation Plan*, a ratio objective of 420 sq. ft. of civic administrative facility per 1,000 projected residents should be utilized in assessing project demand.

The calculation of projected population times the adopted civic administrative facilities ratio results in a projected demand from the Project totaling 4,410 square feet of gross floor area. This demand will be satisfied through the use of existing County civic facilities.

8.6 Adequacy Analysis

No specific civic facilities will be required of the proposed Project. Civic facility improvements are made through the County CIP, funded by the County General Fund. Payment of general taxes which contribute to the County General Fund from which civic facilities improvements are funded to the County CIP satisfies the demand created by the proposed Project.

8.7 Threshold Compliance

Based upon the analysis contained in this PFFP, it is projected that the civic facilities threshold will be maintained throughout the development of the Project.

8.8 Financing Civic Facilities

Civic facilities serving the unincorporated area have been funded from the County General Fund and service revenues. The Fiscal Impact Analysis portion of this PFFP forecasts that development of the Project would generate surplus tax revenues to the County, that is, more tax revenues than are necessary to serve demand generated by the project. The fiscal analysis concluded that the project will result in a net fiscal annual surplus at build-out of an estimated **$493,319**. Should the County elect, these revenues could be budgeted to fund additional facilities to meet the incremental increase in demand generated by this project. Additionally, the Otay SRP obligates the proposed Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established. Thus, the Project is projected to result in sufficient tax revenues to accommodate the demand for Civic Facilities.

9.0 Fire and Emergency Protection Facilities

9.1 Otay SRP Threshold

County of San Diego: Provide sufficient fire and emergency service facilities to respond to calls within single family communities with residential lots of less than two acres, or more intensive uses such as multi-family residential and all commercial development in a five-minute travel time.

9.2 Service Analysis

Fire protection and emergency services are among the most vital and basic community services provided. Generally, firefighters are the first responders to fires, medical emergencies, hazardous materials incidents, floods, earthquakes and other emergencies and disasters. In addition, firefighters perform fire prevention and public education activities.

9.2.1 Regional Context

The Project site is located within the San Diego County Fire Authority ("SDCFA") County Service Area ("CSA") 135. The SDCFA has indicated that can and will provide both fire protection services and emergency medical services to the Project site. The closest responding SDCFA resources to the project site are from the existing Fire Station 22 located at 446 Alta Road.

9.2.2 Project Context

The SDCFA responds to all calls for service within the boundaries of its service area, regardless of the nature of the call. However, Advanced Life Support (ALS) transportation services are provided via a contract between the County of San Diego and American Medical Services.

Although out of the direct protection area, the neighboring fire agency, includes resources that may be available to respond to emergency calls as second or third engine via the existing or an updated automatic or mutual aid agreement. Of the existing fire stations in the vicinity of the Project, Fire Station 22 is the closest. Fire Station No.22 is

located at 446 Alta Road It houses a staffed engine company along with a single aerial ladder truck. Additional Stations located nearby are Fire Station #43 located at 1590 La media Road in Otay Mesa. It is approximately one mile from the projects southern entrance. A second station, Chula Vista Fire Station #7, is also nearby by on La Media Drive and Santa Venetia and is approximately five miles north of the project site.

AON Fire Protection Engineering Corporation has prepared *Fire Protection Plan* for the Project site, last revised October 2015. This plan includes an analysis of existing conditions and potential fire risks. The FPP also analyzes the demand for services generated by the Project and makes recommendations regarding fire resources and facilities required to meet the Project's projected demand for fire and emergency medical services.

9.3 Project Processing Requirements

Specific Plan

- Specify site facilities and identify equipment needs
- Identify alternative financing methods
- Timing of construction consistent with GDP/SRP project requirements
- Determine response times standards have been met
- Develop project-specific guidelines
- Review fuel modification plans by fire department(s)
- Assure appropriate water pressures and supply for fire control

Tentative Map

- Conditioned to dedicate or reserve site, as appropriate
- Funding identified

9.4 Existing Conditions

An inventory of the SDCFA fire stations is shown on the following table.

Table 17: Fire Station Inventory

Existing Facilities	Location
Station 36 - Jamul	14145 Highway 94 Jamul, CA 91935
Station 43 - Otay Mesa	1590 La media Road, Otay Mesa
Station 33 – Lawson Valley	3890 Montiel Truck Trail Jamul, CA 91935
Station 42 – Lake Morena	29690 Oak Drive Campo, CA 91906
Station 34 – Lee Valley	15781 Lyons Valley Rd. Jamul, CA 91935
Station 37 - Deerhorn	2383 Honey Springs Rd. Jamul, CA 91935
Station 26 - Donovan	480 Alta Rd. San Diego, CA 92179
Station 25 - Dehesa	5425 Dehesa Rd. El Cajon, CA 92179
Station 35 - Dulzura	1135 Community Building Rd. Dulzura, CA 91917
Station 24 – Harbison Canyon	113 Frances St. El Cajon, CA 92019
Station 38 - Tecate	444 Tecate Rd. Tecate, CA 91980
Station 45 - Descanso	9718 River Rd. Descanso, CA 91916
Station 39 - Potrero	24550 Highway 94 Potrero, CA 91963
Station 22 – East Otay Mesa	413 Alta Rd. San Diego, CA
Station 8 – City of Chula Vista	1180 Woods Dr, Chula Vista, CA 91914
Station 6 – City of Chula Vista	605 Mt Miguel Rd, Chula Vista, CA 91914

9.5 Project Demand

As previously described, the response time from San Diego Fire Station No. 43 is 2.5 minutes to the Project site and well within the County's regulations.

9.6 Adequacy Analysis

Response times for existing fire stations vary from 5 – 10 minutes for the entirety of the Project site, which is consistent with the Otay SRP and County of San Diego threshold. Accordingly, additional facilities, staffing and equipment are necessary to serve the project.

Table 18 below summarizes the results of the emergency response analysis included in the FPP.

Table 18: Emergency Travel Times from Proposed On-Site Public Safety Site

5 Minute Travel Time	Distance From Project Site (miles)	Estimated Travel Time (minutes)
Fire Station No. 22	3.8	7.1
Chula Vista Fire Station No. 7	1.1	10.0
San Diego Station No. 43	5.5	2.5

As shown in the table above, San Diego Fire Station No. 43 is located within the five minute fire response standard for the Project site. Stations No. 7 and No. 22 exist within the Project response area but do not meet the 5 minute response

9.9 Financing Fire Service Facilities

LAFCO recognized the difficulty of funding fire protection in its 2003 report, *Funding Fire Protection*. This report identifies a number of strategies, including, "Encourag[ing] fire protection providers to investigate increased cooperative arrangements…if doing so would produce efficiencies that could decrease dependence on property tax-supported operating budgets."

9.9.1 Capital Improvements

The County of San Diego has enacted a Fire Mitigation Fee program which is applicable to the development projects within the County. The Fire Mitigation Fee is presently calculated at $0.52/sq. ft. The dedication of land and construction of facilities for the public safety site may be credited against the total Fire Mitigation Fee. Table 19 estimates the Fire Mitigation Fees to be paid by the Project.

Table 19: Estimated County Fire Mitigation Fee Credit

Land Use	Avg. sq. ft.	Homes	Fire Mitigation Fee
Multiple Use Residential	940	3,158	$ 1,543,630.4
Commercial	257,004	---	133,642.08
Total		**3,158**	**$ 1,677,272.48**

9.9.2 Operational Funding

In addition to the fee programs described above, the County will receive 1.8989% of the ad-valorem 1% of property taxes from the Project and the Fiscal Impact Analysis has assumed fire station maintenance costs of $1.512 million per year, still generating a net benefit to the County in the amount of $493,319. Other sources for funding fire and EMS facilities and ongoing staffing and maintenance costs include local, state, and federal grants and loans, establishment of a County Service Area assessment district and/or formation of a service CFD. The Developer Agreement between the SDCFA and the Applicant(s) will include the final funding strategy for the Project.

10.0 Law Enforcement Facilities

10.1 Otay SRP Threshold

1. Respond to 84 percent of "Priority One" emergency calls within seven minutes and maintain an average response time to all "Priority One" emergency calls of 4.5 minutes or less.

2. Properly equipped and staffed police units shall respond to 62 percent of "Priority Two Urgent" calls within seven minutes and maintain an average response time to all "Priority Two" calls of seven minutes or less measured annually.

10.2 Service Analysis

The County of San Diego provides law enforcement services for all unincorporated areas of the County, including the project site.

Law enforcement facilities and services are addressed as part of the Otay SRP in the *Facility Implementation Plan* (p.198) and in the East Otay 250 Specific Plan. The San Diego County General Plan Public Facilities Element also addresses law enforcement facilities.

10.3 Project Processing Requirements

Demonstrate conformance with the County General Plan Public Facility Element and the *Otay Ranch Facility Implementation Plan*.

10.4 Existing Conditions

The County Sheriff's Department currently provides law enforcement services to the County's unincorporated area and by contract to the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. Services include general patrol, traffic enforcement, criminal investigation, crime

prevention, juvenile services, communications dispatch and various management support services.

As San Diego County's Chief Law Enforcement Officer, the Sheriff also provides regional law enforcement services for the entire County. These services include investigation, aerial support, emergency planning and response, law enforcement training and the operation of six County detention facilities.

Imperial Beach Sheriff's Station has been identified as a possible source for police services. This station also serves the City of Imperial Beach, the community of Bonita and portions of East Otay Mesa. Per the County General Plan Public Facility Element, the response time threshold for urban unincorporated areas is eight minutes for priority calls (life threatening situations or felonies in progress) and 15 minutes for non-priority calls. However, the Project is held to the stricter thresholds stated above, as defined by the Otay SRP stated above.

10.5 Project Demand and Proposed Facilities

The proposed Project will increase the demand for police service through the addition of residential and other uses in an area that is presently vacant and demands relatively few law enforcement services.

10.6 Adequacy Analysis

Payment of general taxes contributes to the County General Fund through which law enforcement facilities improvements are constructed pursuant to the County CIP. Therefore, tax revenues collected from the Project will assure provision of future required facilities.

10.7 Threshold Compliance

Based upon the analysis contained in this PFFP, it is projected that the law enforcement threshold will be maintained throughout the development of the Project.

10.8 Financing Law Enforcement Facilities

The Sheriff's law enforcement facilities serving the unincorporated area have been funded through the County General Fund. Based upon the analysis contained in this PFFP, it is projected that the law enforcement facilities threshold will be maintained throughout the development of the Project.

The Fiscal Impact Analysis portion of this PFFP forecasts that development of the proposed project would generate a $2,703,092 annual surplus to the County, at build-out. This surplus exists even after the Fiscal Impact Analysis model assumes a County cost of $493,319 per year for law enforcement protection to serve the Project's expected demand as calculated by the Sheriff's office.

11.0 Library Facilities

11.1 Otay SRP Threshold

Provide 350 square feet (gross) of adequately equipped and staffed regional/area library facilities per 1,000 population.

11.2 Service Analysis

The County and the City of San Diego provide library and media services for the Otay Subregional area.

The San Diego County Library Department provides services to the unincorporated areas (including the Project site) and eleven of the surrounding cities. The County Library Department presently operates 33 branch libraries throughout the county, plus a mobile library.

11.3 Project Processing Requirements

- Identify phased demand in relation to supply.

11.4 Existing Conditions

The County has five library facilities serving the South County area. The facilities are located in Bonita, Imperial Beach, Lincoln Acres, Spring Valley and Rancho San Diego. Bookmobile service provides circulation and distribution in rural areas. The locations of the 33 County branch libraries are identified in Table 37 and Figure N. At the end of 2014, the San Diego County Library also unveiled the 24/7 Library to Go located within the City of San Diego. This new facility is accessible 24/7 to residents to access books and a variety of digital media.

Table 20: Existing San Diego County Library Facilities

Library Branch	Address
Mobile Library	North County: 760-643-5125 East County: 619-660-6329
24/7 Library To Go	550 Overland Avenue San Diego, CA 92123
4S Ranch	10433 Reserve Dr. San Diego, CA 92127
Alpine	2130 Arnold Way Alpine, CA 91901
Bonita	4375 Bonita Rd. Bonita, CA 91902
Borrego Springs	571-A Palm Canyon Drive Borrego Springs 92004
Campo	31356 Highway 94 Campo, CA 91906
Cardiff-by-the-Sea	2081 Newcastle Ave. Cardiff-by-the-Sea, CA 92007
Casa de Oro	9805 Campo Road #145 Spring Valley, CA 91977
Crest	105 Juanita Lane El Cajon, CA 92021
Del Mar	1309 Camino Del Mar Del Mar, CA 92014
Descanso	9545 River Drive Descanso, CA 91916
El Cajon	201 E. Douglas El Cajon, CA 92020
Encinitas	540 Cornish Drive Encinitas, CA 92024
Fallbrook	124 S. Mission Road Fallbrook, CA 92028
Fletcher Hills	576 Garfield Ave. El Cajon, CA 92020
Imperial Beach	810 Imperial Beach Blvd. Imperial Beach, CA 91932

Jacumba	44605 Old Hwy. 80 Jacumba, CA 91934
Julian	1850 Highway 78 Julian, CA 92036
Lakeside	9839 Vine Street Lakeside, CA 92040
La Mesa	8074 Allison Ave. La Mesa, CA 91941
Lincoln Acres	2725 Granger Ave. National City, CA 91950
Lemon Grove	8073 Broadway Lemon Grove, CA 91945
Pine Valley	28804 Old Hwy. 80 Pine Valley, CA 91962
Potrero	24883 Potrero Valley Road Potrero, CA 91963
Poway	13137 Poway Rd. Poway, CA 92064
Ramona	1406 Montecito Rd. Ramona, CA 92065
Rancho San Diego	11555 Via Rancho San Diego El Cajon, CA 92019
Rancho Santa Fe	17040 Avenida de Acacias Rancho Santa Fe, CA 92067
San Diego Central Library	330 Park Blvd San Diego, CA 92101
San Marcos	#2 Civic Center Drive San Marcos, CA 92069
Santee	9225 Carlton Hills Blvd. #17 Santee, CA 92071
Solana Beach	157 Stevens Ave. Solana Beach, CA 92075
Spring Valley	836 Kempton Street Spring Valley, CA 91977
Valley Center	29200 Cole Grade Road Valley Center, CA 92082
Vista	700 Eucalyptus Ave. Vista, CA 92084

11.5 Project Demand

The Otay Ranch Facility Implementation Plan requires 350 square feet (gross) of adequately equipped and staffed regional/area library facilities per 1,000 population. The projected population for the Project is 11,000 people; therefore, the Project will have a total library demand of 3,850 square feet.

11.6 Adequacy Analysis

The demand for library facilities generated by the build-out of the Project site will ultimately be satisfied by the existing libraries within the vicinity of the Project site and any new libraries constructed in the future. The Otay SRP plans for the location of a 36,758 sq. ft. main library in the Eastern Urban Center (EUC).

11.7 Inventory of Future Required Facilities

No specific library facilities will be required of the proposed Project.

11.8 Threshold Compliance

The East Otay Mesa 250 project will have a total library demand of 3,850 square feet. The Otay SRP plans for the location of a 36,758 sq. ft. main library in the Eastern Urban Center (EUC). The demand for library facilities generated by the build-out of the East Otay Mesa will ultimately be satisfied by this main library, along with existing libraries within the vicinity of the project site.

11.9 Financing Library Facilities

Funding for construction of new library facilities throughout the County comes from a variety of sources, general fund contributions from cities, private contributions and federal Library Services and Construction Act (LSCA) Title II grants. Since the County Library has its own property tax share (approximately three percent (3%) of the one percent property tax), funding library facilities has not been funded from the County General Fund. Funding of City library facilities in the eastern part of the City comes from the Public Facilities Development Impact Fee Program. These facilities have been identified and fully funded to serve the Project.

The project is not within the boundaries of any current public facilities DIF program. Based upon the analysis contained in this PFFP, it is projected that the library threshold will be maintained throughout the development of the Project. Project mitigation is required through the payment of property taxes. The fiscal analysis concluded that the project will result in an estimated net fiscal annual surplus at build-out of $2,703,092. Additionally, the Otay SRP obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established. Thus, the project is projected to result in sufficient tax revenues to accommodate the demand for Library Facilities. As a result, no new facilities will be required of the Project.

12.0 Parks and Recreation Facilities

12.1 Otay SRP Threshold

The County Park Lands Dedication Ordinance (PLDO) and the Otay Subregional Plan are based on the standard that three (3) acres of local parkland be provided per 1,000 residents. In addition, the Otay SRP requires twelve (12) acres of other active and passive recreation and open space per 1,000 residents and fifteen (15) acres of regional park land per 1,000 residents

12.2 Service Analysis

The Otay SRP identifies four levels of parks. Town square or pedestrian average one acre in size and may contain small play grounds or picnic areas. They can be publicly of privately owned and are eligible for park credit. Neighborhood parks are typically sized between 5 and 20 acres and located to meet the needs of an individual planning area. Community parks should be at least 20 acres in size and programmed with intense recreational facilities designed to serve the needs of multiple planning areas. Regional parks are typically larger than 200 acres and contain regional recreational facilities such as camping and hiking amenities.

The County Park Lands Dedication Ordinance requires 373.74 square feet of local parkland be provided per lot or unit, whichever is greater (based on 3 acres per 1,000 resident standard). Town square/pedestrian parks, neighborhood parks, and community parks with active recreational uses can satisfy this requirement. The PLDO requirement can be satisfied through the dedication of land, the payment of fees, the provision of private or public recreation facilities or a combination of these methods.

The County Parks and Recreation Department is responsible for the planning and acquisition of County parkland and responsible for addressing compliance with the adopted thresholds.

12.3 Project Processing Requirements[2]

- Provide a Parks Master Plan.
- Specific facility site identified and reserved including consideration of areas adjacent to public schools and other public lands where co-location is feasible and desirable.
- Equipment needs identified.
- Alternative financing methods refined.
- Alternative maintenance entities and funding identified.
- Timing of construction consistent with Otay Subregional Plan identified.
- Sites for special purpose parks reviewed.
- Design criteria for land adjacent to regional parks prepared.

12.4 Existing Conditions

The County Park Lands Dedication Ordinance requires 373.74 square feet of local parkland be provided per lot or unit, whichever is greater (based on 3 acres per 1,000 resident standard). Town square/pedestrian parks, neighborhood parks, and community parks with active recreational uses can satisfy this requirement. The PLDO requirement can be satisfied through the dedication of land, the payment of fees, the provision of private or public recreation facilities or a combination of these methods.

In addition to the two parks located within the Otay Park Planning Area, numerous County and City parks exist within the vicinity of the Project. These parks are identified in the following four tables.

Table 21: Existing Parks within Otay Local Park Planning Area

Park	Jurisdiction	Acres
Otay Lakes County Park (Existing)	County	78.0
Total		**78.0**

[2] From the Otay SRP.

Table 22: Existing Regional Park Inventory

Park	Jurisdiction	Acres
Otay Valley Regional Park – Open Space Preserve	OVRP JEPA	3,000+
Total Existing Regional Acres		**3,571+**

Table 23: Existing Otay Mesa Community Park Inventory

Park	Jurisdiction	Acres
Ocean View Hills Neighborhood Park	Otay Mesa	5.1
Ocean View Hills Joint-Use Area	Otay Mesa	5.0
Vista Pacifica Neighborhood Park	Otay Mesa	6.0
Pacific Gateway Park	Otay Mesa	
Beyer Community Park	Otay Mesa	7.5
Ocean View Hills Neighborhood Park	Otay Mesa	5.1
Ocean View Hills Joint-Use Area	Otay Mesa	5.0
Total Existing Community Acres:		**197.5**

Table 24: Future Otay Ranch Community Parks

Park	Jurisdiction	Acres
Hidden Trails Neighborhood Park	Otay Mesa	3.7
Dennery Ranch Neighborhood Park	Otay Mesa	11.1
Pacific Breezes Community Park	Otay Mesa	15.0
Riviera Del Sol Neighborhood Park	Otay Mesa	4.9
Total		**42.2**

12.5 Project Demand and Proposed Facilities

12.5.1 Local Park Compliance

The amount of park lands required in association with the Project is based on the number of homes or lots (whichever is greater) in the village. For the Otay Mesa Park Planning Area, the PLDO requires the dedication of 373.74 sq. ft. of improved park land for each new unit or lot, whichever is greater. The Project includes 3,158 units; therefore the total requirement is 27.1 acres of improved park land (3,158 x 373.74 sf/unit) divided by 43,560 sf/acre = 27.1 acres.

12.5.2 Open Space Compliance

The Otay SRP also requires 12 acres of "other passive or active recreation and open space areas," per 1,000 residents and 15 acres of "regional park and open space" land per 1,000 residents.

Based on an estimated project population of 10,500 residents, the 12-acre per 1,000 resident requires 126 acres of open space and the 15-acre standard requires 157 acres of dedicated open space. In accordance with the Project Specific Plan, the Project site will allocate open space facilities to satisfy the requirement for 1,000 units at which point specific communities within the Specific Planning Area will need to mitigate their park and open space facilities on a tract by tract basis.

12.5.3 Trails

A 5.1 mile system of local bicycle and pedestrian pathways and multi-use trails is planned within the Project site.

Pathways will be phased in conjunction with adjacent circulation improvements. Pathways will be constructed by the developer and maintained by a homeowner association or other appropriate entity.

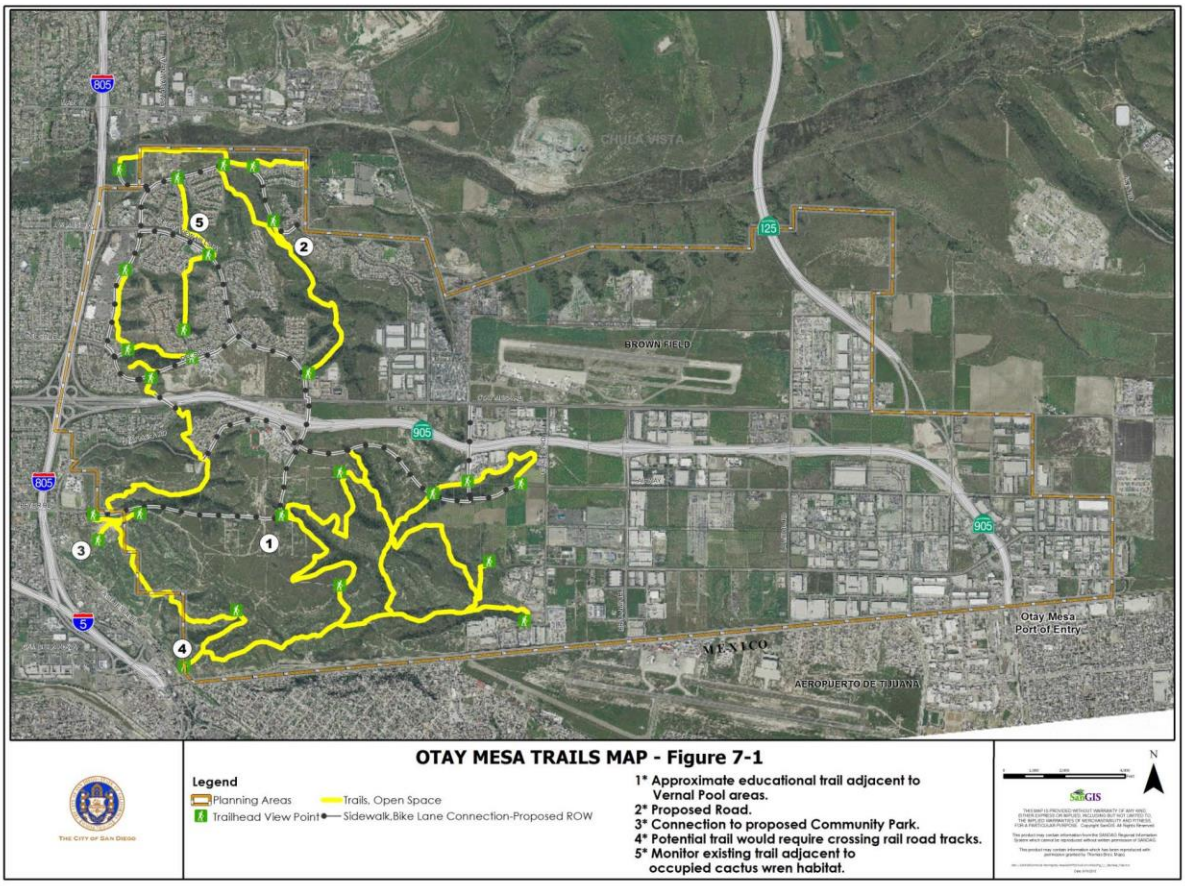


Exhibit F – Otay Mesa Trails Exhibit

12.6 Adequacy Analysis

Based upon the analysis contained in this section of the PFFP, the Project is projected to satisfy the park and open space requirement for 1,000 residential units.

Additionally, the PLDO includes an in-lieu fee which calculates the cost of park land acquisition and improvements in each park planning area on a per home basis. In the Otay Local Planning Area, the in lieu fee is $5,835 per unit. If the project paid this fee for all 3,158 homes, the total amount collected would be $18,426,930.However, it is anticipated the project will meet PLDO requirements through dedication of developed parkland by providing 20.11 acres of improved park land to satisfy PLDO requirements for the first 1,000 units. Past that point, residential communities within the Project will satisfy PLDO requirements through payment of park fees and allocation of park land. The estimated cost for improvements to the proposed parks is anticipated to be significantly greater than the in-lieu park fee and the proposed park facility's acreage meets the County PLDO requirement. The provision of park improvements by the proposed Project meets the requirements of the County PLDO.

Demand for 148.1 acres of open space is partially satisfied through provision of 51 acres of internal open space.

12.7 Financing Park Facilities

Local park sites and improvements will be satisfied through compliance with the County's Park Land Dedication Ordinance (PLDO) whereby the developers shall receive credit against PLDO Fees for the dedication and construction of eligible park improvements.

13.0 School Facilities

13.1 Otay SRP Threshold

Additional school facilities to serve new students generated by new development shall be provided concurrent with need, and shall be of the quality and quantity sufficient to meet, at a minimum, State Department of Education standards.

13.2 Service Analysis

School facilities and Services in Otay mesa are proposed to be provided by two school districts. The San Ysidro School District (SYSD) administers education for kindergarten through eighth grades. The Sweetwater Union High School District (SUHSD) administers education for the Senior High Schools of a large district. Each school system has a required Threshold standard. The purpose of the Threshold Standard is to ensure that the districts have the necessary school sites and funds to meet the needs of students in newly developing areas in a timely manner, and to prevent the negative impacts of overcrowding on the existing schools in the area. Through the provision of development forecasts, school district personnel can plan and implement school facility construction and program allocation in line with new development.

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. Prior to the passage of Proposition 1A, school districts relied on statutory school fees established by Assembly Bill 2926 ("School Fee Legislation") which was adopted in 1986, as well as judicial authority (i.e., Mira-Hart-Murrieta court decisions) to mitigate the impacts of new residential development. In a post Proposition 1A environment, the statutory fees provided for in the School Fee Legislation remains in effect and any mitigation requirements or conditions of approval not memorialized in a mitigation agreement, after January 1, 2000, will be replaced by Alternative Fees (sometimes referred to as Level II and Level III Fees). The statutory fee for residential development is referred to in these circumstances as the Level I Fee (i.e., currently at $3.48 per square foot for new residential construction and $0.56 per square foot for new commercial and industrial construction).

SYSD utilizes their current *School Facilities Needs Analysis* prepared by California Financial Services dated June 2016, to quantify the impacts of new residential

development on the district's school facilities, and to calculate the permissible Alternative Fees to be collected from such new residential development. To ensure the timely construction of school facilities to house students from residential development, alternative fees or implementation of a Mello Roos Community Facilities District (CFD) will be necessary. SYSD has justified a Level II fee and is authorized to collect $3.16 per square foot for new residential construction.

Sweetwater Union High School District utilizes their current "Sweetwater Union High School District Long Range Comprehensive Master Plan." Implementation of the SUHSD Plan is ongoing and has resulted in the upgrading of older schools and accommodating continuing growth. In November 2000, Proposition BB was approved by the voters. The district leveraged $187 million from Proposition BB into a $327 million effort utilizing state funding to modernize and upgrade twenty-two campuses. Additional work efforts associated with Proposition O have commenced and construction has begun.

In November 2006, the community supported Proposition O, a $644 million bond measure. This bond measure addresses the critical and urgent safety needs of the 32 campuses within the SUHSD. The types of repairs and improvements that Prop O addresses includes: improving handicap accessibility, removing asbestos and lead paint, and upgrading fire and life safety systems.

13.3 Project Processing Requirements

Specific Plan/Public Facilities Finance Plans

1. Identify student generation by phase of development.
2. Site proposed school facilities in conformance with the San Ysidro School District's Standards and Criteria and the Sweetwater Union High School District Long Range Comprehensive Plan.
3. If necessary, reserve school sites or coordinate with the district(s) for additional school classrooms.
5. Identify facilities consistent with proposed Project.
6. Demonstrate the ability to provide adequate facilities to access public schools in conjunction with the construction of water and sewer facilities.

13.4 Existing Conditions

13.4.1 Existing School District Boundaries

The project is located within the SYSD which will serve to provide both education for elementary and middle school students generated by the Project. There are currently six elementary schools and one middle school in the San Ysidro School District.

13.4.2 San Ysidro School District

The SYSD, established in 1887 serves nearly 5,230 Elementary and middle School students in 7 elementary schools.

13.4.3 Sweetwater Union High School District

The District serves approximately 41,000 students in 11 middle (7-8) and 14 high school (grades 9–12) and more than 32,000 adult learners at 32 campuses. Several middle and high schools are planned or have been recently opened in the area. Olympian High School is the nearest High School. Olympian High School, which was opened in 2006, has a planned capacity of 2,600 students.

13.5 Project Demand and Proposed Facilities

13.5.1 Student Generation Factors:

For long-range facilities planning purposes, the referenced school districts have recommended the following student generation projection factors:

Table 25: Student Generation Factors

School Type	Grades	Students per SF	Students per MF
Elementary	K-6	.4739	.2834
Middle School	7-8	.1033	.0571
High School	9-12	.1962	.0981

By phase and school category, the proposed Project is expected to generate students as determined in Table 26.

Table 26: Student Generation by School Type

Phase	Homes	Elementary Students	Middle School	High School
Multi Family	3,158	895	181	310
TOTAL	**3,158**	**895**	**181**	**310**

13.5.2 School Size Standards

School size standards adopted by the respective districts are as shown on the following Table. These sizes are "core" facilities only, and do not reflect modular, temporary structures which are routinely placed on campus to facilitate temporary expansion of classrooms, as necessary.

Table 27: School Size Standards

School Type	Grades	School Size
Elementary	K-6	750-1,000
Middle School	7-8	1,500
High School	9-12	2,400

13.5.3 Elementary School Demand

There are seven elementary schools serving students within SYSD. These include La Mirada Elementary, Ocean View Hills Elementary, Smythe Elementary, Sunset Elementary, Vista Del Mar Elementary, and Willow Elementary. These schools are currently operating at or over capacity.

Utilizing the student generation factors identified by the school districts, it is projected that approximately 895 elementary school students will result from development of the Project. A letter was received from SYSD in May 2015 indicating that the district was willing to provide the Project service in exchange for payment of school fees or the formation of a Mello-Roos CFD.

In the event that schools are overcapacity, the school district uses relocatable classrooms to temporarily house additional students until a new facility opens. In recognition of the impact on school facilities created by new development, the District and developers may enter into various mitigation agreements to ensure the timely expansion or construction of school facilities to house students from new residential development ("Mitigation Agreement"). Historically, developers and school districts have entered into a School Mitigation Agreement and school districts have utilized a

community facilities district ("CFD") pursuant to the Mello-Roos Community Facilities District Act of 1982 to finance school facilities. However, per SB2926, in absence of a mitigation agreement, the developer shall pay the statutory school fees under state law in effect at the time of building permit issuance.

13.5.4 Middle School Demand

Secondary schools serving the Project are San Ysidro Middle School. Based on the student generation factors identified by the SYSD, it is projected that 181 middle school students will result from development of the Project. Students generated by the Project would be expected to attend an existing middle school.

13.5.5 High School Demand

It is anticipated that 310 high school students will be generated by the project. These students are likely to attend one of three existing high schools north of the project area. These high schools are the Olympian High School and the Otay Ranch High School.

13.6 Adequacy Analysis

To mitigate its impact on school facilities, the Project is required to pay school mitigation fees pursuant to Gov. Code Section 65995. Alternatively, the applicants may request SYSD and/or Sweetwater to form a CFD to fund the Project's school fee obligation. As part of the CFD process, the developer will enter into a "School Mitigation Agreement" with SYSD and/or Sweetwater as part of the CFD formation process.

13.8 Threshold Compliance

Prior to the issuance of each building permit for any residential dwelling units, the applicant(s) shall provide evidence or certification by the SYSD that any fee charge, dedication or other requirement levied by the school district under state law has been complied with or that the district has determined the fee, charge, dedication or other requirements do not apply to the construction or that the applicant has entered into a school mitigation agreement. School Facility Mitigation Fees shall be in accordance with the fees in effect at the time of building permit issuance.

13.9 Financing School Facilities

California Government Code section 65995 et. seq. and Education Code Section 17620 et. seq. authorizes school districts to impose facility mitigation exactions on new development as a way to address increasing enrollment caused by that development.

Although the collection of school fees is one method available to defray the cost of new development, Mello-Roos districts can also be formed to mitigate any costs associated with the district providing service to the Project. It is the desire of each district to fully mitigate the facility impacts caused by a master planned community through fees or the creation of a Mello-Roos Community Facilities District). The following Mello-Roos Districts have been created by each district:

SUHSD
CFD No. 1 EastLake
CFD No. 2 Bonita Long Canyon
CFD No. 3 Rancho del Rey
CFD No. 4 Sunbow
CFD No. 5 Annexable
CFD No. 6 Otay Ranch
CFD No. 7 Rolling Hills Estate
CFD No. 8 Coral Gate (Otay Mesa)
CFD No. 9 Ocean View Hills
CFD No. 10 Remington Hills/Annexable
CFD No. 11 Lomas Verdes
CFD No. 12 Otay Ranch (Village 1 West)
CFD No. 13 San Miguel Ranch
CFD No. 14 Otay Ranch Village 11
CFD No. 15 Otay Ranch Village 6 (ORC)

SYSD
CFD No. 1 EastLake
CFD No. 2 Bonita Long Canyon
CFD No. 3 Rancho del Rey

14.0 Animal Control Facilities

14.1 Otay SRP Threshold

Participate in programs to provide animal control facilities sufficient to provide adequate square feet of shelter space per Otay Ranch dwelling unit.

14.2 Service Analysis

Animal control facilities and services for the proposed Project are provided by the County. County animal control facilities protect the health and welfare of both residents and domestic animals. Build-out of the proposed Project may generate the need for additional or expanded animal control facilities.

14.3 Project Processing Requirements

Demonstrate conformance with the *Otay Subregional Plan*.

14.4 Existing Conditions

The County provides animal control services for the Otay Ranch planning area. The County provides the service for the unincorporated area including the Project site. The Humane Society provides animal shelter and related services and adoption, humane disposal and investigation for the County.

The County provides services in all unincorporated portions of the county and in nine cities within the county by contract. Animal control staff is on premises 24 hours a day, seven days per week, and private veterinarians provide emergency services on a contract basis. The department provides the following services:

- Emergency care for injured animals
- Surveillance for rabies, rabies vaccination clinics and quarantine of biting animals
- Investigation/prosecution of anti-cruelty laws
- Control of vicious or stray animals
- Licensing of dogs
- Adoption and lost pet services
- Spay/neuter referral and information
- Public education and information
- Inspection and licensing of private kennels
- Humane disposal of injured and unwanted animals
- Shelter domestic animals, reptiles and livestock
- Senior adoption and foster care programs
- Animal rescue – provides animal rescue to all cities in case of disasters

The South Shelter is located at 5821 Sweetwater Road in Bonita and currently provides animal control services to the area in the vicinity of the Project site.

14.5 Project Demand and Proposed Facilities

Build-out development of the Project will result in a total of 3,158 homes. This increase in population, in conjunction with the proportional regional growth of the area, will result in the need for additional or expanded animal control facilities. The Facility Implementation Plan indicates that a ratio objective of 0.13 sq. ft. of animal control facilities per home should be utilized in assessing project demand. As a result, the proposed Project will result in the need for 411 sq. ft. of animal control facilities.

14.6 Adequacy Analysis

The Otay Ranch Facility Implementation Plan provides that animal control facility requirements be addressed through off-site expansion of County of San Diego facilities, as appropriate, based on jurisdiction. No specific animal control facilities will be required of the Project. The County will continue to monitor development rates in the area to determine continued compliance with the law animal control threshold.

14.7 Inventory of Future Required Facilities

No specific facilities will be required of the proposed Project.

14.8 Threshold Compliance

Based upon the analysis contained in this PFFP, it is projected that the animal control threshold will be maintained throughout the development of the proposed Project.

14.9 Financing Animal Control Facilities

Animal Control facilities serving the unincorporated area have been funded from the General Fund and service fees. The fiscal analysis concluded that the Project will result in a net fiscal annual surplus at build-out of $493,319. Additionally, the Otay SRP obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established. Thus, the project is projected to result in sufficient tax revenues to accommodate the demand for Animal Control Facilities.

15.0 Regional Facilities Plans

15.1 Otay SRP Requirement

The Otay SRP requires the preparation of Regional Facilities Plans concurrent with the Specific Plan for the following regional facilities:

- Arts and Cultural Facilities
- Cemetery Facilities
- Health and Medical Facilities
- Community Purpose Facilities
- Childcare Facilities
- Social and Senior Service Facilities
- Correctional Facilities
- Justice Facilities
- Integrated Solid Waste Management

Other facilities required to be addressed at the Specific Plan level are Solid Waste and Childcare facilities.

15.2 Service Analysis

The following shall constitute the Regional Facilities Plans for each facility as required by the Otay SRP.

Arts and Cultural

The Otay SRP anticipates a multi-use cultural complex in the Eastern Urban Center. In addition, public art and artistic public improvements will be visible in the design of the Project. Elements such as landscaping, gateways, signage, street lights, paving materials, fencing, street and park furniture and other key focal points could be utilized. These design issues are addressed in the East Otay Mesa 250 Design Plan.

Cemetery Facilities

The Otay SRP requires that each Specific Plan confirm the Otay SRP conclusion that existing cemetery capacity is adequate to serve Otay Ranch residents. The East Otay 250 residents' demand for cemetery space can be met by the nine cemeteries, memorial parks or mausoleums within the South County area, including Cypress View, Glen Abbey, Greenwood, Holy Cross, La Vista, Mount Hope, Mount Olivet and San Ysidro.

Health and Medical

The Otay SRP requires opportunities be provided to health care providers to consolidate health care services as part of the Specific Plan review process. Based on existing and projected services provided in the South County, no additional acute hospital facility will be needed to serve the East Otay 250 community. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the Project residents. The area will also be served by Paradise Valley Hospital and other local private facilities

In the area of mental health, recent service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This change in service delivery will compensate for increased service demand resulting from the East Otay 250 population.

Build out of the Otay Mesa project will generate an incremental demand for additional nursing home beds. It is anticipated this demand can be met in existing nursing facilities within the South County. Build out will also generate the need for medical practitioners (doctors, dentists, chiropractors and allied health professionals).

Social and Senior Service Facilities

The Otay SRP establishes goals for ensuring residents have adequate access to sources of governmental and private social and senior services programs. Social service programs are mandated by State and Federal statutes and regulations and are largely funded from State and Federal sources. The public sector provides many basic support services to needy segments of the population. At the regional level, the County has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every eleven County residents, or over 100,000 persons each month.

There are numerous non-profit health and social service organizations located in the South County area. The County Area Agency on Aging provides social and nutritional programs, legal services, ombudsman programs and services to prevent or postpone institutionalization.

Correctional and Justice Facilities

The Otay SRP Correctional and Justice Facilities have two facilities directly north of the project. The Richard J. Donovan Correctional Facility as well as a the East Mesa Juvenile Detention Facility.

Childcare Facilities

This section implements the Otay SRP requirement to prepare a Childcare Plan. The Project Land Plan provides opportunities to locate facilities to meet the needs of the community. Childcare facilities may be located within private homes or commercial/mixed use centers.

Family Care Homes

Home-based child care includes small family day care homes (SFDCH) which serve 6 children and large family day care homes (LFDCH) which serve 7-12 children.

Child Care Center

Facility–based childcare may be non-profit or commercial facilities located in non-residential land use areas of the East Otay Mesa 250 project. The mixed use and Resort planning areas could include childcare facilities. The State has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and the physical environment for child day care and day care centers. All child care facilities within the Preserve and Resort area will need to comply with state, as well as local regulations.

Community Purpose Facilities

Community Purpose Facilities (CPF) and Regional Purpose Facilities (RPF) are not required in the County and, therefore, do not apply to the Project.

Integrated Solid Waste Management

The Project will comply with the Otay SRP requirements for a waste management system, including:

- Curbside recycling
- Green waste recycling

- Material recovery facility
- A household hazardous waste collection facility
- Landfill capacity

Curbside pickup and recycling will be accomplished through a contract with a local service provider. Recyclables will be sorted at curb-side and disposed at the Otay Landfill.

It is that anticipated green waste collection will be offered every other week. Trash and recycling service will occur weekly. To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size of each residences trash container.

16.0 Public Facility Financing

16.1 Overview

Public facilities are generally provided or financed in one of the following ways:

Subdivision Exaction – Dedications and/or developer-constructed improvements, reservations of land, and supplemental improvements (reimbursement agreements) are financed as a condition of project entitlements. Exactions must substantially further a legitimate governmental interest, a nexus between the impact and the exaction must exist, and the exaction cannot deny a property owner economically viable use of its land.

Development Impact Fee – Funded through the collection of a fee or other consideration as a condition to approval of a final subdivision map. Such fee assists to defray the cost of constructing planned regional public improvements for which a project contributes an impact. Impact fees must be fairly apportioned either on the basis of benefits conferred or on the need created by the subdivision.

Debt Financing – Financing through a defined district of landowners in order to fund the up-front provision of a public facility.

County General Fund – Payment of general taxes to the County General Fund serve to pay for many public services throughout the County. Those facilities and services identified as being funded by General Fund sources represent those that will benefit not only the residents of the Project, but also residents within the County in general.

16.2 Subdivision Exactions

In return for receiving a permit to allow development of land, and in response to the projected development's demand for public services, the County may impose exactions such as a dedication of land or money in order that public facility improvements can be made in a timely manner. On the Project, neighborhood-level public improvements will be developed simultaneously with related residential subdivisions and other resort developments. The use of subdivision conditions and exactions, where appropriate, will ensure that the construction of necessary facilities

(supply) is timed in concert with actual development (demand). Such exactions must articulate the specific project for which the exaction is being conditioned.

16.3 Development Impact Fee Programs

The County may impose development impact fees or charges for the construction of public improvements. This may occur for public facilities and utilities for which an account has been established and funds appropriated for the project(s). These fees will contribute to the financing of capital facilities improvements within the County. Such fees are adopted in accordance with an established formula as set by State Law.

16.4 Debt Financing Programs

The County has utilized assessment mechanisms to finance a number of public street improvements, as well as regional sewer and drainage facilities. School Districts within the County have also implemented Community Facilities Districts to finance school facilities.

Such districts may be imposed for the purpose of acquiring land, constructing improvements and even maintaining certain facilities for the benefit of the public. The general administration of the district is the responsibility of the public agency.

Such debt financing (special districts) may be appropriate when the value or benefit of the public facility can be assigned to each specific property within an adopted district, and assessments levied in accordance with this benefit distribution. Assessments are levied in specific amounts against each individual property on the basis of this relative benefit.

It is anticipated that certain facilities and fees will be financed through the establishment of one or more Mello-Rous Community Facilities Districts. Preliminary estimates indicate that the Project can generate upwards of $65,000,000 in bond proceeds through a CFD(s) which can be allocated towards the construction of public facilities. (Bonding capacity estimate based on 3,158 units with $325,000 average unit price and a 6% bond interest rate.)

16.5 County General Fund Impact

16.5.1 Introduction

As outlined in the Fiscal Impact Analysis, dated May, 2017, by Development Planning and Financing Group, two basic methodologies were utilized in estimating County revenues and expenditures; the case study and per capita/unit multiplier methods. The case study method was used to estimate secured property tax, sales tax, and real property transfer tax. The case study method is based on specific characteristics of the project from which revenues can be estimated. Appropriate County officials were contacted to identify actual tax rates, fees and costs. The per capita/unit multiplier method, which represents a more general approach were utilized to estimate licenses, permits and franchise fees, fines, forfeitures, other revenues and fees and all expenditures. The County of San Diego FY 2016-2017 Budget (the "Budget") was utilized to estimate per capita/unit multipliers.

16.5.2 Project Demographics and Land Uses

In developing per unit/acre multipliers, the PFFP analysis utilized demographic and land use information related to the County as a whole and, more specifically, the Project. Included in table below are population, housing and land-use characteristics.

Table 28: General Assumptions in Fiscal Analysis

County of San Diego		**Sources**
Population	3,194,362	County of San Diego FY 15-17 Budget (pg.; 15)
Employment	1,4014,100	County of San Diego FY 15-17 Budget (pg. 15)
Persons per household	3.31	SANDAG Estimate – 91915 zip code
East Otay 250		
Estimated Population	10,453	
Estimated Employees	1,010	DPFG
Housing Units	3,158	Applicants
Technology Business Park – Acres	63.8	Applicants
Commercial – Retail Mixed Use Acres	7.8	Applicants

16.5.3 Revenues

Annual revenues at build-out for the County resulting from the development of the Project are estimated in this section. The major revenue sources which are expected to be generated from the Project and detailed in this section include secured property tax, sales and use tax, transient occupancy tax, real property transfer tax, taxes in-lieu of motor vehicle license fee, license revenues, permit fees, franchise fees, revenues from fines, forfeitures and penalties, revenue from use of money and property, charges for various current services and other miscellaneous revenues. The following section details each of the revenue sources and the methodology employed to estimate revenues from the subject development. All dollar figures are presented at build- out and in 2017 dollars (no inflation rates were used).

16.5.3.1 Secured Property Tax

Secured property tax revenues generated from the proposed development were calculated on the basis of a one-percent ad valorem tax rate on the estimated current market value of the residential and commercial development. The subject property is in the tax rate areas 84039 and 84040. According to the County of San Diego Property Tax Services Department, the County share of the one-percent ad valorem tax within the subject property tax rate area is approximately 19.6188%.

Market values (assessed values) for the residential units were estimated using information contained in a 2014 Meyers Research report prepared for the Project based on current market conditions, market research and projected future demand per neighborhood as shown in Table 3 of Appendix A. Market values (assessed values) for commercial - retail mixed uses were estimated per Dollars & Cents of Shopping Centers by Urban Land Institute, dated 2008.

These identified market values also represent the assessed values. Although assessed values increase two percent per year and readjust after the property resells, this analysis assumes no inflation and all values remain in 2017 dollars. Included in the attached Table 3 of Appendix A is the assessed value at the build-out of the development which is estimated at $1,136,809,304 for the Project.

At project build-out, the County's General Fund share of the annual property tax is estimated at $2,230,286 (refer to Table 5 of Appendix A). Of this amount, $117,436 goes to a flood control fund, $313,450 goes to the County Library, $215,869 goes to the County Fire Authority and the remaining $1,583,531 goes to the County General Fund.

16.5.3.2 Sales Tax

Under the California Sales and Use Tax Law, the sale of tangible personal property is subject to sales or use tax unless exempt or otherwise excluded. When the sales tax applies, the use tax does not apply and the opposite is also true. The sales tax is imposed on all retailers for the privilege of selling tangible personal property in the State and is measured by the retailer's gross receipts.

Sales taxes provide a major revenue source in the State of California (the "State"). All cities and counties in the State levy a basic one percent sales tax and have the option to levy additional sales taxes under certain circumstances. In general, sales taxes are imposed on the retail sale or the use of tangible personal property in the State.

Non-Residential Sales Tax

Commercial (retail-mixed use) taxable sales are projected at $22,998,175 at build-out as shown below and calculated in Table 8 of Appendix A:

Table 29: Estimated Non-Residential Sales Tax Revenues

Probable Tenant	Type Bldg. SF Estimated	Sales per SF (a)	Estimated % Taxable	Estimated Taxable Sales (per SF)	Total Estimated Taxable Sales
Mixed Use Areas					
Super Market	55,000	$ 472	75%	$ 354	19,470,000
Coffee Shop	1,500	405	0	-	-
Office	6,000	N/A	0%	-	-
Quick Serve Food	6,000	246	100%	246	1.477.920
Dry Cleaner	1,500	200	0%	-	-
Sandwich Shop	1,500	290	100%	290	434,355
Restaurants w/ liquor	5,000	308	100%	308	1,540,900
Nail Salon	1,500	200	25%	50	75,000
Total	**78,000**				**22,998,175**
Annual Sales Tax to County		**1.00%**			**229,982**

Footnotes:

(a) Per Dollars & Cents of Shopping Centers (2008) by Urban Land Institute.

One percent of the taxable sales in the amount of **$229,982** is generated by the sales tax.

Off-site Sales Tax

Retail taxable sales generated from total residential purchasing power are projected at $179,102,723 based on the assumption that residents will generate total retail purchases at 32.6% of household income. Household income is estimated at 35% percent of annual housing costs, which are estimated at $77,000 based on a 20% down payment, 5.0% interest rate and 30 year loan term on an average sales price of $325,000. Total taxable spending is estimated at $58,311,779. Taxable off-site sales captured in the County from new residents of the project are estimated at a 10% percent capture rate of the taxable sales and total $5,831,178.

The County has a sales tax rate of one percent. The project's indirect sales tax to the County is estimated to be **$58,312** as shown in Table 9 of Appendix A.

Table 30: Estimated Off-site Sales Tax Revenue

Spending by Residents	Factor	
Aggregate Incomes (from Appendix A, Table 9)	$77K per Unit	$243,166,000
Consumer Expenditures (a)	73.7%	$179,102,723
Taxable Spending (a)	32.6%	$58,311,779
Less: On-site Capture (b)	10.0%	$(5,831,178)
Less: Incorporated City Capture (b)	80.0%	$(46,649,423)
Net Taxable Spending in County		$5,831,178
Annual Sales Taxes to County	1.0%	$58,312

Footnotes:

(a) Per Bureau of Labor Statistics Consumer Expenditure Survey, 2012.
(b) Capture percentage represents DPFG's estimate based on location relative to other retail establishments in the market area.

16.5.3.3 Real Property Transfer Tax

Sales of real property in the County are taxed at a rate of $1.10 per $1,000 of the sales price. Assuming that the average turnover rate for residential property is once every ten years and the average turnover rate for nonresidential property is once every 20 years. The following formulas, which take both the transfer tax formula and the average turnover rate into account, were utilized to yield average annual per unit real property transfer tax.

Single/Multi Family Residential	$1.10/$1,000 x 1/10 = 0.00011
Commercial	$1.10/$1,000 x 1/20 = 0.000055

Using these formulas, an estimated annual average real property transfer tax can be calculated. The project would generate **$118,974** (refer to Table 7 of Appendix A) in average annual real property transfer tax at build-out.

Table 31: Estimated Property Transfer Tax Revenue

	Residential	Commercial	Total
Total Assessed Value (from Appendix A, Table 3)	1,026,350,000	110,459,304	1,136,809,304
Turnover Rate (a)	10.00%	5.00%	
Annual Taxable Assessed Value	102,635,000	5,522,965	108,157,965
Property Transfer Tax Rate (b)	0.110000%	0.110000%	0.110000%
Total Annual Property Transfer Taxes	**112,899**	**6,075**	**118,974**

Footnotes:

(a) Based on assumption that residential property will change ownership once every 10 years and commercial property will change ownership once every 20 years.

(b) Represents property transfer tax rate of $1.10 per $1,000 of sale or resale value per Revenue and Taxation Code Section 11911-11929.

16.5.3.4 Taxes In-Lieu of Motor Vehicle License Fee

In May 2004, Governor Schwarzenegger proposed a swap of city and county VLF revenue for additional property tax share as part of a budget agreement between the State and local governments. The swap was included in the 2004 budget package. Under this legislation, property tax in-lieu of VLF is allocated to Cities and Counties pursuant to a complex formula involving each agencies relative share of assessed value. The property tax in-lieu of VLF revenue that will be generated by the Project can be estimated by determining the (i) percentage growth in the total assessed value of the County attributable to the Project, and multiplying by (ii) the property tax in-lieu of VLF revenue of $355,698,082 expected to be received by the County in FY 2015-17 per the County Budget. Based on these calculations, the Project is anticipated to generate **$833,997** annually in property tax in-lieu of VLF revenue, as shown in the table below (reference Appendix B, Table 6).

Table 32: Estimate In Lieu MVLF Revenues

FY 2016/17 In Lieu MVLF Allocation to County	$	355,698,082
FY 2016 Unincorporated County AV	$	483,121,235,954
Total Project Assessed Value from Table 3	$	1,136,809,304
Less: Existing Assessed Value	$	(4,046,476)
Net (New) Assessed Value	$	1,132,762,828
AV Growth from Project		.234%
Annual County Property Taxes In Lieu of MVLF	**$**	**883,997**

Footnotes:

(a) Per County of San Diego Fiscal Year 2015-2017 Adopted Budget (pg. 86).
(b) Per County of San Diego Assessor's Office.

16.5.3.5 Other Revenues

The County receives various other revenues analyzed under the FIA. These include (i) franchise, license, and permit revenues, (ii) fees, fines, and forfeitures, (iii) penalties & cost delinquency taxes, and (iv) miscellaneous revenues. These revenues have been estimated using a Per Capita & 50% Employee Multiplier against the County budgeted revenues for each respective revenue category. Based on the total Per Capita & 50% Employee Multiplier of $5.02, total annual "other" revenues are anticipated to be **$55,033** at buildout, as seen in Appendix A, Table 10.

Licenses, Permits and Franchises

The FI Analysis groups numerous revenues into the category of license and permit fees. These revenues include: animal licenses, kennel license, business licenses, marriage licenses, miscellaneous licenses and permits, food handling licenses, construction permits, biohazardous waste permits, recreation fees and other miscellaneous permits and fees. For these revenues, except for the business licenses, miscellaneous licenses and permits, and the food handling licenses, per capita multipliers were developed by dividing the Budget's respective revenue items by the County's total population. Similar methodology was used to determine the per capita and per employee multipliers for the business licenses, miscellaneous licenses and permits, and the food handling licenses, except that the per capita and per employee multipliers were developed by dividing the Budget's respective revenue by the County's total population and employment (refer to Table 10 of Appendix A). Franchise fees are charged to various entities in exchange for the exclusive right to operate franchises within the County's jurisdiction. Franchise, license and permit fees for the project are

estimated at $1.40 per capita and per employee based on these budgeted revenues. Based on the per capita and per employee amount calculated from the County budget, the project would generate **$15,387** in total licenses, permits and franchises at project's build-out (refer to Table 10 of Appendix A).

Fines, Forfeitures and Penalties

The County Budget for fines, fees and forfeitures totals $11,543,902 for FY 2016/17. This revenue is projected at $0.40 per capita based on this budgeted revenue. Based on the per capita amount calculated from the County budget, the project will generate **$4,344** in total fines, forfeitures and penalties at build-out (refer to Table 10 of Appendix A).

Penalties and Cost Delinquency Taxes

The County Budget for revenue from penalties and cost delinquency taxes total $11,544,117 for FY 2016/17. This revenue is projected at $2.96 per capita based on this budgeted revenue. Based on the per capita amount calculated from the County budget, the project would generate **$32,478** in total revenues from the use of money and property at build-out (refer to Table 10 of Appendix A).

Interfund Charges/Miscellaneous Revenues

The County Budget for revenue from interfund charges and miscellaneous revenues total $1,003,850 for FY 2016/17. This revenue is projected at $0.26 per capita based on this budgeted revenue. Based on the per capita amount calculated from the County budget, the project would generate **$2,824** (refer to Table 10 of Appendix A) in total charges for current revenues at build-out.

16.5.4 Costs

Annual costs at build-out resulting from development of the project are outlined in this section. The annual cost categories to be impacted by the subject development include the general function (legislative/administrative services, finance services, counsel services, personnel services, elections services, property management services, plant acquisition services, promotion services and other general services), public protection function (judicial services, police protection services, detention and correction services, protective inspection services, other protection services and family support services), health and sanitation function (health services and sanitation services), education function (library services, agriculture education services), recreation and cultural

function (recreation facilities) and contingency function. A summary of the County FY 2015-17 Budget is presented in the attached Table 6. These annual costs are utilized in estimating the per capita expenditure or a percentage of the direct cost expenditures for the project. The methodologies used to estimate project expenses are discussed in more detail in the following sections. Similar to the revenue analysis, all figures shown are in current (2017) dollars.

16.5.4.1 Public Safety

Public Safety costs include expenses related to the District Attorney, Sheriff, Fire, Probation Department, trial courts, child support services and other services, many of which are provided on a County-wide basis to all County residents. However, certain services such as Fire and Sheriff are only provided to unincorporated areas, except for certain contractual arrangements. For example, as noted in Section 8.1.2 below, the Sheriff's Department provides contract law enforcement services for the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. Also, the County Fire Authority has contracts in place with various other agencies. Due to the abbreviated scope of this analysis and the unavailability of detailed breakdowns of certain County Budget data, this analysis does not dissect and stratify the County Public Safety budget and attempt to allocate specific costs to the Project based on each expense subcategory and associated service area or population except for fire services. Instead, the FIA uses a Per Capita & 50% Employee (Unincorporated) Multiplier against the entire Public Safety general purpose revenue allocation of $681,000,000 resulting in a multiplier of 174.84 per person. This methodology is viewed as being conservative in that the service population utilized for spreading costs represents only the unincorporated area, despite the fact that many of the applicable services are provided on a county-wide basis. Based on this multiplier, total annual public safety costs (excluding fire services) are estimated at **$1,915,915** at buildout, as seen in Appendix A, Table 11.

16.5.4.1.1 Fire Protection

The CFA is responsible for providing fire services to the Project. As previously noted, a public safety CFD to fund the Project's "fair share" of the costs to provide fire service will be formed at a date to be determined. It is assumed that the future fire station to serve the Project will be staffed with a 3-person crew.

16.5.4.1.2 Sheriff's Department

The County Sheriff's Department provides contract law enforcement services for the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. In these cities the Sheriff's Department serves as their police department, providing a full range of law enforcement services including patrol, traffic and investigative services. In the unincorporated (non-city) areas, such as where the Project is located, the Sheriff's Department provides generalized patrol and investigative services. The California Highway Patrol has the primary jurisdiction for traffic services in unincorporated areas. The Sheriff's Department service area covers approximately 4,200 square miles. Sheriff's Department facilities located in unincorporated areas provide general law enforcement patrol, crime investigation, and crime prevention services. To effectively serve this extensive geographic area, the Sheriff's Department Law Enforcement Services Bureau operations are organized under a system of Command stations, substations, offices and storefronts. A separate rural enforcement area addresses the special needs of outlying areas patrolled by resident deputies. The operational structure is flexible, and areas may be realigned in order to provide better response to citizen calls for service, to ensure a balance of resources, and to be more responsive to community needs.

The Sheriff's Department Law Enforcement Operations Command Areas have further been divided into beat districts which serve the unincorporated County. The Project is located in the Imperial Beach beat district which is serviced via the Imperial Beach Substation. The Sheriff department is currently planning to locate a storefront within the Project. The cost of sheriff services for the Project is included in the public safety costs described in Section 7.1.1 above.

16.5.4.2 Health and Human Services

The Health and Human services cost category includes regional operations, aging and independence services, behavioral health services and child welfare services. Using a Per Capita & 50% Employee Multiplier of $17.90, total annual health and human services costs are anticipated to be **$196,093** at buildout, as seen in Appendix A, Table 11.

16.5.4.3 Land Use and Environmental

The Land Use and Environment Group cost category includes agriculture, weights and measures, environmental health, parks and recreation, planning and land use and

public works costs. Using a Per Capita & 50% Employee Multiplier of $13.58, total annual land use and environmental costs are anticipated to be **$148,828** at buildout, as seen in Appendix A, Table 11.

16.5.4.4 Community Services

The Community Services Group cost category includes parks, library, roads, animal services, housing and community development, purchasing and contracting, the County Executive Office and Registrar of Voters. Using a Per Capita & 50% Employee Multiplier of $5.52, total annual community services costs are anticipated to be **$60,488** at buildout, as seen in Appendix A, Table 11.

16.5.4.5 Finance and General Government

The Finance and General Government services cost category includes executive office, assessor/recorder/county clerk, treasurer – tax collector, auditor and controller, county counsel and human resources costs. Using a Per Capita & 50% Employee Multiplier of $33.27, total finance and general government costs are anticipated to be **$364,615** at buildout, as seen in Appendix A, Table 11.

16.5.4.6 Finance - Other

Other finance costs include community projects, community enhancement, contingency reserve, and countywide general expense costs. Using a Per Capita & 50% Employee Multiplier of $40.33, total other finance costs are anticipated to be **$441,983** at buildout, as seen in Appendix A, Table 11.

16.5.5 Net Fiscal Impact

Utilizing the previously mentioned methodologies, estimated net fiscal impact at build-out is presented in Table 1 of the Appendix. As previously mentioned, all values are in 2017 dollars. No annual adjustments to revenues or costs were utilized.

Fiscal annual revenues are estimated at $3,526,583 at the project's build-out and fiscal annual costs are estimated at $3,033,264 at the project's build-out, resulting in a net fiscal annual surplus at build-out of **$493,319**.

Table 31: Net Fiscal Impact

Revenues/(Expenditures)	Estimated Revenue	Estimated Expenditures
Recurring Revenues		
Property Tax	$ 2,230,286	
Sales Tax (onsite)	833,997	
Sales Tax (off-site)	118,974	
Real Property Transfer Tax	229,982	
Taxes In-Lieu of Motor Vehicle License Fee	58,312	
Other Revenues	55,033	
Recurring Expenditures		
Public Safety (excluding Fire)		$ 1,821,258
Health and Human Services		196,093
Land Use and Environmental		148,828
Community Services		60,488
Finance and General Government		364,615
Finance Other		441,983
Total Revenues and Costs	**$ 3,526,583**	**$ 3,033,264**
Total Surplus	**$ 493,319**	

16.6 Other Methods Used to Finance Facilities

State and Federal Funding – Historically, federal and state financial and technical assistance programs have been available for County agencies to utilize, particularly for public school districts.

Developer Reimbursement Agreements – Certain facilities that are off-site of the project site, but are necessary to serve the project may provide regional benefits beyond the Project. Under such circumstances, developer reimbursement agreements for up-front funding of improvements can be executed to provide for a future payback to the developer from other properties benefiting from the improvement. Such benefiting developments are required to reimburse their fair share of costs for the shared facility at the time that their project is issued permits for development.

APPENDIX A

FISCAL IMPACT ANALYSIS

FISCAL IMPACT ANALYSIS
FOR
OTAY 250-EOM SPA

June 8, 2017

Prepared By:

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

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Appendices:

Appendix A – Project Site Plan

Appendix B – Fiscal Impact Analysis Tables

1. Purpose of Fiscal Impact Analysis

This Fiscal Impact Analysis ("FIA") has been prepared to determine the estimated fiscal impacts on the County of San Diego ("County") in connection with the proposed development of the Otay 250-EOM specific plan area ("Project"), a master planned mixed-use community. The reader should be aware that the FIA contains estimates or projections of the Project's future revenue and cost impacts on the County and actual fiscal results may vary from estimates because events and circumstances may occur in a manner that is different than projected in the FIA. The primary purpose of this FIA is to estimate the Project's net fiscal impact on the County's General Fund upon build-out.

2. Project Description

The Proposed Project is part of the Otay Subregional Area, an approximately 23,000-acre master-planned community in southern San Diego County located within the southern portion of the unincorporated area of the County of San Diego. The Project is proposed to include up to 3,158 residential units, approximately 78,000 square feet of commercial space, and approximately 765,000 square feet of employment uses. The total Project Area covers approximately 253.1 acres, of which approximately 161.6 are mixed-use land use designation, 7.8 acres are a retail and commercial center, 32.4 acres are circulation areas, and 54.8 acres are open space areas.

The mixed-use designation would allow for a range of densities and a mix of uses. Uses that would be allowed include a variety of residential, technology business park, civic, and commercial uses. All types of residential products would be permitted from single-family to multi-family residential. Housing types may include detached single-family, duplexes, townhomes, condominiums, or apartments. The commercial component is intended to provide small scale shopping in close proximity to residential neighborhoods.

LAND USE ASSUMPTIONS

Residential		
Lot Type	**No. of Units**	**Avg. Home Size (SF)**
Single Family Subtotal/Avg.	0	-
Multi Family Subtotal/Avg.	3158	940
Residential Subtotal/Avg.	**3158**	**940**

Commercial	
Probable Tenant Type	**Bldg. SF (a)**
Super Market	55,000
Coffee Shop	1,500
Office	6,000
Quick Serve Food	6,000
Dry Cleaner	1,500
Sandwich Shop	1,500
Restaurants w/ Liquor	5,000
Nail Salon	1,500
Commercial Subotal	**78,000**

Footnotes:
(a) Estimated square footages based on land use information provided by Developer.
(b) For purposes of this analysis, the highest density land use has been assumed in order to analyze service costs at the higest allowable capacity.

3. FIA Limiting Conditions

The FIA is subject to the following limiting conditions:

- The FIA contains an analysis of recurring revenues and costs to the County from development of the Project. The FIA is based on estimates, assumptions and other information developed from DPFG's research, interviews, telephone discussions with County staff, and information from DPFG's database which were collected through fiscal impact analyses previously prepared by DPFG and others.

- The sources of information and basis of the estimates are stated herein. While we believe the sources of information are reliable, DPFG does not express an opinion or any other form of assurance on the accuracy of such information.

- The analysis of recurring revenues and cost impacts to the County contained in the FIA is not considered to be a "financial forecast" or a "financial projection" as technically defined by the American Institute of Certified Public Accountants. The word "projection" used within this report relates to broad expectations of future events or market conditions.

- Since the analyses contained herein are based on estimates and assumptions which are inherently subject to uncertainty and variation depending on evolving events, DPFG cannot represent that results will definitely be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary from the projections.

4. About the County Fire Authority

The San Diego County Fire Authority supports the delivery of high quality emergency medical and fire services to a 1.5 million-acre area of unincorporated San Diego County. The emergency services are provided by a combination of professionally trained volunteer and career staff. Additionally, the San Diego County Fire Authority coordinates regional fire prevention for unincorporated San Diego County. The San Diego Rural Fire Protection District was recently dissolved and became part of the San Diego County Fire Authority ("SDCFA"). This was the third and final phase of the County's plan to consolidate the fire protection services in the rural areas of the County that began after the fires of 2003 and 2007.

5. General Sources of Information and Methodology Used in FIA

The FIA was prepared to estimate the allocable revenue and cost impacts to the County's general fund ("General Fund") as a result of the Project's development. The FIA uses a combination of case study methods and multiplier methods to estimate Project impacts.

When projecting fiscal impacts using a multiplier method, the FIA determines per capita/employee impacts by applying the appropriate multiplier to the Project's land use assumptions. The Per- Capita-and-Employee-Multiplier Method involves dividing a cost or revenue figure by the number of residents and 50% of all employees working in the County or unincorporated County, and then multiplying that number by the number of residents and 50% of the employees projected for the Project at buildout. This method assumes that recurring costs and revenues will result from the Project at the same rates that currently prevail within the County or unincorporated County, with each employee counted as one-half of a resident to reflect the relative significance of employees (i.e. non-residential land uses) in generating County public services costs or County revenues. County-wide population and employment data is used for those services costs or revenues generated on a County-wide basis (e.g., Health and Human Services), while unincorporated County population and employment data is used for those services costs or revenues generated only within the unincorporated County (e.g., certain Public Safety Group services). The multipliers were calculated using fiscal year 2016-2017 budget data from the County of San Diego Adopted Operational Budget for Fiscal Years 2015-16 & 2016-17 ("Budget"). All cost and revenue factors are projected in 2016 dollars, and are not adjusted for inflation, based on the assumption that the relative impacts of inflation in future years will be offsetting.

Information used in preparing the FIA was obtained from the following sources: (1) County of San Diego 2015-2016 and 2016-2017 Budget; (2) Sunroad Enterprises LLC ("Developer"); (3) CAL FIRE fire station operating cost projection dated December, 2015. (5) SANDAG demographics information (persons per household); (6) County of San Diego General Plan Update EIR, August 2011 (employment); (7) Planner's Estimating Guide – Projecting Land-Use and Facility Needs, 2004 (employment generation data); (8) San

Diego County Auditor-Controller's Office (fiscal year 2016-17 share of the basic tax information); (9) U.S. Department of Labor (household expenditure data); (10) Urban Land Institute (retail sales per square foot data), (11) CBRE (retail and office market information), and other sources as noted.

The FIA is organized as follows:

Appendix	Table	Description
B	1	Fiscal Impact Analysis Summary
B	2	Population and Employment Data
B	3	Land Use and Assessed Value Assumptions
B	4	Estimated Property Values
B	5	Property Tax Revenue
B	6	Property Taxes In-lieu of VLF
B	7	Property Transfer Tax Revenue
B	8	On-Site Sales Tax Revenue
B	9	Off-Site Sales Tax Revenue
B	10	Transient Occupancy Taxes
B	11	Other Recurring Revenues
B	12	Recurring Expenditures
B	13	Permanent Employment

The following table shows the key assumptions used in the FIA:

	County	Unincorporated County	Project
Population	3,194,362 (a)	498,823 (a)	10,453 (b)
Employees	1,401,100 (a)	134,300 (c)	1,010 (d)
Residents + 50% Employees	3,894,912	565,973	10,958

Total Assessed Value from Table 3		$ 1,136,809,304
Base 1% Ad-Valorem Tax	1.00%	$ 11,368,093
County Share of 1% (a):		
County General	13.9296%	$ 1,583,531
County Library	2.7573%	$ 313,450
San Diego County Flood Control District	1.0330%	$ 117,436
SDCFA Protection District (b)	1.8989%	$ 215,869
Total Annual Property Taxes to County	**19.6188%**	**$ 2,230,286**

Footnotes:

(a) Per County of San Diego Fiscal Year 2016-2017 Adopted Budget (pg. 15).

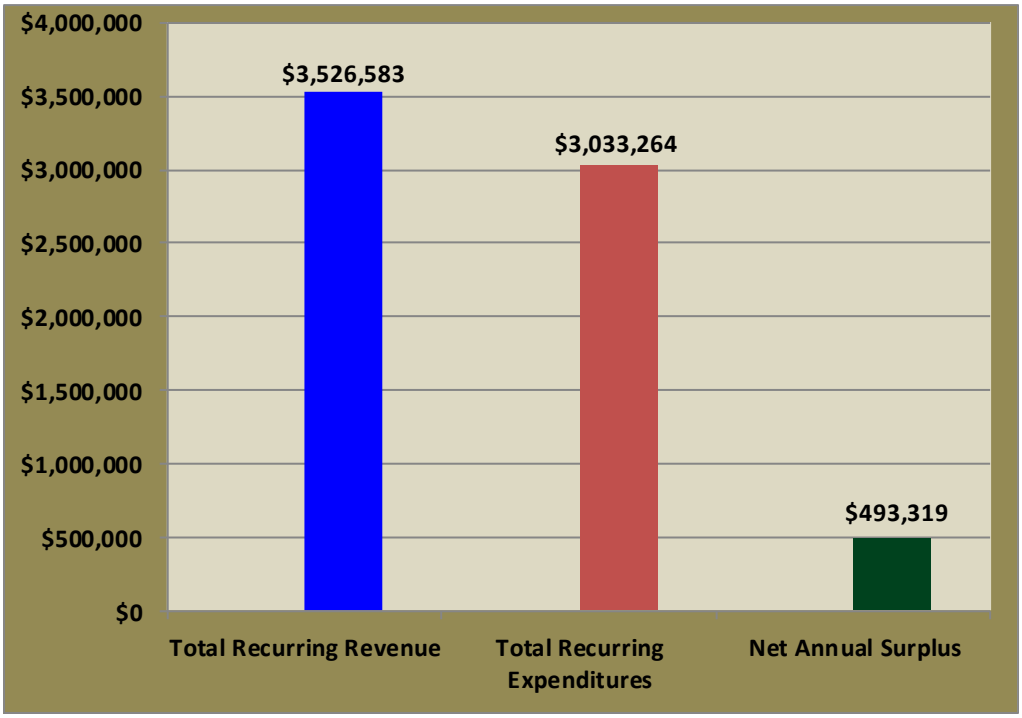
(b) Based on 3.31 persons per household per SANDAG demographic and socio economic estimates for Zip Code 91915 (May 31, 2016).

(c) Per County of San Diego General Plan Update EIR, August 2011 (Employment by Industry: 2000).

(d) Represents estimated permanent employees.

6. FIA Summary and Conclusions

The FIA examines the financial impact the Project will have at buildout on the General Fund. The Project will generate additional revenue for the General Fund primarily through increased property taxes, property taxes in-lieu of vehicle license fees, and transient occupancy taxes. The additional costs incurred to the General Fund as a result of the Project are less than the additional revenues generated, and consist primarily of police and other public safety functions. The Project's direct impact to the General Fund is summarized as follows:



As seen in the chart above, the Project is anticipated to generate a **$496,319** surplus to the County on an annual basis, once the Project is fully developed. The FIA does not consider the impact of potential reduced General Fund costs due to a Project Homeowner's Association (e.g., privately maintained parks or streets).

OVERALL SUMMARY

FISCAL IMPACT		
Recurring Revenues:		
Property Tax	$ 2,230,286	Table 5
Property Tax in-lieu of VLF	833,997	Table 6
Property Transfer Tax	118,974	Table 7
On-site Sales Tax	229,982	Table 8
Off-site Sales Tax	58,312	Table 9
Other Revenues	55,033	Table 10
Total Recurring Revenue	**$ 3,526,583**	
Recurring Expenditures:		
Public Safety (Excluding Fire)	$ 1,821,258	Table 11
Health & Human Services	196,093	Table 11
Land Use & Environment	148,828	Table 11
Community Services	60,488	Table 11
Finance and General Government	364,615	Table 11
Finance Other	441,983	Table 11
Total Recurring Expenditures	**$ 3,033,264**	
Net Fiscal Surplus (Deficit)	**$ 493,319**	

7. FIA Recurring Revenues

7.1 Property Tax

In addition to other ad valorem charges imposed by various local agencies, land owners in the State of California ("State") are required to pay annual property taxes of 1% on the assessed value of their property pursuant to Proposition 13. Each county in California is divided into tax rate areas ("TRA"). After the basic 1% property tax is collected by the County, the tax is allocated to various local agencies based on each agency's share of the basic tax within the property's applicable TRA. As shown in the table below (reference Appendix B, Table 5), the County receives a 19.6188% share of the basic tax and accordingly, is anticipated to generate **$2,230,286** per year in property taxes at buildout.

Total Assessed Value from Table 3		$ 1,136,809,304
Base 1% Ad-Valorem Tax	1.00%	$ 11,368,093
County Share of 1% (a):		
County General	13.9296%	$ 1,583,531
County Library	2.7573%	$ 313,450
San Diego County Flood Control District	1.0330%	$ 117,436
SDCFA Protection District (b)	1.8989%	$ 215,869
Total Annual Property Taxes to County	**19.6188%**	**$ 2,230,286**

Footnotes:
(a) Per County of San Diego Auditor/Controller. Based on proposed development located within Tax Rate areas 84039 and 84040.
(b) Assumes County receives SDCFA Protection District portion of property taxes after dissolution of agency.

7.1.1 Property Tax In-Lieu of Sales Tax

In March 2004, voters approved Proposition 57, the California Economic Recovery Bond Act which allowed the State to purchase bonds to reduce the State budget deficit. The legislature enacted provisions that changed how sales and use taxes and other revenues are distributed to schools and local governments on and after July 1, 2004. These changes will remain in effect until the State Director of Finance notifies the Board of Equalization that the State's bond obligations have been satisfied. Under the revenue "swapping" procedures commonly referred to as the "Sales Tax Triple Flip", the local government portion of the statewide sales tax rate will decrease by 0.25%, and the State portion will increase by 0.25%. The County Auditor in each county uses property tax revenues to reimburse the county and cities within the county. County Auditors set aside a portion of funds from the County Educational Revenue Augmentation Fund and place them in a Sales and Use Tax Compensation Fund. In January and May of each year, the State Director of Finance instructs County Auditors to allocate revenues from the Compensation Fund to the county and to the cities within the county. As the Sale Tax Triple Flip affects the timing, not the amount of revenue received by the City, this

analysis does not assume 0.25% of sales and use tax is redirected to property tax per the Triple Flip. Therefore, sales taxes in the FIA are estimated using the full 1.00% County share.

7.2 Property Transfer Tax

The County receives property transfer tax revenue as new or existing property is sold and ownership is transferred. In accordance with California Revenue and Taxation Code Section 11911, a county may levy a transfer tax at the rate of $1.10 for each $1,000 of assessed value. The FIA assumes a residential turnover rate of 10.00% of total assessed value per year (i.e. properties change ownership every 10 years on average) and a non-residential turnover rate of 5.00% of total assessed value per year (i.e. properties change ownership every 20 years on average). Using these assumptions, the County is anticipated to receive approximately **$118,974** in annual property tax transfer revenue at buildout, as shown in the table below (reference Appendix B, Table 7).

	Residential	Commercial Uses	Total
Total Assessed Value from Table 3	$ 1,026,350,000	$ 110,459,304	$ 1,136,809,304
Turnover Rate (a)	10.00%	5.00%	
Annual Taxable Assessed Value	$ 102,635,000	$ 5,522,965	$ 108,157,965
Property Transfer Tax Rate (b)	0.110000%	0.110000%	0.110000%
Total Annual Property Transfer Taxes	$ 112,899	$ 6,075	**$ 118,974**

Footnotes:
(a) Based on assumption that residential property will change ownership once every 10 years and commercial property will change ownership once every 20 years.
(b) Represents property transfer tax rate of $1.10 per $1,000 of sale or resale value per Revenue and Taxation Code Section 11911-11929.

7.3 Sales Tax

Under the California Sales and Use Tax Law, the sale of tangible personal property is subject to sales or use tax unless exempt or otherwise excluded. When the sales tax applies, the use tax does not apply and the opposite is also true. The sales tax is imposed on all retailers for the privilege of selling tangible personal property in the State and is measured by the retailer's gross receipts.

Effective January 1, 2013, there is a 7.75% statewide sales and use tax base rate that is collected by the State. The State government receives 7.00% of the 8.00% and local governments receive the remaining 1.00% which is transferred to the local government's general fund.

7.3.1 Onsite Sales Tax

The FIA assumes that the County will receive sales tax revenue from taxable purchases made within the Project's commercial village center. Using data from *Dollars & Cents of Shopping Centers (2008)* published by the Urban Land Institute, the FIA assumes that the proposed mixed use areas will generate approximately $50 to $354 of taxable sales per building square foot. Applying this methodology, the Project would generate approximately $22,998,175 in annual taxable sales at buildout, as shown in the table below (reference Appendix B, Table 8). Assuming the County receives sales tax revenue of 1% of taxable sales, the County would receive approximately **$229,982** in annual on-site sales tax revenue at buildout.

Probable Tenant Type (a)	Bldg. SF	Estimated Sales per SF	Estimated % Taxable	Estimated Taxable Sales per SF	Total Estimated Taxable Sales
Super Market	55,000	$ 472	75%	$ 354	$ 19,470,000
Coffee Shop	1,500	405		-	-
Office	6,000	-	0%	-	-
Quick Serve Food	6,000	246	100%	246	1,477,920
Dry Cleaner	1,500	200	0%	-	-
Sandwich Shop	1,500	290	100%	290	434,355
Restaurants w/ Liquor	5,000	308	100%	308	1,540,900
Nail Salon	1,500	200	25%	50	75,000
Total	**78,000**				**$ 22,998,175**
Annual Sales Tax to County				**1.00%**	**$ 229,982**

Footnotes:
(a) Assumes likely tenant types for suburaban neighborhood centers per Dollars & Cents of Shopping Centers (2008) by Urban Land Institute.

7.3.2 Off-Site Retail Sales Tax

The County will receive sales tax revenue from taxable purchases made within the unincorporated County but outside the Project area by the Project's residents. The FIA derives an average household income of $77,000 based on 35% of income being spent on annual housing costs (i.e. principal, interest, taxes, and insurance/maintenance). Then it is assumed that 73.7% of household income is spent on consumer expenditures and 32.6% of such expenditures are taxable, based on data from the U.S. Bureau of Labor Statistics 2012 Consumer Expenditure Survey. Next, of the total taxable spending, it is assumed that 10% is captured within the commercial uses of the Project and 80% is captured by incorporated Cities such as Chula Vista and San Diego, leaving an estimate of 10% of taxable spending to estimate off-site retail taxable expenditures captured by the County. After calculating total Project retail taxable expenditures captured in the County, the FIA assumes the County receives sales tax revenue of 1% of taxable sales. Applying

this methodology, the County is anticipated to receive approximately **$58,312** in annual off-site sales tax as detailed in the table below (reference Appendix B, Table 9).

Spending by Residents:	Factor	
Aggregate Incomes (from table below)	$77K per Unit	$ 243,166,000
Consumer Expenditures (a)	73.7%	$ 179,102,723
Taxable Spending (a)	32.6%	$ 58,311,779
Less: On-site Capture (b)	10.0%	$ (5,831,178)
Less: Incorporated City Capture (b)	80.0%	$ (46,649,423)
Net Taxable Spending in County		**$ 5,831,178**
Annual Sales Taxes to County	1.0%	**$ 58,312**

Household Income Calculation:			
Avg. Sales Price		$	325,000
Down Payment	20%	$	65,000
Loan Amount		$	260,000
Interest Rate			5.0%
Term (years)			30
Annual Mortgage Payment			$16,749
HOA	$ 250	$	3,000
Maintenance/Insurance	$ 250	$	3,000
Property Taxes	1.2025%	$	3,908
Total Annual Housing Costs		$	26,657
% Income spent on Housing			35%
Annual Income Required		$	76,162
Annual Income Required (rounded)		**$**	**77,000**

Footnotes:
(a) Per U.S. Department of Labor, Bureau of Labor Statistics Consumer Expenditure Survey, 2016-17 for San Diego Metropolitan Statistical Area (MSA).
(b) Capture percentage represents DPFG's estimate based on location relative to other retail establishments in the market area.

7.4 Property Tax In-Lieu of Vehicle License Fees ("VLF")

In May 2004, Governor Schwarzenegger proposed a swap of city and county VLF revenue for additional property tax share as part of a budget agreement between the State and local governments. The swap was included in the 2004 budget package. Under this legislation, property tax in-lieu of VLF is allocated to Cities and Counties pursuant to a complex formula involving each agencies relative share of assessed value. The property tax in-lieu of VLF revenue that will be generated by the Project can be estimated by determining the (i) percentage growth in the total assessed value of the unincorporated

area of the County attributable to the Project, and multiplying by (ii) the property tax in-lieu of VLF revenue of $355,698,082 expected to be received by the County in FY 2016-17 per the County Budget. Based on these calculations, the Project is anticipated to generate **$833,997** annually in property tax in-lieu of VLF revenue, as shown in the table below (reference Appendix B, Table 6).

FY 2016/17 In Lieu MVLF Allocation to County	$	355,698,082	(a)
2016 County Assessed Value	$	483,121,235,954	(b)
Total Project Assessed Value from Table 3	$	1,136,809,304	
Less: Existing Assessed Value	$	(4,046,476)	(c)
Net (New) Assessed Value	$	1,132,762,828	
AV Growth from Project		0.234%	
Annual County Property Taxes In Lieu of MVLF	**$**	**833,997**	

Footnotes:

(a) Per County of San Diego Fiscal Year 2016/17 Approved Budget (pg. 85).
(b) Per County of San Diego Assessor's Office Assessment Roll dated June 29, 2016.
(c) Per FY 2016-2017 Project Tax Bills.

7.5 Other Revenues

The County receives various other revenues analyzed under the FIA. These include (i) franchise, license, and permit revenues, (ii) fees, fines, and forfeitures, (iii) penalties & cost delinquency taxes, and (iv) miscellaneous revenues. These revenues have been estimated using a Per Capita & 50% Employee Multiplier against the County's budgeted revenues for each respective revenue category. Based on the total Per Capita & 50% Employee Multiplier of $5.02, total annual "other" revenues are anticipated to be **$55,033** at buildout, as seen in Appendix B, Table 10.

7.6 Public Safety CFD

It has been contemplated that the Project will be required to form a fire and public safety CFD to offset costs associated with police and fire services. While the scope and tax amount of the service CFD have yet to be determined, any additional taxes generated by the Project will only serve to further increase the current fiscal impact above and beyond the projected net fiscal benefit.

8. FIA Recurring Costs

8.1 Public Safety

Public Safety costs include expenses related to the District Attorney, Sheriff, Fire, Probation Department, trial courts, child support services and other services, many of

which are provided on a County-wide basis to all County residents. However, certain services such as Fire and Sheriff are only provided to unincorporated areas, except for certain contractual arrangements. For example, as noted in Section 8.1.2 below, the Sheriff's Department provides contract law enforcement services for the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. Also, the San Diego County Fire Authority has contracts in place with various other agencies. Due to the abbreviated scope of this analysis and the unavailability of detailed breakdowns of certain County Budget data, this analysis does not dissect and stratify the County Public Safety budget and attempt to allocate specific costs to the Project based on each expense subcategory and associated service area or population. Instead, the FIA uses a Per Capita & 50% Employee (Unincorporated) Multiplier against the entire Public Safety general purpose revenue allocation of $681,000,000 less the County Fire Authority, resulting in a multiplier of $166.21 per person. This methodology is viewed as being conservative in that the service population utilized for spreading costs represents only the unincorporated area, despite the fact that many of the applicable services are provided on a county-wide basis. Based on this multiplier, total annual public safety costs are estimated at **$1,821,258** at buildout, as seen in Appendix B, Table 11.

8.1.1 Fire Protection

The CFA is responsible for providing fire services to the Project. As previously noted, a public safety CFD to fund the Projects "fair share" of the costs to provide fire service will be formed at a date to be determined. It is assumed that the future fire station to serve the Project will be staffed with a 3-person crew.

8.1.2 Sheriff's Department

The San Diego County Sheriff's Department provides contract law enforcement services for the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. In these cities the Sheriff's Department serves as their police department, providing a full range of law enforcement services including patrol, traffic and investigative services. In the unincorporated (non-city) areas, such as where the Project is located, the Sheriff's Department provides generalized patrol and investigative services. The California Highway Patrol has the primary jurisdiction for traffic services in unincorporated areas. The Sheriff's Department service area covers approximately 4,200 square miles. Sheriff's Department facilities located in unincorporated areas provide general law enforcement patrol, crime investigation, and crime prevention services. To effectively serve this extensive geographic area, the Sheriff's Department Law Enforcement Services Bureau operations are organized under a system of Command stations, substations, offices and storefronts. A separate rural enforcement area addresses the special needs of outlying areas patrolled by resident deputies. The operational structure is flexible, and areas may be realigned in order to provide better response to citizen calls for service, to ensure a balance of resources, and to be more responsive to community needs.

The Sheriff's Department Law Enforcement Operations Command Areas have further been divided into beat districts which serve the unincorporated County. The Project is located in the Imperial Beach beat district which is serviced via the Imperial Beach Substation. The cost of sheriff services for the Project is included in the public safety costs described in Section 7.1 above.

8.2 Health & Human Services

The Health and Human services cost category includes regional operations, aging and independence services, behavioral health services and child welfare services. Using a Per Capita & 50% Employee Multiplier of $17.90, total annual health and human services costs are anticipated to be **$196,093** at buildout, as seen in Appendix B, Table 11.

8.3 Land Use and Environment

The Land Use and Environment Group cost category includes agriculture, weights and measures, environmental health, parks and recreation, planning and land use and public works costs. Using a Per Capita & 50% Employee Multiplier of $13.58, total annual land use and environmental costs are anticipated to be **$148,828** at buildout, as seen in Appendix B, Table 11.

8.4 Community Services

The Community Services Group cost category includes animal services, housing and community development, purchasing and contracting, the County Executive Office and Registrar of Voters. Using a Per Capita & 50% Employee Multiplier of $5.52, total annual community services costs are anticipated to be **$60,488** at buildout, as seen in Appendix B, Table 11.

8.5 Finance and General Government

The Finance and General Government services cost category includes executive office, assessor/recorder/county clerk, treasurer – tax collector, auditor and controller, county counsel and human resources costs. Using a Per Capita & 50% Employee Multiplier of $33.27, total finance and general government costs are anticipated to be **$364,615** at buildout, as seen in Appendix B, Table 11.

8.6 Finance - Other

Other finance costs include community projects, community enhancement, contingency reserve, and countywide general expense costs. Using a Per Capita & 50% Employee Multiplier of $40.33, total other finance costs are anticipated to be **$441,983** at buildout, as seen in Appendix B, Table 11.

9. Glossary of Defined Terms and Acronyms

Budget	County Adopted Operational Budget for years 2015-2017
County	County of San Diego
Developer	Sunroad Enterprises
DPFG	Development Planning & Financing Group
ERAF	Educational Revenue Augmentation Fund
FIA	Fiscal Impact Analysis
General Fund	County of San Diego General Fund
Project	Otay 250-EOM SPA
State	State of California
TOT	Transient Occupancy Tax
TRA	Tax Rate Area
VLF	Vehicle License Fees

Table 1
Fiscal Impact Analysis Summary
Otay 250-EOM SPA

FISCAL IMPACT		
Recurring Revenues:		
Property Tax	$ 2,230,286	Table 5
Property Tax in-lieu of VLF	833,997	Table 6
Property Transfer Tax	118,974	Table 7
On-site Sales Tax	229,982	Table 8
Off-site Sales Tax	58,312	Table 9
Other Revenues	55,033	Table 10
Total Recurring Revenue	**$ 3,526,583**	
Recurring Expenditures:		
Public Safety (Excluding Fire)	$ 1,821,258	Table 11
Health & Human Services	196,093	Table 11
Land Use & Environment	148,828	Table 11
Community Services	60,488	Table 11
Finance and General Government	364,615	Table 11
Finance Other	441,983	Table 11
Total Recurring Expenditures	**$ 3,033,264**	
Net Fiscal Surplus (Deficit)	**$ 493,319**	

Table 2
Population and Employment Data
Otay 250-EOM SPA

	County	Unincorporated County	Project
Population	3,194,362 (a)	498,823 (a)	10,453 (b)
Employees	1,401,100 (a)	134,300 (c)	1,010 (d)
Residents + 50% Employees	3,894,912	565,973	10,958

Footnotes:
(a) Per County of San Diego Fiscal Year 2015-2017 Adopted Budget (pg. 15).
(b) Based on 3.31 persons per household per SANDAG demographic and socio economic estimates for Zip Code 91915 (May 31, 2016).
(c) Per County of San Diego General Plan Update EIR, August 2011 (Employment by Industry: 2000).
(d) Represents estimated permanent employees.

Table 3
Land Use and Assessed Value Assumptions
Otay 250-EOM SPA

Residential			
Lot Size	**Avg. Home Size (SF)**	**Projected Avg. Sales Price (a)**	**Total Residential Assessed Value**
Single Family Subtotal/Avg.	-	$ -	$ -
Multi Family Subtotal/Avg.	940	$ 325,000	$ 1,026,350,000
Residential Subtotal/Avg.	**940**	**$ 325,000**	**$ 1,026,350,000**

Commercial			
Probable Tenant Type	**Bldg. SF (a)**	**Estimated Assessed Value per SF (b)**	**Total Commercial Assessed Value**
Super Market	55,000	$ 342	$ 18,810,000
Coffee Shop	1,500	342	513,000
Office	6,000	342	2,052,000
Quick Serve Food	6,000	342	2,052,000
Dry Cleaner	1,500	342	513,000
Sandwich Shop	1,500	342	513,000
Restaurants w/ Liquor	5,000	342	1,710,000
Nail Salon	1,500	342	513,000
Retail Center Subtotal	**78,000**	**342**	**$ 26,676,000**
Tech Business Center (c)	257,004	326	83,783,304
Commercial Subotal	335,004	**330**	**110,459,304**

Residential Assessed Value	$ 1,026,350,000
Commercial Assessed Value	110,459,304
Total Project Assessed Value	**$ 1,136,809,304**

Footnotes:
(a) Source: Developer and DPFG Data Sources
(b) Per Values per square foot calculated on Table 4.
(c) Per East Otay Mesa Business Park Specific Plan, the business park can utilize a F.A.R. ratio of .5 to 1 per acre (contingent upon its proximity to an activity node). For purposed of this analysis, we have assumed a .5 F.A.R. ratio.
(d) For purposes of this analysis, the highest density land use has been assumed in order to analyze service costs at the highest allowable capacity.

Table 4
Estimated Commercial Uses Property Value using Income Method
Otay 250-EOM SPA

		Retail/Shops		Business Tech Park		Total
Gross Square Feet		78,000		257,004		**335,004**
Less: Non-leasable Space @ 10%		(7,800)		(25,700)		
Leasable Square Feet		70,200		231,304		301,504
REVENUE						
Average Monthly NNN Rental Rate per s.f.		$ 2.16	(a)	$ 2.38	(b)	
Total Scheduled Annual NNN Rents		$ 1,819,584		$ 6,606,031		$ 8,425,615
EXPENSES						
Vacancy (%)		3.40%	(a)	10.50%	(b)	
Vacancy ($)		$ 61,866		$ 693,633		
Unreimbursed Expenses (vacant space)	(c)	$ 22,890		$ 256,644		
Total Expenses		$ 84,756		$ 950,278		$ 1,035,034
NET OPERATING INCOME		$ 1,734,828		$ 5,655,753		$ 7,390,581
CAP RATE	(d)	6.50%		6.75%		
TOTAL VALUE		**$ 26,689,658**		**$ 83,788,938**		**$ 110,478,596**
VALUE PER GROSS SQUARE FOOT		$ 342.18		$ 326.02		$ 329.78
VALUE PER GROSS SQUARE FOOT (ROUNDED)		$ 342.00		$ 326.00		$ 330.00

Footnotes:
(a) Based on CBRE Q2 2016 San Diego Retail MarketView report for "South San Diego".
(a) Based on CBRE Q2 2016 San Diego Office MarketView report for "South San Diego".
(c) Assumes operating expenses at 37% of rental revenue; based on operating cost data per Dollars & Cents of Shopping Center (2008) published by ULI.
(d) Based on CBRE First Half 2016 Cap Rate Survey for Retail Neighborhood/Community Center (Grocery Anchored) and Suburban Office. Report indicates a range of 6.25% to 6.75% for Class B Retail in San Diego market in "stabilized" condition and 5.50% to 6.50% for Class B Office in San Diego market in "stabilized" condition. This analysis uses the higher end of the ranges to estimate the appropriate cap rate for the subject property.

Table 5
Property Tax Revenue
Otay 250-EOM SPA

Total Assessed Value from Table 3		$ 1,136,809,304
Base 1% Ad-Valorem Tax	1.00%	$ 11,368,093
County Share of 1% (a):		
County General	13.9296%	$ 1,583,531
County Library	2.7573%	$ 313,450
San Diego County Flood Control District	1.0330%	$ 117,436
SDCFA Protection District (b)	1.8989%	$ 215,869
Total Annual Property Taxes to County	**19.6188%**	**$ 2,230,286**

Footnotes:
(a) Per County of San Diego Auditor/Controller. Based on proposed development located within Tax Rate areas 84039 and 84040.
(b) Assumes County receives SDCFA Protection District portion of property taxes after dissolution of agency.

Table 6
Property Taxes in Lieu of MVLF
Otay 250-EOM SPA

FY 2016/17 In Lieu MVLF Allocation to County	$	355,698,082	(a)
2016 County Assessed Value	$	483,121,235,954	(b)
Total Project Assessed Value from Table 3	$	1,136,809,304	
Less: Existing Assessed Value	$	(4,046,476)	(c)
Net (New) Assessed Value	$	1,132,762,828	
AV Growth from Project		0.234%	
Annual County Property Taxes In Lieu of MVLF	**$**	**833,997**	

Footnotes:

(a) Per County of San Diego Fiscal Year 2016/17 Approved Budget (pg. 85).
(b) Per County of San Diego Assessor's Office Assessment Roll dated June 29, 2016.
(c) Per FY 2016-2017 Project Tax Bills.

Table 7
Property Transfer Tax Revenue
Otay 250-EOM SPA

	Residential	Commercial Uses	Total
Total Assessed Value from Table 3	$ 1,026,350,000	$ 110,459,304	$ 1,136,809,304
Turnover Rate (a)	10.00%	5.00%	
Annual Taxable Assessed Value	$ 102,635,000	$ 5,522,965	$ 108,157,965
Property Transfer Tax Rate (b)	0.110000%	0.110000%	0.110000%
Total Annual Property Transfer Taxes	$ 112,899	$ 6,075	**$ 118,974**

Footnotes:
(a) Based on assumption that residential property will change ownership once every 10 years and commercial property will change ownership once every 20 years.
(b) Represents property transfer tax rate of $1.10 per $1,000 of sale or resale value per Revenue and Taxation Code Section 11911-11929.

Table 8
On-Site Sales Tax Revenue
Otay 250-EOM SPA

Probable Tenant Type (a)	Bldg. SF	Estimated Sales per SF	Estimated % Taxable	Estimated Taxable Sales per SF	Total Estimated Taxable Sales
Super Market	55,000	$ 472	75%	$ 354	$ 19,470,000
Coffee Shop	1,500	405		-	-
Office	6,000	-	0%	-	-
Quick Serve Food	6,000	246	100%	246	1,477,920
Dry Cleaner	1,500	200	0%	-	-
Sandwich Shop	1,500	290	100%	290	434,355
Restaurants w/ Liquor	5,000	308	100%	308	1,540,900
Nail Salon	1,500	200	25%	50	75,000
Total	**78,000**				**$ 22,998,175**
Annual Sales Tax to County				**1.00%**	**$ 229,982**

Footnotes:
(a) Assumes likely tenant types for suburaban neighborhood centers per Dollars & Cents of Shopping Centers (2008) by Urban Land Institute.

Table 9
Off-Site Sales Tax Revenue
Otay 250-EOM SPA

Spending by Residents:	Factor	
Aggregate Incomes (from table below)	$77K per Unit	$ 243,166,000
Consumer Expenditures (a)	73.7%	$ 179,102,723
Taxable Spending (a)	32.6%	$ 58,311,779
Less: On-site Capture (b)	10.0%	$ (5,831,178)
Less: Incorporated City Capture (b)	80.0%	$ (46,649,423)
Net Taxable Spending in County		**$ 5,831,178**
Annual Sales Taxes to County	1.0%	**$ 58,312**

Household Income Calculation:		
Avg. Sales Price		$ 325,000
Down Payment	20%	$ 65,000
Loan Amount		$ 260,000
Interest Rate		5.0%
Term (years)		30
Annual Mortgage Payment		$16,749
HOA	$ 250	$ 3,000
Maintenance/Insurance	$ 250	$ 3,000
Property Taxes	1.2025%	$ 3,908
Total Annual Housing Costs		$ 26,657
% Income spent on Housing		35%
Annual Income Required		$ 76,162
Annual Income Required (rounded)		**$ 77,000**

Footnotes:
(a) Per U.S. Department of Labor, Bureau of Labor Statistics Consumer Expenditure Survey, 2016-17 for San Diego Metropolitan Statistical Area (MSA).
(b) Capture percentage represents DPFG's estimate based on location relative to other retail establishments in the market area.

Table 10
Other Recurring Revenues
Otay 250-EOM SPA

Revenue Category	County FY 2016/2017 Approved Budget	Multiplier	Factor	Project Equivalent Persons	Project Revenues
Other Revenues:					
Property Tax Prior Secured	400,000	N/A	N/A	-	$ -
Property Tax Prior Secured Supplemental	5,800,142	N/A	N/A	-	-
Property Tax Prior Unsecured	150,000	N/A	N/A	-	-
Property Tax Prior Unsecured Supplemental	400,000	N/A	N/A	-	-
Other Tax Aircraft Unsecured	2,715,492	N/A	N/A	-	-
Transient Occupancy Tax	3,300,000	N/A	N/A	-	-
Real Property Transfer Taxes	20,682,523	Case Study	N/A	-	-
Franchise, License, Permits	5,469,355	Per Capita & 50% Employee	$ 1.40	10,958	15,387
Fees, Fines & Forfeitures	1,543,902	Per Capita & 50% Employee	$ 0.40	10,958	4,344
Penalties & Cost Delinquency Taxes	11,544,117	Per Capita & 50% Employee	$ 2.96	10,958	32,478
Interest on Deposits & Investments	3,721,995	N/A	N/A	-	-
Interfund Charges/Miscellaneous Revenues	1,003,850	Per Capita & 50% Employee	$ 0.26	10,958	2,824
Total	**$ 56,731,376**				**$ 55,033**

Footnotes:

Table 11
Recurring Expenditures
Otay 250-EOM SPA

Expenditure Category	County FY 2016/2017 Approved Budget (a)	Less: SD County Fire Authority (b)	Adjusted Budget	Multiplier	Factor	Project Equivalent Persons	Project Cost
Public Safety	$ 681,000,000	$ (33,645,294)	$ 647,354,706	Per Capita & 50% Employee	$ 166.21	10,958	$ 1,821,258
Health & Human Services	69,700,000		$ 69,700,000	Per Capita & 50% Employee	17.90	10,958	196,093
Land Use & Environment	52,900,000		$ 52,900,000	Per Capita & 50% Employee	13.58	10,958	148,828
Community Services	21,500,000		$ 21,500,000	Per Capita & 50% Employee	5.52	10,958	60,488
Finance and General Government	129,600,000		$ 129,600,000	Per Capita & 50% Employee	33.27	10,958	364,615
Finance Other	157,100,000		$ 157,100,000	Per Capita & 50% Employee	40.33	10,958	441,983
Total	**$ 1,111,800,000**		**$ 1,078,154,706**				**$ 3,033,264**

Footnotes:
(a) Based on general purpose revenue allocations (pg. 92).
(b) For purposes of this analysis, costs associated with the fire station are assumed to be financed through a public safety CFD.

Table 12
Permanent Employment
Otay 250-EOM SPA

Tenant Type	Bldg. SF	Estimated SF per Employee (a)	Estimated Employees
Retail Center			
Convenience Store	55,000	588	94
Convenience Store	1,500	510	3
Coffee Shop	6,000	510	12
Office	6,000	280	21
Quick Serve Food	1,500	510	3
Dry Cleaner	1,500	280	5
Sandwich Shop	5,000	510	10
Nail Salon	1,500	280	5
Retail Center Subtotal	**78,000**	**538**	**153**
Business Tech Center	257,004	300	857
Total	**335,004**	**355.52**	**1,010**

Footnotes:
(a) Per Service and Retail categories per Planner's Estimating Guide - Projecting Land-Use and Facility Needs by Arthur C. Nelson, FAICP (2004) and SANDAG Employee/Sq.Ft. estimates (2008).