



County of San Diego

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~~November 5, 2020~~ January 22, 2021

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

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

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

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

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

A Final EIR for the East Otay Mesa Business Park Specific Plan (SP 93-004, Log No. 93-19-06) was certified by the San Diego County Board of Supervisors on July 17, 1994. As originally approved, the East Otay Mesa Business Park Specific Plan is a mixed-use project including industrial, commercial, fire/police services, transit, and residential uses on a 3,300-acre area of southern San Diego County. The certified EIR found significant and mitigated effects to Land Use, Landform Alteration/Visual Quality, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Transportation and Circulation, Air Quality, Health and Safety, Public Services and Utilities, and Population/Housing/Employment. These effects were determined to be mitigated or avoided to a level below significance. Additionally, the certified EIR found significant and unmitigable impacts to Biological Resources and Noise. A Statement of Overriding Considerations was made in approving the East Otay Mesa Business Park Specific Plan.

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

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

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

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

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

SUNROAD TECH CENTRE REVISED TENTATIVE MAP(2003 ADDENDUM)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

YES

NO

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

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

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

The Specific Plan Land Use Matrix (Table 3.1-1 of the Specific Plan) defines which land use types are allowed within each land use designation under the specific plan. Typical land uses within the Technology Business Park land use designation include civic uses, administrative and professional services, medical services, repair services, and custom manufacturing services. The District Commercial land use designation's typical land uses include child-care centers, agricultural and horticultural sales, automotive parking, repairs, and rentals, as well as many of the uses allowed under the Technology Business Park land use designation. The Mixed Use land use designation allows for primarily civic and commercial land uses, as well as residential use types. The Light-, Heavy, and Mixed Industrial Land Use designations generally allow for the land uses allowed within the Technology Business Park, District Commercial, and Mixed Use land designations, with the exception that they do not allow residential use types.

The Specific Plan was designed to allow varying types and intensities of land uses across the land use designations. The proposed Project includes Crevisionschanges in the land use designations ~~therefore that~~ may change the specific types and intensities allowed on a specific parcel, but would not be expected to result in a change to the overall vision of the Specific Plan as a major center of industry, business and employment in southern San Diego County.

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

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

Table 3. East Otay Mesa Specific Plan Amendment Land Uses

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

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

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

- NONE
- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Haz Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service Systems
- Mandatory Findings of Significance

DETERMINATION:

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

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

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



Signature

11/4/2020

Date

Nicolas Gustafson

Printed Name

Project Manager

Title

INTRODUCTION

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

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

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

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

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES

NO

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

The proposed Project has the potential to result in development that would change the visual character and quality of the project area, from currently undeveloped land to a developed urban landscape focused on industry and business. The Specific Plan was designed to allow varying types and intensities of land uses across the land use designations, which represent a range of bulk, scale, and coverage. Different land uses are perceived to have differing individual impacts to visual character and quality; however, the Project would not result in any substantial effects beyond those envisioned by the Specific Plan and analyzed in the prior EIRs as this overall mix of land use was identified within the original Specific Plan and subsequent revisions.

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

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

YES

NO

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

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

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

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

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

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

YES

NO

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

YES

NO

The East Otay Mesa Business Park Specific Plan EIR certified on July 27, 1994 identified potentially significant impacts to sensitive biological resources and required mitigation. The EIR determined the following habitat types would be significantly impacted: Diegan coastal sage scrub, grassland, southern interior cypress forest, wetlands, vernal pools, and rock outcrop/bedrock. Impacts to vernal pools and coastal sage scrub that contain sensitive species were found to be significant and unmitigable. In addition, the project would potentially impact wildlife corridors including O'Neal Canyon and Otay River Valley. Sensitive plant and animal species would be potentially impacted by implementation of the Specific Plan. Impacts to 11 plant species and six animal species were found to be significant and unmitigable.

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

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

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

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

YES

NO

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

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

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

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

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

YES

NO

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

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

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

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

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

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

YES

NO

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

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

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

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

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

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

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

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

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

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

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

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

YES

NO

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

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

The proposed Project is an amendment to the Specific Plan for planning purposes. No use permits or maps are proposed as part of the project. Portions of the project site are located within the Brown Field Airport Land Use Compatibility Plan (ALUCP) and will require review to determine consistency with the ALUCP. The Project has been reviewed by the City of San Diego Brown Field and the San Diego Regional Airport Authority and has been determined to be conditionally consistent with the Brown Field Municipal Airport Land Use Compatibility Plan. ~~and a~~ All future projects would be subject to additional discretionary review and approval, which could includeing an airport review.

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

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

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

YES

NO

The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994, identified significant and mitigable impacts for Hydrology and Water Resources related to increased runoff and sedimentation within the Otay River Watershed and drainages which could affect water quality.

Impacts were also anticipated from overall increased impervious areas from the buildout of the Specific Plan area. The certified 1994 FEIR identified a number of mitigation measures to reduce or

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

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

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

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

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

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

YES

NO

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

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

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

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

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

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

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

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

YES

NO

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

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

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

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

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

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

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

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

YES

NO

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

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

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

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

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

Implementation of the Project would generate construction, operational, and traffic noise within the Specific Plan area; however, it is not anticipated to increase noise levels beyond those previously analyzed for the Specific Plan, with the exception of a segment of Alta Road which is anticipated to increase by approximately 12 CNEL. No NSLUs are proposed along this segment of Alta Road. Therefore, the Project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, or new information of substantial importance with respect to noise.

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

YES

NO

The Final EIR for the East Otay Mesa Business Park Specific Plan, certified July 27, 1994, identified

no specific impacts to population, housing, and employment. The Specific Plan area was originally

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

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

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

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

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

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

YES

NO

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

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

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

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

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

YES

NO

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

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

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

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

YES

NO

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

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

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

YES

NO

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

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

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

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

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

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

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

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

YES

NO

The provision of public services and utilities within the Specific Plan has been anticipated by the prior EIRs. The EIRs determined that impacts were less than significant and mitigation was not required.

The proposed Project would require the use of public service and utilities within the Specific Plan area. The Project would be provided fire services by CSA 135, San Diego City Fire Station 43, which has capacity to serve the project. Water service would be provided by the Otay Water District, and school service by San Ysidro High School. The level of these services would not change as a result of the proposed Project.~~Service.~~

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

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

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

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

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

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

YES

NO

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

TECHNICAL STUDIES

Linscott, Law & Greenspan, Engineers, ~~November 4, 2020~~[January 7, 2021](#), Transportation Analysis

HELIX Environmental Planning, ~~November 2020~~[January 5, 2021](#), Greenhouse Gas Emissions

Technical Report

HELIX Environmental Planning, ~~November 2020~~[January 5, 2021](#), Air Quality Technical Report

[HELIX Environmental Planning, January 5, 2021, Noise Study](#)

OTHER REFERNCES

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

California Environmental Quality Act, CEQA Guidelines

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

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

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

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

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

San Diego County Hydrology Manual, 2003

San Diego County Hydraulic Design Manual, 2014

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