

CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1.1 Project Objectives

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines requires an Environmental Impact Report (EIR) to prepare a statement of objectives sought by the proposed project. The objectives assist the County of San Diego (County), as lead agency, in developing a reasonable range of alternatives to evaluate in the EIR. The project objectives will also aide decision-makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives also includes the underlying purpose of the project.

The following are the project objectives set forth by the proposed Project.

1. Contribute to the Specific Plan goals of promoting a well-organized international industrial and business district to attract and accommodate forecasted growth by providing a Mixed-Use Village Core that would permit a variety of residential uses at higher densities, in addition to light industrial/technology, office, and commercial uses.
2. Promote the conservation of open space to preserve environmental resources and provide recreational opportunities for the industrial workforce and surrounding community residents.
3. Implement the County of San Diego General Plan vision of creating compact communities by creating a Village Core within the East Otay Mesa sub-region that contains a mix of housing types located near retail businesses, employment, and recreational uses.
4. Establish a land use pattern with a mix of densities and land uses that will minimize automobile trips, support walking and bicycling, encourage participation in recreational activities, and invigorate the economic health of surrounding businesses.
5. Provide convenient housing opportunities for the adjacent industrial and business district employees in addition to supporting commercial/retail and employment uses to reduce vehicular use.
6. Support development of the East Otay Mesa Specific Plan multi-modal transportation system by providing a multi-modal internal street network that serves vehicular, pedestrian, and bicycle travels; as well as ~~installation of a bus stop providing access to~~ supports local and regional transit.

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7. Develop well-designed infrastructure, buildings, and landscaping, on-site and off-site, that create a distinct urban character for the East Otay Mesa Specific Plan area.
8. Provide infrastructure and public facilities in a planned and orderly fashion that will accommodate the planned growth in East Otay Mesa while meeting applicable County standards.

1.2 Project Description

The proposed Project involves an Amendment to the East Otay Mesa Business Park Specific Plan to add a new land use designation (*Mixed-Use Designation*) for the approximately 253-acre Project area of the 3,012.7-acre Specific Plan area, a Rezone to retain the existing S-88 zoning designation for the project site but change the land use designation and the regulatory site standards within the Specific Plan to Mixed-Use to allow for development of the Project site as a Village Core; and a new Tentative Map to subdivide the Project area into 30 lots implement the proposed uses; and an Amendment to the Otay Subregional Plan to allow residential mixed-uses that would support the development of industrial uses in the area by providing live/work and commercial service opportunities, which is considered a General Plan Amendment. The Project Area is located in the northwest portion of the Specific Plan area, as shown in Figure 1-1, *East Otay Mesa Specific Plan Area – Approved Land Use Plan*. The proposed Tentative Map is shown in (Figure 1-2, *Otay 250 Sunroad – East Otay Mesa Business Park Specific Plan Amendment Tentative Map*) would subdivide the Project area into 30 lots.

The Specific Plan Amendment proposes seven planning areas (PAs), as illustrated in Figure 1-3, *Specific Plan Amendment Proposed Conceptual Land Use and Circulation Plan*. There would be four mixed-use planning areas (PAs A, B, C, and D). Although part of the same ownership, Planning Area F (Technology Business Park) is not a part of the proposed Specific Plan Amendment. Planning Area E would retain the Technology Business Park designation shown in the current Specific Plan, and Planning Area G would remain designated as Open Space.

The Specific Plan Amendment proposes to add a new land use designation (*Mixed-Use Designation*) for the approximately 253-acre Project area of the 3,012.7-acre Specific Plan area. Table 1-1, *Land Use Summary*, provides a summary of the mixed land use types and associated area for each.

The Mixed-Use Designation would include a range of densities and a mix of uses across the Project area and is anticipated to catalyze employment within the East Otay Mesa area. Uses that would be allowed in the Project area include a variety of civic uses and commercial uses. Light industrial uses, including wholesale storage and distribution and custom manufacturing uses, would be allowed in the Employment Emphasis mixed use designation. Residential uses would be allowed in all three of the new Mixed-Use land use designation emphases. The proposed Project would result in up to 3,158 residential

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units, 78,000 square feet of commercial space, and 765,000 square feet of employment uses.

1.2.1 Project Background

1.2.1.1 *East Otay Mesa Specific Plan*

The East Otay Mesa Specific Plan (EOMSP) and certified EIR were originally approved in 1994. The Specific Plan sets forth the expectations of high demand for industrial and commercial land in the area; however, limited development has occurred since that time, and most of the Specific Plan area remains vacant. Originally envisioned as a major employment center in southern San Diego County, the objectives of the plan were to encourage regional technology manufacturing uses, provide adequate land area for light industrial uses, provide appropriate areas for heavy industrial uses, allow for commercial uses to serve employees and visitors, and preserve environmental resources. The EOMSP has been amended multiple times since 1994 and is now officially titled the East Otay Mesa Business Park Specific Plan; however, it is referred to as the “EOMSP” throughout this SEIR.

The 2011 County of San Diego General Plan provides a sustainable growth model that facilitates efficient development near infrastructure and services, while respecting sensitive natural resources and protecting existing community character. This model, called the Community Development Model (CDM), recognizes that mixed-use development, consisting of residential, retail, and office/professional uses, is an important component of creating livable communities that reduce vehicular trips (and associated greenhouse gas emissions) by providing places to live, work, and shop within a compact area. Currently, the EOMSP does not accommodate residential uses (other than scattered rural residential uses along the outskirts of the plan area). This means that when employment uses are developed throughout the greater EOMSP area, employees would need to commute to East Otay Mesa from other areas in the County, creating a development pattern that may undermine the County’s sustainable growth goals and policies.

The Project proposes to amend the EOMSP to establish a Mixed-Use Village Core that would permit a variety of residential uses at higher densities (up to approximately 30 dwelling units per acre). This would implement the 2011 General Plan vision for the creation of “Villages.” The Project site is currently identified as a Village within the General Plan Land Use Map. The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Per the Land Use Framework of the General Plan, “[t]ypically, Village areas function as the center of community planning areas and contain the highest population and development densities. Village areas are typically served by both water and wastewater systems. Ideally, a Village would reflect a development pattern that is characterized as compact, higher density development that is located within walking distance of commercial services, employment centers, civic uses, and transit (when feasible).”

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1.2.1.2 *Otay Subregional Plan*

The Otay Subregional Plan area is approximately 28,380 acres in size. The plan area is located in the most southwesterly corner of the unincorporated county, bordered by the Jamul/Dulzura subregion to the north and east, the City of Chula Vista to the west, and the international border with Mexico to the south. The Otay subregion is characterized by the Otay reservoir, two detention facilities, a landfill, proximity to the Mexican border, and the San Ysidro Mountains. The subregion is largely undeveloped and in public ownership.

There are two active specific plan areas within the subregion: the EOMSP, which is the where the Project site is located; and the Otay Ranch Specific Plan. As previously stated, the EOMSP is planned for commercial and industrial uses to serve as a major employment area for southern San Diego County. The Otay Ranch Specific Plan consists of a resort and a variety of residential designations, ranging from 0.7 to 15 dwelling units per acre.

1.2.1.3 *Previously Approved Tentative Map*

The Project site was approved for development in 2012 to subdivide the site into 55 lots. Tentative Map 5538-5139 (TM 55385139) consisted of 52 technology business park lots ranging in size from 1.8 acres to 5.3 acres, one lot for a sewer pump station, one storm water detention lot, and a 51.3-acre dedicated open space lot. A 0.41-acre lot within the subdivision is identified as an open space easement established for the protection of biological resources (vernal pools).

The current Project proposes a new Tentative Map for development of the Project site in accordance with the proposed Specific Plan Amendment. The Project proposes a development potential (number of residential units, square footage of employment use, and square footage of commercial use) based upon the approved peak-hour traffic volumes associated with TM 55385139, such that the overall traffic volumes generated by the Project, as well as morning (AM) and afternoon (PM) peak hour commute trips, would not exceed what was assumed for the approved TM.

1.2.2 Proposed Project

Land Uses

The Project site is located within the EOMSP area and encompasses 253.13 acres, including 219.9 acres of lot area and 33.2 acres of right-of-way area. The EOMSP area is located in the unincorporated portion of southern San Diego County, within the Otay Subregional Plan area. The undeveloped Project site is generally east of State Route 125 (SR-125), north of Otay Mesa Road, west of Vann Centre Boulevard, and south of Zinser Road (see Figure 1-4, *Regional Vicinity Map*). The site includes nine individual parcels with the following Assessor's Parcel Numbers (APNs): 646-240-30, 646-310-17, 646-080-26, -27, -28, -29, -31, -32, and -33.

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As discussed above, the Project proposes a Specific Plan Amendment (SPA) to the EOMSP to establish a new Mixed-Use Village Core area, which would allow for the establishment of a mix of employment, retail, and residential uses. Approval of the Project would allow for the entitlement of a maximum of 3,158 dwelling units, 78,000 square feet of general commercial uses, 765,000 square feet of employment uses, and approximately 51.3 acres of permanent biological open space (see Figure 1-3). The Project also requires an amendment to the Otay Subregional Plan (Volume 1), which is considered a General Plan Amendment (GPA), in order to allow for the establishment of residential mixed-uses within the community plan area, a Rezone (REZ) to accommodate the introduction of mixed-uses into the Specific Plan, a Tentative Map (TM) to subdivide the land, and a Supplemental Environmental Impact Report (SEIR) to evaluate associated environmental impacts.

The County's General Plan currently designates the Project site as Village-Regional Category, and Specific Plan Area-Land Use Designation (see Figure 1-5, *Regional Category Map*, and Figure 1-6, *General Plan Land Use Designations*). The entire SPA is assigned Specific Plan Area (S-88) Zoning designation, and the development of the Project site is regulated by the EOMSP. The EOMSP further designates the allowable land use on the site as Technology Business Park, and approximately 28.8 acres in the southwest corner of the Project site has an existing Commercial Overlay. The existing Technology Business Park land use designation is intended for development of manufacturing options and business offices that research, develop, and produce advanced technologies.

The Project proposes to establish a Mixed-Use land use designator allowing for a mix of residential, employment, and retail uses. The Project would include a range of densities and mix of uses across the planning area as indicated by the new designations and allowable housing types including single-family detached, duplexes, townhomes/rowhouses, and multi-family product types (Table 1-4, *Typical Development Scenario*). The commercial component is intended to provide small scale shopping/retail uses and could include shopping centers, grocery stores, local convenience markets, personal services, and outdoor cafes or other dining establishments. The employment component would include typical uses such as custom manufacturing, wholesale storage and distribution, and research and development businesses (Figure 1-3, *Specific Plan Amendment Proposed Conceptual Land Use and Circulation Plan*). Site plans and/or tentative maps would be required to be submitted for each lot as part of the discretionary review at the time that development is proposed.

Architectural/Design Standards

The purpose of the Architectural Standards is to define architectural principles that are appropriate, distinctive and add value by their ability to attract investors, tenants and employees. Standards are contained in Tables 3.2-3 and 3.2-4 of the SPA and are meant to ensure the architectural integrity of the community as a whole. Emphasis is on high quality design and construction in order to promote well-designed, attractive buildings. Harmonious development, pedestrian-scale architecture, particularly at the street level,

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and a hierarchical scale of uses are intended. For example, anchor stores are to be emphasized as more important structures and smaller businesses in the main retail structure are to have lesser emphasis. Independent pad sites or buildings shall have their own unique identity but relate to the large main structure.

All development projects within the Specific Plan Area shall comply with the Architectural Standards of the SPA. Although the proposed Project and SPA do not include specific design motifs or architectural styles, architectural design is generally regulated within the Architectural Standards, contained within two tables, one for industrial development (Table 3.2-3 of the Specific Plan) and one for commercial and mixed-use development (Table 3.2-4 of the Specific Plan). Each table addresses information relative to building design, exterior building materials, climatic considerations, parking structure, and other considerations. Additionally, site-specific design review would occur at the time that individual projects come forward to ensure consistency with the Specific Plan and compatibility with any existing or planned development.

The SPA proposes that a Mixed-Use Designation be applied in the northwestern portion of the Specific Plan Area within a Mixed-Use Village Core. The Architectural Standards for development in the Mixed-Use Designation include the following:

- **Building Design**
 - **Form and Mass**
 - Varying roof slopes and building mass is required. Continuous flat rooflines shall not be permitted.
 - Building facades longer than 200 feet shall include gables and arches or other articulation at distances of 75-90 feet (Figure 3.2-6 of the SPA).
 - Valid methods of wall articulation include but are not limited to windows, faux windows, balconies, arcade, building indentations, architectural detailing, gables, and arches as shown in Figure 3.2-7 of the SPA.
 - **Cornice**
 - Permitted materials: stucco; trim stone parapet, and pre-cast concrete or prefab cornice to match project brick.
 - **Downspouts**
 - Downspouts shall be incorporated into the structure of the columns or be painted to match the adjacent building façade.
 - Roof drainage may not flow cross pedestrian walks or trails.
 - **Entrances**
 - Building entrances shall be emphasized so their location is apparent and clear. Porches, loggias, arcades and canopies are helpful to call attention to an entrance.
 - Use of color accents and special materials at entrances can be used to create an intensity of focus to the overall building.
 - **Arcades, Loggia, and Awnings**
 - All retail storefronts shall employ the use of arcades, loggias, arbors, or awnings that may encroach three feet into the setback area.

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- Corner or End Treatment
 - All street corner buildings and the main building in a commercial center must be punctuated at the ends/corners with an articulated architectural element (i.e., tower, cupola, notching, etc.).
 - Articulation shall consist of a minimum five-foot offset and a length of 12 feet to 25 feet, and shall be higher than the adjacent building façade by at least four feet.
- Reveals
 - Exterior wall surface areas shall provide architectural reveals to break up the wall surface. At a minimum, reveals should occur at every structural bay.
 - Reveals of varying size and direction are encouraged. For example, on long horizontal walls, vertical reveals shall be utilized accentuating the height of a building and lessening its horizontal impacts.
- Windows
 - Full height windows shall be permitted.
 - Security bars or rolling grilles are prohibited unless fully concealed during regular business hours.
 - Ground floor retail uses with transparent storefronts are encouraged.
- Roofline Articulation and Roof Form
 - Long continuous parapets shall be broken to add hierarchy, scale, and visual interest.
 - Distinctive roof forms shall be used to distinguish entry points and create a unique skyline.
 - Flat roof buildings shall incorporate shed roofs or trellises covering exterior walkways or loggias to scale down the structure and provide relief.
- Rooftop Equipment
 - Rooftop structures and/or mechanical equipment, including appurtenances, shall be fully screened from view from street, park or adjacent property by the extension of building side walls or parapets to a height at least as great as the highest piece of equipment, or by a screening structure which may incorporate grill work, louvers and/or latticework.
- Accessory Buildings and Outdoor Storage
 - Building material colors, roofline, general form, and character shall match or be compatible with primary building or buildings on the site.
 - Temporary wood and metal type buildings are prohibited. Temporary trailers are permitted only as interim facilities during construction phase of project.
 - Where outdoor storage is permitted, a minimum eight-foot-tall fence or wall shall enclose the outdoor storage.
- Exterior Building Materials
 - Permitted: Front and Sides of Buildings
 - Permitted materials include wood, brick, stone, stucco, Hardiplank siding, tinted storefront glass (non-reflective), glass block, pre-cast concrete, or

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- cast stone. Cast stone, stucco, complementary brick, stone, or granite is acceptable as architectural trim material or accents.
- Permitted: Rear of Buildings
 - Permitted building materials on rear of buildings shall be brick, tilt wall, split face, CMU painted to match the primary building material, or stucco.
- Not Permitted
 - Curtain wall or plastic is prohibited as dominant materials. They may be used for trim, decorative elements, and signs.
- Climatic Considerations
 - Window Locations
 - All retail storefronts are encouraged to use arcades, loggias, or awnings at windows and doorways. Other uses shall, at a minimum, locate said structures at the building entry.
 - Elements to Shade Wall Surface
 - Protected courtyards, porches, arcades, trellises, loggias, pergolas, verandas, overhangs, or trees shall be used to shade exterior wall surfaces and windows from direct sun exposure.
 - Courtyards
 - Any size courtyard, particularly south-facing, may be used to create outdoor spaces, giving the site a more favorable microclimate for year-round activities.
- Parking Structures
 - Design
 - All sides of a parking structure visible from the street or common area must be faced with a building material similar to or the same as the adjoining building.
 - Location
 - Parking structures shall be placed toward the rear of property lines, away from street frontage, and shall meet building setback requirements.
 - Screening Methods
 - Parking structures shall be screened by one or a combination of the following: dense planting of trees, sunken parking structure design with dense slope planting, and berms and planting in front of structure.
- Other Considerations
 - Outdoor Open Space Areas
 - Outdoor open space areas may encroach the setback area by no more than ten feet.
 - Open frame structures such as arbors or trellises would be permitted to encroach the setback area.
 - Common Open Space for Multi-Family Development
 - Multi-family housing types shall provide a minimum of 150 square feet of usable open space per unit, which may consist of private or common open space. Private open space is accessible only to the residents of a particular

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unit and includes areas such as balconies and patios. Common open spaces are indoor or outdoor recreation areas that are accessible to all residents. Examples of common areas include, but are not limited to, clubhouses, playgrounds, gyms, game rooms, plazas, pavilions, community gardens, picnic/barbeque areas, or pool areas. The usable open space requirement may be satisfied either through common open space only, private open space only, or a combination of private and common open space. For example, each unit could contain 50 square feet of private open space and the remaining 100 square feet could be allocated to common open space areas.

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

Pedestrian Features

Walking is encouraged within the EOMSP. The amount of projected residents within the Mixed-Use Village Core, as well as employees throughout the Specific Plan Area that would take mid-day lunches and shopping trips, necessitates the establishment of a pedestrian circulation and trails system that would support and encourage walking as a mode of transportation. To create safe and attractive pedestrian travel, the EOMSP requires that sidewalk areas be kept free of obstructions and allow for the flow of pedestrians. Crosswalks and signal timing are recommended to help reduce pedestrian/auto conflicts and improve safety conditions. Sidewalks would be provided on both sides of all public streets. Sidewalks within the Mixed-Use Village Core are proposed to be at least five-feet wide and separated from the traveled way by a 4.5-foot landscaped parkway (five-feet as measured from face of curb) (see Section 2.3.7 of the SPA). All sidewalks would meet the Americans with Disabilities Act (ADA) standards.

Mixed-Use Roads would have five-foot non-contiguous sidewalks separated from the curb by a 4.5-foot wide landscape strip (five-feet as measured from face of curb). Large canopy trees spaced every 25 feet would be located in the middle of this landscape strip to create a sense of place and provide shade for pedestrians and bicyclists. Landscape building setbacks would supplement the parkway planting with some combination of low shrubs, groundcovers, and/or decorative mulch and medium-sized flowering canopy trees spaced every 25 feet. A minimum five-foot landscaped building setback is required along all mixed-use roads except that a ten-foot setback is required along the south side of

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Zinser Road and the west side of Vann Center Boulevard, a 25-foot setback is required along the east side of Harvest Road from Otay Mesa Road to Sunroad Boulevard, and a 15-foot setback is required along the west side of Sunroad Boulevard between Zinser Road and David Ridge Road and along both sides of Harvest Road between David Ridge Road and Otay Mesa Road. The west side of Harvest Road from Otay Mesa Road to Sunroad Boulevard may include a ten-foot wide multi-use pathway, if feasible, to provide a connection to the proposed trail that traverses the San Diego Gas & Electric (SDG&E) easement.

Since the approval of the East Otay Mesa Specific Plan in 1994, the County adopted a Community Trails Master Plan that governs the type and location of trails throughout the unincorporated area. Trails proposed in the Specific Plan are non-motorized, multi-use trails that allow public access to natural scenic areas. Trails and pathways in East Otay Mesa would meet the Community Trails Master Plan Design and Construction Guidelines. All development adjacent to the Otay Valley Regional Park would improve a ten-foot-wide trail (or pathway along Lone Star Road where adjacent to open space) for passive viewing and as a potential connection to the regional park trail system. The trail (or pathway) would be open to the public and would connect to a public sidewalk or an alternative location acceptable to the County. A ten-foot-wide pathway may also be provided along Harvest Road between Otay Mesa Road and Sunroad Boulevard, if feasible. This pathway provides a connection to the trail that extends north of Sunroad Boulevard and links to the Otay Valley Regional Park. Trails and pathways are identified on Figure 1-13, *Trails and Pathways*.

Signage

All signage shall be in conformance with the standards set forth in the Zoning Ordinance Section 51.118.

Lighting

The proposed Project would use outdoor lighting and is located within Zone B (all areas within the unincorporated area of the County not within a 15-mile radius of the center of the Palomar Observatory and a 15-mile radius of the center of Mount Laguna Observatory) as identified by the San Diego County Light Pollution Code (Title 5, Chapter 2 of the San Diego County Code of Regulatory Ordinances).

All lighting would comply with the County Light Pollution Code (County Code Section 59.101 et seq.), as indicated in the approved Specific Plan and SPA. Commercial lighting adjacent to residential uses would be limited, include directional shields, and would not overflow into adjoining residential areas. Within Activity Node and Mixed-Use Village Core parking areas, lighting would be on 15-foot poles and complementary to building architecture. Illumination would meet guidelines for vehicular areas (see County Light Pollution Code - County Code § 59.101 et seq.). In loading areas, lighting would include directional shields and shall not overflow from the service areas into adjoining parcels. No floodlights would be permitted on buildings except for wall packs with cut-off

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luminaries. Relative to building lighting, building illumination and architectural lighting would be indirect in character (no light source visible). Architectural lighting would articulate and animate entrances and other prominent architectural elements as well as provide the required functional lighting for safety and clarity of pedestrian movement. Lighting for pedestrian walks would be designed for point-to-point illumination, but no specific illumination levels are required. The main emphasis would be to clearly identify the pedestrian walkway and direction of travel.

Landscaping Standards

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

The Landscaping table (SPA Table 3.2-2) addresses the following:

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

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

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Walls and Fences

Table 3.2-1, *Site Planning Standards*, of the Specific Plan regulates fencing and walls. This table provides general requirements, determines where walls and fences are required (open sales, display, and storage areas not otherwise screened, as well as screening requirements for parking and loading areas and docks and service areas), and specifies maximum height (generally six feet) and appropriate materials.

Park Improvements

Within the Mixed-Use Village Core, on-site parkland would be dedicated to the County of San Diego pursuant to the Parkland Dedication Ordinance (PLDO) acreage requirements for 1,000 dwelling units. Once 1,000 dwelling units have been permitted, each subsequent development application would be required to dedicate improved parkland and/or pay an in lieu fee to satisfy PLDO requirements and establish a Community Facilities District (CFD) or other financing mechanism to fund on-going park operation and maintenance. The total park acreage to be dedicated would vary depending on the number of units that are constructed within the Mixed-Use Village Core. Park locations, sizes, and amenities would be established during the discretionary review/park site plan process and would be subject to approval by the Department of Parks and Recreation.

Fuel Modification

All buildings would be set back a minimum of 30 feet from any property lines and biological open space easements unless the County Zoning Ordinance requires a greater minimum (SDCFC 4907.1.1). A fuel modification zone (FMZ) would be required within 100 feet around structures pursuant to requirements of the SDCFC 4907.2.

Grading

The Project site is relatively flat and consists primarily of non-native vegetative grasslands. Earthwork is estimated to consist of 1,350,000 cubic yards of balanced cut and fill. (See Figure 1-7, *Preliminary Grading Plan*). As discussed in Section 1.2.2.1, below, the proposed Project would also construct on-site circulation (Figure 1-8, *On-Site Street Improvements*) and off-site half-width improvements to Vann Center Boulevard from Otay Mesa Road to just south of Lone Star Road, and to Zinser Road from west of Sunroad Boulevard to Alejandro Drive (Figure 1-9, *Off-site Street Improvements*.)

Phasing

Market conditions beyond the control of the developer would drive specific product phasing, as well as control the overall implementation period. Construction of the Project is anticipated to occur in phases over a period of approximately ten years, with build-out expected to occur in 2027, in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities, and infrastructure.

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Infrastructure and roadway improvements would be constructed in phases as needed. Table 1-2, *Lot Areas*, includes the acreages of all proposed lots.

1.2.2.1 *Infrastructure and Utility Improvements*

On-Site Improvements – Streets

The proposed Project would include construction of public streets within the Project boundary, including Sunroad Boulevard, Sunroad View Drive, Alejandro Drive, and extensions of Harvest Road and David Ridge Drive. All public Project roadways would include Class 2 bike lanes. Project roadways would be developed as a six-lane Prime Arterial (Otay Mesa Road: Harvest Road to Vann Centre Boulevard), a 4-lane Major Road (Sunroad Boulevard: Lone Star Road to Otay Mesa Road), 4-lane Collectors (Harvest Road: Sunroad Boulevard to Otay Mesa Road, Vann Centre Boulevard: Otay Mesa Road to northern Project boundary, and Zinser Road: west of Sunroad Boulevard), and 2-lane Collectors (David Ridge Drive: Sunroad Boulevard to eastern Project boundary, and Zinser Road: Sunroad Boulevard to Lone Star Road) (see Figure 1-8, *On-site Street Improvements*).

Off-Site Improvements – Streets

The proposed Project would construct off-site half-width improvements within the Project boundary providing interim lane configurations to Vann Center Boulevard from Otay Mesa Road to just south of Lone Star Road, Zinser Road from west of Sunroad Boulevard to Alejandro Drive, Harvest Road from Otay Mesa Road to Sunroad Boulevard, and Otay Mesa Road from Harvest Road to Vann Centre Boulevard. Vann Center Boulevard connects to the Project roadways at David Ridge Drive and Otay Mesa Road. Zinser Road connects to Project roadways at Sunroad Boulevard and Alejandro Drive (see Figure 1-9, *Off-site Street Improvements*).

Service Improvements – Extension of Utility Lines

The Project would require the extension of utility lines including, water, sewer, electric, and gas lines.

Water service would be provided by the Otay Water District, which indicated in the May 27, 2015, Project Facility Availability – Water form (see Appendix O) that facilities to serve the Project are reasonably expected to be available within the next five years based on the capital facility plans for the district. The existing main water supply for the Project site is a 24-inch main located within Otay Mesa Road along the Project's southern boundary. Water supply for the Project would be delivered through a 12-inch conveyance system. (Figure 1-11, *Service Improvements – Water*.)

Sewer service would be provided by the San Diego County Sanitation District, which indicated in the May 29, 2015, Project Facility Availability – Sewer form (see Appendix O) that facilities to serve the Project are reasonably expected to be available within the next

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five years based on the capital facility plans for the district. Sewer lines would be provided within all Project roadways (Sunroad Boulevard, Harvest Road, Alejandro Drive, Sunroad View Drive, and David Ridge Drive), as well as the portions of off-site roadways within the Project footprint (Zinser Road, Lone Star Road, Vann Center Road, and Otay Mesa Road). (Figure 1-10, *Service Improvements – Sewer*). The existing south sewer main connection is located adjacent to the Project site at the intersection of Harvest Road and Otay Mesa Road. The Project would connect to the existing 12-inch sewer main at this location. The existing northern sewer main is located near the SR-125 right-of-way, and the Project would extend a 12-inch sewer connection within Zinser Road approximately 1,800 linear feet to connect with the existing 18-inch sewer main.

Electric lines would be provided by SDG&E within all Project roadways (Sunroad Boulevard, Harvest Road, Alejandro Drive, Sunroad View Drive, and David Ridge Drive), as well as the portions of off-site roadways within the Project footprint (Zinser Road, Lone Star Road, Vann Center Road, and Otay Mesa Road). Connection for the system is anticipated to be within the existing SDG&E easement that runs north and south through the Project site near Harvest Road.

Gas lines would be provided by SDG&E within all Project roadways (Sunroad Boulevard, Harvest Road, Alejandro Drive, Sunroad View Drive, and David Ridge Drive), as well as the portions of off-site roadways within the Project footprint (Zinser Road, Lone Star Road, Vann Center Road). SDG&E currently has two existing natural gas lines in Harvest Road. The proposed Project would connect to the existing natural gas lines.

Service Improvements – Drainage/Storm Water/Flood Control

The Project would not require off-site improvements for storm water conveyance. Two 60-inch reinforced concrete pipes (RCPs) located in Otay Mesa Road west of Sunroad Boulevard receive runoff from the majority of the on-site systems, conveying storm water from the Project site and public roads. Storm drains would be constructed within on-site roadways and Zinser Road to convey storm water to the existing natural drainage. A portion of the storm water runoff from Vann Center Road would be treated within a bioretention basin/easement on the adjacent property east of the Project site.

No off-site flood control improvements are required, as the Project site is not located within a flood hazard area. Additionally, the proposed Project would comply with the 2013 municipal separate storm sewer systems (MS-4) regulations, as regulated by the Municipal Storm Water Permitting Program.

Transit Improvements

The proposed Project would include the construction of a Metropolitan Transit Service (MTS) bus stop at the northeast corner of Otay Mesa Road and Harvest Road. The bus stop would be located on Otay Mesa Road. Bus stop dimensions, layout, and passenger shelter placement would be in accordance with the guidelines of MTS's Designing for Transit manual (July 1993). The proposed bus stop would be served by Bus Route 905,

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which connects Otay Mesa to the Iris Trolley Station. Destinations served by Bus Route 905 include Brown Field Airport, Otay Mesa industrial parks, Otay Mesa Port of Entry, San Ysidro High School, and Southwestern College. The Iris Trolley Station is served by the UC San Diego Blue Line Trolley, which connects the San Ysidro border station to America Plaza transit center downtown, as well as the 12th and Imperial transit center. Figure 1-12, *Transit Improvements*, illustrates the location of the proposed bus stop, as well as the regional transit connections of this bus stop.

Trails and Pathways

The Project includes a trail segment that would occur north of Sunroad Boulevard through an SDG&E easement, providing pedestrian connectivity to the Otay River Valley Regional Park. Additionally, pathways are planned along Harvest Road between Otay Mesa Road and Sunroad Boulevard along Lone Star Road between Vann Centre Boulevard and Zinser Road. (See Figure 1-13, *Trails and Pathways*).

1.2.3 Project's Component Parts

The Project application consists of the following discretionary actions:

1. Amendment to the East Otay Mesa Business Park Specific Plan.
2. Amendment to the Otay Subregional Plan.
3. Rezone to implement three new mixed-use land use categories.
4. Tentative Map to subdivide the Project site.

1.2.3.1 Specific Plan Amendment

As described above, the SPA proposes seven PAs, as illustrated in Figure 1-3. There would be four Mixed-Use PAs (PAs A, B, C, and D), two Technology Business Park PAs (PA E and PA F; PA F is not a part of the proposed Project) and one Open Space PA (PA G). The proposed Project would result in up to 3,158 residential units, approximately 78,000 square feet of commercial space, and 765,000 square feet of employment uses that would be distributed across a range of densities and a mix of uses across the Project site.

Included within the proposed SPA is the ability to transfer development intensity between various planning areas within the Village Core to allow flexibility to respond to changing market conditions. Actual development associated with the proposed Project would be limited by the total peak hour trips assigned to the anticipated land uses based on a typical development scenario identified in the Specific Plan Amendment. As specific development proposals come forward, deviation from the typical development scenario would be allowed provided that the total peak hour traffic volumes are not exceeded. This approach allows flexibility to respond to changing market conditions over the expected ten-year period for the Village Core build-out.

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The Specific Plan Amendment includes a typical development scenario based on “target” development intensities such that the maximum peak hour traffic volumes associated with build-out of the area does not generate more than 2,785 AM peak-hour trips and not more than 3,474 PM peak-hour trips (see Table 1-4, *Typical Development Scenario*). These are the peak hour trips associated with the approved TM ~~5538~~-5139 for the Project site. In order to track the allocation of trips within the Project site, an Average Daily Traffic (ADT) Tracking Table would be submitted with each Site Plan development proposal.

1.2.3.2 Subregional Plan Amendment

The Project site is governed by the Otay Subregional Plan (Volume 1). The focus of the Subregional Plan is to promote industrial development in the Otay Mesa/International Border area with the Mexico region, and the plan describes the EOMSP as the planning framework for development in East Otay Mesa. The Project proposes to amend the Otay Subregional Plan, which is considered a General Plan Amendment, in order to allow residential mixed-uses that would support the development of industrial uses in the area by providing live/work and commercial service opportunities.

1.2.3.3 Rezone

The Project site is zoned Specific Plan Area (S-88) with Technology Business Park and Commercial Overlay land use designations. The Project does not propose a change to the current zoning and would ~~to~~ retain the S-88 zoning designation. However, the ~~but would change the~~ land use designation and the regulatory site standards within the Specific Plan to Mixed-Use would be modified, to allow for development of the Project site as a Village Core. Each new land use designation consists of regulatory site standards specific to the use, ~~and~~ as described in Table 3.2-1 of the Specific Plan. The County requires a Rezone when any of the regulatory site standards are changed.

1.2.3.4 Tentative Map

The Otay 250 Sunroad – East Otay Mesa Business Park Specific Plan Amendment Project involves a new Tentative Map to implement the proposed use. The Project site is located in the northwest portion of the Specific Plan. The proposed Tentative Map (Figure 1-2, *Otay 250 Sunroad – East Otay Mesa Business Park Specific Plan Amendment Proposed Tentative Map*) would subdivide the Project area into 30 lots and consists of four Commercial/Technology Business Park lots, 25 Mixed-use lots ranging in size from 1.7 acres to 11.84 acres, and one 51.3-acre dedicated open space lot.

1.2.4 Technical, Economic, and Environmental Characteristics

The EOMSP area was originally envisioned as a major employment center in southern San Diego County. The objectives of the plan are to encourage regional technology

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manufacturing uses, provide adequate land area for light industrial uses, provide appropriate areas for heavy industrial uses, allow for commercial uses to serve employees and visitors, and preserve environmental resources. The plan was originally developed in 1994; however, limited development has occurred since that time. Most of the Specific Plan area remains vacant.

With the adoption of the 2011 General Plan, the County of San Diego has committed to a sustainable growth model that facilitates efficient development near infrastructure and services, while respecting sensitive natural resources and protecting existing community character. This model recognizes that mixed-use development, consisting of residential, retail, and office/professional uses, is an important component of creating livable communities that reduce vehicular trips (and associated greenhouse gas emissions) by providing places to live, work, and shop within a compact area. Currently, the EOMSP does not accommodate residential uses (other than scattered rural residential uses along the outskirts of the plan). This means that when the future employment center is developed, employees may need to commute to East Otay Mesa from other areas, creating a development pattern that may not be consistent with the County's current sustainable growth goals and policies.

An amendment to the EOMSP is currently proposed to establish a Mixed-Use Village Core that would permit a variety of residential uses at higher densities (up to approximately 30 dwelling units per acre). Providing housing proximate to employment uses would enhance jobs-housing balance and contribute to a more livable and sustainable community. The purpose of the analysis in this SEIR is to evaluate the compatibility of introducing these residential uses to the EOMSP area.

Approved TM ~~5538~~ 5139 ensured the protection of sensitive biological resources through open space preservations that would remain in place as a part of the proposed SPA. Additional measures are proposed to minimize potential significant effects associated with the issues of air quality, biological resources, cultural resources, greenhouse gas emissions and energy, hazards and hazardous materials, noise, and transportation and traffic, as detailed in Chapter 2.0. All mitigation measures are presented in Chapter 7.0.

Future development within the SPA area would require processing of site plans and/or tentative maps by the developer(s) of each lot(s); thus, all future development would undergo design review by the County. While no design details are currently proposed, all lots are anticipated to be developed in accordance with the EOMSP and the proposed SPA and in conformance with County ordinances and regulations.

The Project incorporates several design measures that would minimize Project impacts. Specifically, design measures are provided for air quality, greenhouse gas emissions, and noise. In addition to mitigation measures identified in this SEIR, these design measures would be implemented as conditions of Project approval. A complete list of the design considerations for the Project is presented in Table 1-3, *Project Design Considerations*.

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1.3 Project Location

The proposed Project site is located within the approved EOMSP (see Figure 1-1). The EOMSP is located within the unincorporated Otay Subregional Plan area of southeastern San Diego County. The Specific Plan area covers approximately 3,013 acres of land immediately adjacent to the International Border with Mexico. The Specific Plan area is roughly bounded by the Otay River Valley Regional Park to the north, the International Border to the south, the San Ysidro Mountains to the east, and the City of San Diego's Otay Mesa Community Plan area to the west.

The Otay 250 Sunroad - East Otay Mesa Business Park Specific Plan Amendment encompasses approximately 253.13 acres within the Specific Plan area, including approximately 219.9 acres of lot area and approximately 33.2 acres of right-of-way area (see Figure 1-3). The undeveloped Project site is generally east of SR-125, north of Otay Mesa Road, west of Vann Centre Boulevard, and south of Zinser Road. (See Figure 1-14, *Aerial Photograph*.)

1.4 Environmental Setting

Project Vicinity

The EOMSP area is in the southwestern portion of San Diego County, immediately adjacent to the International Border with Mexico (Figure 1-4). Otay Mesa is one of a series of marine wave-cut terraces, typical of the San Diego region. The majority of the Specific Plan area is characterized by flat mesa tops that are occasionally interrupted by steep sloping finger canyons in the western portion of the Specific PlanProject area; and rolling hills and steeper mountain slopes rising eastward to the San Ysidro Mountains in the eastern portion of the Specific Plan area. The two major canyons, O'Neal and Johnson, have been deeply cut into the northernmost edge of the mesa and drain into the Otay River Valley north of the Specific Plan area. Elevations range from approximately 500 feet above mean sea level (AMSL) on the mesa to over 1,400 feet AMSL in the San Ysidro Mountains.

To the west of the Specific Plan area is the City of San Diego's Otay Mesa Community Plan area, which is planned for predominantly industrial and residential land uses with commercial nodes at the International Border. Brown Field, a general aviation airport, is also located west of the Specific Plan area in the City of San Diego. To the immediate north of the Specific PlanProject site and located between O'Neal and Johnson canyons is the Donovan State Correctional Facility, operated by the State of California Department of Corrections. North of O'Neal Canyon is the County East Mesa Detention Facility. Further north of the Specific Plan area is Otay River Valley, site of a multi-jurisdictional planning effort to create a regional park. East of the Specific Plan area are the steep undeveloped slopes leading into the San Ysidro Mountains. The City of Tijuana, Mexico, is immediately south of the Specific Plan area across the International Border and is occupied by industrial and intensive residential land uses. The Rodriguez International

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Airport is located approximately one mile southwest of the Specific Plan area within eastern Tijuana (See Figure 1-4, *Regional Vicinity Map*).

The Project site supports seven vegetation/land cover types: San Diego mesa claypan vernal pools, disturbed wetland, non-native riparian, native grassland, non-native grassland, disturbed land, and development land. Six special-status plant species and thirteen special-status animal species have been documented on the Project site. Approximately 51 acres of the Project site is preserved within a biological open space easement. (See Section 2.2, *Biological Resources*, for a complete discussion of the vegetation, habitats, and plant and animal species occurring on-site.)

Soils throughout the Specific Plan area include: alluvium consisting primarily of clay, silt, sand, and cobble in the drainage areas; topsoil and colluvium consisting of dark brown, silty clay, and clayey sand in the agricultural areas on the mesa; and rockier soils of cobbles/sandstone conglomerate and metamorphic outcrops in the hills and slopes of the eastern portions of the Specific Plan area. The Specific Plan area is located within mineral zone MRZ-3 (see Section 3.2.4, *Mineral Resources*).

The Specific Plan area supports a variety of flora and fauna that are typical of the southern California coastal region. Major vegetation communities that can be found in the Specific Plan area are coastal sage scrub, chaparral, non-native grassland, and agricultural lands. Most of the western and central portions of the Specific Plan site are void of natural vegetation due to past and present agricultural operations. The Specific Plan area supports a high diversity of flora and fauna (including significant populations of sensitive species, such as California gnatcatcher) due to the variety of habitat types and the spatial congruity with extensive undeveloped areas to the east. Canyons and drainages in the area (including Johnson and O'Neal canyons) function as significant wildlife corridors which provide vital connections between the Otay River Valley and the extensive natural habitat to the east. (See Section 2.2, *Biological Resources*.)

Project Site

The Project site is currently undeveloped and encompasses approximately 253 acres. Several unimproved dirt roads and trails cross the Project site and an SDG&E easement traverses the western portion of the Project site in a north-south direction. Figure 1-15, *Aerial Photograph*, shows a current aerial photograph of the Project site.

The Project site is nearly flat-lying to steeply sloping with elevations ranging from approximately 620 feet msl in the central portion of the site to approximately 527 msl at the northwest corner. Soils through the Project site include undocumented fill soil, top soil, and alluvium/colluvium. Additionally, the site is underlain by Old Terrace Deposits and Otay Formation geologic units.

The Project site has a mineral resource classification of MRZ-3 by the California Division of Mines and Geology. The MRZ-3 classification also applies to the larger area surrounding the Project site and Specific Plan area. The nearest classification of MRZ-2

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areas is the Otay River Valley, located approximately five miles north of the Specific Plan area. See Section 3.2.4, *Mineral Resources*, for a detailed discussion of Project mineral resource classification.

The EOMSP area is located within the San Diego Hydrologic Region, specifically, within the Tijuana Hydrologic Unit. The Tijuana River watershed encompasses a region of approximately 1,750 square miles on either side of the California – Baja California border, and in terms of water quality degradation is the most severely impacted watershed in San Diego County. Although only 27 percent of the watershed area is within California, the river discharges to the Tijuana Estuary and Pacific Ocean on the U.S. side of the international border. On the U.S. side of the border, the cities of Imperial Beach and San Diego and San Diego County have portions of their jurisdictions within the watershed. The cities of Tijuana and Tecate are the most important urban centers on the Mexican side. The current population of the entire watershed is approximately one million people.

The Tijuana River watershed is classified as a Category I (impaired) watershed by the State Water Resources Control Board due to a wide variety of water quality problems. These problems are largely a result of non-point agricultural sources on the U.S. side of the border and a large variety of point and non-point sources on the Mexican side. The Tijuana Estuary, a National Estuarine Sanctuary that supports a variety of threatened and endangered plants and animals, is threatened by inflows from the Tijuana River containing high concentrations of coliform bacteria, sediment, trace metals (copper, lead, zinc, chromium, nickel, and cadmium), PCBs, and other urban, agricultural, and industrial pollutants.

1.5 Intended Uses of EIR

This SEIR is an “informational document that will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project” [CEQA Guidelines Section 15121(a)]. This SEIR was prepared in accordance with the requirements of the County of San Diego Environmental Impact Report Format and General Content Requirements (County of San Diego 2006), CEQA (California Public Resources Code, Section 21000 et seq.), and the CEQA Guidelines (14 California Code of Regulations (CCR) Section 15000 et seq.).

Consistent with CEQA Guidelines Section 15163 (a), this SEIR has been prepared as a Supplemental EIR because any of the conditions described in CEQA Guidelines Section 15162 would require the preparation of a subsequent EIR, and “only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.” Section 15163 also states:

- (b) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.
- (c) A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.

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- (d) A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.
- (e) When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.

A project EIR was certified for the EOMSP in 1994, which included analysis of the impacts associated with development of industrial and commercial land uses on the Project site. Since that time, a change of circumstances not previously considered in the EOMSP EIR has occurred – proposed development of the Project site with a mix of residential, industrial, and commercial land uses. Therefore, there is substantial evidence that the proposed Project may have significant adverse impacts on the environment not previously considered in the previously certified EIR. Pursuant to CEQA Section 15163, an SEIR has been prepared to address changes in circumstances and to provide minor changes and additions to the previously certified EIR in order to make the previous EIR adequately apply to the proposed Project.

This SEIR was prepared by the County of San Diego for the proposed Otay 250 Sunroad – East Otay Mesa Business Park Specific Plan Amendment project, as a supplement to the East Otay Mesa Specific Plan EIR (SP 93-004, Log No. 93-19-006) certified by the Board of Supervisors on July 17, 1994 (“1994 EIR”); and the Supplemental EIR for Sunroad Otay Industrial Subdivision / Sunroad Centrum project (TM 5139RPL6, ER 98-19-013), certified by the Board of Supervisors December 15, 2000 (“2000 SEIR”). Additionally, this SEIR supplements information contained in an 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 5139RPL6, Log # 98-19-013) for the Sunroad Otay Tech Centre (TM ~~55385139~~5139) project (98-19-013B) approved by the Board of Supervisors on March 9, 2012 (“2012 Addendum”).

A brief description of the environmental documents follows:

- *East Otay Mesa Specific Plan EIR (SP 93-004, Log No. 93-19-006) certified by the Board of Supervisors on July 17, 1994 (1994 EIR)* – The EOMSP encompasses approximately 3,300 acres of land in the Otay Subregional Planning Area. It is a portion of the 5,700-acre County Service Area (CSA) No. 122, located east of Brown Field and north of the International Border. The Specific Plan addresses the future development of this area, primarily with industrial uses, although commercial and residential uses are also proposed. The objectives of the Specific Plan include the development of industrial and commercial uses to accommodate forecasted growth, protection of open space in the eastern portion of the Specific Plan Area, provision of streets and highways and a circulation system to accommodate forecasted traffic growth, and the development of infrastructure to support these uses. The EOMSP proposed 2,359 acres of industrial uses, 154 acres of

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commercial, fire/police services, road right-of-way, a transit station totaling about five acres, and 753 acres of hillside residential uses.

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.

- *Supplemental EIR for Sunroad Otay Industrial Subdivision / Sunroad Centrum project (TM 5139RPL6, ER 98-19-013), certified by the Board of Supervisors December 15, 2000 (2000 SEIR)* – The Sunroad Centrum project, consisting of 250.5 acres within the EOMSP area, would be developed in two phases to partially mitigate short-term cumulative traffic impacts associated with the project. Under a worst-case scenario, Phase I would be completed within two years of project approval and would provide for the development of approximately 74 industrial lots on approximately 130 acres. Phase II would consist of 22 commercial lots on 34.4 acres west of Harvest Road and would not commence until the opening of either SR-125 or SR-905. The remainder of the proposed project area would consist of public roads and 51.7 acres of open space. The 51.7 acres of open space would include an area of about 0.25 acre consisting of an isolated vernal pool that would be preserved as permanent open space within one of the proposed commercial/industrial lots located near the southeast corner of the proposed intersection of Lone Star Road and Sanyo Avenue. An additional area of about 51.5 acres, consisting of a vernal pool complex and sensitive biological habitat, would be preserved through an open space easement, located north of Lone Star Road.

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. This SEIR included measures to mitigate the previously identified impacts for to Biological Resources and Noise for the Sunroad Spectrum project, negating the previous Statement of Overriding Conditions.

- *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 5139RPL6, Log # 98-19-013) for the Otay Tech Centre (TM 55385139) project (98-19-013B) approved by the Board of Supervisors on March 9, 2012 (2012 Addendum)* – An Addendum to the previously certified EIR for the EOMSP and Supplemental EIR for the

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EOMSP Sunroad Centrum was approved by the Planning Commission for the Sunroad Otay Tech Centre project. This project is a Tentative Map to subdivide 253.1 gross acres into 55 lots: 52 technology business park lots ranging in size from 1.8 to 5.3 acres, one lot for a sewer pump station, one storm water detention lot, and a 51.3-acre dedicated open space lot. Approximately 38.2 acres of the project would be granted as public rights-of-way.

No new significant effects were identified. However, biological mitigation measures were modified due to change in circumstances and some additional traffic mitigation measures were required. The Statement of Overriding Conditions for Traffic and Biological Resources from the 2000 SEIR was carried forward with this Addendum.

In accordance with Section 15150 of the CEQA Guidelines, information from these previously certified and approved environmental documents is hereby incorporated by reference into this SEIR. Additionally, Section 15150 states:

- a) An EIR or negative declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR or negative declaration.
- b) Where part of another document is incorporated by reference, such other document shall be made available to the public for inspection at a public place or public building. The EIR or negative declaration shall state where the incorporated documents will be available for inspection. At a minimum, the incorporated document shall be made available to the public in an office of the lead agency in the county where the project would be carried out or in one or more public buildings such as county offices or public libraries if the lead agency does not have an office in the county.
- c) Where an EIR or negative declaration uses incorporation by reference, the incorporated part of the referenced document shall be briefly summarized where possible or briefly described if the data or information cannot be summarized. The relationship between the incorporated part of the referenced document and the EIR shall be described.
- d) Where an agency incorporates information from an EIR that has previously been reviewed through the state review system, the state identification number of the incorporated document should be included in the summary or designation described in subdivision (c).
- e) Examples of materials that may be incorporated by reference include but are not limited to:

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- 1) A description of the environmental setting from another EIR.
 - 2) A description of the air pollution problems prepared by an air pollution control agency concerning a process involved in the project.
 - 3) A description of the city or county general plan that applies to the location of the project.
- f) Incorporation by reference is most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of the problem at hand.

This SEIR addresses the potential environmental impacts that could result from the development of future projects associated with the proposed land uses in the Otay 250 Sunroad - East Otay Mesa Business Park Specific Plan Amendment that have not already been addressed in the previously certified and approved applicable environmental documents. Additionally, this SEIR includes modifications to mitigation measures required as part of the previously approved projects addressed in those environmental documents and includes, as necessary, additional mitigation measures to reduce and/or avoid significant environmental effects associated with the proposed Project to below a level of significance.

The Notice of Preparation (NOP) released for public review on March 11, 2016 and associated comment letters received during the public review period are included as Appendix A to this EIR. The Initial Study prepared for the proposed Project is also included in Appendix A. This EIR addresses issues identified in the Initial Study and comments received on the NOP.

This EIR will be made available for review by members of the public and public agencies for 45 days to provide comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated,” as stated in CEQA Guidelines, Section 15204 (14 CCR 15000 et seq.).

As the designated lead agency, the County is responsible for preparing this document. The decision to approve the proposed Project is within the purview of the County Board of Supervisors. When deciding whether to approve the Project, the County will use the information included in this SEIR to consider potential impacts on the physical environment associated with the Project.

The County will consider written comments received on the SEIR in making its decision whether to certify the SEIR as complete and in compliance with CEQA, and also whether to approve or deny the Project. Environmental considerations and economic and social factors may be weighed to determine the most appropriate course of action. If the SEIR is certified and the Project approved, agencies with permitting authority over all or portions of the Project may use the SEIR as the basis for their evaluation of environmental effects of the Project and approval or denial of applicable permits.

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This SEIR is intended for use by the County of San Diego in streamlining environmental documentation for future development projects that tier from this document. Future development within the SPA would require processing of Site Plans, which require discretionary review. In accordance with CEQA Guidelines Sections 15162 through 15164, those projects would be examined in light of this SEIR to determine whether an additional environmental document must be prepared. According to Section 15162 of the CEQA Guidelines, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environment effects or a substantial increase in the severity of previously identified significant effects; or
- (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, shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures or alternatives previously found not 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 EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If a later activity would have effects that were not examined in the SEIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. If subsequent environmental review results in additional impacts and the identification of new mitigation measures, those mitigation measures would be applied to that later activity. Additionally, if as part of the subsequent review, the County has updated mitigation measures, the updated measures would be applied to any future projects that are required to have subsequent environmental review under CEQA.

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When future discretionary actions associated with implementing the Otay 250 Sunroad – East Otay Mesa Business Park Specific Plan Project occur, the County must incorporate feasible mitigation measures required for by this SEIR into those subsequent actions. All mitigation measures included in this SEIR would be incorporated into the current project as specified in this SEIR.

If the County finds that, pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the County can approve the activity as being within the scope of the original review contained in this SEIR, and no new environmental document would be required.

1.5.1 Matrix of Project Approvals/Permits

Table 1-5, *Matrix of Project Approvals/Permits* includes discretionary approvals/permits that may be obtained during the decision-making process. The table is organized by agency/jurisdiction. In the case where multiple discretionary approvals/permits are necessary from a single agency, the approvals are listed in the order they are believed to occur. The SEIR is intended to apply to all listed Project approvals as well as to any other approvals necessary or desirable to implement the Project.

1.5.2 Related Environmental Review and Consultation Requirements

Pursuant to the CEQA Guidelines (Section 15375 and 15082), the County prepared an NOP for this EIR. The NOP was publicly circulated for 30 days beginning on March 11, 2016. The County held a public scoping meeting on March 22, 2016, to provide responsible agencies and members of the public with information about the CEQA process and to provide further opportunities to identify environmental issues and alternatives for consideration in the SEIR. Public comments received during the NOP scoping process are provided in Appendix A.

1.6 Project Inconsistencies with Applicable Regional and General Plan

A number of general and regional plans apply to the Project and were considered during the applicant's design of the Project. This review includes the San Diego County General Plan and Zoning Ordinance, as well as other plans and regulations including: Federal Endangered Species Act, the Federal Clean Water Act, the State Implementation Plan (SIP), the San Diego Air Pollution Control District (APCD) Regional Air Quality Strategy (RAQS), the Regional Water Quality Control Board (RWQCB) Basin Plan, and the San Diego Association of Government's (SANDAG) Congestion Management Plan. Specific County regulations including the Resource Protection Ordinance and the Biological Mitigation Ordinance were considered during the design of the Project. The Project complies with all of the above-named plans and ordinances. The Project's compliance

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with these plans and ordinances is evaluated throughout the SEIR, as applicable, with discussion in Chapters 2 and 3. Issue areas that were deemed to be inconsistent are discussed below.

The Project would require an amendment to the Otay Subregional Plan (Volume 1), which is an integral part of the General Plan, and which focuses on issues that are specific to the community of Otay Mesa. The Project proposes to amend the Otay Subregional Plan, which is considered an Amendment to the General Plan, in order to allow residential mixed-uses that will support the development of industrial uses in the area by providing live/work and commercial service opportunities that are consistent with the County's General Plan (see Section 1.2.1, above).

1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

Section 15130(a) of the State CEQA Guidelines state that an EIR shall discuss cumulative impacts of a project when the project's impacts, even though individually limited, are cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual 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. Cumulative impacts involve individual effects which may increase in scope or intensity when considered together. Such impacts typically involve a number of local projects, and can result from individually incremental effects when these collectively increase in magnitude over time.

Per State CEQA Guidelines Section 15130(b), an adequate discussion of significant impacts includes either:

- A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

Cumulative projects were researched at the County of San Diego Planning & Development Services Department, as well as the City of San Diego Development Services Department. The identification of a suitable cumulative project area is dependent on the specific environmental issue areas that need to be addressed. Cumulative analysis is included in each environmental issue analysis in Chapters 2 and 3 of this SEIR. Within each analysis section, the cumulative projects considered for that specific issue area analysis are identified. With the exception of the environmental analysis for Biological Resources, Table 1-6, *Cumulative Projects List*, identifies the cumulative projects

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considered in the SEIR; and Figure 1-15, *Location of Projects Considered in Cumulative Impact Analysis*, shows the locations of the cumulative project. For the analysis of impacts associated with Biological Resources, a separate list of cumulative projects has been developed. (See Table 2.2-4, *Projects Included In Cumulative Impact Analysis*, and Figure 2.2-5, *Cumulative Projects*.)

1.8 Growth Inducing Impacts

CEQA requires that a discussion be prepared in environmental documents regarding the ways in which a proposed project could be growth inducing. CEQA Guidelines §15126.2(d) identifies a project as growth-inducing if it would foster economic growth or population growth, or results in the construction of new housing, either directly or indirectly, in the surrounding environment. New employees from commercial or industrial development, schools, golf courses, and new population from residential development represent direct forms of growth. Indirect forms of growth include the demand for additional goods and services associated with the increase in project population that would reduce or remove barriers to growth in other nearby locations.

Under CEQA, growth inducement is not necessarily considered detrimental, beneficial, or of little significance to the environment. The growth inducing potential of a project could be considered significant if it fosters growth or results in a concentration of population in excess of what is assumed in adopted master plans, land use plans, or projections made by regional planning agencies, such as SANDAG. Additionally, a project could be considered growth inducing if a project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans or policies.

In 1994, the Board of Supervisors approved the EOMSP; the Project site and surrounding area are designated as Specific Plan in the General Plan. The EOMSP area was originally envisioned as a major employment center in southern San Diego County. The Project site is designated for Technology Park uses in the approved EOMSP. The objectives of the plan are to encourage regional technology manufacturing uses, provide adequate land area for light industrial uses, provide appropriate areas for heavy industrial uses, allow for commercial uses to serve employees and visitors, and preserve environmental resources. Thus, the Project site and surrounding areas are planned for growth, and the growth-inducing effects of the EOMSP have been analyzed as part of the 1994 EIR. However, the EOMSP did not include residential development as an allowable use for the Project site. The proposed Project would amend the EOMSP to allow for a mix of uses that includes up to 3,158 residential units. In this manner, the Project has the potential to result in growth inducing effects that were not analyzed in the 1994 EIR.

The Project site is identified as Village Regional Category in the 2011 General Plan, which identifies areas where a higher intensity and a wide range of land uses are established or have been planned. The proposed Project meets the definition of a Village and would implement the General Plan's Village Regional Category. The Project proposes to allow for the development of a mixture of uses including high density residential,

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commercial/retail, and office/business park uses. The proposal to include housing in the area would implement the guiding principles outlined in the County of San Diego's General Plan and goals and policies within the County's Housing Element regarding diversified housing types and affordability. Within the Mixed-Use Village Core, a diverse mix of single-family and multi-family housing types would be permitted. In this manner, the Project would be in accordance with the General Plan, and growth of the Project site would have been anticipated by the General Plan.

The following discussion is provided to evaluate the proposed Project's potential growth-inducing effects and to determine if such effects are consistent with the level of growth contemplated in the previously certified EIR. To evaluate this issue, potential growth-inducing effects are examined below through the analysis of the following questions:

- Would the Project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the Project area, or through changes in existing regulations pertaining to land development)?
- Would the Project result in the need to expand one or more public services to maintain desired levels of service?
- Would the Project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of the Project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Removal of Obstacles to Growth

Development of the Project site has been anticipated since 1994, when the EOMSP was approved by the County Board of Supervisors. Furthermore, the Project site was approved for development in 2012 to subdivide the site into 55 lots for development with technology uses. TM ~~5538-5139~~ consisted of 52 technology business park lots ranging in size from 1.8 acres to 5.3 acres, one lot for a sewer pump station, one storm water detention lot, and a 51.3-acre dedicated open space lot. TM ~~5538-5139~~ included road improvements and utility infrastructure to serve development of the Project site. The proposed Project would include similar roadway and infrastructure, constructing roads to provide local access to the Project site and provide adequate internal circulation. These roads would not provide direct access to any off-site areas not already planned and anticipated for development or increase the capacity of the overall regional circulation system. No new facilities would be constructed beyond what have already been approved. Thus, the Project would not remove obstacles to growth for an area where growth has already been planned and anticipated.

A project may result in growth-inducing impacts through revisions to land use policies, such as GPAs, annexations, and rezones. The proposed Project includes an Amendment to the Otay Subregional Plan, an element of the County General Plan, to allow for mixed-use development that would support the development of industrial uses in the area; an Amendment to the EOMSP to incorporate a mix of residential, employment, retail, and

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technology business park uses; and a Rezone to change the land use designation and the regulatory site standards within the Specific Plan to allow for development of the Project site as a Village Core. All of these actions would implement the guiding principles outlined in the County of San Diego's General Plan, the intent of SANDAG's RCP, and goals and policies within the County's Housing Element regarding diversified housing types and affordability. None of the Project's actions would be growth-inducing but, rather, would accommodate planned growth for the region.

Require Expansion of Public Services and Utilities

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

The proposed Project would require extension of water and sewer service to the Project site, all of which have already been anticipated as part of approved TM 55385139. The water and sewer service providers [Otay Water District (OWD) and San Diego County Sanitation District] have indicated that capacity exists or is planned to serve the proposed Project's water and sewer demands. (See Public Service Availability Forms included in Appendix O and Water Supply Assessment and Verification Report in Appendix Q.) For these reasons, potential off-site growth-inducing impacts associated with extension of water and sewer services and road improvements to the Project site are considered to have a less than significant growth-inducing impact.

The proposed Project also requires additional emergency fire service and law enforcement services to the Project site. The proposed Project was issued a Project Facility Availability Form from the San Diego County Fire Authority (included within Appendix O). The Project would be served by a new fire station currently planned for the area and to be located centrally within the East Otay Mesa Business Park Specific Plan. The proposed Project would not require the construction of new fire or law enforcement facilities or the expansion of fire or law enforcement services not already planned to serve the area. The proposed Project would be conditioned to provide funding for the construction, equipping, and ongoing operations and maintenance of the new fire station.

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

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In order to provide adequate recreation services, parks would be provided as part of the Specific Plan Amendment to serve the residential uses proposed by the Specific Plan Amendment Project, consistent with the requirements of the Parkland Dedication Ordinance. The total park acreage to be dedicated would vary depending on the number of units that are constructed within the Mixed-Use Village Core. Because the Project would provide ~~The provision of park space commensurate with and to serve proposed residential development, the Project would not result in and to serve residential development proposed by the Project would avoid potential growth-inducing impacts on public park facilities in the Project area.~~

Encourage or Facilitate Economic Activities

A project may result in growth-inducing impacts if the project encourages growth in surrounding areas through economic stimulus including, for example, the construction of homes, golf courses, shopping centers, and industrial facilities. As homes are developed and occupied, residents of the Project site would seek shopping, entertainment, employment, and other economic opportunities in the surrounding area, including the City of San Diego.

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

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

Involve a Precedent-Setting Action

The Project proposes to create a Village within the EOMSP area that would accommodate up to 3,158 residential units, replacing the current Technology Business Park land use with a mix of residential, retail, employment, and technology business park uses. There

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are other areas within the EOMSP area adjacent to the Project site that are also designated for Technology Business Park uses. Development of the Project site with a mix of uses could set a precedent for other property owners to seek a similar change in land use. However, to do so would require discretionary actions like those required for the proposed Project, including a Specific Plan Amendment that requires action by the Board of Supervisors and environmental review under CEQA. Thus, while the proposed Project could entice adjacent areas to seek a similar change in land use, there is a review process in place that would require County staff to thoroughly evaluate such proposals and consider the potential for environmental impacts to occur beyond those evaluated in the 1994 EIR. Staff's evaluation and the CEQA review process would be considered by the County Board of Supervisors prior to making a decision regarding any future land use changes within the EOMSP.

Conclusion

The proposed Project includes development of the 253-acre Project site with urban development, which was previously analyzed in the 1994 EIR for the EOMSP. However, the EOMSP did not include mixed-use development of the Project site with up to 3,158 residential units. Development of the Project site would include construction of roadways and infrastructure, in a manner similar to what has been approved with TM ~~55385139~~, connecting to adjacent roadways and utilities. The Project would not result in growth-inducing impacts associated with removing obstacles to growth, such as the extension of roadway, water, and sewer services.

The Project does involve land use changes that could be seen as growth-inducing, due to the addition of residential uses. However, adequate public services are available to serve the change in land use or would be provided by the Project. Thus, the proposed Project accommodates the growth previously approved for the Project area and provides sufficient services to serve the proposed Project. The proposed Project's growth-inducing impact associated with the removal of obstacles to growth is less than significant.

Although the proposed Project would encourage and facilitate economic activity in the area surrounding the Project site, it is anticipated that this would occur in the already developed areas of Chula Vista and San Diego or where development is already planned for through respective General Plans and Community Plan. Significant growth of economic activity is not anticipated over what was evaluated within the 1994 EOMSP EIR.

The proposed Project could be considered precedent-setting in that adjacent properties could seek a similar change in land use. However, any future land use changes would require review by County staff and an evaluation of the potential for environmental impacts to occur beyond those evaluated in the 1994 EIR. Staff's evaluation and the CEQA review process would be considered by the County Board of Supervisors prior to making a decision regarding any future land use changes within the EOMSP.

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TABLE 1-1. LAND USE SUMMARY

PROPOSED PROJECT	AREA (acres)
Mixed-Use Land Use Designation	161.6
Technology Business Park	7.8
Circulation Element Roads/Right-of-Way Area	33.2
Open Space Easement	51.3
TOTAL PROJECT AREA	253.19

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TABLE 1-2. LOT AREAS

Lot Number	Area (acres) ¹
1*	10.17
2*	3.20
3*	3.48
4*	7.98
5*	4.81
6	5.46
7	5.32
8	5.47
9	1.69
10	1.87
11	1.99
12	2.09
13	8.06
14	10.08
15	5.24
16	8.03
17	3.16
18	3.30
19	6.42 ²
20	51.34
21	5.65
22	11.84
23	5.52
24	6.71
25	5.64
26	4.15
27	5.68
28	6.86
29	12.01
30	6.69
Lot Area	219.88 acres
Right-of-Way Area	33.23 acres
Total Site Area	253.13 acres
Notes:	
¹ Gross acreage = net acreage	
² Open space easement of 0.41 acre include in lot area total	
* asterisk indicates lots within commercial overlay (per East Otay Mesa Business Park Specific Plan Figure 2.1-1)	

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TABLE 1-3. PROJECT DESIGN CONSIDERATIONS

<p>Air Quality</p> <ul style="list-style-type: none">• Require the construction fleet to use any combination of catalytic converters, diesel oxidation catalysts, diesel particulate filters, and/or ARB certified Tier III or Tier IV equipment.• Architectural coatings would be required to meet the requirements of SDAPCD Rule 67.0.1, which was adopted in June 2015 and went into effect on January 1, 2016. Rule 67.0.1 limits VOC content to 100 g/l for exterior paints and 50 g/l for interior paints. This rule was taken into account in the CalEEMod Model. It was also assumed, based on County T-BACT requirements, that all Tier 3 equipment would be used during construction.• Project construction would employ dust control measures to reduce impacts as feasible. Dust control measures would include watering the site at least three times daily during active grading, and reducing vehicle speeds on unpaved surfaces to 15 mph, and cleaning paved roads, which was assumed to be 25 percent effective in reducing PM emissions (SCAQMD 1999). In addition, the Project would utilize low-VOC coatings in accordance with APCD Rule 67.0.1 requirements. The Project would reduce emissions to the extent feasible. The emissions are mainly attributable to application of architectural coatings. Because the coatings would meet SDAPCD low-VOC requirements, there are no additional mitigation measures that would reduce VOC emissions to less than significant levels.
<p>Noise</p> <ul style="list-style-type: none">• Select equipment capable of performing the necessary tasks with the lowest sound level and the lowest acoustic height possible.• Implement alternatives to the standard backup beepers as feasible. These alternatives include strobe lights or products such as the Brigade Electronics, Inc. Broadband Sound system, which is equally effective while generating a lower noise level.• Use specially-quieted equipment, such as quieted and enclosed air compressors and properly-working manufacturer-recommended mufflers on all engines.• Construct enclosures around noise-producing stationary sources such as generators used for night lighting.• Perform construction vehicle maintenance off site or between 7:00 a.m. and 7:00 p.m.• Place the laydown area as far as possible from the closest noise sensitive receptors.• Limit the delivery of material (with the exception of concrete) to the hours between 7:00 a.m. and 7:00 p.m.

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Architectural/Design

- Buildings would be designed to be compatible with nearby land uses and are encouraged to reflect a human scale and provide visual interest.
- Design elements would include street oriented building entrances, ground floor transparency, sidewalk cafes, balconies, awnings, and articulated facades.
- Where feasible parking lots would be located to the rear or sides of buildings and screened with landscaping.

Pedestrian Features

- Project would establish a pedestrian circulation and trails system that would support and encourage walking as a mode of transportation.
- Sidewalks would be provided on both sides of all public streets.
- Sidewalks within the Mixed-Use Village Core are proposed to be at least five-foot wide and separated from the traveled way by a five-foot landscaped parkway.
- Mixed-Use Roads would have five-foot non-contiguous sidewalks separated from the curb by a five-foot wide landscape strip. Large canopy trees spaced every 25 feet would be located in the middle of this landscape strip to create a sense of place and provide shade for pedestrians and bicyclists.
- All development adjacent to the Otay Valley Regional Park would improve a ten-foot wide trail for passive viewing and as a potential connection to the regional park trail system. Trail would be open to the public and would connect to a public sidewalk or an alternative location acceptable to the County.

Lighting

- Lighting would be on 15-foot poles and complementary to building architecture within Activity Node and Mixed-Use Village Core parking areas.
- Architectural lighting would articulate and animate entrances and other prominent architectural elements as well as provide the required functional lighting for safety and clarity of pedestrian movement.
- Lighting for pedestrian walks would be designed for point-to-point illumination to identify the pedestrian walkway and direction of travel.

Streets

- Project would include construction of public streets within the project boundary, including Sunroad Boulevard, Sunroad View Drive, Alejandro Drive, and extensions of Harvest Road and David Ridge Drive.
- All public roadways located within the Project site would include Class 2 bike lanes.
- Project would construct off-site half-width improvements within the Project boundary providing interim lane configuration to Vann Center Boulevard from Otay Mesa Road to Sunroad Boulevard, and Otay Mesa Road from Harvest Road to Vann Centre Boulevard.

Transit

- Project would include the construction of a Metropolitan Transit Service bus stop at the northwest corner of Otay Mesa Road and Harvest Road. Proposed bus stop would be serviced by Bus Route 905, which connect Otay Mesa to the Iris

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Trolley Station.
<p>Trails and Pathways</p> <ul style="list-style-type: none">• Project would include a trail segment that occurs north of Sunroad Boulevard through an SDG&E easement, providing pedestrian connectivity to the Otay River Valley Regional Park.• Additional pathways are planned along Harvest Road between Otay Mesa Boulevard and Sunroad Boulevard along Lone Star Road between Vann Centre Boulevard and Zinser Road.
<p>Greenhouse Gas Emissions</p> <ul style="list-style-type: none">• The East Otay Mesa Specific Plan Amendment provides a mix of uses at the site, including residential, retail, and industrial/employment uses.• Non-residential and multi-residential units would be conditioned to provide Electric Vehicle parking.• Non-residential and multi-residential units would be conditioned to include bicycle parking.• Project would be designed with non-contiguous sidewalks to provide a pedestrian network throughout.• Project is located on Otay Mesa Road which has a bike lane; and project design will be built to accommodate bikes on project streets.• Project would provide a new MTS bus stop.• The Project would include traffic calming measures on a minimum of 25% of internal streets and 25% of intersections.• Indoor residential appliances would meet the requirements of Title 24 in place at the time of construction. ENERGYSTAR appliances would be installed.• Indoor plumbing would include low-flow fixtures.• The Project would be equipped with high efficiency public street and area lighting that would reduce energy requirements for lighting by 5%.• Traffic lights installed by the project would be LED traffic lights.• The Project would limit Outdoor Lighting Requirements.• Project would install Programmable Thermostat Timers.• Use water-efficient irrigation systems. Outdoor irrigation would be water-efficient.• All public areas would be planted with native or drought resistant trees and vegetation.• Project would be designed to use water efficient landscapes.• All buildings would exceed the California 2013 Title 24 Building Energy Efficiency Standards by 25%. By the time buildings are constructed, it is likely that updated, more stringent energy efficiency standards would be adopted.• 1,000 residential units would include a natural gas fireplaces, the remaining 2,158 units would be constructed without fireplaces.• The project would include solid waste diversion practices in accordance with AB 341, which requires 75% solid waste diversion by 2030.
<p>Biological Resources</p> <ul style="list-style-type: none">• A 0.41-acre easement within the project site is identified as an Open Space Easement established for the protection of biological resources.

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- All documented vernal pools would be preserved in the Open Space Easement.

Hazards and Hazardous Materials

- Project would implement a number of design and maintenance BMPs to prevent and control vectors (mosquitoes) from breeding in the on-site detention basins including the regular removal of trash and debris from on-site detention basins, which would prevent obstruction of the outlet structure and facilitate drainage. The Project would also regularly remove vegetation from on-site detention basins, which would minimize suitable habitat for mosquito larvae and would allow for faster drainage of the detention basins. Also, the drawdown time of each detention basin would be monitored after significant rain events (i.e., consistent rainfall over a period of 12 hours or longer). In the event the drawdown time exceeds 96 hours, corrective measures would be taken, such as adjusting irrigation systems, removing obstructions of debris or invasive vegetation clearing underdrains, or repairing/replacing clogged or compacted soils.
- Project would be designed to minimize wildfire exposure risks.
- Development of the project site would provide additional emergency services to the community, fire access roads would provide improved access to the Project site and the wildland-urban interface, and proposed fire hydrants would provide firefighters with adequate water resources to fight structure and wildland fires.
- New buildings associated with the proposed project would have reduced flammability due to ignition-resistant construction and automatic fire sprinkler installation.
- Development of the Project site would provide a fire break and defensible space, from which a wildfire can be more easily fought by firefighters.

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TABLE 1-4. TYPICAL DEVELOPMENT SCENARIO

Planning Area	Land Use Acreage ¹				Total Acreage (excl. Open Space)	Target Development Intensity			ADT Volume ³	AM Peak Hour	PM Peak Hour
	Residential	Tech Park	Commercial (Office/Retail) ²	Open Space		Dwelling Units	Tech Park Square Footage	Commercial (Office/Retail) Square Footage			
Mixed-Use											
PA A	20.8	13.5	0.0	1.2	34.3	596	162,000	0	6,388	608	672
PA B	44.3	1.9	0.5	1.5	46.7	1,381	22,800	5,000	11,476	922	1,047
PA C	12.8	10.4	6.8	0.0	30.0	227	124,800	68,000	9,592	581	1,004
PA D	33.3	14.1	0.5	0.0	47.9	954	169,200	5,000	9,524	853	997
Subtotal	111.2	39.9	7.8	2.7	158.9	3,158	478,800	78,000	36,980	2,964	3,720
Technology Business Park											
PA E	0.0	7.8	0.0	0.0	7.8	0	93,600	0	936	131	140
PA F (not a part)	0.0	16.1	0.0	0.8	15.3	0	193,200	0	N/A	N/A	N/A
Subtotal	0.0	23.9	0.0	0.8	23.1	0	286,800	0	936	131	140
Open Space											
PA G	0.0	0.0	0.0	51.3	0.0	0	0	0	N/A	N/A	N/A
Subtotal	0.0	0.0	0.0	51.3	0.0	0	0	0	N/A	N/A	N/A
Total	111.2	63.8	7.8	54.8	182.0	3,158	765,600	78,000	37,916	3,095	3,860
Mixed Use Credit (10%)									(3,792)	(310)	(386)
Net Total									34,124	2,785	3,474

1. Park acreage would be provided at the site plan stage consistent with the County's Parkland Dedication Ordinance (PLDO) and tracked via Table 3.3-3. Refer to Section 2.4.3 in the Public Facilities Element for additional information regarding how parks would be established within the project area.
2. Commercial retail acreage is limited to a maximum of 27.2 acres.
3. Rates are from SANDAG's (Not so) Brief Guide of Vehicular Generation Rates for the San Diego Region, 2002. Residential = 8 ADT/unit. Technology Park = 120 ADT/acre. The Neighborhood Shopping Center rate of 1,200 ADT/acre was used for the Commercial Retail within PA C. A 20% pass-by reduction was applied to this rate. The Specialty Retail rate of 400 ADT/acre was used for the Commercial Retail within PAs B and D.

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TABLE 1-5. MATRIX OF PROJECT APPROVALS/PERMITS

Discretionary Approvals/Permits	Approving Agency/ Reviewing Department
General Plan Amendment Specific Plan Amendment Rezone Tentative Map	County of San Diego/ Department of Planning and Development Services (PDS)
Right-of-way Permit(s) Grading Permit(s) Final Map Improvement Plans Traffic Control Plan	County Department of Public Works (DPW)
Section 401 Water Quality Certification National Pollutant Discharge Elimination System (NPDES) Permit General Construction Storm Water Permit Waste Discharge Requirements Permit	San Diego Regional Water Quality Control Board (RWQCB)
Section 404 Permit – Dredge and Fill	U.S. Army Corps of Engineers
Section 1602 Streambed Alteration Agreement (SAA)	California Department of Fish and Wildlife
FAA notification for hazards to airport safety (14 Code of Federal Regulations, part 77 pursuant to 49. U.S.C., Section 44718)	Federal Airport Authority (FAA)
Fire District Approval	San Diego Rural Fire Protection District
Water District Approval	Otay Water District
School District Approval	San Ysidro School District Sweetwater Union High School District

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Table 1-6. CUMULATIVE PROJECTS LIST

Map Label	Project Name	Project Number	Location	Acres	Description	CEQA Document	Potential Impacts
1	PROPOSED PROJECT Otay – 250 East Otay Mesa Business Park Specific Plan Amendment	PDS2015-SPA-15-001; PDS2015-GPA-15-008; PDS2015-TM-5607; PSD2015-REZ-15-007; PDS2015-ER-15-98-190-13G	Northeastern corner of Otay Mesa Road and Harvest Road/SR-125.	253.13	Specific Plan Amendment to the East Otay Mesa Business Park Specific Plan to establish a new Mixed-Use Village Core area within the Specific Plan Area, which would allow for the establishment of a mix of employment, retail, and residential emphases. Provides for a maximum of 3,158 dwelling units, 84,942 square feet of general commercial uses, and 1,389,564 square feet of employment uses, and approximately 51.3 acres of permanent biological open space. Amendment to the Otay Subregional Plan (GPA), <u>which is considered an Amendment to the General Plan</u> , in order to allow for the establishment of mixed-uses within the community plan area; a Rezone (REZ) to accommodate the introduction of mixed-uses; and a Tentative Map (TM) to subdivide the land.	SEIR	Potentially significant environmental issues addressed in SEIR: air quality, biological resources, cultural and paleontological resources, hazardous and hazardous materials, noise, and transportation and traffic.
2	Airway Business Center/FedEx	PDS2009-3501-08-018-01 TM 5304R/S08-018	Northeast corner of Airway Road and Paseo De La Americas	35.69	Subdivision into 12 lots (minimum 2 acres each) for light industrial uses.	EIR Addendum	Biological survey identified impacts to 38.52 acres of non-native grassland, to be mitigated by purchase of 19.26 acres of mitigation bank habitat. Sensitive species included foraging raptors only. Produces 4,200 ADT.
3	Burke Minor Subdivision/Otay Logistics Center	TPM 20701 RPLI ZAP 99-029 STP 05-018 SPA 05-005	Eastern side of Enrico Fermi Drive between Siempre Viva Road and Airway Road	39.31/ 14.91	Subdivision into 4 parcels of 8.80, 9.37, 9.48 and 11.66 acres. Grading and improvement of a commercial road traversing the site. Truck parking and storage on site. Construction of approximately 27,000 square feet of buildings and warehouse in the northern part of the site, along with 404 parking spaces and 73 loading spaces.	MND	Mitigation consists of off-site purchase of 20 acres of non-native grassland to mitigate for 40 acres (entire site) of disturbed grassland at 0.5:1 ratio. Fair share traffic contributions required to mitigate traffic impacts for 635 (Phase I) and 715 (Phase II) ADT. Changes from mixed industrial (LU) to LE and Heavy Industrial. Potential impacts to cultural resources.
4	California Crossings	TPM 21046 MUP 06-102 93-19-006AA	On the 9200 block of Otay Mesa Road, east of SR-125 and west of Heritage Road	26.94	325,502 sq. feet retail commercial center.	SEIR	Potentially significant impacts to air quality; traffic/circulation; biological resources (direct loss of 23.4 acres of sensitive non-native grassland habitat, loss to raptor foraging and nesting habitat, impacts to migratory birds); cultural and paleontological resources. Impacts determined not to be significant are associated with Geology/Soils, Hazards/Hazardous materials, Hydrology/Water quality, Noise, Aesthetics, Agriculture, Land Use and Planning, Mineral resources, Population and Housing, Public Services and Utilities, and Recreation. Mitigation includes acquisition of a 15.4-acre conservation easement and distance

1.0 Project Description, Location, and Environmental Setting

Map Label	Project Name	Project Number	Location	Acres	Description	CEQA Document	Potential Impacts
							restriction of construction during raptor nesting season.
5	Hawano Subdivision	10-0123176 TM5566 Log No. 93-19-006OO	East of Airway Place, west of Alta Road, south of Airway Road, and north of Via de La Amistad	79.6	The project is a Tentative Map 3100 5566(TM) to subdivide a 79.6-acre site into 23 industrial lots on 65.62 acres and one (1) detention basin lot on 2.47 acres. The TM would allow for the construction of up to 852,426 square feet (s.f.) of industrial land uses. The site is currently vacant and vegetated in non-native grassland.	EIR	Potential impacts to biological resources, traffic/circulation.
6	International Industrial Park	TM5549	Alta Road at Lone Star Road	170.59	Subdivide vacant land into 24 parcels for technology/business. 118.43 acres to be developed; 35.90 acres placed in open space' 16.26 acres used for internal circulation streets. Development would include 3 acres for the future permanent fire and sheriff station.	Pending	Potential impacts to biological resources, air quality, climate change, cultural resources, geology, mineral resources, and visual resources.
7	Metropolitan Airpark – Brown Field Redevelopment	Project No. 208889	The Metropolitan Airpark project is located on airport property within Brown Field Municipal Airport	331	The Metropolitan Airpark project proposes the development and lease of supportive aviation facilities and supportive non-aviation facilities located on the Brown Field Municipal Airport. The Project consists of approximately 331 acres located north and south of the airport runway. Approximately 810,000 square feet of aviation uses are proposed that would include: a jet aviation FBO and related support facilities; hangars, tie-downs, fuel station, and maintenance area for general and corporate aviation; a helicopter FBO with hangars, a heliport, and a San Diego Fire Department or other public agency aviation hub. Supportive aviation facilities and supportive non-aviation facilities would include: an eight to ten megawatt solar photovoltaic energy generation facility; an industrial park with a maximum allowable development of approximately 1.4 million building square feet; the San Diego Air & Space Museum relocated from Balboa Park with up to 480,000 square feet; and a commercial center that would include: a 120-room hotel and a 150-room hotel; an alternative fuel station; a bus transit station; and approximately 201,700 square feet of commercial uses.	EIR	The Metropolitan Airpark project would impact 0.275 acre of vernal pool habitat and associated San Diego fairy shrimp and San Diego button-celery on-site. potentially significant, direct impacts would occur with respect to Land Use, Transportation/Circulation, Visual Effects and Neighborhood Character, Air Quality, Biological Resources, Historical Resources, Human Health and Public Safety, and Paleontological Resources. With the exception of impacts related to Land Use, Transportation and Circulation, Visual Effects and Neighborhood Character and Air Quality, mitigation measures are proposed that would reduce impacts to below a level of significance.
8	National Enterprises Storage and Recycling Facility	MUP 98-001 RPL1	East and west sides of Alta Road, north of Calzada de la Fuente	161.2	The project proposes to develop areas for interim use including automobile storage, scrap and recycling operations, and wood and green material recycling, and would include temporary office trailers of 720 square feet each and 200 employee parking spaces. Project would provide space for approximately 11,000 vehicles.	EIR Addendum	Impacts to 0.76 acre coastal sage scrub and 103.61 acres of non-native grassland. Mitigation included 67.94 acres of coastal sage scrub and 24.29 acres of non-native grassland for a total of 117.66 impacted acres and 91.28 acres of mitigation (mitigation was of higher habitat value than impacts, resulting in less mitigation area).

1.0 Project Description, Location, and Environmental Setting

Map Label	Project Name	Project Number	Location	Acres	Description	CEQA Document	Potential Impacts
							Buildout conditions would result in 2,403 ADT.
9	Otay Business Park	TM 5505	Southeast of future intersection of Alta Road and Airway Road	161.6	Subdivision into 61 industrial lots. No specific uses identified. Off-site improvements include extensions of Alta Road, Airway Road and Siempre Viva Road. The future alignment of SR-11 may traverse a portion of the site.	SEIR	Buildout conditions would result in 33,486 ADT and project would impact 176.1 acres of grassland, as well as burrowing owl, fairy shrimp and Quino checkerspot butterfly. Project also would impact air quality, cultural and paleontological resources, hydrology and water quality, and noise.
10	Otay Crossings Commerce Park	TM 5404 SPA 04-006 MUP 00-024	Southeast of Otay Mesa Road and Alta Road intersection	311	Mixed industrial use with 56 total industrial lots from 0.9 to 95.4 acres.	SEIR	Potential impacts to aesthetics/visual quality, air quality, biological resources, cultural resources, geology/soils, hydrology/drainage/water quality, noise, public services and utilities, and traffic.
11	Otay Ranch Village 13 (Otay Ranch Preserve and Resort)	GPA04-003 SP04-002 REZ04-009 TM5316A and B ER LOG 04-19-005	Otay Lakes Road, east of Wueste Road	1,869	Proposed development of 1,881 single-family homes, a mixed-use area with 57 multi-family residences and up to 20,000 square feet of neighborhood commercial uses, a 17.4-acre resort hotel, elementary school site, nine park sites, public safety site that could accommodate a fire station and law enforcement storefront, approximately 1,089 acres of preserved open space, and approximately 144 acres of other open space.	DSEIR	Potential impacts to aesthetics and visual resources, transportation and traffic, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise.
12	Piper Otay Park	TM 5527	West of SR-125, north of Otay Mesa Road/SR-905 and east of Piper Rancho Road	24.84	Subdivision into 13 industrial lots ranging in size from 1.03 to 2.61 acres.	EIR Addendum	Environmental Review Update Checklist Form identified potential new impacts to biological resources, hazards, hydrology, and traffic.
13	Rabago Technology Business Park	TM 3100 5568 Log No. 3910 93-19-006QQ	North of Otay Mesa Road, west of future Enrico Fermi Drive, south of future Lone Star Road	71.1	Proposed subdivision of 71.1 acres to create 19 lots for business park development in the East Otay Mesa Specific Plan (EOMSP) area.	EIR Addendum	Environmental Review Update Checklist Form identified potential new impacts to air quality, biological resources, cultural resources, geology and soils, GHG, hazards and hazardous materials, noise, public services, transportation and traffic, and utilities and service systems.
14	San Diego Correctional Facility	P06-074 (MUP 06-074) SPA 05-005	Northwest corner of Lone Star Road and Alta Road	40	Construction of a 32-acre detention facility in two phases. Includes associated administrative, housing, parking, program space and ancillary support services with a total of 2,880 beds at buildout and an extension of Lone Star Road along project frontage.	SEIR	Potential impacts to biology (36.7 acres of non-native grassland and 3.7 acres of disturbed habitat), visual resources, hazards and hazardous materials, hydrology and water quality, public utilities and services, transportation. Determined no additional impact to agricultural resources air quality, cultural resources, geology and soils, land use and planning, mineral resources, noise, population and housing, recreation.

1.0 Project Description, Location, and Environmental Setting

Map Label	Project Name	Project Number	Location	Acres	Description	CEQA Document	Potential Impacts
15	SR-11 Phase II and Otay Mesa East Port of Entry (POE)	PM 0.0/2.7 EA 056300	Near the SR-905/SR-125 interchange on East Otay Mesa, extending east and south to a new POE at the U.S./Mexico Border	212-236	The State Route 11 (SR -11) Project would consist of constructing approximately two miles of a new four-lane freeway from the proposed SR-905/SR-125 junction to the future Federal Port of Entry (POE) at East Otay Mesa in San Diego County.	EIR	Potential impacts in program area resulting from future Phase II to energy, public services and utilities, traffic and transportation, visual resources, cultural resources, water quality and storm water runoff, geology, paleontology, hazardous materials, air quality, noise and vibration, and biology. Further determination of impacts and mitigation would be determined during Phase II environmental document.
16	Otay Hills Mining	PDS 2004-3300-04-004	East Otay Mesa, east of Alta Road	434	Aggregate extraction operation and associated activities	EIR/EIS	Potential Impacts to land Use/planning, soils, geology, paleontology, hydrology/water quality, biological resources, cultural resources, aesthetics, traffic and circulation, noise, air quality and hazards.

1.0 Project Description, Location, and Environmental Setting

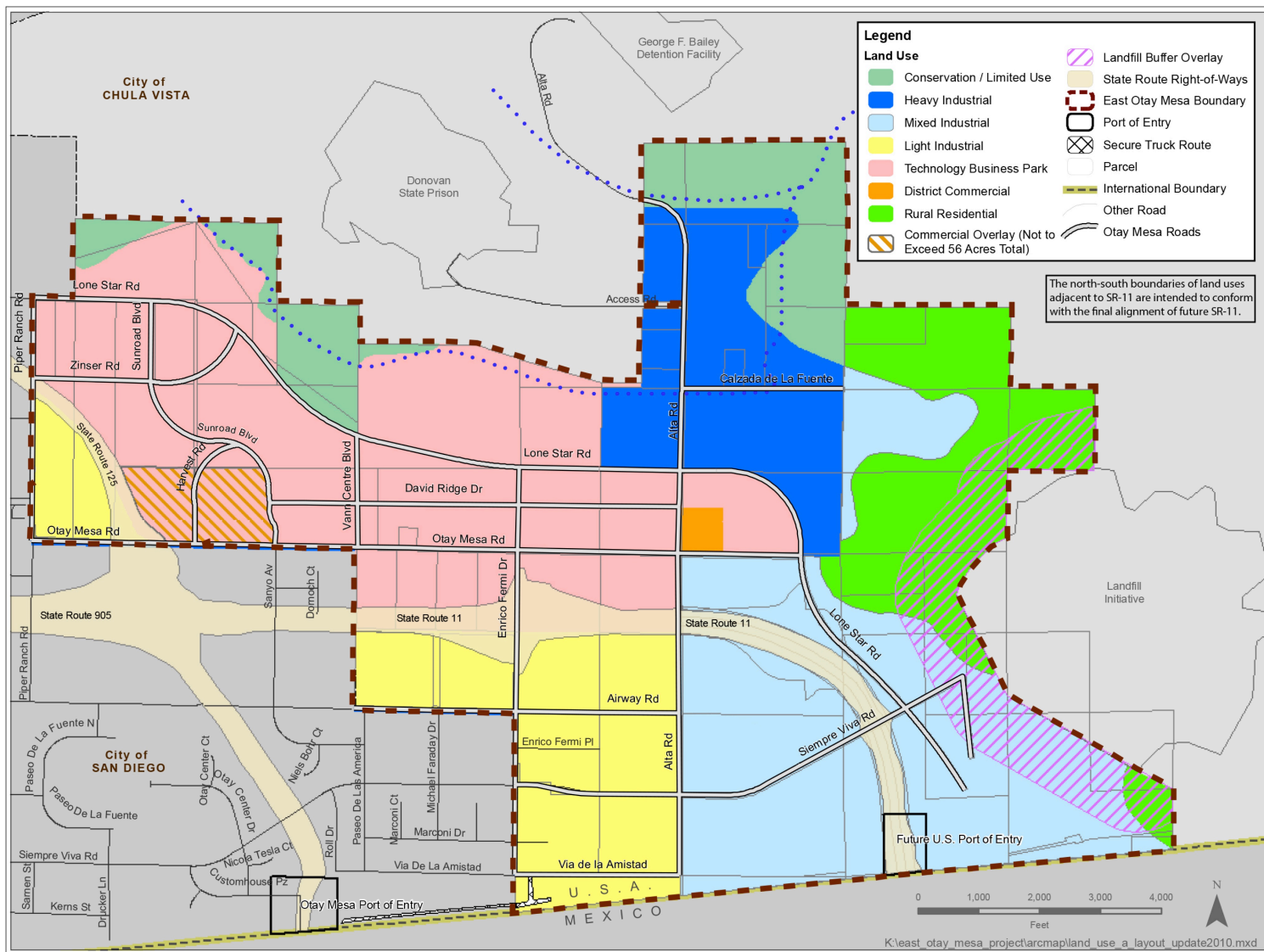


FIGURE 1-1. EAST OTAY MESA SPECIFIC PLAN – APPROVED LAND USE PLAN

1.0 Project Description, Location, and Environmental Setting

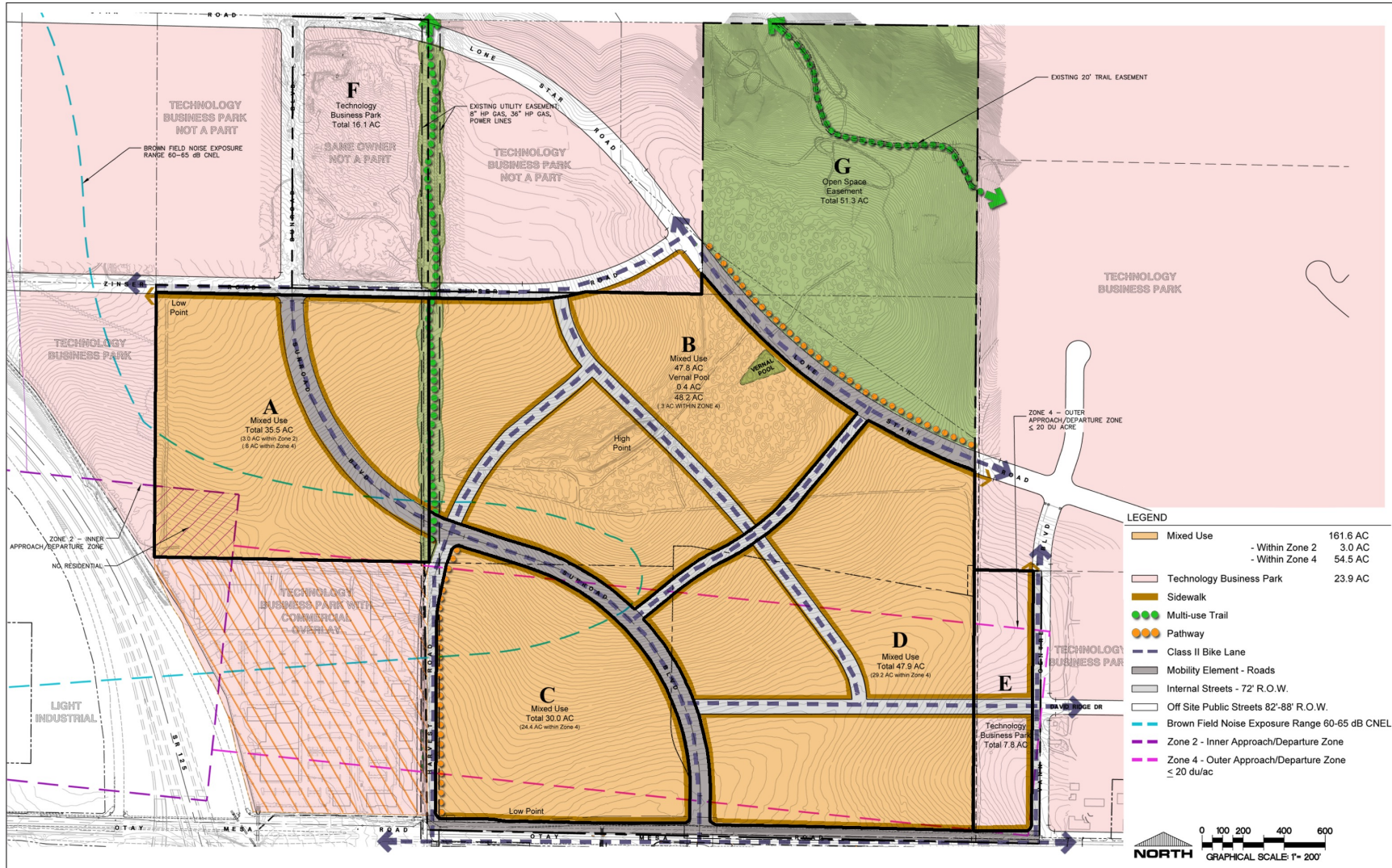


FIGURE 1-3. SPECIFIC PLAN AMENDMENT PROPOSED CONCEPTUAL LAND USE AND CIRCULATION PLAN

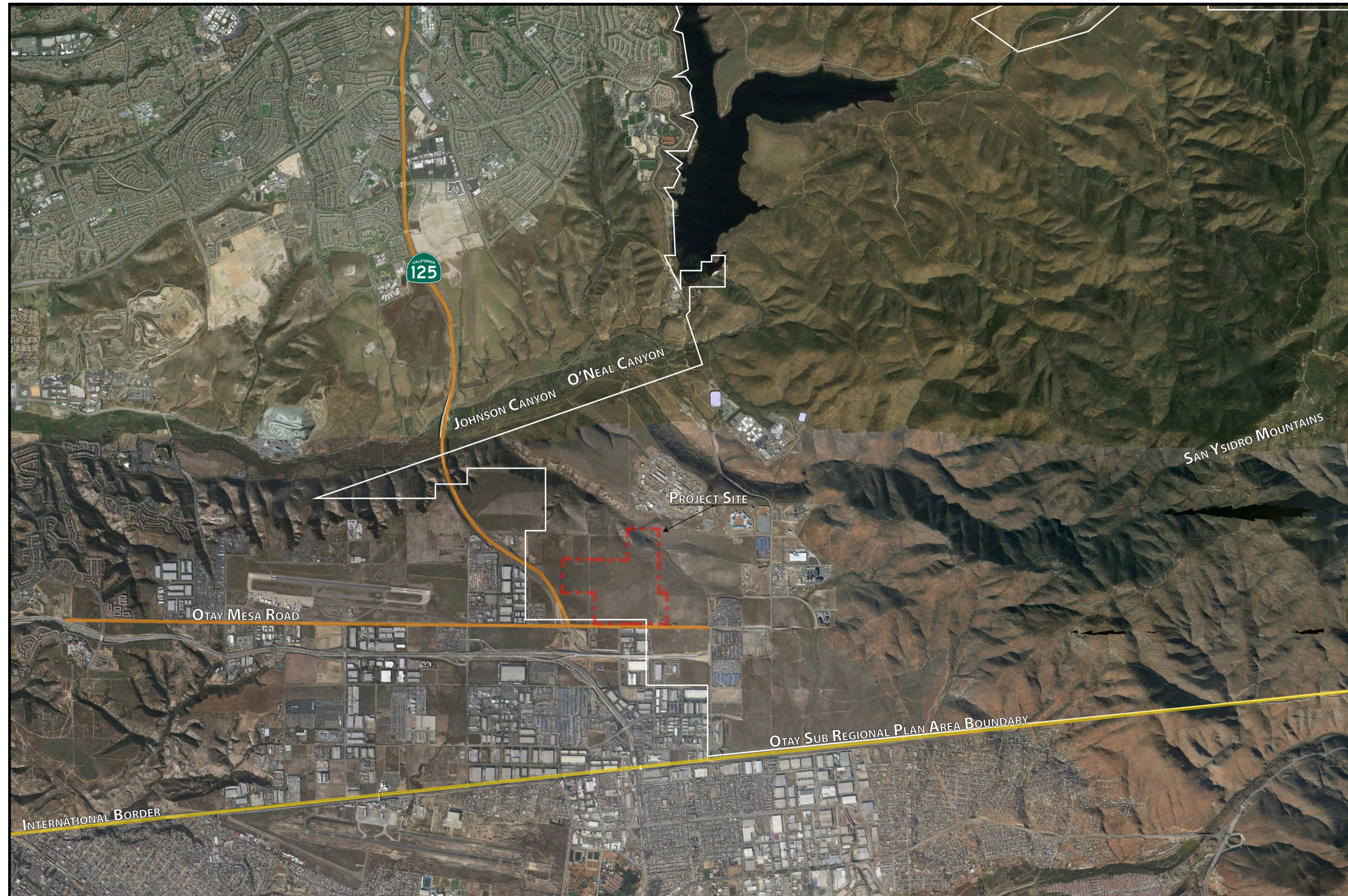


FIGURE 1-4. REGIONAL VICINITY MAP

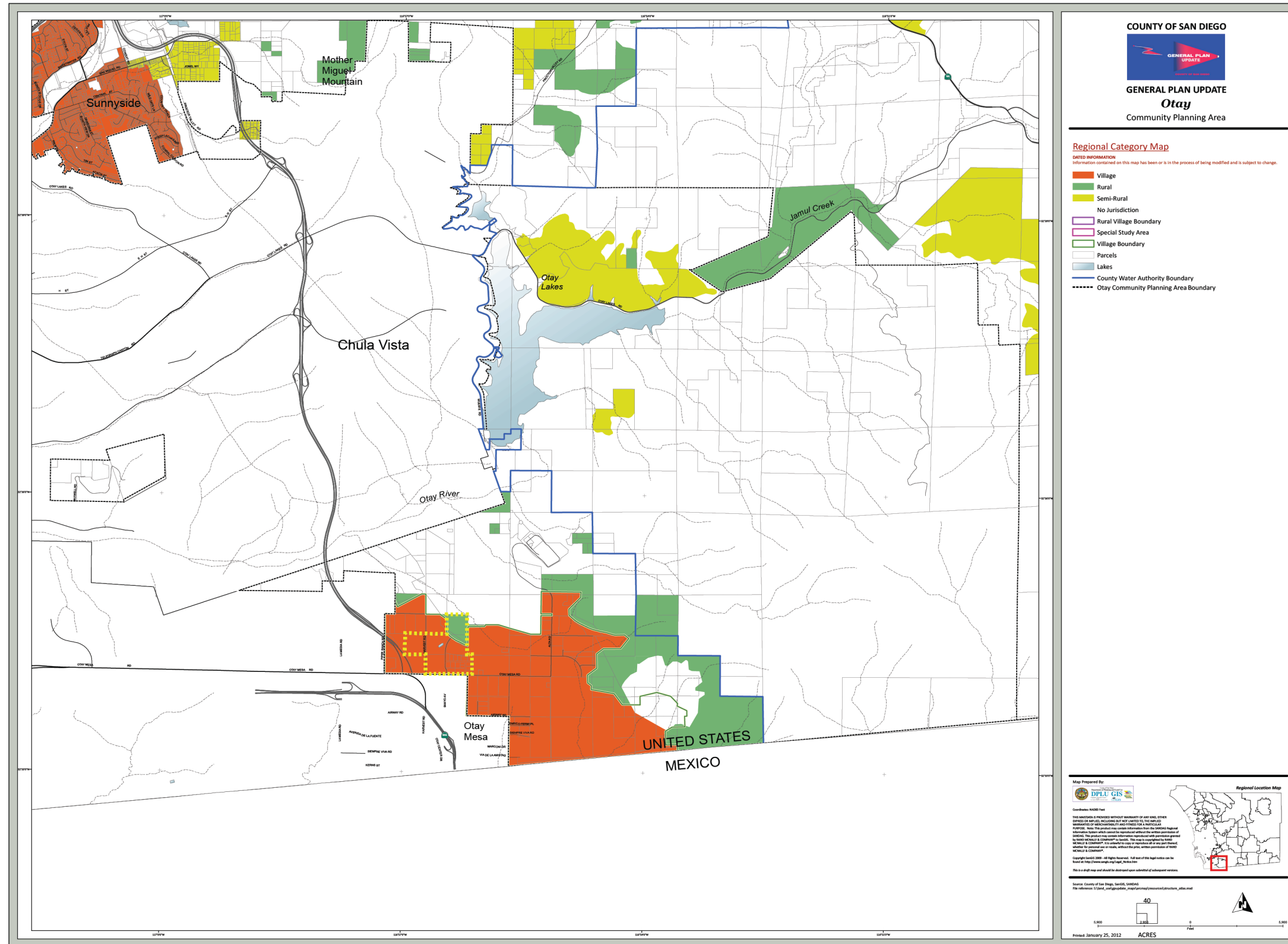


FIGURE 1-5. REGIONAL CATEGORY MAP

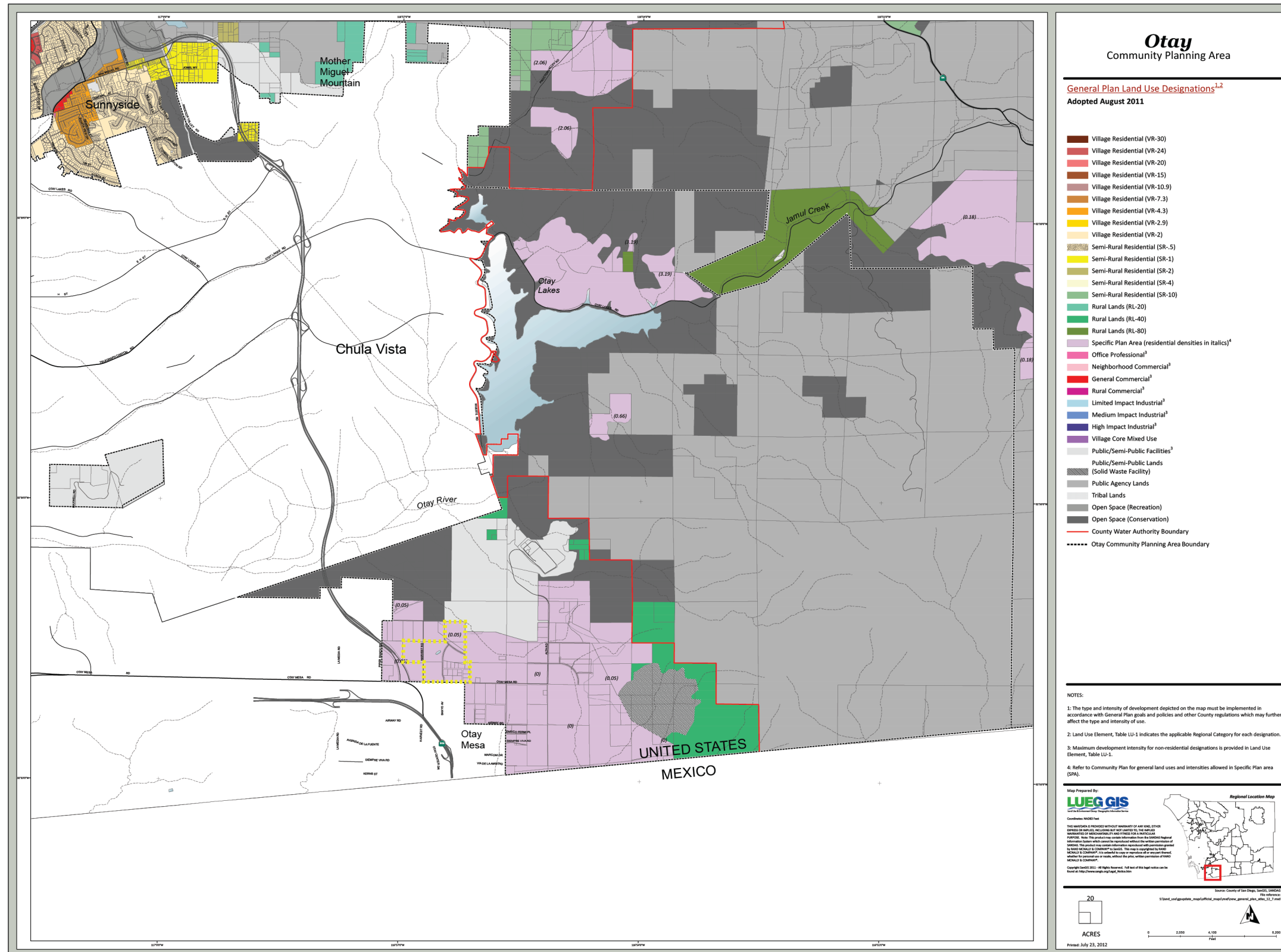


FIGURE 1-6. GENERAL PLAN LAND USE DESIGNATION

1.0 Project Description, Location, and Environmental Setting



FIGURE 1-8. ON-SITE STREET IMPROVEMENTS

1.0 Project Description, Location, and Environmental Setting

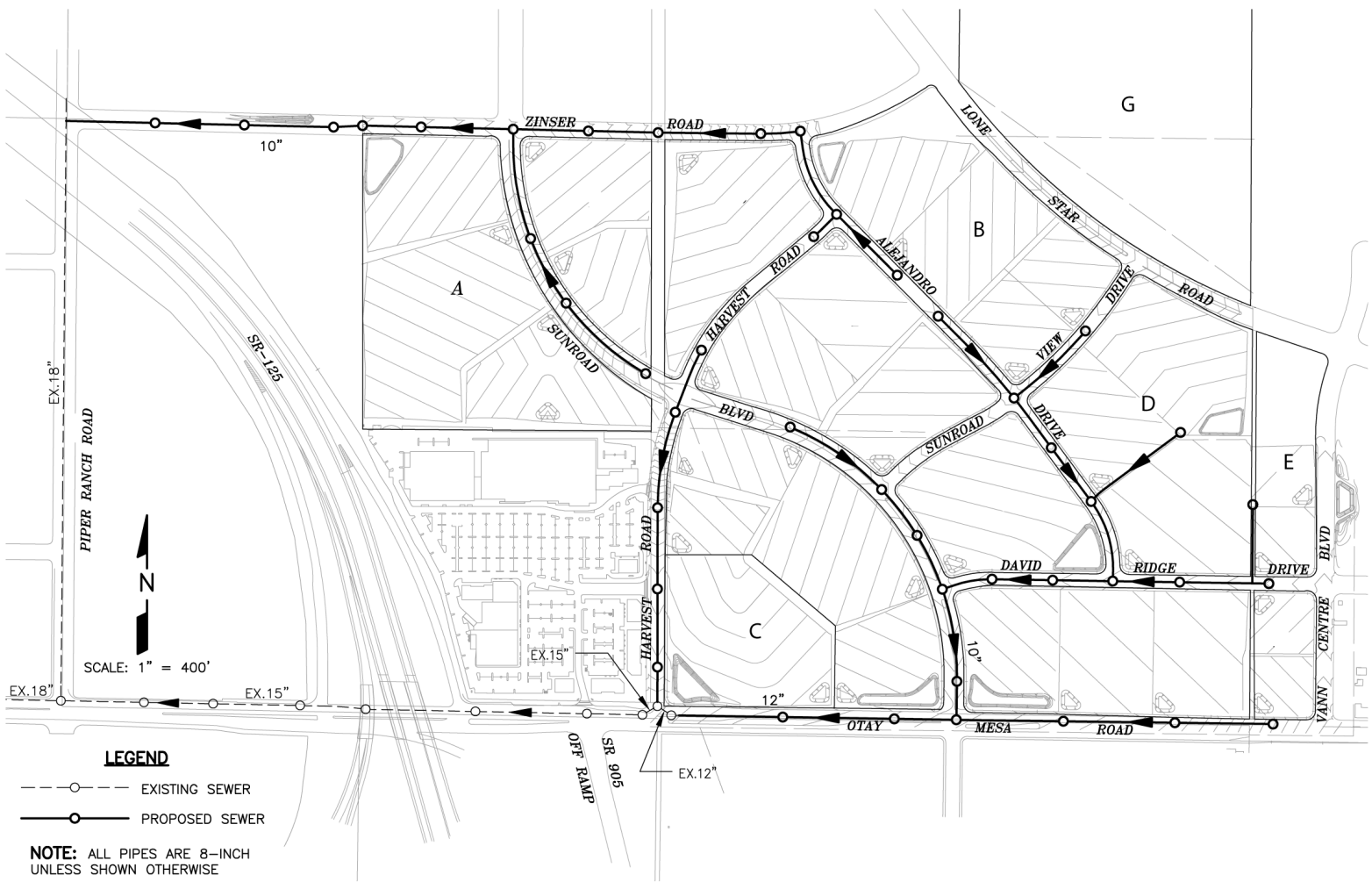


FIGURE 1-10. SERVICE IMPROVEMENTS – EXISTING AND PROPOSED SEWER

1.0 Project Description, Location, and Environmental Setting

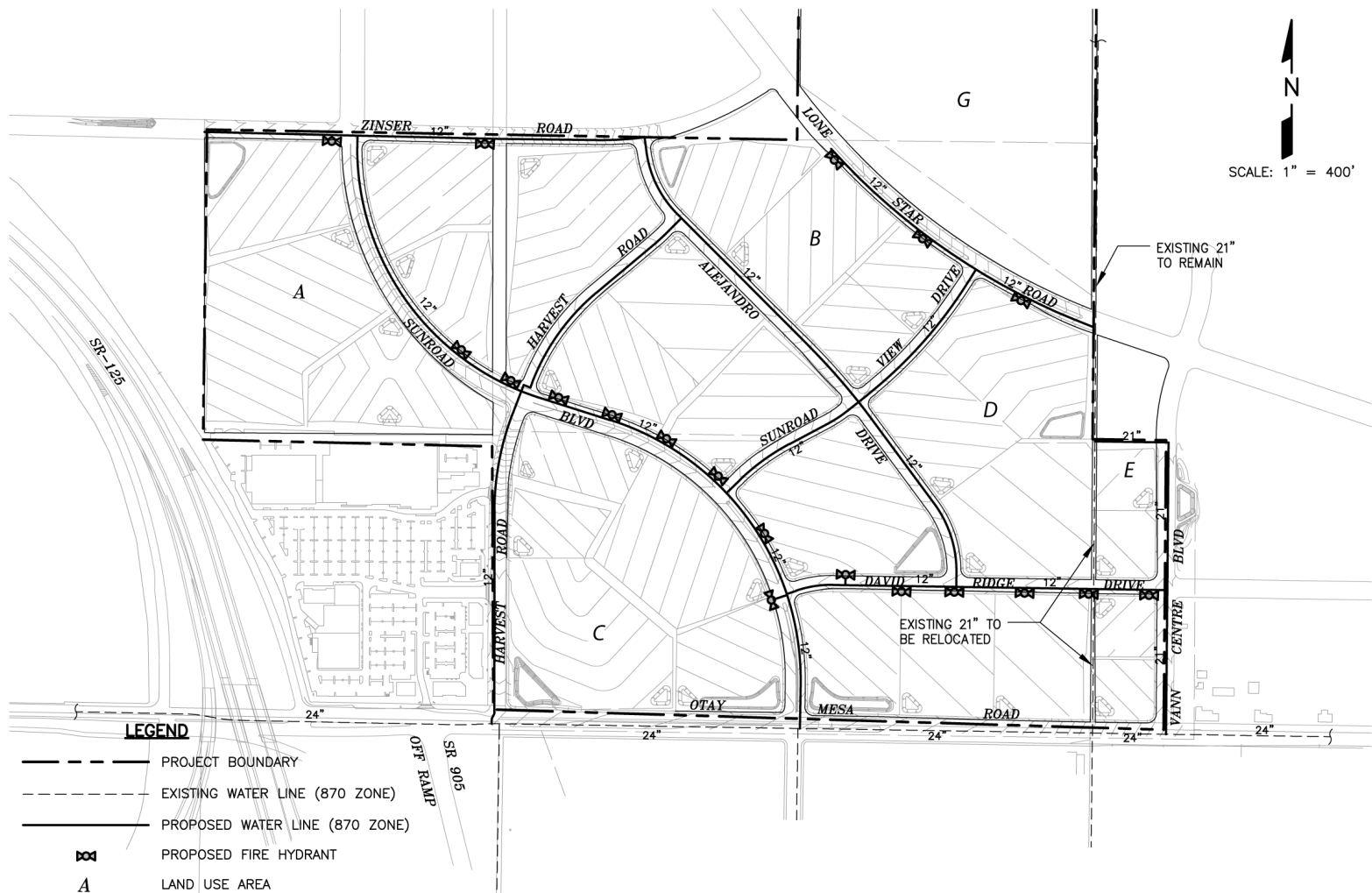


FIGURE 1-11. SERVICE IMPROVEMENTS – EXISTING AND PROPOSED WATER

1.0 Project Description, Location, and Environmental Setting

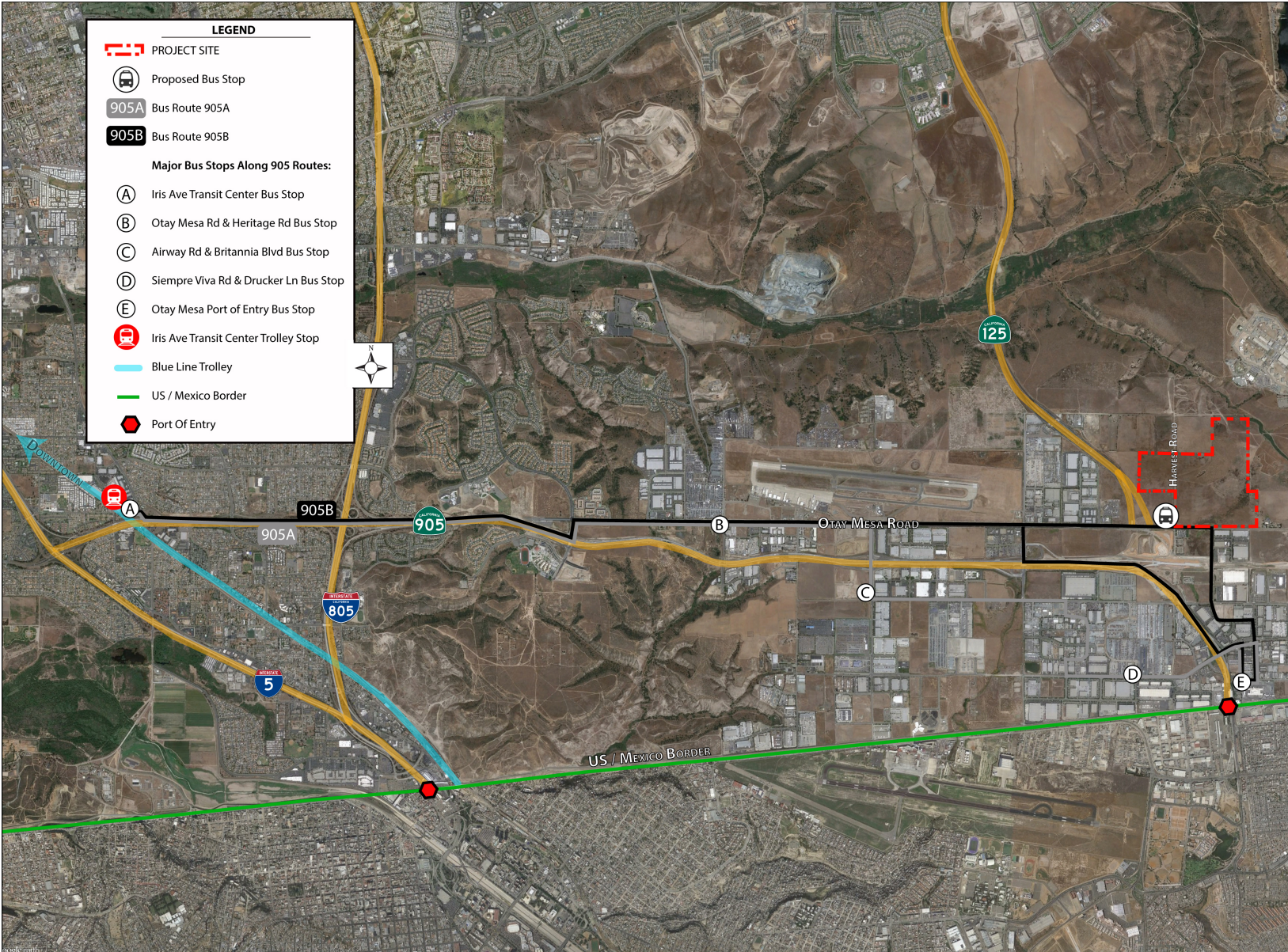


FIGURE 1-12. TRANSIT IMPROVEMENTS

1.0 Project Description, Location, and Environmental Setting

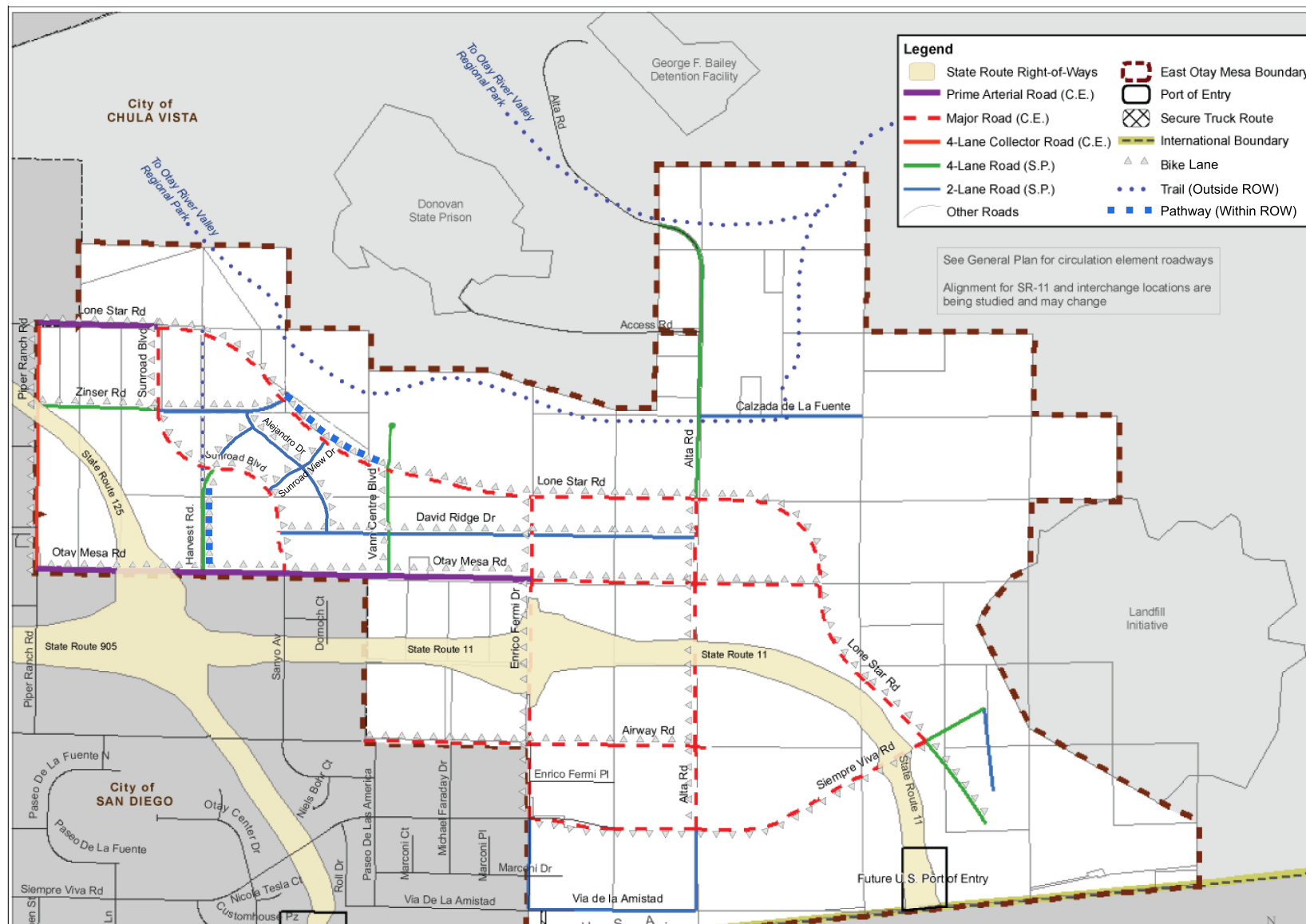


FIGURE 1-13. TRAILS AND PATHWAYS

1.0 Project Description, Location, and Environmental Setting

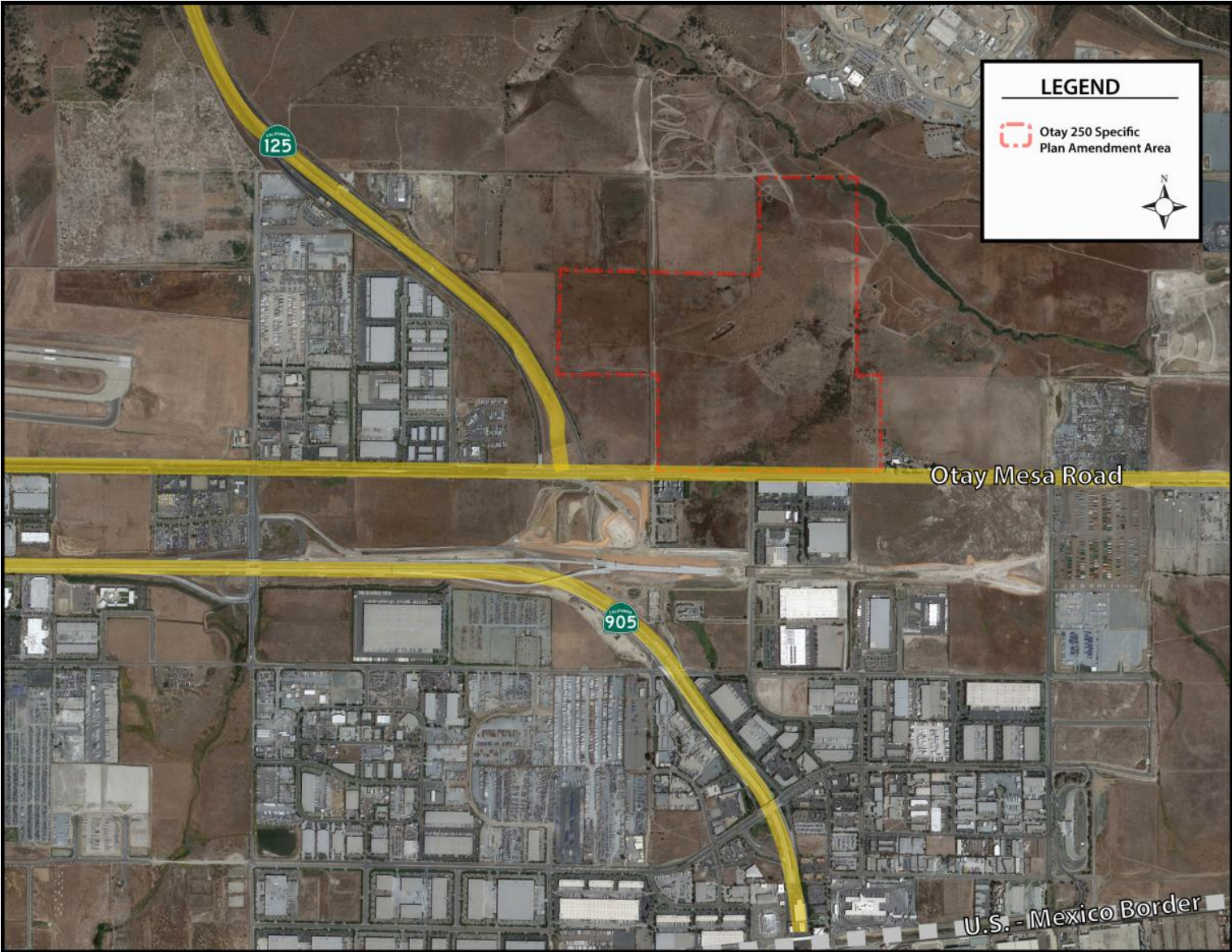


FIGURE 1-14. AERIAL PHOTOGRAPH

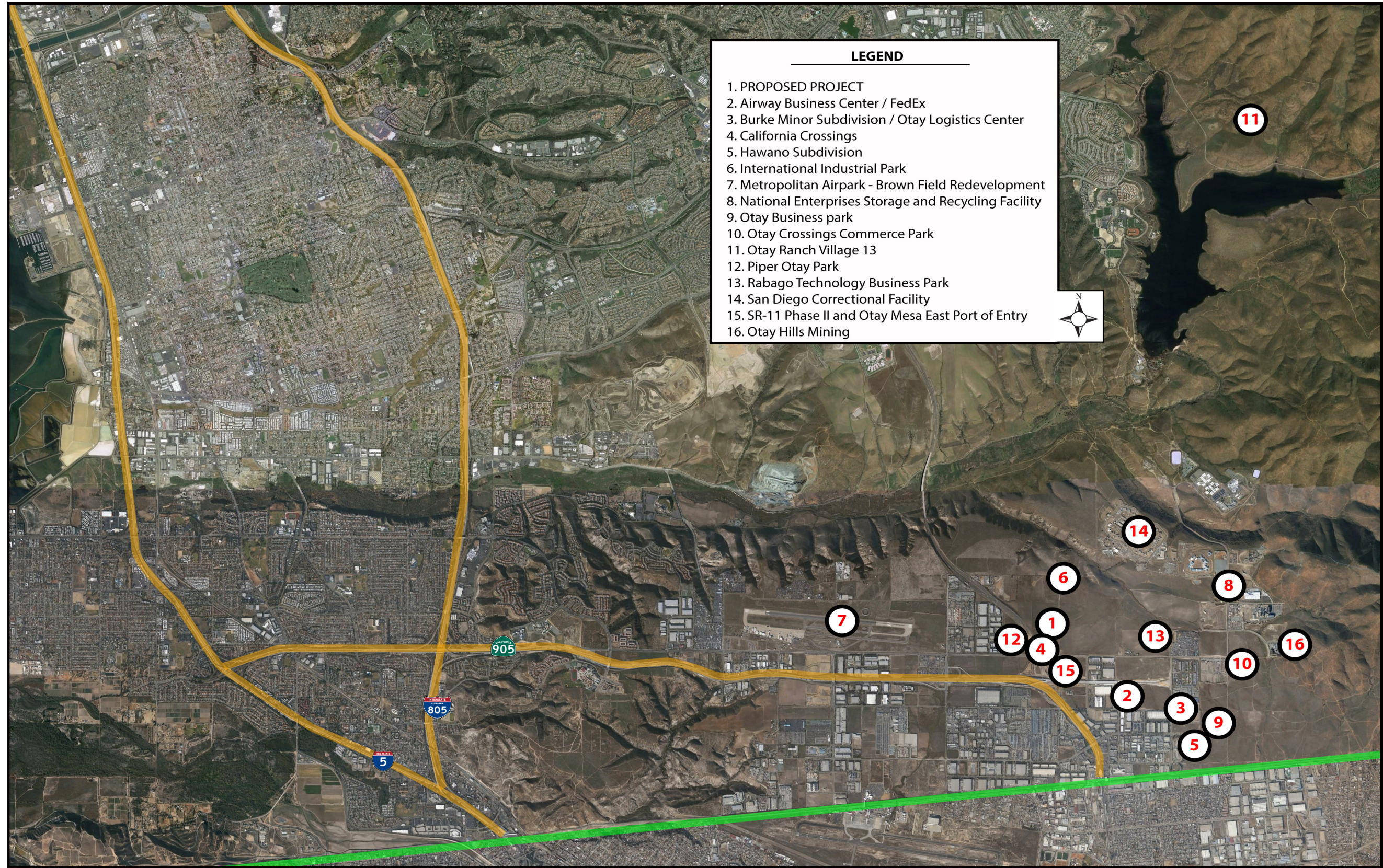


FIGURE 1-15. LOCATION OF PROJECTS CONSIDERED IN CUMULATIVE IMPACTS ANALYSIS

