COUNTY
OF
SAN DIEGO

EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN

DRAFT

As Amended by
SPA 10-001
September 15, 2010

East Otay Mesa Specific Plan Amendment

2010 Combined Plan (SPA 10-001)

County of San Diego

Board of Supervisors

Greg Cox, First District

Dianne Jacob, Second District

Pam Slater-Price, Third District

Ron Roberts, Fourth District

Bill Horn, Fifth District

Prepared by
Department of Planning and Land Use
With the assistance of Project Design Consultants

Reviewed by the Planning Commission
On July 23, 2010

Approved by the Board of Supervisors
On September 15, 2010

East Otay Mesa Specific Plan

1994 Combined Plan

County of San Diego

Board of Supervisors

Brian P. Bilbray, First District

Dianne Jacob, Second District

Pam Slater-Price, Chairwoman, Third District

Leon L. Williams, Fourth District

John MacDonald, Fifth District

Prepared by
Department of Planning and Land Use
With the assistance of Shapouri & Associates
And Bryan Grunwald Associates and HGHB

Reviewed by the Planning Commission
On April 15, 1994

Approved by the Board of Supervisors
On July 27, 1994

DRAFT CERTIFICATE OF ADOPTION

I hereby certify that this plan consisting of this text, exhibits, and appendices is the East Otay Mesa Specific Plan – SPA 10-001 – which recombined Subarea 1 with Subarea 2, and that it supercedes all previous Specific Plans for the area covered by SubArea 1 and Subarea 2. I also hereby certify that amendments to this plan were considered by the San Diego County Planning Commission on July 23, 2010, and those amendments were adopted by the San Diego County Board of Supervisors on September 15, 2010. The document, as amended, supercedes all previous Specific Plans for the area covered by SubArea 1and Subarea 2.

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Date:_____

Attest: _____
Eric Gibson, Planning Director
Department of Planning and Land Use

SPECIFIC PLAN HISTORY

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

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

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

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

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

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

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

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

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East Otay Mesa Specific Plan

Chapter 1

INTRODUCTION

Chapter 1: Introduction

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

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

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

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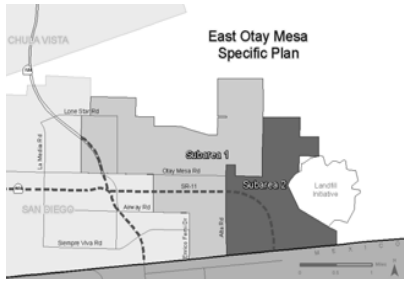

When the Specific Plan was divided into two SubAreas in 2002, property located outside Subarea 1 was renamed Subarea 2. The plan was divided due to the time required to evaluate environmental constraints and the uncertainty of the alignment of State Route 11 and the proposed third Port-of-Entry in Subarea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

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

1.1 Background and History

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

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

Deleted: By means of this Amendment, the Specific Plan is divided into two SubAreas as shown in Figure 1.1-1. Due to the time required to evaluate environmental constraints and the uncertainty of the alignment of State Route 11 and the proposed third Port-of-Entry, property located in SubArea 2 remains governed by the East Otay Mesa Specific Plan, including Site Planning and Design Guidelines, approved in July 1994. This Specific Plan Amendment will govern property located within SubgArea 1. Other information that applies to both AubArea 1 and Subarea 2 is contained in the East Otay Mesa Specific Plan, which contains General P)rovisions and the SubArea 2 Plan. Unless otherwise defined herein, all terms are as defined in the County of San Diego Zoning Ordinance.¶

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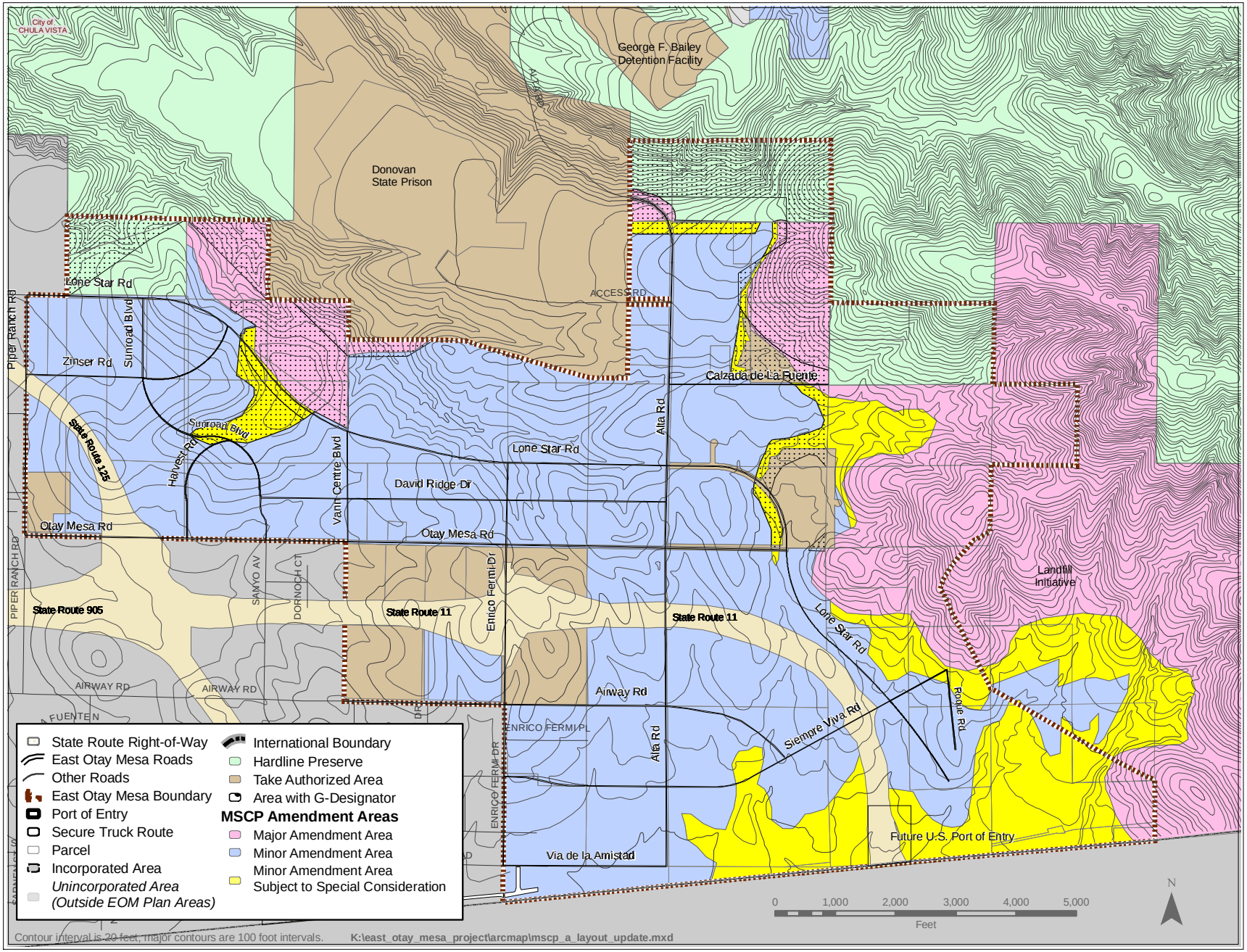
Figure 1.1-1 Location Map

Figure 1.2-1 Biology, Topography and MSCP



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

With the growth of the Mexican government's Maquiladora or Twin Plant Program in the early 1980s, the demand for industrial land accelerated in the U.S. to accommodate the distribution and warehousing of products manufactured in Mexico. The opening of the Otay Mesa Border Crossing and improvement of Otay Mesa Road and portions of State Route 905 in the mid-1980s further enhanced development opportunities in the area. Industrial uses expanded rapidly in the City portion of the Mesa, and there was a desire on the part of the County property owners to plan the East Otay Mesa for future development.

1.2 Existing Site Characteristics

1.2.1 On-site and Surrounding Land Uses

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

Off-site uses include the 12,505-acre City of San Diego's Otay Mesa Community Plan Area to the west, which includes 4,337 acres of planned industrial and commercial uses and 2,100 acres of planned residential uses. The City of Tijuana adjoins the southern edge of East Otay Mesa. This area is planned for and has been partially developed with industrial and residential uses. Tijuana's Rodriguez International Airport is located approximately one mile southwest of the East Otay Mesa Specific Plan.

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

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

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

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

1.2.2 Regional Access

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

- *Interstate 805:* Interstate 805 (I-805) is an eight-lane, north/south freeway that extends from a junction with Interstate 5 (I-5) on the south near the

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

international border to a junction with I-5 to the north, near Del Mar. I-805 is approximately ten miles west of East Otay Mesa.

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

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

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

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

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

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

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

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

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

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

Steep slopes are defined in the Specific Plan as areas with slopes greater than 25 percent and slopes that are not suitable for development. In some cases, areas with lesser slopes are included in the Conservation/Limited Use designation, either because they are within a contiguous area of very steep slopes, or because of the existence of biological resources. In addition to this land use designation, certain areas of the Technology Business Park or industrial portions of the Specific Plan have been or will be dedicated as permanent open space through the Tentative Map, Major Use Permit or other permit review process, further restricting development. Reasons for such dedication could include protection of biological resources and protection of cultural or archaeological resources.

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

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

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

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

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

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1.2.4 Open Space Plan

Usable Open Space

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

1.2.5 Cultural Resources

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

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

Not all sites discovered have been tested for significance. Site locations have been identified on the basis of surface surveys (Appendix 1). For purposes of this Amendment, all untested or unevaluated cultural resources sites are considered significant resources. Later, based on results of testing, the resources shall be determined to be either important or not significant. Those sites that are found to be not important will require no further analysis, nor mitigation.

For sites determined to contain significant resources, mitigation of impacts shall be pursued at the discretionary level of review. These include, but are not limited to, the following: 1) Site avoidance through placement of the site in an open space easement;

2) Site avoidance through capping the site with a sterile fill and placing landscaping over the top; 3) Additional data recovery through implementation of an excavation and analysis program; and 4) A combination of one or more of the above measures.

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

1.2.6 Trails

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

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

1.3 Relationship to County of San Diego General Plan

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

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Plan consistent with the objectives and policies established by the County of San Diego General Plan and Otay Subregional Plan.

The Specific Plan is intended to promote coordinated development of individual parcels consistent with policies designed to address land use, conservation and open space, circulation, urban design, and public facilities as well as site planning and design guidelines. To the extent that housing costs in the 2,100 acres planned for residential development in the Otay Community Plan area, including the nearby Otay Ranch, and types of employment (and income) in East Otay Mesa are compatible, a significant jobs/housing balance between these two areas could exist.

1.4 Specific Plan Amendment Process

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

- **Research and Analysis:** The first phase involved extensive data collection and evaluation of existing conditions and economic factors.
- **Specific Plan Amendment Alternatives:** The second phase consisted of formulating and reviewing various land use, conservation, circulation and infrastructure alternative concepts with the property owners, adjacent communities and various governmental agencies and special districts. This phase culminated in March 2001 when a conceptual Preferred Land Use and Circulation Plan were presented to all interested parties for review. Preferred Specific Plan Amendment: During the third phase, the Preferred Plan was

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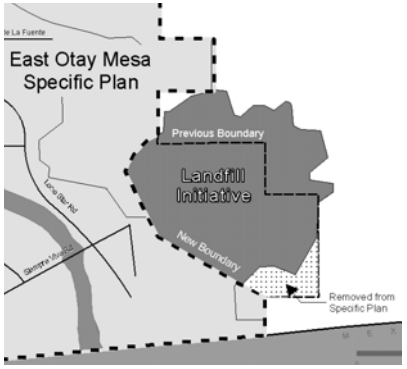
further refined and draft text was prepared. This phase involved a comprehensive review and analysis of the proposed Amendment to evaluate the environmental, land use, and facility impacts for the proposed project. Also during this phase, federal and state wildlife agencies were consulted to ensure consistency with the Regional Open Space and Conservation Program. A final draft was presented to the East Otay Mesa property owners in December 2001, and an Addendum to the East Otay Mesa Specific Plan Environmental Impact Report (EIR) was prepared that found no new environmental impacts.

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

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



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

1.5 Regulatory Provisions

The regulations that serve to implement the Specific Plan are described in this section. The use of all land in the East Otay Mesa Specific Plan Area and any buildings or

Deleted: a final draft Specific Plan Amendment text was prepared. This phase involved a comprehensive review and analysis of the Preferred Specific Plan Amendment to evaluate the environmental, land use, and facility impacts on the proposed project. Also during this phase, California State Fish and Game and Unites States Fish and Wildlife Sservice were consulted to ensure consistency of the final draft Specific Plan with the Regional Open Space and Conservation program. On December 6, 2001, a workshop was held with the East Otay Mesa property owners to present the final draft Specific Plan Amendment and respond to questions. An Addendum to the East Otay Mesa Specific Plan Environmental Impact Report (EIR) was prepared. No new environmental impacts were identified for this Amendment.

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structures located upon this land and the construction, reconstruction, alteration, expansion, or relocation of any building, structure or use upon the land, shall conform to the applicable regulatory provisions contained in this Specific Plan, the San Diego County Zoning Ordinance, and the San Diego County Code.

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

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

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

MSCP and Topography (Section 1.2.3):

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

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Cultural Resources (Section 1.2.5):

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

Development Approvals Required (Section 1.5):

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

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Land Use Designations (Section 2.1.4):

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- The land use designations for East Otay Mesa are: Technology Business Park, District Commercial, Light Industrial, Heavy Industrial, Mixed Industrial, Rural Residential, and Conservation/Limited Use. A Commercial Center Overlay and Activity Nodes are also proposed within the Technology Business Park. Activity Nodes may also be located within the Light Industrial District.
- The proposed corridor alignment for State Route 11 is subject to change upon the completion of CalTrans' Environmental Studies. The north-south boundaries of adjacent land uses are intended to conform with the final alignment of future SR-11.

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Interim Uses (2.1.4):

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- Interim Uses are allowed with a Major Use Permit and shall be developed in compliance with the Specific Plan Development Standards.

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- Interim Uses shall be allowed for a maximum initial time of five years and only if there has been no application for a permanent use on an adjoining parcel in the Specific Plan that would be negatively impacted by the proposed interim use.
- A Major Use Permit Modification may allow additional five-year periods.

Local Access Road Network (Section 2.2.5):

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

Road Operation (Section 2.2.6):

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

Public Transit (Section 2.2.7): Deleted: 5

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

Bicycle Routes (Section 2.2.7): Deleted: 5

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

Pedestrian Circulation/Trails (Section 2.2.7): Deleted: 5

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

Development Areas and Activity Nodes (Section 2.3.3):

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- The placement of Activity Nodes shall be based on distances from major circulation roads and intersections, District Commercial within Subarea 2, on lines-of-sight and view corridors, and on creating walkable distances to and from transit stations and anticipated major employee areas.
- The maximum acreage of an Activity Node shall be 10 acres unless a higher amount is approved per Section 3.3.2 of this plan.
- A Collector Road shall connect Activity Nodes to each other, allowing pedestrian and standard occupancy vehicle access to cores without traveling on Prime Arterials or Major Roads.

Industrial Districts (Section 2.3.4):

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

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Commercial Center (Section 2.3.5):

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

Streetscape Concept (Section 2.3.6):

- Gateway Roads (Prime Arterial, Major): Lone Star Road, Otay Mesa Road, and Siempre Viva Road are classified as the "Gateway" roads that shall have the following standards:
  a. Increased visibility and screening with a tree-lined median
  b. A 10-foot-wide landscaped parkway
  c. A 2-foot wide landscape easement located adjacent to the parkway and within the building setback, and
  d. A 25-foot wide landscaped building setback (Prime Arterials) and a 20-foot wide landscaped building setback (Major Roads).
- Major Roads (non-Gateway)
  a. Shall be planted with large-sized evergreen or deciduous trees spaced every 30 feet and located 10 feet from the face of the curb.
  b. Shall have a 10-foot-wide landscaped parkway and a 20-foot-wide landscaped building setback. A 2-foot wide landscape easement shall be located adjacent to the parkway and within the building setback.
- Industrial/Commercial Collector Roads:
  a. Shall be planted with medium-sized evergreen or deciduous canopy trees spaced every 25 feet and located 10 feet from the face of the curb.
  b. A 2-foot wide landscape easement shall be located adjacent to the parkway and within the building setback.
- Activity Node Streets:

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

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

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Shall have a 10-foot wide landscaped parkway, a 20-foot wide landscaped building setback, and screened with a tree-line median.¶
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b. Additional landscaping such as shrubs and groundcover shall be required and sight lines preserved for vehicular safety.

Plant Materials (Section 2.3.5):

- Self-sustaining plant material is required on all roads.
- Cool season turf shall be restricted to 15 percent of the landscaped area unless it is irrigated with recycled water or designed for active public use.
- No turf shall be allowed in a public right-of-way.

Usable Open Space (Section 2.3.7):

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

Clearance Zones / Median Cuts (Section 2.3.8):

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

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

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Root Barrier (Section 2.3.9):

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

Edge Conditions (Section 2.3.10):

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

Wastewater (Section 2.4.2):

- The East Otay Mesa Sewer Maintenance District shall provide the necessary sewer service to accommodate planned development within the Specific Plan.

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

Storm Water Drainage (Section 2.4.2):

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

Dry Utilities (Section 2.4.2):

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

Fire Protection and Emergency Medical Services (Section 2.4.2):

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- Properties outside the Fire Protection District boundary shall annex to the District as condition of development approval.
- As projects develop, the District shall require developers to form and annex into a Community Facilities District to augment revenues for ongoing service costs.
- Capital facilities shall be funded through contributions to the County's Fire Mitigation Fee program with impact fees payable at building permit issuance.

Solid Waste (Section 2.4.2):

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

Facility Financing (Section 2.4.3):

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

Regulatory Provisions (Section 3.0):

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

Land Use Regulations (Section 3.1):

- All uses shall comply with applicable portions of the Performance Standards in Section 6300 et seq. of the County Zoning Ordinance.

- Parcels with a "G" Designator shall comply with the County Zoning Ordinance Sensitive Resources Area Regulations Sections 5300 – 5307. In addition, for those parcels, a Resource Conservation Plan must be prepared prior to approval of a Tentative map; or if no subdivision is needed, prior to any other discretionary approval, including the erection, construction, conversion, establishment, alteration, enlargement, or demolition of or improvement of any portion of any building, excavation or grading of soils, or clearing or grubbing of any natural vegetation.
- The following uses are specifically prohibited in certain portions of the East Otay Mesa Specific Plan (areas previously called SubArea 1):
  - Manufacturing or storage of explosives
  - Permanent storage of toxic waste
  - Cemeteries
  - Animal Auctioning
  - Stockyards
  - Animal rendering plants; and
  - Mining and processing.
- All development in East Otay Mesa shall require approval of a Site Plan unless a Major Use Permit or other discretionary permit has already addressed the criteria set forth in this Specific Plan or was approved prior to the adoption of this Specific Plan. The Site Plan requirement shall not apply to the development or improvement of new or existing County Parks.

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Development Standards (Section 3.2):

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

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Site Planning (Section 3.2.1)

- All development projects in the Specific Plan Area shall comply with the Site Planning Standards, except County Parks as mentioned in Section 3.1.

Landscaping Standards (Section 3.2.2)

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

Architectural Standards (Section 3.2.3)

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

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Processing Requirements: Site Plan (Section 3.3.1)

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

Establishing Activity Nodes (Section 3.3.3)

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

Establishing Commercial Overlay (Section 3.3.4)

- The environmental studies prepared for the adoption of the East Otay Mesa Specific Plan have analyzed traffic impacts associated with this retail commercial use to a maximum of 56 acres in size. The geographic extent of

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the commercial overlay is consistent with land use policies in the Specific Plan. Its location and size is based on proximity to the SR-125 interchange as well as the size and configuration of existing parcels in that area.

- A Site Plan shall be required to implement this designation.
- If a Tentative Parcel Map or Tentative Map is processed for property within the commercial overlay, the project description must identify whether a commercial or industrial (i.e. technology park) subdivision is proposed.
- Unless a discretionary permit is issued to implement a Commercial Center on this site, the underlying Technology Business Park land use designation and associated standards shall apply.

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East Otay Mesa Specific Plan

Chapter 2

PLAN ELEMENTS

Chapter 2: Plan Elements

2.1 LAND USE ELEMENT

Goal:

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

2.1.1 Vision

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

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

The intent of the East Otay Mesa Specific Plan is to promote development of the area into a comprehensive industrial and business district with centrally located cores of more intense employee uses and commercial services. This is accomplished through land use classifications that create defined districts devoted to technology-oriented industrial, manufacturing, and business serving uses. The circulation system supports these uses. Traffic is dispersed as it moves toward the core areas through a hierarchy of streets. These streets direct truck traffic from the State Routes to Prime Arterials, Major, and Industrial/Commercial Collector Roads. At full development, these areas served by local roads are encouraged to develop with Activity Nodes. Activity Nodes allow for greater intensity and provide opportunity for social gathering and pedestrian

activity. These planning and circulation features combine to create a unique image to set East Otay Mesa apart from other industrial areas of San Diego County.

2.1.2 Land Use Goals and Policies[1]

GOALS:

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

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

POLICIES:

Industrial Land Use:

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

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

Commercial Land Use:

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

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

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

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

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

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

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

Policy LU-5: ~~Industrial development in commercially designated areas must accommodate future transition to commercial use in a feasible manner~~. Should industrial development be located in an area planned for commercial use, commercial use cannot be re-established within that area without bringing the development into conformance with commercial use regulations in the Specific Plan.

Implementation: During the Site Plan review process, plans for ~~industrial~~ commercial development ~~in areas planned for commercial use (i.e. a commercial land use designation or a previously approved subdivision map for commercial use)~~ will be reviewed for compliance with applicable development standards to insure that the ~~industrial~~ development incorporates provisions for parking, architectural design, and site planning that are necessary to accommodate commercial use.

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

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

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Residential Land Use

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

Implementation: The land use map of the Specific Plan designates the hillside areas for Rural Residential use at a density of one dwelling unit per 20 gross acres. Rural Residential areas with steep slopes and sensitive biological resources are given a "G"

Designator and are subject to the Sensitive Resource Area Regulations of the Zoning Ordinance. To protect sensitive environmental resources in Rural Residential areas, the Specific Plan requires that development be preceded by detailed environmental review prior to approval of discretionary permits.

Interim Use

Policy LU-9: Provide for interim land uses that are compatible with the planned industrial and commercial land uses.

Implementation: The land use regulations of the Specific Plan allow interim uses by Major Use Permit. Such uses shall be limited to a maximum initial period of 5 years unless a finding is made that the proposed use has an overriding significant economic benefit to the region. Time extensions for additional 5-year periods may be permitted.

Conservation / Open Space

Policy LU-10: Protect and conserve steep slopes and biologically sensitive areas in the Specific Plan Area (previous policy COS-1).

Implementation: This policy will be implemented primarily through the application of the Rural Residential and Conservation / Limited Use land use designations, the MSCP program (see Figure 1.2-1), and the application of the "G" Designator to Sensitive Resource Areas (see Figure 3.2-1). The areas to be protected include the following: (a) the eastern hillside area which has steep slopes and biologically sensitive resources, (b) Johnson and O'Neal Canyons, which have steep slopes; and (3) and the area west of Johnson Canyon, which contains both coastal sage scrub and vernal pool habitat.

Policy LU-11: Avoid any agricultural or pre-development clearing and grading on steep slope areas (previous policy COS-2).

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

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Policy LU-12: Protect and conserve significant cultural resource sites (archaeological and historical sites) in the Specific Plan Area (previous policy COS-5).

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

2.1.3 Land Use Plan

The distribution, location, and extent of land use in the East Otay Mesa Specific Plan is shown on the Land Use Plan, Figure 2.1-1 and Table 2-1 below. Approximately 304 acres of land were removed from the Specific Plan in 2010 as a result of a change made to the Specific Plan boundary following passage of a voter initiative.

Table 2.1-1: Planned Land Use Tabulation

Land Use Designation	Approximate Acres (Net)	
	Land Use (Acres)	Subtotals
Activity Node Overlay	*28 (Maximum)*	*84 Acres of Overlay*
Commercial Center Overlay	*56 (Maximum)*	
District Commercial	11.0	**2,110.1 Acres**
Heavy Industrial	292.0	*High-Intensity Commercial and Industrial Use*
Mixed Industrial	629.9	
Light Industrial	363.0	
Technology Business Park	814.0	
Rural Residential	311.3	**552.3 Acres**
Conservation/Limited Use	241.0	*Low Intensity Use*
Circulation Corridors (1)	350.4	
TOTAL	**3,012.7 Acres**	

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

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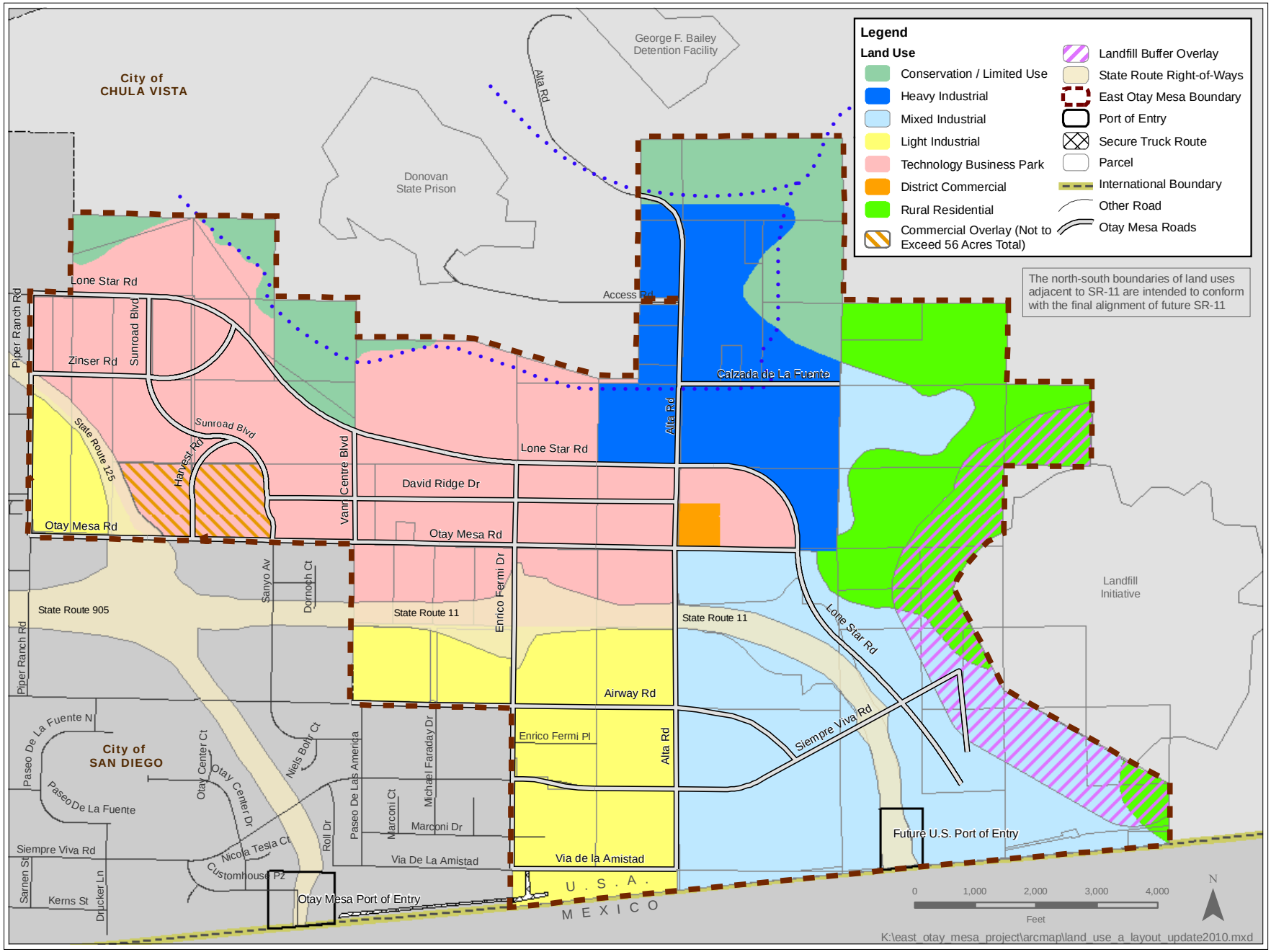
Figure 2.1-1 Land Use Plan



2.1.4. Land Use Designations

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

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

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

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

Technology Business Park

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

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

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

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

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

Activity Nodes

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

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

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Commercial Center

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

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

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

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

District Commercial

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

Light Industrial

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

Heavy Industrial

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

Mixed Industrial

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

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

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Rural (Hillside) Residential

The hillside area at the eastern edge of East Otay Mesa is planned for very low-density rural residential land use. This area has steep slopes and contains significant biological resources. Because of the area's rugged terrain and its sensitive biology, this area is not suitable for agriculture, commercial or industrial use.

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Conservation/Limited Use Area

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

Interim Uses

Interim Uses are allowed with a Major Use Permit and shall be developed in compliance with this Specific Plan Development Standards (Section 3.2). Interim Uses shall be allowed for a maximum initial time limit of five years and only if there has been no application for a permanent use on an adjoining parcel that would be negatively impacted by the proposed Interim Use. Time extensions for additional 5-year periods may be permitted, but permit extensions must be approved no later than two years following the end of the interim use period. Under extreme economic circumstances, the County may establish policies that temporarily modify development standards for interim uses provided a sunset date is established and findings are made that the interim use does not impact permanent development within East Otay Mesa.

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

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Landfill Buffer

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

2.2 Circulation Element

Goal:

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

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

2.2.1 Introduction

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

2.2.2 Goals and Policies

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

POLICIES:

Regional Road Policies

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

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

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

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

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

Local Road Policies

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

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

Policy C-4: Ensure that new development provides adequate access to existing land owned and operated by the federal Border Patrol along the USA/Mexico border. ~~For the proposed emergency road along the international border, property owners shall reserve right-of-way, improve the road and provide reciprocal easements~~.

Implementation: The Border Patrol currently owns and operates an approximately 150 foot wide corridor that functions as a view and emergency access area, consistent with Board Policy I-111. Property owners with projects adjacent to the international border shall consult with the Border Patrol during the discretionary review process to determine whether land must be acquired by the Border Patrol to access this corridor from north/south oriented Circulation Element or Specific Plan roads. ~~reserve a 30-foot right-of-way joint access road and utility easement. This will accommodate a 20-foot road along the Mexican border. This joint access border road conforms to the County's Road Standard Classifications for an Alley for pavement width requirements~~.

City of San Diego Road Coordination

Policy C- ~~6~~ 5: Promote circulation coordination between the County of San Diego and the City of San Diego to develop a safe and efficient roadway system for Otay Mesa.

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Alternative Modes of Transportation Policies

Policy C- ~~7~~ 6: Promote the development and use of a regional transit system to serve the East Mesa.

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

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Policy C- ~~8~~ 7: Property owners shall dedicate right-of-way for ~~light rail and/or bus~~ transit facilities as shown in the SANDAG Regional Transportation Plan (RTP)/MTS South Bay Public Transportation Plan.

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Implementation: Property owners would dedicate right-of-way for transit facilities ~~As established by the SANDAG Regional Transportation Plan, potential transit sites shall be reserved by property owners, as appropriate,~~ during the discretionary review process.

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Policy C-~~9~~ 8: Promote connections between transit stops and employment destinations in East Otay Mesa.

Implementation: Adequate shoulder space should be retained within the public right-of way to allow a loop bus system to be developed in the future. When development levels are adequate to support a shuttle bus service, the County DPLU and DPW will coordinate with SANDAG, appropriate transit agencies (MTS), and property owners to ~~implement~~ plan a local bus shuttle service to serve the East Otay Mesa Area. This will include provision of bus stop shelters along the proposed bus route for the convenience of bus patrons. This facility would ~~shall~~ be implemented in conjunction with a Transportation System Demand Program. ~~Property owners may be asked to finance local bus service through a local improvement district in accordance with County and MTS transit policies.~~

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Policy C-~~10~~ 9: Promote development of freight rail service to East Otay Mesa.

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

Policy C-~~11~~ 10: Provide for development of a bicycle system that will provide a safe and convenient means of transportation for bicyclists.

Implementation: Implement the bicycle network as defined by Table 2.2-1 of the Circulation Element. The objective of these bicycle routes would be connecting transit facilities with appropriate employment areas as individual projects are reviewed. To encourage bicycle use, bicycle parking should be provided at all commercial and industrial facilities..

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Policy C-~~12~~ 11: Promote pedestrian circulation in East Otay Mesa.

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

Regional Transportation Management

Policy C-~~13~~ 12: Promote a variety of techniques to maximize the efficiency of the existing and planned transportation network.

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

Phasing and Monitoring Policies

Policy C-~~14~~ 13: Work with the City of San Diego and Caltrans to expedite the construction of the SR-905 freeway and to plan the SR-11 freeway to support development within the Specific Plan.

Implementation: The County will maintain contact with the City of San Diego and Caltrans to keep abreast of planning and funding developments pertaining to regional roadways. The County will assist property owners by working with SANDAG, Caltrans, and the federal government to ensure that SR-11 and the second Otay Mesa Port of Entry will be planned, designed and constructed in a manner consistent with this Specific Plan. ~~to appropriately plan the SR-11 freeway and border facility to support~~

~~development within the Specific Plan~~. Important features include road alignment, two interchanges (Enrico Fermi Road, Siempre Viva Road), and elevated road segments to ensure connectivity within the local road network without the use of bridges.

Policy C-~~15~~ 14: Monitor traffic growth in East Otay Mesa and its effects on the transportation system.

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

Other Circulation Issues

Policy C-~~16~~ 15: Assure that necessary, feasible road improvements are provided to mitigate project impacts.

Implementation: Conditions prepared for discretionary projects will comply with the Specific Plan, Board Policies and CEQA. ~~shall not grant tentative approval of any approve a proposed subdivision map or discretionary permit until a traffic study is conducted and conditions are imposed on the project to ensure that the project complies with the Public Facility Element. Direct project impacts shall require road improvements.~~ Applicants for discretionary permits shall also be required to comply with the requirements of the County's Transportation Impact Fee (TIF) Ordinance to pay their fair share of cumulative transportation impacts.

Policy C-~~17~~ 16: Support a future international border crossing in East Otay Mesa.

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

Policy C-17: ~~Request the Otay Valley Regional Park Poloicy Committee to modify the Otay Valley Regional Park Plan to show trail links as proposed in the Specific Plan~~

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~~Open Space Plan.~~ Facilitate the implementation of the Otay River Valley Regional Park and trails ~~consistent with the Park Concept Plan~~ (previous policies COS-3 and COS-4).

Implementation: The County will coordinate with the Otay Valley Regional Park Policy Committee to ensure that the Otay Valley Regional Park Plan shows trail links in Johnson and O'Neal Canyons in accordance with the East Otay Mesa Specific Plan (see Figure 2.2-1 Circulation Plan). Commercial or industrial development will be reviewed for compliance with trail requirements in the Specific Plan during the discretionary review process. Property owners will be required to dedicate an ~~20-foot~~ easement for trail right-of-way in Johnson and O'Neal Canyons for future trail connections within the regional trail system. The precise alignment of the trail corridor should be located within ~~500 feet~~ one-quarter mile of its depiction in Figure 2.2-1, or as required by the County Trails Program.

2.2.3 Circulation Plan

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

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

Table 2.2-1
East Otay Mesa Roadway Network

ROAD NAME	FROM	TO	CLASSIFICATION	Road Type	Bicycle Network ?
Airway Road	City of San Diego	Siempre Viva Road	4L-Major	Circulation Element (CE)	Yes
Alta Road	Specific Plan Boundary	Lone Star Road	4L-I/C Collector	Specific Plan (SP)	No
	Lone Star Road	Otay Mesa Road	4L-Major	Circulation Element (CE)	Yes
	Otay Mesa Road	Siempre Viva Road	4L-Major	Circulation Element (CE)	Yes
	Siempre Viva Road	Via de la Amistad	2L-I/C Collector	Specific Plan (SP)	No
David Ridge Drive	Sunroad Boulevard	Alta Road	2L-I/C Collector	Specific Plan (SP)	Yes
Calzada de la Fuente	Alta Road	East end of E.C. Way	2L-I/C Collector	Specific Plan (SP)	No
Enrico Fermi Drive	Lone Star Road	Otay Mesa Road	4L-Major	Circulation Element (CE)	Yes
	Otay Mesa Road	Airway Road	4L-Enhanced Major[2]	Circulation Element (CE)	Yes
	Airway Road	Siempre Viva Road	4L-Major	Circulation Element (CE)	Yes
	Siempre Viva Road	Via de la Amistad	2L-I/C Collector	Specific Plan (SP)	No
Harvest Road	Sunroad Boulevard	Otay Mesa Road	4L-I/C Collector	Specific Plan (SP)	No
Lone Star Road	City of San Diego	Sunroad Boulevard	6L-Prime Arterial	Circulation Element (CE)	Yes
	Sunroad Boulevard	Siempre Viva Road	4L-Major	Circulation Element (CE)	Yes
	Siempre Viva Road	End Of Road	4L I/C Collector	Specific Plan (SP)	Yes
Otay Mesa Road[1]	City of San Diego	Enrico Fermi Drive	6L-Prime Arterial	Circulation Element (CE)	No
	Enrico Fermi Drive	Alta Road	4L-Major	Circulation Element (CE)	Yes
	Alta Road	Lone Star Road	4L-Major	Circulation Element (CE)	Yes
Piper Ranch Road	Lone Star Road	Otay Mesa Road	4L-Collector	Circulation Element (CE)	Yes
Siempre Viva Road	City of San Diego	Lone Star Road	4L-Major	Circulation Element (CE)	Yes
	Lone Star Road	End of Road	4L I/C Collector	Specific Plan (SP)	Yes
Sunroad Boulevard	Lone Star Road	David Ridge Drive	4L-Major	Circulation Element (CE)	Yes
	David Ridge Drive	Otay Mesa Road	4L-Major	Circulation Element (CE)	No
Vann Centre Blvd.	Otay Mesa Road	Lone Star Road	4L-I/C Collector	Specific Plan (SP)	No
Via de la Amistad	City of San Diego	Alta Road	2L-I/C Collector	Specific Plan (SP)	No
Zinser Road	Piper Ranch Road	Sunroad Blvd.	4L- I/C Collector	Specific Plan (SP)	Yes
	Sunroad Blvd.	Lone Star Road	2L-I/C Collector	Specific Plan (SP)	Yes
State Route 11	City of San Diego	Port of Entry	Freeway	Circulation Element (CE)	No
State Route 125	City of San Diego	City of San Diego	Freeway	Circulation Element (CE)	No

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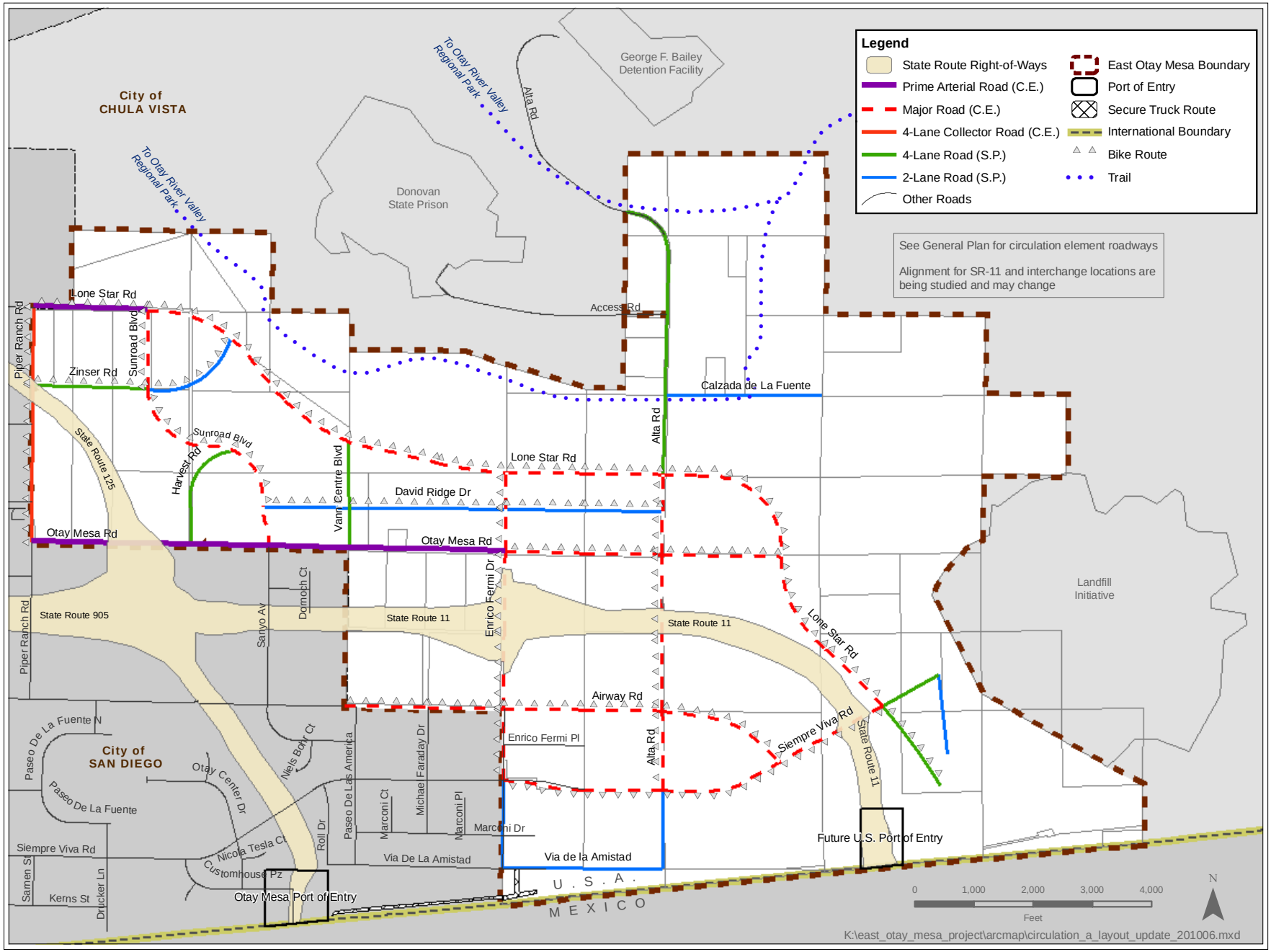
Deleted: Energy Center Way

Deleted: Lone Star Road

[1] If existing utility poles on Otay Mesa Road from the City of San Diego to Enrico Fermi Drive are placed under ground, a Bicycle Network Route will be required.
[2] Enhanced Major Road (CE) requires additional Right-Of-Way to accommodate turn movements and freeway access from Otay Mesa Road to SR-11.

Figure 2.2-1 Circulation Plan



2.2.4 Regional Access

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

- **State Route 905 (SR-905):** The ultimate plan for the extension of SR-905 is to provide six single occupancy vehicle (SOV) lanes and two high occupancy vehicle (HOV) lanes between Interstate 805 (I-805) and SR-125/Harvest Road. The planned extension would travel east to SR-125 and then curve south to the border. Within Otay Mesa, interchanges are planned at Caliente Boulevard, Heritage Road, Britannia Boulevard, Le Media Road, and SR-125. The southern terminus of SR-905 would be the Otay Mesa Border crossing. As part of this project the SR-905/Siempre Viva Road grade separated interchange was completed and opened to traffic in 2005. Currently, Caltrans is constructing Phases 1A and 1B of the SR-905 facility. As currently scheduled the construction of Phase 1A will be completed by late 2010 and Phase 1B will be completed by the summer of 2012. Other phases (2 through 4) of the SR-905 facility will be programmed as funding becomes available.

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

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

- **Future Border Crossing and State Route 11 (SR-11):** State Route 11 is planned as a new freeway/toll facility to extend easterly of SR-905 to connect with the future third border crossing east of Alta Road. The extension would

Deleted: planned for construction as an eight-lane facility, or six lanes with provisions for two High Occupancy Vehicle (HOV) lanes, south from its present terminus at SR-94 to the future extension of the SR-905 Freeway. For the portion from San Miguel Road to the future extension of the SR-905 freeway, California Transportation Ventures (CTV), a private entity, has entered into an agreement with CalTrans to construct SR-125 as a private toll way. The Federal Highway Administration (FHA), in an act known as issuing a Record of Decision, gave final approval for the SR-125 Environmental Impact Report (EIR) on June 9, 2000. The current schedule for SR-125 shows an estimated completion date of September 2007

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revise the SR-905/125 interchange and provide two new interchanges at Enrico Fermi Drive and Siempre Viva Road. The State Route 11 project is currently in the environmental phase. The Environmental Document (ED) for SR 11 is expected to be a two-phase document. Phase 1 document will be programmatic-level document for SR 11 and the new Otay Mesa East Port. Phase 2 is expected to be a project-level document for SR 11 only. Construction is expected to begin in 2012, with completion in 2014. Actual funding for the remaining project has not yet been identified.

Deleted: The project schedule goal is an approved Programmatic EIR/EIS by end of 2007 which contains corridor preservation, right of way acquisition for common features and Presidential Permit support.

2.2.5 Local Access Road Network

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

The East Otay Mesa Specific Plan is based on a hierarchy of circulation roads as designated on the County's General Plan Circulation Element, and non-Circulation Element Local Industrial/Commercial Collectors designated on the Specific Plan as indicated in Table 2.2-1. Prime Arterial, Major and Industrial/Commercial Collector Roads provide the regional connections through the Specific Plan and beyond. Major Roads and Industrial/Commercial Collector Roads provide through access into the center of the development areas and the Activity Nodes. Figure 2.2-1, Circulation Plan, shows the road classifications and Appendix 4 shows cross-sections from the General Plan Circulation Element for portions of Otay Mesa Road, Enrico Fermi Drive and Alta Road. These classifications have been designated to serve Specific Plan build-out traffic needs. These classifications (Circulation Element and/or Specific Plan Roads) have been designated to accommodate build-out traffic volumes assessed through the preparation of traffic forecasts for the land use development pattern and circulation network identified in this plan. Implementation of this circulation network shall be through the incremental approval and eventual development of individual public and/or private projects.

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

- Dedicate and improve all adjacent rights-of-way necessary to provide access to the project and to complete the Specific Plan circulation system,
- Dedicate and agree to construct, through means acceptable to the Director of Public Works, all adjacent rights-of-way necessary to further implement the Specific Plan circulation system, including where the rights-of-way do not provide direct access to the site. The purpose of this requirement is to implement the circulation system of the Specific Plan, and
- Acquire and construct (or agree to construct if acceptable to the Director of Public Works) all off-site circulation element roads necessary to provide access to the site and to ensure off-site road access will meet County standards.

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

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Principal County arterials in the circulation network are described below:

- **Otay Mesa Road:** Otay Mesa Road is shown in the City of San Diego's most recent Circulation Element for the Otay Mesa Community as a four-lane Major between the terminus of SR-905 and SR-125/Harvest Road. The County General Plan includes the road as a six-lane Prime Arterial between Piper Ranch Road and Enrico Fermi Drive. The road continues east to Lone Star Road as a four-lane Major. A cross-section of a portion of Otay Mesa Road from the General Plan Circulation Element is included in Appendix 4.
- **Lone Star Road:** In the City of San Diego Lone Star Road is classified as a four-lane Major. In the County it becomes a six-lane Prime Arterial to Sunroad Boulevard. East of Sunroad Boulevard it transitions into a four-lane Major. This roadway will carry traffic from SR-125 east into the northern portions of the Specific Plan. As Lone Star Road travels east past Alta Road, it heads south to Siempre Viva Road in SubArea 2 of the Specific Plan.

- **Airway Road, Siempre Viva Road and Via de la Amistad:** The City of San Diego's Circulation Element shows Airway Road as four-lane Major Road, Siempre Viva Road as a six-lane Prime Arterial Road and Via de la Amistad as a four-lane Collector Road. These roads continue east from Enrico Fermi Drive, a north/south Major located on the border between the City of San Diego and the County to Alta Road as four-lane Major Roads to serve SubArea 1. Airway Road and Siempre Viva Road are planned to extend east into SubArea 2 terminating at Roque Road. Via de la Amistad will continue east from Enrico Fermi Drive to Alta Road as a two-lane Industrial/Commercial Collector Road.
- **Piper Ranch and Harvest Roads:** Piper Ranch Road and Harvest Road are both north-south four-lane Collector Roads in the County of San Diego that provide access into the Specific Plan Area. Within the County of San Diego's Specific Plan Area, Piper Ranch Road is planned as a four-lane Collector Road. Harvest Road will terminate at Sunroad Boulevard as a four-lane Industrial/Commercial Collector Road.
- **Enrico Fermi Drive:** In the City of San Diego, Enrico Fermi Drive is classified as a four-lane Major Road. In the County of San Diego's East Otay Mesa Specific Plan Area, it is also planned as a north-south four-lane Major Road between Lone Star Road and Siempre Viva Road. It continues south to Via de la Amistad as a two-lane Industrial/Commercial Collector Road. A cross-section of a portion of Enrico Fermi Drive from the General Plan Circulation Element is included in Appendix 4.
- **Alta Road:** Alta Road is planned as a north/south four-lane Industrial/Commercial Collector Road extending north from Lone Star Road. North of Lone Star Road, its main function is to provide access for planned adjacent development and to the detention facilities to the north. It is not proposed to be extended over the Otay Valley. South of Lone Star Road it is planned as a four-lane Major Road to Siempre Viva Road. Alta Road will continue south as a two-lane Industrial/Commercial Collector Road to Via de la Amistad. A cross-section of a portion of Alta Road from the General Plan Circulation Element is included in Appendix 4.

- **Sunroad Boulevard/Sanyo Avenue:** Sunroad Boulevard is classified as a Major Road between Lone Star Road and Otay Mesa Road in the County of San Diego. South of Otay Mesa Road the road is referred to as Sanyo Avenue, a four-lane collector road.

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

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

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

2.2.6 Road Operation

Truck Routes

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

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

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

2.2.7 Alternative Modes of Transportation

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

Public Transit

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

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

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

Bicycle Network

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Use of bicycles as a commuting mode of transportation is encouraged as a means to reduce traffic congestion and minimize greenhouse gas emissions. The bicycle network of East Otay Mesa is focused to safely direct bicycle traffic to and from key locations. It

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is the intent of the plan to link all transit, commercial, and employment locations via certain Circulation Element roads and Specific Plan roads that would allow bicycling commuters the ability to access East Otay Mesa in a direct manner. The General Plan bike routes are shown on Sheet 6 of the General Plan Circulation Element. Additional bike routes are provided in the Specific Plan.

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

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Deleted: The Class III Bikeway (Bike Routes) provides a restricted right-of-way designated by signs or permanent markings and shared with pedestrians or motorists.

Pedestrian Circulation

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

Walking is encouraged within the East Otay Mesa Specific Plan. The amount of projected employees in the Specific Plan Area that would take mid-day lunches and shopping trips necessitates the establishment of a pedestrian circulation and trails system that will support and encourage walking as a mode of transportation. To create safe and attractive pedestrian travel, it is necessary to keep sidewalk areas free of obstructions and allow for the flow of pedestrians. Crosswalks and signal timing help reduce pedestrian/auto conflicts and improve safety conditions. Sidewalks are required on both sides of all public streets. Sidewalks shall meet the guidelines of the County of San Diego Public Road Standards except that sidewalks on all Circulation Element and Specific Plan roads shall be 4-feet wide and shall be separated from the traveled way by a 3-foot landscaped parkway (Section 2.3.5). Sidewalks shall meet the Americans with Disabilities Act (ADA) standards. The Director of Public Works may allow sidewalks to meander around existing utility poles (69kv or greater) that will not be placed underground. In limited circumstances, the Director of Public Works may waive sidewalk requirements where existing utility poles (69kv or greater) will not be placed

underground if the applicant can demonstrate that no loss of pedestrian movement or connectivity would result.

Trails

Since the approval of the East Otay Mesa Specific Plan in 1994, the County adopted a Community Trails Master Plan that governs the type and location of trails throughout the unincorporated area. Trails proposed in the Specific Plan are non-motorized, multi-use trails that allow public access to natural scenic areas. Trails and pathways in East Otay Mesa shall meet the Community Trails Master Plan Design and Construction Guidelines. All development adjacent to the Otay Valley Regional Park shall improve a 10-foot wide trail for passive viewing and as a potential connection to the regional park trail system (Figure 2.2-1). The trail shall be open to the public and shall connect to a public sidewalk or an alternative location acceptable to the County.

2.3 Urban Design Element

Goal:

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

2.3.1 Introduction

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

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

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

2.3.2 Goals and Policies

GOAL:

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

POLICIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.3.3 Development Areas and Activity Nodes

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The main development portion of East Otay Mesa is planned to include distinct development areas defined by circulation element roads. Several of these areas are planned to encourage centralized mixed use Activity Nodes where pedestrian-oriented design is promoted and higher intensities are encouraged. The Activity Nodes are intended to:

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

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

The placement of Activity Nodes shall be based on distances from major circulation roads and intersections, District Commercial within SubArea 2, on lines-of-sight and view corridors, and on creating walkable distances to and from transit stations and anticipated major employee areas. The following criteria are applicable to determining Activity Node locations:

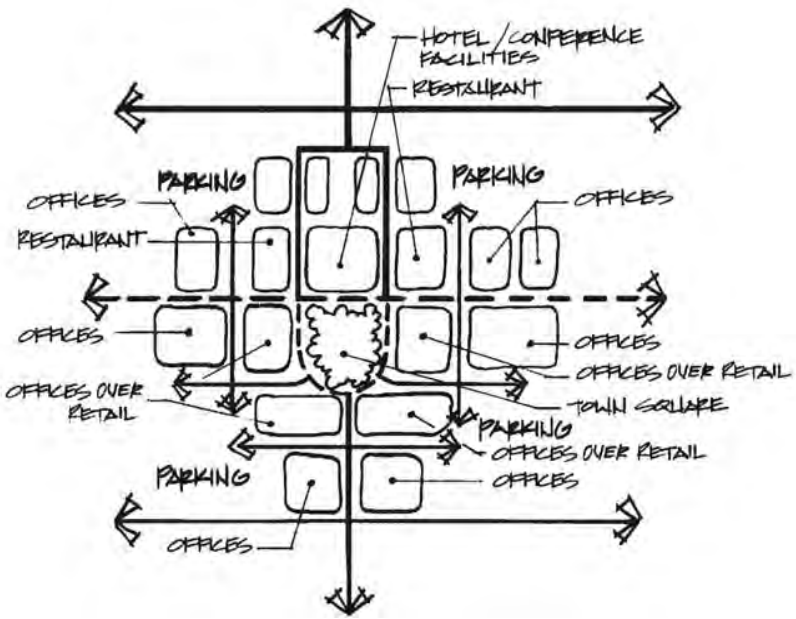
- An Activity Node's core shall be centrally located;
- A Node's outer boundaries shall be a minimum 300 feet from a four-lane Major Road and a minimum 300 feet from a Prime Arterial Road;

- Activity Nodes shall be separated from each other and District Commercial by a minimum of 1,250 feet (measured from edge to edge), and
- The maximum acreage of an Activity Node shall be 10 acres unless a higher amount is approved per Section 3.3.2 of this plan.

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

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

Figure 2.3-1 Activity Node Functional Diagram



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

2.3.4 Industrial Districts

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

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

Technology Business Park District

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

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

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

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

Light Industrial District

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

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

Heavy Industrial and Mixed Industiral

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

2.3.5 Commercial Center

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

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

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

2.3.6 Public Landscaping

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Streetscape Concept

A unifying design feature of the East Otay Mesa Specific Plan is the Master Streetscape Plan. Figure 2.3-2 depicts the overall design theme for the public streetscape, which includes landscaping, medians, sidewalks/trails, and a street tree program for each of the roadway classifications. Streetscape improvements will primarily be located within a 10-foot wide landscaped parkway and a landscaped building setback. A 2-foot wide landscape easement will be established within the landscape setback for the purpose of providing adequate space for street trees. The landscape easement shall be graded level with the parkway; together, they provide space for public circulation and public streetscape. An exception process will be established for tree types on roads with existing SDGE easements/lines.

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

- *Gateway Roads (Prime Arterial):* Lone Star Road (Piper Ranch Road to Sunroad Boulevard) and Otay Mesa Road (Piper Ranch Road to Enrico Fermi Drive) are classified as the "Gateway". These roads shall have increased visibility and screening with a tree-lined median, a 10-foot wide landscaped parkway, and a 25-foot wide landscaped building setback. Within the 10-foot wide landscaped parkway a 2-1/2-foot wide planter (3 feet from face of curb to edge of sidewalk) shall separate the roadway from the 4-foot wide sidewalks with large canopy trees[1] planted 10 feet from the face of the curb at 25 feet on center with shrubs spaced every 3 feet. A 2-foot wide landscape easement shall be located within the landscaped building setback and adjacent to the parkway. Spacing of trees shall be adjusted accordingly with intersections, utilities, and median layouts. Required landscaping in the building setbacks will supplement the parkway planting. Medium-sized evergreen trees spaced every 25 feet in the median will help separate traffic moving in opposite directions. The median shall be paved with a sandstone colored concrete (Davis Sandstone or equal) and stamped with a Dry Creek Bed pattern. Five-foot x five-

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Comment [R1]: Obtain a sample in-house for comparison purposes.

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

foot (5' x 5') tree grates shall be set flush with concrete (per San Diego Regional Standard Drawing L-4) around each tree located down the center of the median.

- *Gateway Roads (Major):* Lone Star Road (Sunroad Boulevard to Siempre Viva Road), Siempre Viva Road, and Otay Mesa Road east of Enrico Fermi Drive. These roads shall also have increased visibility and screening with a tree-lined median, a 10-foot wide landscaped parkway, and a 20-foot wide landscaped building setback. Within the 10-foot wide landscaped parkway, a 2-1/2-foot wide planter (3 feet from face of curb to edge of sidewalk) shall separate the roadway from the 4-foot wide sidewalks with large canopy trees planted 10 feet from the face of the curb at 25 feet on center with shrubs spaced every 3 feet. A 2-foot wide landscape easement shall be located within the landscaped building setback and adjacent to the parkway. Spacing of trees shall be adjusted accordingly with intersections, utilities, and median layout. Required landscaping in the building setbacks will supplement the parkway planting. Medium-sized evergreen trees spaced every 25 feet in the median will help separate traffic moving in opposite directions. The median shall be paved with a sandstone colored concrete (Davis Sandstone or equal) and stamped with a Dry Creek Bed pattern. Five-foot by five-foot (5' x 5') tree grates shall be set flush with concrete (per San Diego Regional Standard Drawing L-4) around each tree located down the center of the median.

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

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

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

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

- *Local Roads* shall be planted with medium-sized evergreen or deciduous canopy trees spaced every 30 feet and located 8 feet from the face of the curb. Local roads shall include a 5-foot wide sidewalk that is attached to the curb or, alternatively, a 5-foot sidewalk that is non-contiguous with the curb. If a non-contiguous sidewalk is selected, it should be used throughout the development or transitions should be provided to ensure connectivity within the pedestrian network. In all cases, ADA standards for sidewalk widths would supersede Specific Plan standards.

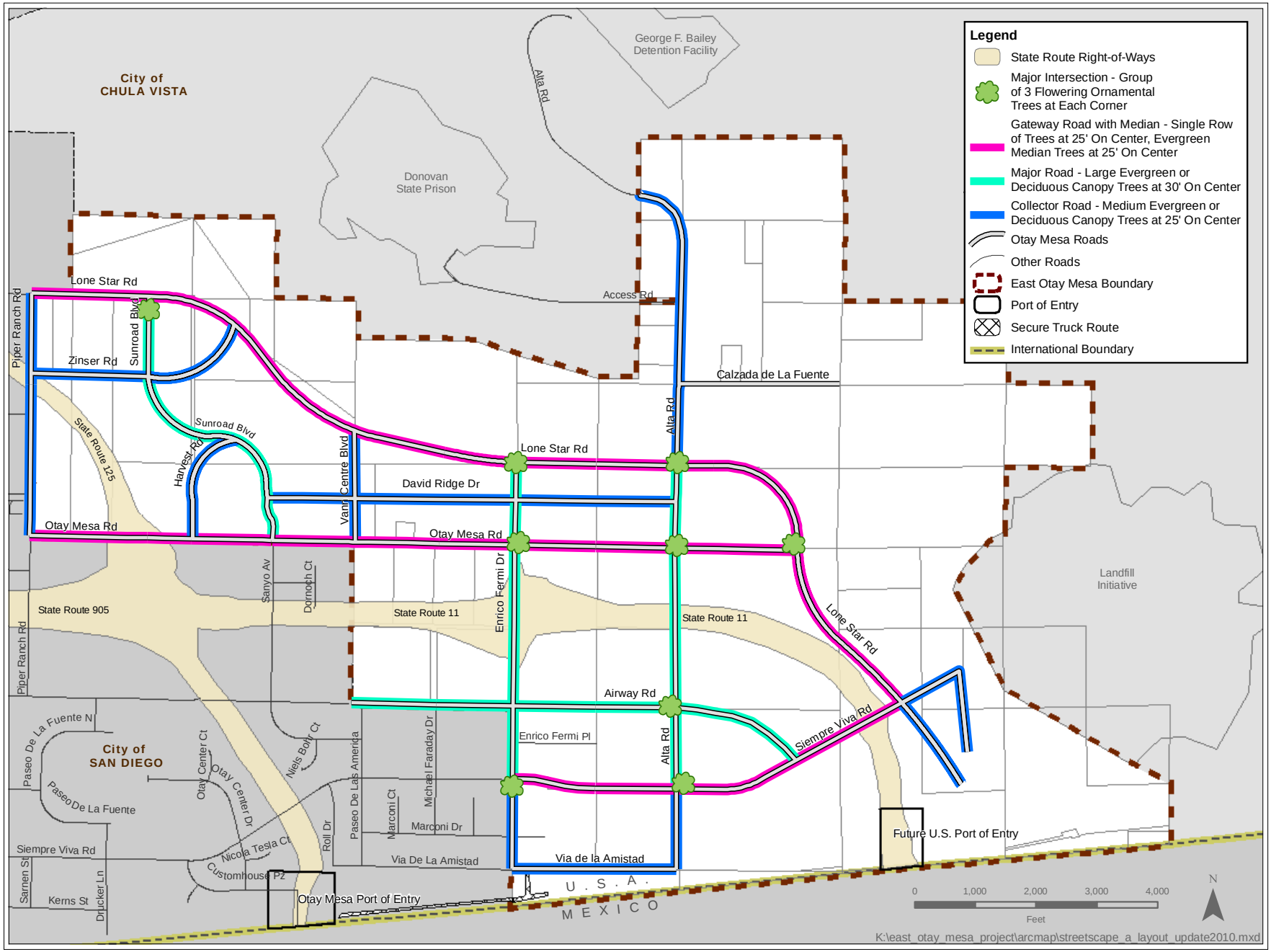
- *Major Intersections* shall be planted with three flowering trees at each street corner. Additional landscaping such as shrubs and groundcover shall be required and sight lines will be preserved for vehicular safety (see County Road Standards for Corner Sight Distance at Intersections). Flowering groundcovers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

Exceptions to the streetscape requirements may be granted in limited cases to address public safety issues. However, exceptions for Gateway Roads shall only be granted after other feasible measures are taken to implement the streetscape requirements of the Specific Plan.

Plant Materials

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

Figure 2.3-2 Master Streetscape Plan



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

2.3.7 Usable Open Space

All plans shall designate a location(s) on-site for employee passive or recreational activity. This area shall be screened from parking and traffic and shall be improved with benches and shade structures. For purposes of satisfying this requirement, outdoor passive or recreational areas of not less than 2,000 square feet in area shall be provided for each 10 acres of development area. The outdoor areas may occur as one large area serving lots as identified on the Site Plan or subdivision map. Within an Activity Node, a plaza may satisfy this requirement.

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

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

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

2.3.8 Clearance Zones / Median Cuts

Trees and shrubs shall be located and maintained to preserve a clear zone of at least ten feet from fire hydrants, utility poles, overhead utility wires, streetlight luminaries, and above ground utility structures such as transformer enclosures. Clearance zones also shall be established to preserve adequate sight-line distance at intersections. Check

SDG&E setback requirements when locating trees next to existing 69 KV lines on Otay Mesa Road, Harvest Road, and Alta Road.

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

2.3.9 Root Barriers

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

2.3.10 Edge Conditions

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

2.4 Public Facilities Element

Goal:

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

2.4.1 Introduction

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

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

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

2.4.2 Goals and Policies

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

POLICIES:

Water Facility

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

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

Wastewater Collection and Treatment

Policy PF-2: ~~Form a Sanitation District to transfer 1.0 mgd of initial wastewater treatment capacity from Spring Valley Sanitation District to East Otay Mesa~~ Establish adequate sewer capacity to support planned development in East Otay Mesa.

Implementation: A County Sewer Maintenance District was formed by the Board of Supervisors (WHEN?), and one million gallons per day (1.0 mgd) of treatment capacity was purchased from the City of San Diego for use in East Otay Mesa. Property owners in East Otay Mesa are working closely with the City of San Diego to ensure adequate financing for sewage transportation and treatment facilities, and property owners are required to demonstrate the availability of adequate wastewater treatment capacity for new development. In 2010, the Board of Supervisors directed staff to prepare an application to LAFCO that would consolidate the County's five sanitation districts into a single sewer maintenance district. ~~Application will be made for the formation of a Sanitation District to the Local Agency Formation Commission. Subject to funding by property owners, the County DPW will take responsibility for formation of the District and execution of agreements. Prior to establishing a long-range wastewater treatment strategy, developers will be required to demonstrate the availability of adequate wastewater treatment capacity.~~

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

Implementation: Facilities required for distribution to each property will be included in road improvements to be constructed before a Final Map can be recorded. If the water

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distribution system is not located in roadway right-of-way, property owners shall be required to reserve right-of-way easements for water service lines.

Policy PF-4: Formulate a long-range plan for wastewater treatment for East Otay Mesa properties with the San Diego Metropolitan Sewage System (Metro). ~~If Metro is unable to provide wastewater treatment on a timely basis or if costs prove to be extremely high, the option of an on-site treatment facility shall be considered.~~

Implementation: Property owners will form a community facilities district to fund the cost of the Otay Mesa Sewer System identified in the Otay Mesa Trunk Sewer Infrastructure Upgrades Cost Estimate and Constructability Review (Brown and Caldwell), dated June 9, 2009 (or as subsequently amended). ~~The County will coordinate with the City of San Diego to plan, finance, and construct a regional wastewater conveyance system to transport wastewater generated from buildout of the Specific Plan to the Metro treatment and disposal system. If required, the County will ensure timely acquisition of additional capacity in the Metro system to treat and dispose of projected wastewater flows from buildout of the Specific Plan. Metro to provide development of a regional wastewater treatment system to serve development beyond the interim treatment capacity. If Metro is not available to meet the requirements of development in a timely and cost-effective manner, the Sanitation District, subject to funding by property owners, will construct and operate an on-site wastewater treatment facility.~~

Reclaimed Water Facility

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

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

Storm Water Drainage

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

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

Dry Utility

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

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

Fire Protection and Emergency Medical

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

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

Deleted: The County will require all properties that are not part of the Rural Fire Protection District to either annex to RFPD or be part of a district that contracts with the City of San Diego for fire protection and emergency medical services.

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

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

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Law Enforcement

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

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

Child Care

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

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

Solid Waste

Policy PF-12: Provide solid waste and recycling collection services for East Otay Mesa.

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

Policy PF-13: Promote recycling of waste materials generated by businesses in East Otay Mesa.

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

Policy PF-14: Support the County's effort to find a site for a new solid waste disposal facility to serve the South County area.

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

Hazardous Materials

Policy PF-15: Apply Countywide policies to provide for regulation and inspection of the storage and handling of hazardous materials, as well as response to emergency incidents involving hazardous materials.

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

GOAL 2:

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

POLICIES:

Public Facility Phasing and Financing

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

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

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

Implementation: The availability of public facilities and services to support new development is evaluated as part of the discretionary review process. The County will condition new projects to construct and/or fund fair share costs of off-site public facility improvements required to serve the project as identified in the East Otay Mesa Sewer Master Plan or other superseding regional sewer plans. ~~availability of public facilities and services to support new development is evaluated as part of the discretionary review process. The County will condition new projects to construct and/or fund their fair share of off-site public facilities. After the initial phase of development (500 gross acres), the County will monitor off-site public facility capacity (wastewater treatment, roadway) to keep pace with the rate of development in the Specific Plan~~. In addition, the County will ~~continue to~~ coordinate with Caltrans and the City of San Diego to promote the construction of necessary transportation facilities.

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

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

Financing Strategy

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

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

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

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

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

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

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

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

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

2.4.3 Public Facilities Information

The following section contains information on wastewater collection and treatment, storm water drainage, dry utilities, public safety, solid waste disposal, and facility financing. More extensive information on the development of public facilities within the Specific Plan was developed in 1994. That information was retained and reincorporated into the Specific Plan within the 2010 Amendment and is located in Appendix 5.

Wastewater Collection and Treatment

The County approved the formation of the East Otay Mesa Sewer Maintenance District (EOMSMD) in June of 1999 to provide an institutional mechanism for wastewater management and operations for development within the East Otay Mesa Specific Plan Area. The EOMSMD, encompassing approximately 2,500 acres, shall provide the necessary sewer service to accommodate development. In 2010, property owners were in the process of forming a community facilities district to fund the cost of the Otay Mesa Sewer System, as identified in the Otay Mesa Basin No. 6 Regional Sewer Study (see Figure 2.4-1).

The County acquired 1.0 million gallons per day (mgd) of sewer treatment capacity from the Spring Valley Sanitation District for East Otay Mesa. The 1.0 mgd of (wastewater) capacity will be sufficient to support approximately 400 acres (net) of industrial development. This represents about one-fourth of the projected total capacity needed (4.0 mgd) for the ultimate build-out of East Otay Mesa.

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In order to transmit project wastewater, East Otay Mesa shall connect to existing wastewater collection sewers in the City of San Diego Metro system. The southern watershed of the Specific Plan Area generally drains to the Otay Mesa Trunk Sewer, currently stubbed near the southwestern corner of the planning area. The northern portion of the Specific Plan Area drains toward the Otay Valley Trunk Sewer, currently stubbed at the State of California Donovan Correctional Facility. Some of the tributary basins within the East Otay Mesa Specific Plan SubArea 1 will require pump stations to convey sewage to the City of San Diego's facilities. A map of the Specific Plan Area wastewater mains shall be maintained by the EOMSMD.

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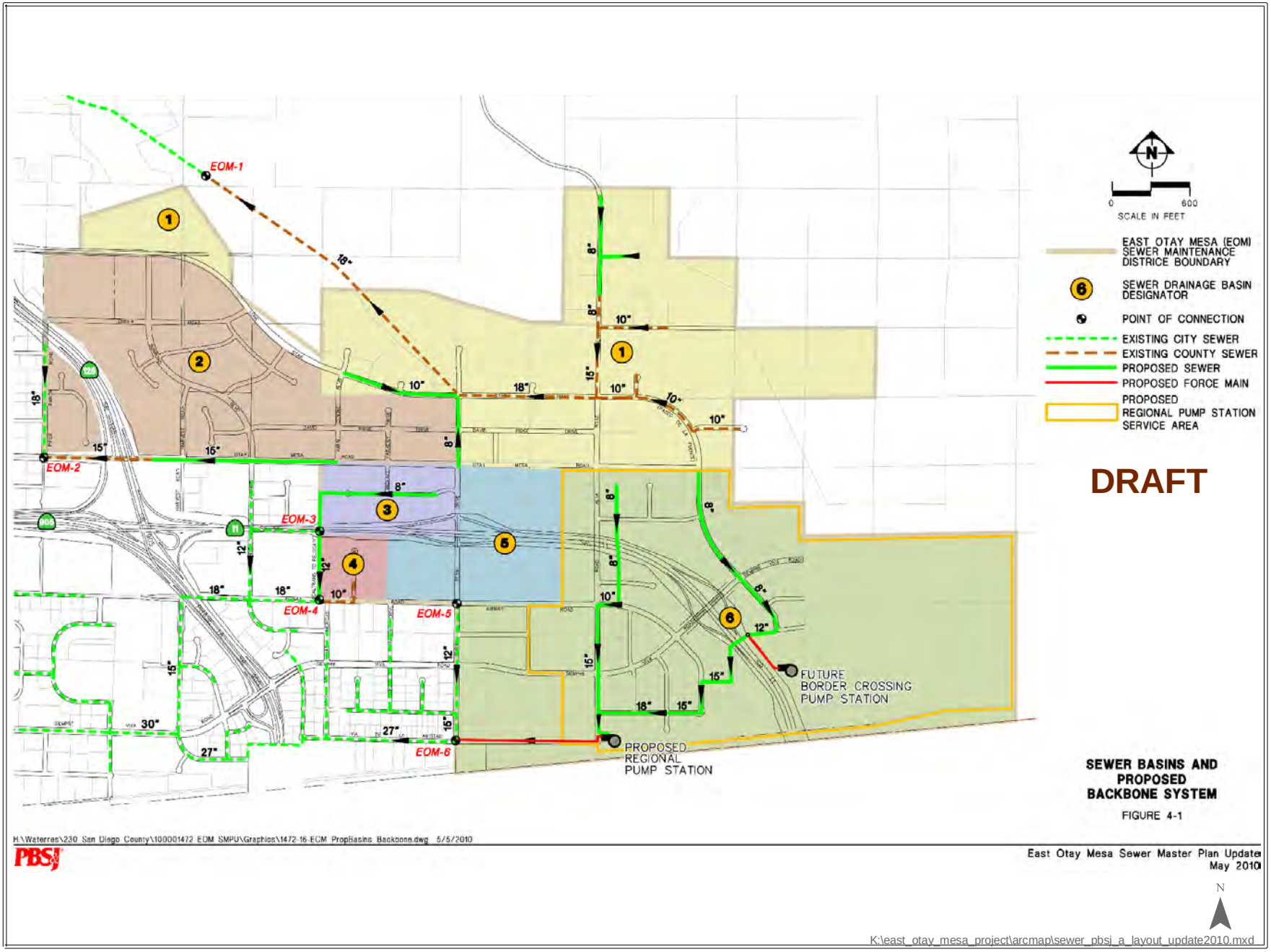
Figure 2.4-1 Sewer Backbone System



Hydrology and Water Quality

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

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

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

- Minimize the number of street cul-de-sacs and incorporate landscaped areas to reduce their impervious cover.
- Reduce overall lot imperviousness by promoting alternative driveway surfaces and shared driveways that connect two or more lots together.
- Reduce the overall imperviousness associated with parking lots by providing compact car spaces, incorporating efficient parking lanes and using pervious materials in spillover parking areas.
- Lower parking requirements where mass transit is available.
- Conserve trees and other vegetation at each site by planting additional vegetation, clustering tree areas and promoting native and native compatible plants.

- Direct rooftop runoff to pervious areas such as yards, open channels or vegetated areas and avoid routing it to the roadway storm water conveyance system.
- Provide storm water treatment for parking lot runoff using bioretention areas, filter strips and/or other practices that can be integrated into required landscaping areas and traffic islands.

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

Dry Utilities

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

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

Public Safety

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Fire Protection and Emergency Medical Services:

Fire protection has historically been and shall continue to be provided by the San Diego Rural Fire Protection District (Fire District). Nearly all of the East Otay Mesa is within the Fire District's boundaries. Properties outside the Fire District but within the Specific Plan shall annex to the District as a condition of development approval. Currently, the Fire District operates Type I and Type III fire engines out of the Donovan Correctional Facilities on-site fire station. This equipment is cross-staffed (24/7) with full-time paid firefighters who are employees of CDC&R. Additionally the Fire District in cooperation

with CAL FIRE, the County of San Diego, and the San Diego County Sheriff's Department established an interim fire station at George Bailey Detention Facility. Construction that was completed in the summer of 2007. As a part of the cooperative agreement CAL FIRE will relocate a fire engine and staffing to the new interim facility. Further, the Fire District has identified tentative funding to establish an additional full time paid fire engine especially for providing structural fire fighting and emergency medical services for East Otay Mesa. The Fire District's next closest permanent facility is located in Jamul with a 40-minute response time. The Fire District, the City of San Diego, City of Chula Vista, County of San Diego, and the CDC&R Donovan Correctional Facility are signatories to a County Mutual Aid Agreement.

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

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

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

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Law Enforcement:

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

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

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Solid Waste Disposal

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

In recent years, the County initiated a program to reduce solid waste sent to landfill facilities and maximize recycling of materials. The County's ordinance regarding the management of solid waste was amended in 1998 to include recycling requirements for commercial and industrial recyclables. The ordinance requires that industrial businesses separate the following materials for recycling: dirt, land clearing brush,

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asphalt, concrete, sand, and rock. Office buildings and hospitality facilities are also required to recycle materials appropriate to the use such as: aluminum, corrugated cardboard, paper, glass jars and bottles, etc. Businesses in East Otay Mesa shall comply with County standards and guidelines in order to minimize solid waste generated from the area. Recycle containers shall be required to be located in the interior of a site or behind solid walls per the Design Guidelines contained in this Specific Plan.

2.4.4 Facility Financing

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

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

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

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

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East Otay Mesa Specific Plan

Chapter 3

REGULATORY PROVISIONS

Chapter 3.0 Regulatory Provisions

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

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

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

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

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3.1 Land Use Regulations

Land use districts in the East Otay Mesa Specific Plan, as shown in Figure 2.1-1, include Technology Business Park, Activity Nodes (overlay), District Commercial, Commercial Center (overlay), District Commercial, Light Industrial, Mixed Industrial, Heavy Industrial, Rural Residential, and Conservation/Limited Use. It should also be

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

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noted that all uses shall comply with applicable portions of Section 6300 et seq. of the County Zoning Ordinance: Performance Standards. Regarding noise measurements, uses in the Activity Node, District Commercial and Commercial Center shall comply with Section 6310.b; uses in the Technology Business Park shall comply with Section 6310.c; uses in the Light Industrial areas shall comply with Section 6310.d; uses in the Heavy and Mixed Industrial areas shall comply with Section 6310.e; and uses in the Rural Residential and Conservation/Limited Use areas shall comply with Section 6310.b.

The *Technology Business Park District* is intended to accommodate research and development as well as manufacturing of goods and materials associated with emerging industries in San Diego County.

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

The *Landfill Buffer overlay* is intended to identify areas where special land use regulations apply to limit land use conflicts associated with an adjacent landfill. The overlay is located 1,000 feet from the edge of the landfill boundary, which also forms the southeastern boundary of the East Otay Mesa Specific Plan. Two land use designations – Mixed Industrial and Rural Residential – are located within the Landfill Buffer overlay, and uses allowed within the overlay are located in Appendix 5.

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

The *District Commercial* designation is intended to accommodate an appropriate range of retail goods and services intended to serve a 1 to 2 mile trade area. Only one 10-acre parcel on the northeast corner of Alta Road and Otay Mesa Road is located in this district.

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

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

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

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

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

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

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

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

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

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

Please note: Table headers on the following pages appear to have formatting problems. These problems are due to the way pages are printed when editing, and the problems will go away after changes are accepted.

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Table 3.1-1 Land Use Matrix[(1)]	**San Diego County Zoning Ordinance Nos.**	**Technology Business Park**				**Industrial Use Types**				
		Technology Business Park	**Activity Node (per Section 3.3.2)**	**Commercial Center (Overlay- per Section 3.3.3)**	**District Commercial**	**Light Industrial**	**Heavy Industrial**	**Mixed Industrial (16)**	**Rural Residential (16)**	**Conservation Area**
1. CIVIC USE TYPES										
Administrative Services	(1310)	P	P	P	M	P	(m)	(m)		
Ambulance Services	(1315)	P			M	P	P	P		
Clinic Services	(1320)	P	P	P	M	P	M	M		
Community Recreation	(1325)	P	P	P		P	M	M	M	
Cultural Exhibits and Library Services	(1330)	P	P	P	M	P	(m)	(m)	M	
Child Care Center	(1332)		M	M	P		M	M		
Essential Services	(1335)	P	P	P	P	P	P	P	P	P
Fire Protection Services	(1340)	P	P	P		P	P	P	P	
Law Enforcement Services	(1346)	P	P	P		P	P	P		
Lodge, Fraternal and Civic Assembly	(1348)	M	P	P	M	M	M	M		
Major Impact Services and Utilities	(1350)	M(9)	M(9)	M(9)	M	M(9)	M	M		
Minor Impact Services and Utilities	(1355)	P	P	P	P	P	P	P		
Parking Services	(1360)	P	P	P	P	P	P	P		
Postal Services	(1365)	P	P	P	M	P	P	P		
Small Schools/Trade Schools	(1375)	M	M	M		(m)	(m)	(m)		
2. **COMMERCIAL USE TYPES**										
Administrative and Professional Services	(1410)	P	P	P	P(10)	P	P	P(12)		
Agricultural and Horticultural Sales	(1415)									
a) Agricultural Sales		I		P(2)	P	I	I	P		
b) Horticultural Sales		I		P	P	I	I	P		
Agricultural Services	(1420)	I			P(13)	I	I	M		
Animal Sales and Services	(1425)					I	I	M		
b) Grooming				P		I				
c) Horse Stables						I	I	I		
d) Kennels						I	I	I		
e) Veterinary – Large Animals							P	P		
f) Veterinary – Small Animals			P	P			P	P		

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Table 3.1-1 Land Use Matrix[(1)]	**San Diego County Zoning Ordinance Nos.**	**Technology Business Park**				**Industrial Use Types**				
		Technology Business Park	**Activity Node (per Section 3.3.2)**	**Commercial Center (Overlay- per Section 3.3.3)**	**District Commercial**	**Light Industrial**	**Heavy Industrial**	**Mixed Industrial (16)**	**Rural Residential (16)**	**Conservation Area**
Automotive and Equipment	(1430)									
a) Cleaning				P(2)	P(13)	P(2)	P(2)	P(2)		
b) Fleet Storage		I(2)				P(2)	P(2)	P(2)		
c) Parking		I(2)			P	P(2)	P(2)	P(2)		
d) Repairs (Heavy Equipment)					P (13)	I(2)	P(2)	P(2)		
e) Repairs (Light Equipment)				P(2)	P (2)	I(2)	P(2)	P (2)		
f) Sales Rentals (Heavy Equipment)		I(2)			P(2)	I(2)	P(2)	P(2)		
g) Sales Rentals (Farm Equipment)		I(2)			P(2)	I(2)	P(2)	P(2)		
h) Sales Rentals (Light Equipment)		I(2)		P(2)	P(2)	I(2)	P(2)	P(2)		
i) Storage (Non-Operating Vehicles)		I(3)			M		M	M		
j) Storage (Recreational Vehicles and Boats)		I			M		P(2)	P(2)		
Building Maintenance Services	(1435)	P(2)	P (2)	P(2)	P	P(2)	P	P		
Business Equipment Sales and Service	(1440)	P	P	P	P	P	P (5)	P(12)		
Business Support Services	(1445)	P	P	P	P	P	P (5)	P(12)		
Communications Services	(1450)	P	P	P	P	P	P (5)	P(12)		
Construction Sales and Services	(1455)	P(2)	-	P(2)	P (13)	P(2)	P	P		
Convenience Sales and Personal Services	(1460)	P	P	P	P (14)	P	P (5)	P (P12)		
Eating and Drinking Establishments	(1465)	P(5)	P(4)	P	P(4)	P(5)	M (5)	M(12)		
Financial, Insurance and Real Estate	(1475)	P	P	P	P (4)	P	P (5)	P (12)		
Food and Beverage Sales	(1480)	P(5)	P	P	P (12	P(5)	P(5)	P (12)		
Funeral and Internment Services	(1485)									
a) Cremating					M		M	M		
c) Undertaking							P	P		
Gasoline Sales	(1490)	P(6)		P(6)	P	P(6)	P(6)	M(12)		
Laundry Services	(1495)		P	P	P			P(12)		

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Table 3.1-1 Land Use Matrix[(1)]	**San Diego County Zoning Ordinance Nos.**	**Technology Business Park**				**Industrial Use Types**				
		Technology Business Park	**Activity Node (per Section 3.3.2)**	**Commercial Center (Overlay- per Section 3.3.3)**	**District Commercial**	**Light Industrial**	**Heavy Industrial**	**Mixed Industrial (16)**	**Rural Residential (16)**	**Conservation Area**
Medical Services	(1500)	P	P	P						
Participant Sports and Recreation	(1505)									
a) Indoor		P (5)	P	P	P	P	P	P		
b) Outdoor		M		M	M	M	M	M(12)		
Personal Services	(1510)	P	P	P		P				
Recycling Collection Center	(1512)				P					
a) Small			P(7)	P(7)	P	P(7)	P(7)	P(7)		
b) Large					P		P(7)	P(7)		
Recycling Processing Facility	(1513)									
a) Light							M (8)	P (8)		
b) Heavy							M(8)	M (8)		
c) Wood and Green Materials, Light							M(8)	M (8)		
d) Wood and Green Materials, Heavy							M(8)	M (8)		
Repair Services	(1515)	P	P	P	P	P	P	P		
Research Services	(1520)	P	P	-		P	P	P		
Retail Sales	(1525)									
a) General		P(5)	P	P	P			P(12)		
b) Specialty		P	P	P	P	P	M(5)			
Scrap Operations	(1530)						P	M		
Spectator Sports and Entertainment	(1535)									
a) Limited		I		P	M	(m)	M			
b) General				M	M	M	M	M		
Swap Meets	(1540)	I				I	I			
Transient Habitation	(1545)									
a) Campground										M
b) Lodging		M	M	P	M (11)					
c) Resort										M

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Table 3.1-1 Land Use Matrix[(1)]	**San Diego County Zoning Ordinance Nos.**	**Technology Business Park**				**Industrial Use Types**				
		Technology Business Park	**Activity Node (per Section 3.3.2)**	**Commercial Center (Overlay- per Section 3.3.3)**	**District Commercial**	**Light Industrial**	**Heavy Industrial**	**Mixed Industrial (16)**	**Rural Residential (16)**	**Conservation Area**
3. **INDUSTRIAL USE TYPES** (9)										
Wholesale Storage and Distribution	(1550)									
a) Mini Warehouse					P	P	P	P		
b) Light		P		P	P	P	P	P		
c) Heavy					P	P	P	P		
Custom Manufacturing	(1610)	P	P	P	P	P	P	P		
General Industrial	(1620)	P			P	P	P	P		
4. **AGRICULTURAL USE TYPES**										
Horticultural	(1710)									
a) Cultivation		I				I	I	I		
b) Storage		I				I	I	I		
Tree Crops	(1715)	I				I	I	I		
Row and Field Crops	(1720)	I				I	I	I		
Packing and Processing	(1735)									
a) Limited						P	P	P		
b) Winery						P	P	P		
c) General						P	P	P		
d) Support						P	P	P		
5. EXTRACTIVE USE TYPES										
Site Preparation	(1820)	M			M	M	M	M(12)		
Extractive Use	(6550-6557)							M (15)	M (15)	
6. **RESIDENTIAL USE TYPES**										
Density = 1 du/20 acre									P	

Symbol Key:

P = Permitted Use by Right
I = Interim Use (Major Use Permit Required; Initial 5 Years; additional 5-year increments by Major Use Permit Modifications)
(m) = Minor Use Permit
M = Major Use Permit
Blank = Not Permitted

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Land Use Matrix Footnotes

1. Accessory uses, as defined by The Zoning Ordinance Section 6156 et seq., customarily associated with, and appropriate, incidental and subordinate to the principal use shall be permitted in all districts. The Director of Planning and Land Use shall determine whether the proposed accessory use qualifies as an accessory use, and said determination is subject to appeal pursuant to Section 7200 of the County of San Diego Zoning Ordinance.
2. All operations, including storage of materials, shall be enclosed (within a building or within a solid fence or wall, minimum six feet in height). (Note 13 shall apply when the Zoning Ordinance requires enclosed buildings for specific uses.)
3. One auto auction was legally established prior to amendment of this Specific Plan. That interim use shall be permitted to be renewed for up to 5 years at a time if the finding can be made that a "reasonable projection of market demand indicates that it is unlikely that permitted uses in the Technology Business Park will be established in the time period for which the renewal is authorized."
4. Drive-through only permitted with a Major Use Permit.
5. Eating and Drinking Establishments, Food and Beverage Retail Sales and General Retail Sales in areas outside of the Activity Nodes or Commercial Center are allowed as accessory to the main use.
6. Gasoline Sales use type as defined per The Zoning Ordinance, are limited to sites located at the intersection of Prime Arterials and Collector Streets and Major Roads and Collector Streets.
7. Uses shall comply with Section 6970 of the County Zoning Ordinance: Recycling Collection Facility.
8. Uses shall comply with Section 6975 of the County Zoning Ordinance: Recycling Processing Facility.
9. Transit center allowed by right; all others require Major Use Permit.
10. Office space must be less than 100,000 square feet, otherwise a Major Use Permit is required.
11. A Major Use Permit is required for more than 100 rooms.
12. Support Commercial can occupy a maximum of 5% of an industrial parcel.
13. All operations, including storage of materials, shall be entirely within an enclosed building.
14. Maximum of one establishment.
15. Extractive use is not permitted *unless* an active Major Use Permit (MUP) application was being processed by DPLU prior to adoption of SPA 10-001. The area previously called Subarea 2 allowed all uses with a MUP, and this provision accommodated active permits that were submitted under the former Subarea 2 regulations. For surface mining, also see Chapter 7 (Sections 87.701 and 87.714) of the Grading Ordinance.
16. See Appendix 5 for permitted uses within the Landfill Buffer.

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3.2 Development Standards

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

The Development Standards, key implementation tools for the East Otay Mesa Specific Plan SubArea 1, shall apply to all parcels and serve as criteria for the review of all development including interim uses. These Standards will accomplish the following:

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

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

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

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

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- Site Planning
- Landscaping
- Architectural

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

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3.2.1 Site Planning

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

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

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

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

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

The 2010 Amendment to the Specific Plan incorporated select site planning guidelines and standards from the Site Planning and Design Guidelines prepared for the 1994 Specific Plan. The drawing on the following page, Figure 3.2-1, demonstrates how the Site Planning Standards could be applied in a typical situation.

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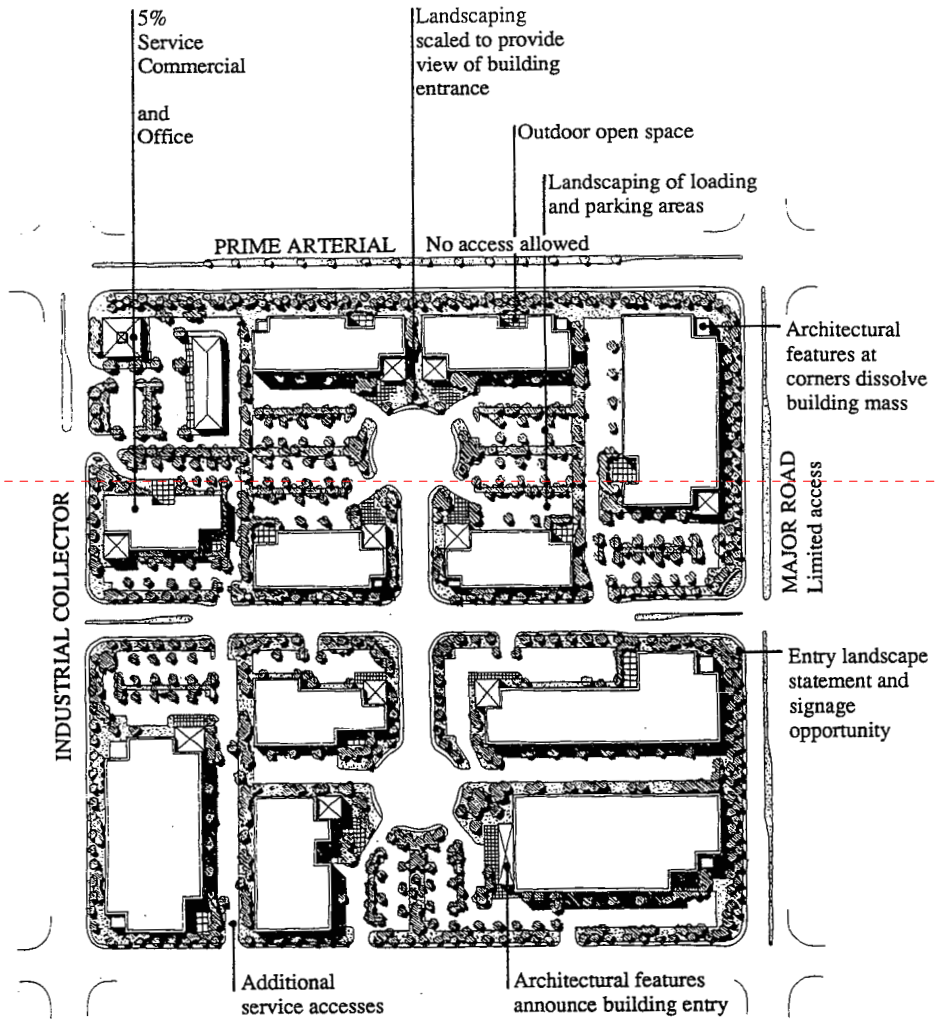
Figure 3.2-1 Illustrative Site Plan



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

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Table 3.2-1: Site Planning Standards: Use, Intensity and Bulk Regulations

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

Site Planning Matrix Footnotes:

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

Note 2: Except weekend sidewalk sales

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

Note 4: Per Development Standards.

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

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

Note 7: Measured from property line.

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

Note 9: All Rural Residential has a "C" setback designator (see Zoning Ordinance, Section 4810).

Symbol Key:

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

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

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TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	SITE ACCESS
Prime Arterials	▪ Controlled intersections are the preferred access points for roadways classified as Prime Arterials. Direct property access via private driveways shall be limited (per County Road Standards).
Major Roads	▪ Driveway cuts permitted wherever street intersections would otherwise be allowed (separation of 300 feet, per County Road Standards) and shall be right-in and right-out only with no median cuts for driveways permitted. If additional driveways are proposed, shared driveways should be utilized where feasible to minimize curb cuts on Circulation Element and Specific Plan roads.
Collector Roads	▪ Driveway cuts permitted wherever street intersections would otherwise be allowed (separation of 300 feet, per County Standards). If additional driveways are proposed, shared driveways should be used where feasible to minimize curb cuts on Circulation Element and Specific Plan roads.
Specific Plan Roads and Local Streets	▪ Where frontage is less than 150 feet, one curb cut is permitted. ▪ Where frontage is 150 to 200 feet, 2 curb cuts are permitted. ▪ Where frontage is greater than 200 feet, 1 curb cut is permitted every 100 feet (round up at 250 feet or more).
Driveway Width	▪ 40 foot maximum; 30 foot maximum in Activity Nodes; 60 foot maximum for tandem driveways.
Curb Radius	▪ Refer to County Road Standards ▪ Driveways may be increased to 30 foot radius for truck traffic
Driveway Spacing	▪ Provide 60 feet or more between driveways per lot, but the number of driveways shall be limited by street frontage allowance. ▪ Provide 15 feet or more from the interior property line, except for shared driveways where no interior yard setback is required from the property line. ▪ Provide 30 feet or more from the end of curb radius. ▪ Driveway spacing less than 200 feet shall require a design modification approved by the Director of Public Works ▪ Driveways should be located to minimize interference with required street tree spacing on Circulation Element and Specific Plan roads.
Transit Planning	▪ Bus pullouts at transit stops needs shall be reviewed by MTDB and may be required on all Prime Arterials

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Comment [R1]: These standards replace the Subarea 2 standards, which no longer apply.

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TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	and Major Roads. ▪ The Commercial Center shall accommodate transit facilities to the satisfaction of the County and in coordination with MTDB. ▪ When the County Board of Supervisors adopts a Transit Plan, including development standards and route locations, all development within East Otay Mesa shall be required to comply with that plan.
Pedestrian Circulation	▪ Provide pedestrian walkways that link building entries to sidewalks located within public rights-of-way (pedestrian connections should meet ADA and California Accessibility standards). ▪ When more than one building is located on a development parcel, provide pedestrian walkways that link together building entries (pedestrian connections should meet ADA and California Accessibility standards). Minimize conflicts between vehicular and pedestrian circulation within the development parcel.
Site Plan Coordination Between Separate Commercial Properties	▪ Circulation: Major site access points, curb cut locations, and parking lot layouts shall be coordinated with adjacent properties through the Site Plan review process to facilitate vehicular and pedestrian circulation throughout commercial shopping areas. Curb cuts on collector roads shall also be coordinated with the planned curb cuts across the street to create four-way intersections. Parking lot layouts shall be closely coordinated with adjoining commercially zoned properties to maximize ease of vehicular circulation, through shared driveways and access, where feasible. ▪ Reciprocal Access Easements: Reciprocal access easements are encouraged for adjoining commercially zoned properties to allow for efficient circulation and parking between separate commercial properties, i.e., pedestrians and vehicles should be able to access adjacent commercial properties without exiting onto a public street to re-enter an adjoining commercial property where feasible.

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TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	PARKING
Number Required *Also see Multiple Uses below.*	**Storage and Warehouse Uses:** ▪ 1 space per 1,000 square feet of gross floor area (SF/GFA) plus 1 space for each vehicle used in conjunction with the use. ▪ 1 bicycle space for every 10 parking spaces, but not less than 3 spaces
	Industrial Uses: ▪ Up to 100,000 gross square feet 2.5 parking spaces per 1,000 SF/GFA plus 1 space for each vehicle used in conjunction with the use. ▪ 100,000 gross square feet or more 2 parking spaces per 1,000 SF/GFA plus 1 space for each vehicle used in conjunction with the use. ▪ 1 bicycle space for every 10 parking spaces
	Support Office / Commercial Uses: ▪ 25,000 gross square feet or less: 4 parking spaces per 1,000 SF/GFA ▪ Greater than 25,000 gross square feet: 3.3 parking spaces per 1,000 SF/GFA • 1 bicycle space for every 10 parking spaces • When more than 10 percent of the gross floor area of a support commercial use is devoted to eating and drinking establishments, the parking requirements are as follows: 10-25 percent: 10 parking spaces per 1,000 SF/GFA Over 25 percent: 12 parking spaces per 1,000 SF/GFA

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3 parking spaces per 1,000 SF/GFA ¶
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TABLE 3.2-1
Site Planning Standards

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

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TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	▪ Chain-link fencing is prohibited except for specific circumstances identified in the following section: "Fencing, Walls & Hedges – Materials". ▪ Parking areas located within or adjacent to the Otay Valley Regional Park FPA shall be screened from the Park by native landscaping. In addition, views from the Park as well as the regional trail system should be considered when identifying screening requirements for such parking areas.
Interim Use Truck Parking	• Decomposed granite may be used as a surface material for truck parking in appropriate locations, subject to approval by the Director, Department of Public Works.
	GRADING
General	▪ Grading shall conform to the County's Grading Ordinance or as specified in this Specific Plan (the more restrictive would apply). The maximum slope shall not exceed 2:1, although a slope of 3:1 should be used whenever feasible. Existing and/or rough graded slopes in excess of 3:1 should be regraded to provide the same general effect by rounding and rolling the tops and toes of slopes. Where turf grass is planned, the maximum slope shall be 5:1. ▪ The amount of grading should be minimized. Where there is a significant slope across the site, terraced grading for building pads should follow the natural topography of the site. ▪ The elevation difference between adjacent building pads should not exceed 20 feet. An elevation difference of 30 feet is permitted when necessary to accommodate large pads and large industrial buildings. Retaining walls and bench cuts should not be used to circumvent the limits on slope banks. In all cases where the elevation difference exceeds 20 feet, a visual analysis shall be required. ▪ The elevation difference between a building pad and adjacent public roads is limited to 20 feet, except for limited circumstances where elevation differences are necessary due to the natural topography of the land, the planned alignment of the road, and the requirements of public road standards. Unless the elevation difference is due to the natural topography of the land, a visual analysis shall be required where the elevation difference exceeds 20 feet. ▪ Along the boundaries of areas designated for industrial or commercial use (and those designated for Rural Residential or Conservation/Limited Use) within the Specific Plan, avoid the appearance of manufactured slopes. New slopes should be contoured to blend into the natural topography and support plant material matching the existing native vegetation. (See figure 3.2-2) ▪ The maximum slope gradient for cut or fill slopes is 2:1, per the County's Grading Ordinance.

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Comment [R2]: The limit established by the original Specific Plan was 15 feet.

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TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
Retaining Walls	▪ Limit the use of retaining walls, and locate them only where they are not likely to be damaged by vehicles and where they are separated from any road surface by at least 5 feet of landscaping. ▪ Minimum horizontal separation between walls 4 feet. ▪ Minimum distance to street right of way 10 feet, landscaped to include minimum five-gallon shrubs to achieve a 3-foot tall height at maturity. Shrubs shall be located between street right-of-way and wall at a ratio of 4 per 20 linear feet. ▪ Permitted materials: stone, stucco, cast stone, split-face CMU, brick, poured-in-place concrete, brick block, keystone. ▪ Timber retaining walls are prohibited. ▪ Walls of buildings are permitted to act as retaining walls, subject to all applicable building codes.

Comment [r3]: The language in the original SP was "retaining walls generally are not permitted".

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TABLE 3.2-1
Site Planning Standards

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

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TABLE 3.2-1
Site Planning Standards

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

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TABLE 3.2-1
Site Planning Standards

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

Comment [r5]: 1994 plan was 70 feet

Comment [r4]: 1994 plan had separate requirements for storage of solid waste and recyclable materials.

Comment [r6]: 1994 plan also requires screening from adjacent properties.

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TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
Public Utility Structures	▪ Traffic signal boxes, transformers, telephone switching boxes and other public utility structures shall be located underground or appropriately screened, with landscaping or architectural treatment.
	FENCING, WALLS & HEDGES
Required Fences and Walls	▪ All open sales, display and storage areas not otherwise (fully) screened by topography, buildings, or mature landscaping shall be enclosed by a view-obscuring fence or wall not less than six feet high. This requirement does not apply to the following commercial use types: a. Agricultural Sales (Retail nursery only); b. Outdoor dining areas of Eating and Drinking Establishments; and c. Gasoline Sales (No open storage of goods or materials; all repair and lubrication services shall take place in an enclosed building.) ▪ In Heavy Industrial and Mixed Industrial areas, the above requirement may be waived by the Planning Director for the following commercial use types: a. Automotive and equipment: Cleaning, Sales/rental, Heavy equipment, and Light equipment b. Gasoline Sales ▪ See Parking and Loading Areas, Docks and Storage or Service Areas for additional areas where screening is required.
General Requirements	▪ Wherever screening is required, a fence, wall, hedge or other visual barrier shall be used. Where fences are used as a required screening device, the fence must be opaque. (See Landscaping Standards for information on hedges used as a screening device.)
Maximum Height	▪ Within the setback area, fences, walls and hedges shall have a maximum height of 6 feet above grade. Noise walls may be higher than 6 feet when additional height is needed to comply with General Plan Noise Element or Noise Ordinance requirements. ▪ Beyond the setback area, or within the building envelope, fences, walls and hedges are permitted up to the maximum height applicable to the main building. Although this interpretation allows fencing greater that 6', the County does not want to create fortresses that do not meet the following goals of the Development Standards: 1. Creation of industrial and business parks with strong identities and a place of distinction and quality;

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TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	2. Establishment of criteria to create cohesive, visually unified industrial and business centers.
Materials	▪ The Specific Plan allows any durable material. The wrought-iron type tube material is favored. This type of fencing can also have the angled top that limits someone climbing over. ▪ Prohibited materials include wood, barbed wire, razor wire, corrugated metal, and chain link (with/without vinyl covering) except as noted below. ▪ Detention and correction institutions (San Diego County Zoning Ordinance 1350) located in the Heavy Industrial land use designation may utilize chain link fencing (in conjunction with barbed wire and razor wire, with or without vinyl coating) where required for security purposes. Landscaped berms or setbacks shall be used to minimize visual impacts from adjacent properties and the public rights-of-way. ▪ For other types of uses, chain link is permitted in the following circumstances: 1. Property boundaries adjacent to SR-11, except within setbacks from a public right-of-way. 2. Interior lot locations (perimeter locations are excluded) in areas designated as Heavy Industrial and Mixed Industrial where the fence is located outside the setback from the public right-of-way. 3. Interior lot locations (perimeter locations are excluded) in areas designated as Light Industrial and Technology Business Park where the fence is located outside the setback from the public right-of-way AND the fence is not visible (and will not be visible) from an existing or planned public right-of-way. For example, a location that is hidden from view by existing or planned structures would be permitted. Applicants must submit adequate evidence (maps, photographs, visual simulations, etc.) that demonstrates the fence meets these requirements. 4. Interior lot locations for Interim Uses (perimeter locations are excluded), where the fence is located outside the setback from the public right-of-way. In the above cases, vinyl coated chain link fencing must be used, combined with a screening treatment such as fabric, wood lath or dense vines. Views from the public rights-of-way (and adjacent properties) should be minimized by using landscaped berms (maximum four-foot tall), landscaping and/or buildings that block views. When a lot is elevated from the public right-of-way due to topography, evidence shall be supplied to the County demonstrating that adequate screening is provided. ▪ All open sales, display and storage areas, including those for trucks, must be enclosed by a view-obscuring fence, wall or building. A hedge or other dense landscaping can satisfy a requirement for a view-obscuring fence and shall be maintained in accordance with landscape provisions of the Water Conservation in Landscaping Ordinance and Design Manual (refer to Landscaping Standards, Table 3.2-

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TABLE 3.2-1
Site Planning Standards

	All Land Use Designations
	2).
LIGHTING	
General	▪ All lighting shall comply with the County Light Pollution Code (County Code § 59.101 et seq.).
Vehicular Areas	▪ In Activity Node parking areas, lighting shall be on 15'-poles and complementary to building architecture. Illumination levels shall meet guidelines for vehicular areas (see County Light Pollution Code - County Code § 59.101 et seq.).
Service and Loading Areas	▪ Lighting shall include directional shields and shall not overflow from the service areas into adjoining parcels. ▪ No floodlights shall be permitted on buildings except for wall packs with cut-off luminaries.
Buildings	▪ Building illumination and architectural lighting shall be indirect in character (no light source visible). ▪ Architectural lighting shall articulate and animate entrances and other prominent architectural elements as well as provide the required functional lighting for safety and clarity of pedestrian movement.
Pedestrian Areas	▪ Lighting for pedestrian walks shall be designed for point-to-point illumination, but no specific illumination levels are required. The main emphasis shall be to clearly identify the pedestrian walkway and direction of travel.
Adjacent to Natural Open Space and/or the OVRP	▪ Lighting shall be directed away from areas designated as Conservation/Limited Use Area or permanent open space area and away from the Otay Valley Regional Park.

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Figure 3.2-2 Grading Techniques

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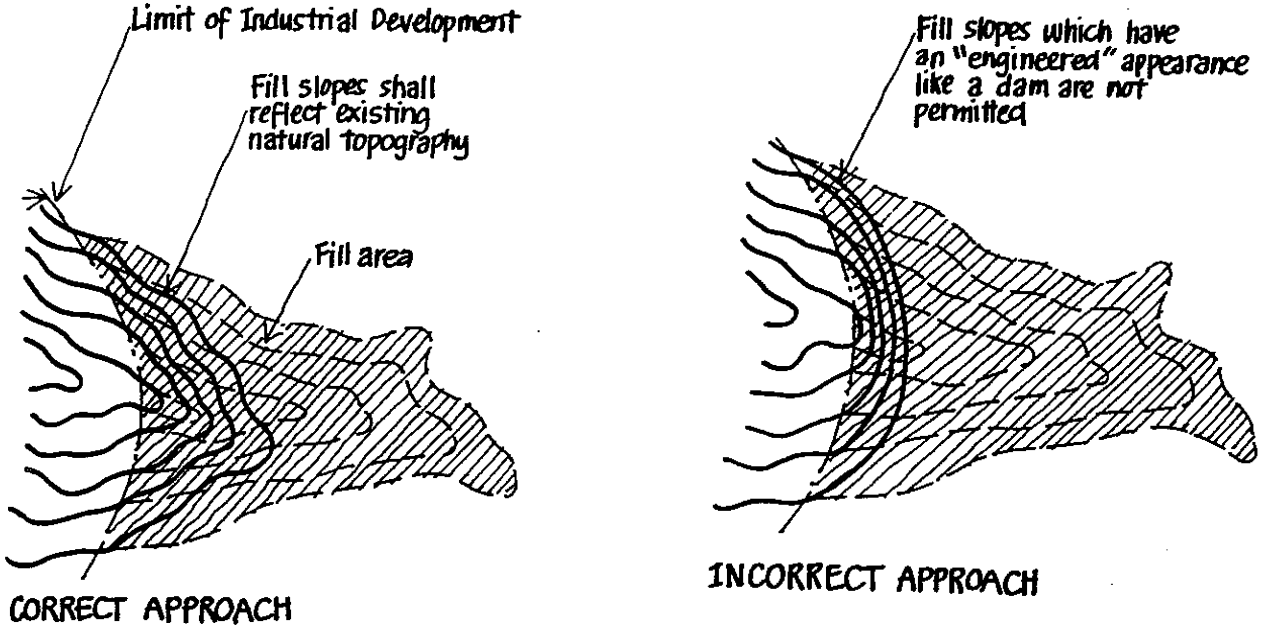

Approaches to Grading
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Figure 3.2-3 Open Space and Pedestrian Circulation for Multiple Building

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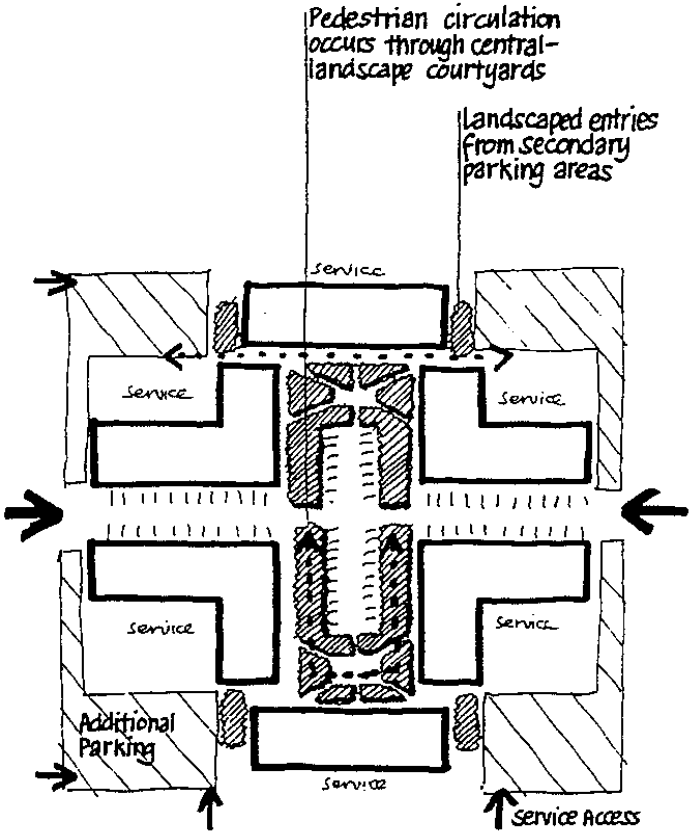

Siting Opportunities for Multiple Buildings

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Figure 3.2-4 Screening Techniques

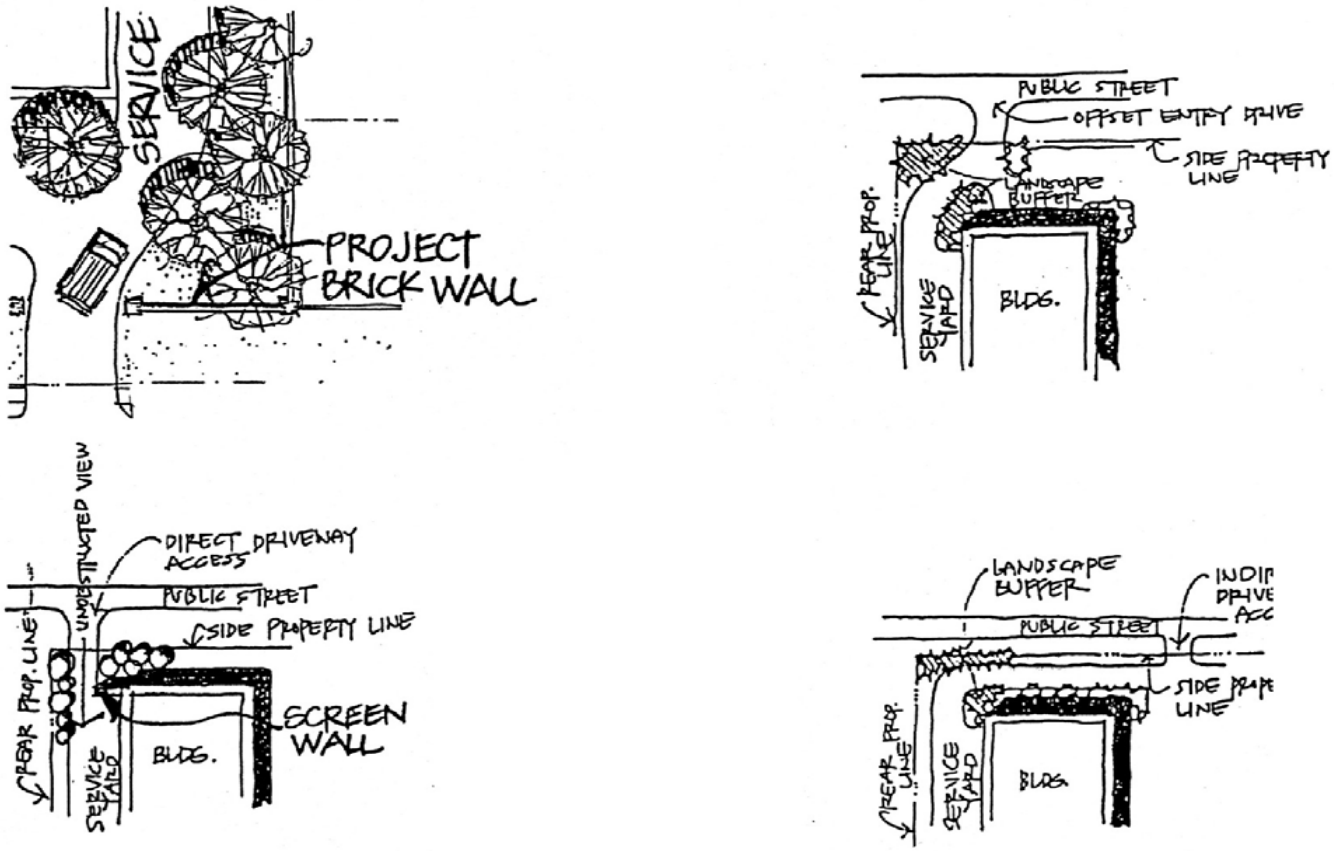

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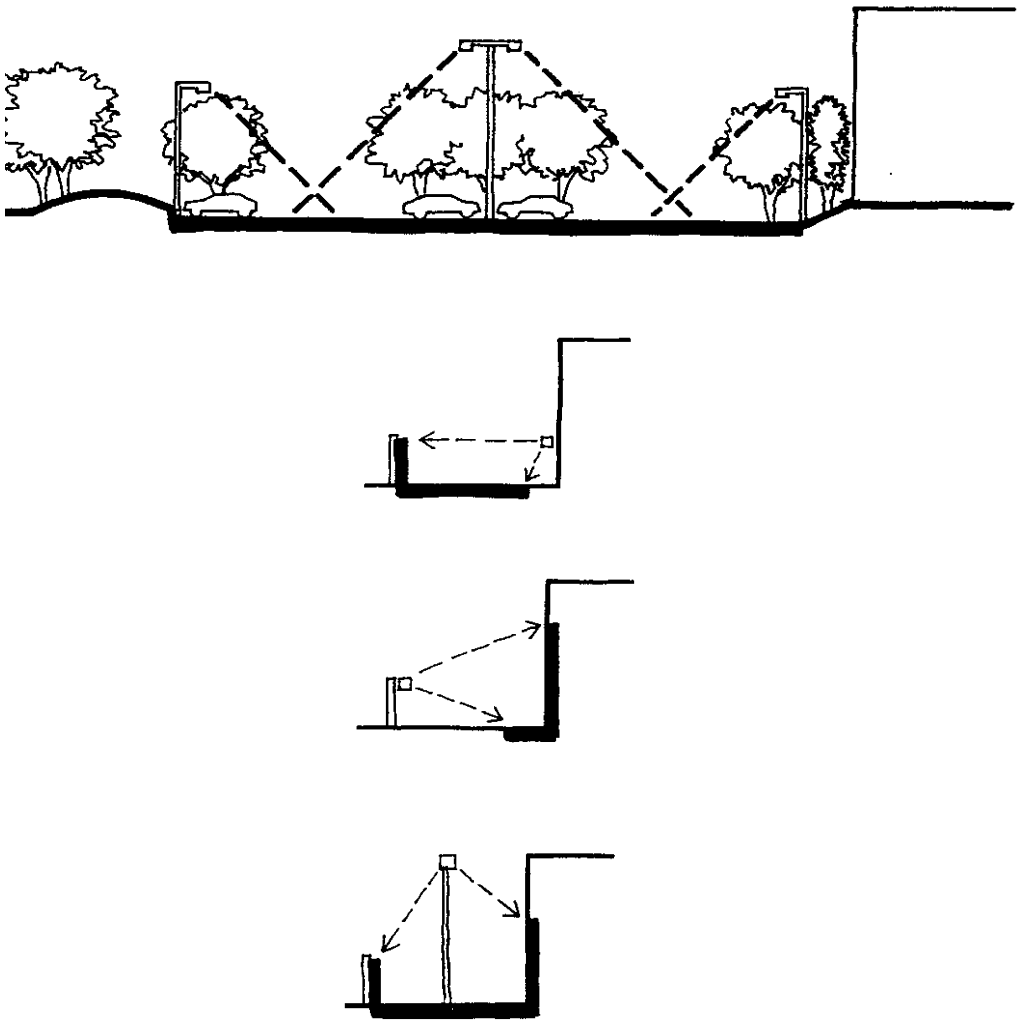
Figure 3.2-5 Lighting of Parking, Service and Loading Areas



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3.2.2 Landscaping Standards

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

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

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

The Landscaping table addresses the following:

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

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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Deleted: *be landscaped within 90 days following completion of the structure, or prior to occupancy, whichever occurs first*

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TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
GENERAL	
Berming	▪ Landscaping in setback areas adjacent to streets shall be contoured and mounded to create continuous rounded slopes and berms. These areas shall be planted with ground cover, hedges and trees. However, berms and mounds should not be used within parkways and the adjacent 2-foot wide landscape easement so that a consistently flat, graded finish is established for street trees and the public right-of-way. ▪ Average mound height shall be a minimum 30”.
Plant Material	▪ Plant material shall be selected from the County Water Conservation in Landscaping Ordinance and Design Manual or to the satisfaction of the Director of the Department of Planning and Land Use. ▪ Plant material shall be drought tolerant and capable of naturalizing or surviving on their own after two years of supplemental irrigation. Exotics and invasive species are prohibited on property within 300 feet of the Conservation/Limited Use Area or the Otay Valley Regional Park. ▪ On slopes adjacent to open space, only native plant material shall be used. ▪ Mowed turf grass should be limited and confined to the front setback areas due to its greater water requirements over other ground covers. Turf grass of an evergreen variety is the preferred type where turf is proposed.
STREETSCAPES	
Street Trees - General	▪ On-site tree planting in required setbacks shall be coordinated with planting in the public right-of-way and shall be consistent with the public right-of-way streetscape concept (Section 2.3.5 Public Landscaping and Streetscape Plant List in Appendix 3). ▪ Retaining walls shall not be located within the first 10 feet of landscape setback. ▪ Exceptions: See Streetscape Plant List, Appendix 3, for tree types to be used in locations on Otay Mesa Road, Harvest Road and Alta Road where existing, above ground SDGE lines are located. For Otay Mesa Road, the Exception List applies only to the south side of the roadway.

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TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
Gateway Roads **(Prime Arterials and Majors, Circulation Element roads)**	▪ Tree species and planting pattern shall be a single row of Fern Pine trees spaced 25 feet apart (Streetscape Plant List, Appendix 3). ▪ The Fern Pine trees shall be planted 10 feet from the street curb. ▪ Sidewalks, which shall be 4-feet wide, shall be separated from the traveled way by a 3-foot landscaped parkway. The 3-foot wide planter shall include shrubs spaced every 3 feet on center and maintained at a height of 36 inches maximum (Streetscape Plant List, Appendix 3). Note: If ADA standards require a wider sidewalk, those standards supersede the requirements of the Specific Plan. ▪ Medians shall be landscaped with medium evergreens (Streetscape Plant List, Appendix 3). Trees shall be planted every 25 feet. The median shall be paved with Sandstone colored concrete and stamped with a Dry Creek Bed pattern. Five-foot by five-foot tree grates shall be set flush with concrete (per San Diego Regional Standard Drawings L-4) around each tree located down the center of the median. ▪ Design road networks to minimize curb cuts and retain planned landscaped medians.
Major Roads (non-Gateway, Circulation Element roads)	▪ Shall be planted with large-sized evergreen trees (Streetscape Plant List, Appendix 3). ▪ Minimum number of trees shall be 1 tree for every 30 lineal feet of street frontage and located 10 feet from the face of the curb. ▪ Sidewalks, which shall be 4-feet wide, shall be separated from the traveled way by a 3-foot landscaped parkway. The 3-foot wide planter shall include shrubs spaced every 3 feet on center and maintained at a height of 36 inches maximum (Streetscape Plant List, Appendix 3). Note: If ADA standards require a wider sidewalk, those standards supersede the requirements of the Specific Plan.
Industrial/ Commercial Collector Roads (Specific Plan roads)	▪ Shall be planted with medium-sized evergreen or deciduous canopy trees spaced every 25 feet and located 10 feet from the face of the curb. (Streetscape Plant List, Appendix 3) ▪ Sidewalks, which shall be 4-feet wide, shall be separated from the traveled way by a 3-foot landscaped parkway. The 3-foot wide planter shall include shrubs spaced every 3 feet on center and maintained at a height of 36 inches maximum (Streetscape Plant List, Appendix 3). Note: If ADA standards require a wider sidewalk, those standards supersede the requirements of the Specific Plan.

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TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
Activity Node Street	▪ Shall be planted with flowering canopy trees in sidewalk cutout areas (Streetscape Plant List, Appendix 3). ▪ Cutout areas shall be covered with tree grates. ▪ Trees shall be planted every 25 lineal feet, at a distance of 10 feet from curb. ▪ The 4-foot x 4-foot tree grates shall be flush with the concrete cutout areas.
Major Intersections	▪ Shall be planted with three flowering trees located outside of the right-of-way on private property at each corner (Streetscape Plant List, Appendix 3). ▪ Additional landscaping such as shrubs and groundcover shall be required and sight lines preserved for vehicular safety. (See County Road Standards for Corner Sight Distance at Intersections). ▪ Flowering groundcover and shrubs shall supplement the trees. ▪ No turf is allowed with the intersection plantings. ▪ Shrubs shall not exceed 30 inches in height within this area. ▪ Minimize clearance zones at Major Intersections in order to retain planned landscaping.
BUILDING SETBACK LANDSCAPING	
Facing Gateway Roads (Prime Arterials)	▪ On-site tree species and planting pattern shall be a single row of Fern Pine trees spaced 25 feet apart alternating with a single row of evergreen canopy trees spaced 25 feet apart, or as directed by the local fire district. (Streetscape Plant List, Appendix 3)
Facing Major Roads (non-Gateway)	▪ On-site trees shall be coordinated with parkway trees to create an alternating pattern of evergreen trees based on 1 tree per 30 feet of street frontage, or as directed by the local fire district.
Facing Industrial/ Commercial Collector Roads	▪ On-site trees shall be small canopy size, planted in groupings of a minimum 11 trees per group and spaced every 100-feet or fraction thereof, or as directed by the local fire district, and shall be compatible with on-site landscaping of adjacent developed properties.

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TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
BUILDING LANDSCAPING	
Minimum Depth	▪ Landscaped area between the building and any auto circulation area shall be 10 feet minimum.
Trees and Shrubs	▪ One tree (24 inch box minimum) per each 20 lineal feet of the combined length of the front and both sidewall dimensions of the building. ▪ Shrubs (5-gallon container) shall be planted at the following ratio: a. Front: 1 shrub / 4 lineal feet b. Corner Side: 1 shrub / 5 lineal feet c. Interior Side: 1 shrub / 5 lineal feet for first 25 feet of building closest to fronting street. d. Rear: N/A e. Side Adjacent Open Space: 1 shrub / 7.5 lineal feet ▪ All remaining areas of the planting bed shall be groundcover or one-gallon shrubs, vines, ornamental grasses or perennials with a minimum of 2 inch organic mulch for water conservation.
PARKING LOT	
General	▪ All trees, shrubs or groundcover shall comply with the County Off-Street Parking Design Manual
Planting Islands	▪ One minimum 5 foot x 18 foot island or equivalent is required for every ten parking spaces. Each island shall be planted with one 24-inch box canopy tree and 5-gallon shrubs that will achieve 60% coverage in two growing seasons. ▪ Turf not permitted. ▪ All landscape areas within a parking lot shall be permanently irrigated.
Screening	▪ Parking areas adjacent to Otay Valley Regional Park shall be screened from public view by native or native compatible landscaping. ▪ Parking areas located between buildings and street shall be screened with shrubs and trees.

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TABLE 3.2-2
Landscaping Standards

	All Land Use Designations
SCREENING	
General	▪ Groups of evergreen shrubs should be planted along property line setbacks to screen parking areas, storage and similar unattractive views. Side and read yard setbacks should be planted with large-scale landscape materials (trees, shrubs) to screen views into parking lot and service areas.
Hedges	▪ Where required, screening shrub masses shall be planted at a rate of four five-gallon shrubs per 20 linear feet. ▪ Other ornamental shrubs may also be planted in masses for accents or erosion control. ▪ Screen hedges shall be spaced to insure complete screening within two growing seasons and should be maintained at a height of no less than 36 inches in order to provide effective screening. ▪ Hedges shall not block any required sight lines at intersections or driveways.
LANDSCAPING ADJACENT TO THE OTAY VALLEY REGIONAL PARK	
Restrictions	▪ Invasive plant species that out-grow and take over natural vegetation shall not be used within Johnson or O'Neal Canyons, or within 300 feet of any boundary within the Otay Valley Regional Park Concept Plan Boundary.

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TABLE 3.2-2
Landscaping Standards

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

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TABLE 3.2-2
Landscaping Standards

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

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Deleted: Sprinkler heads shall be located to effectively water areas intended with minimal overthrow onto pavement, walks, etc. Provide 100 percent overlap insuring effective and even coverage

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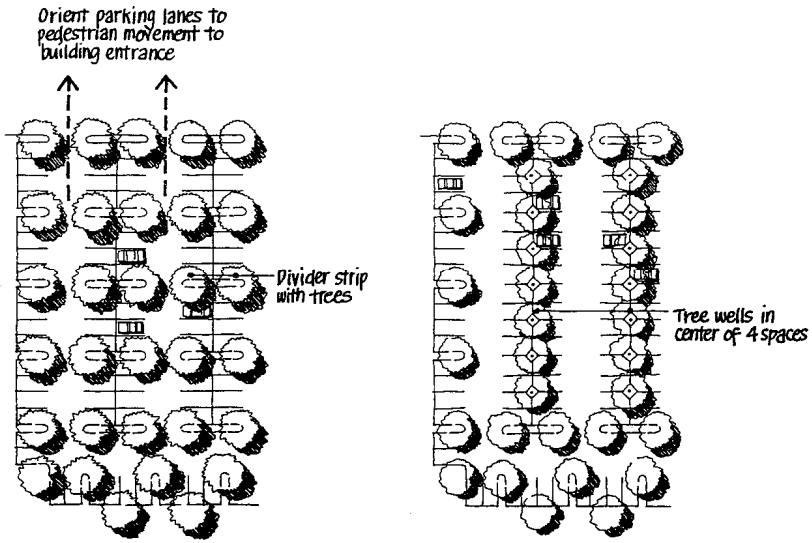
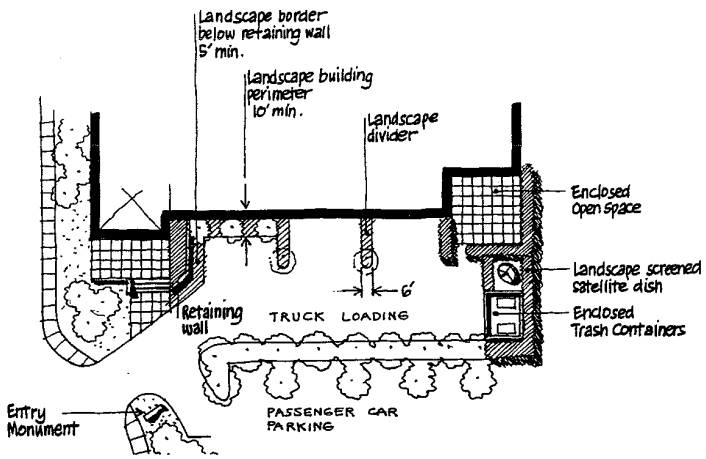
Figure 3.2-6 Parking Lot and Loading Area Landscaping Techniques



Loading Area



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3.2.3 Architectural Standards

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

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

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

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

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

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TABLE 3.2-3

Architectural Standards – Industrial Development

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

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TABLE 3.2-3

Architectural Standards – Industrial Development

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

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TABLE 3.2-3

Architectural Standards – Industrial Development

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

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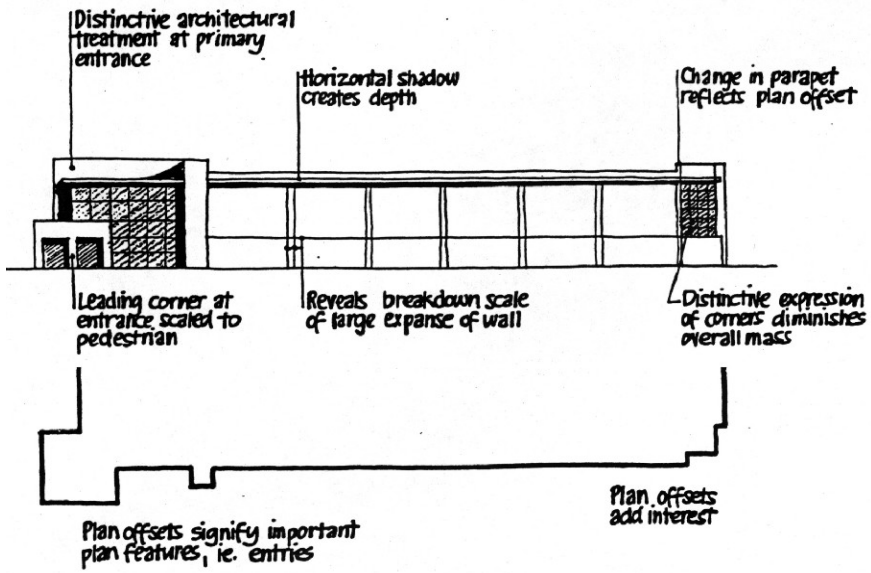
Figure 3.2-7 Building Form and Massing and Corner Articulation



Building Corner Articulation

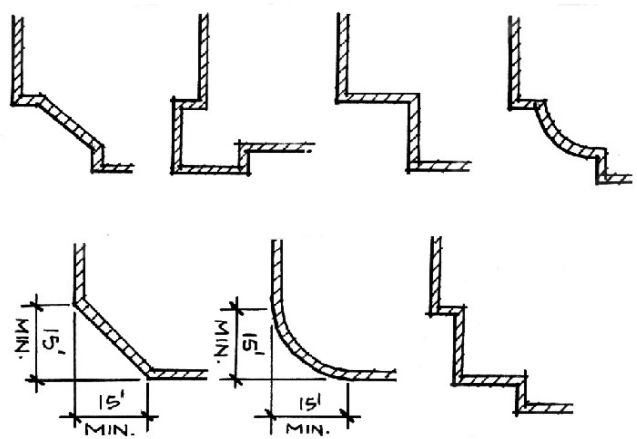


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Figure 3.2-8 Building Elevation and Entrance Treatments

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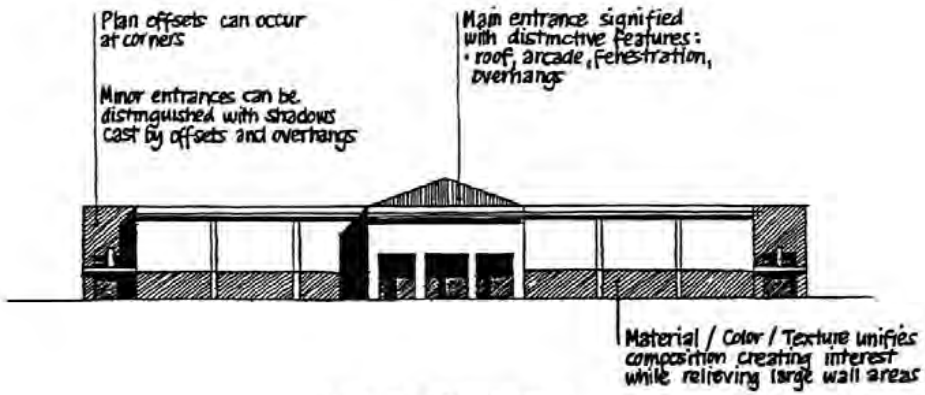
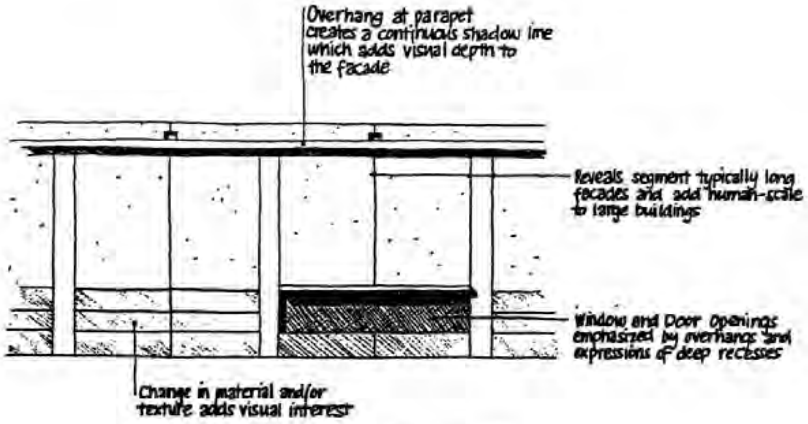


Elevation Treatments



Entrance Treatments

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TABLE 3.2-4

Architecture Standards – Commercial Development

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

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TABLE 3.2-4

Architecture Standards – Commercial Development

	Activity Node, Commercial Center and District Commercial
Windows	▪ Windows and doorframes shall be aluminum with bronze or white finish. Aluminum-clad and vinyl clad window frames with a bronze finish are acceptable. ▪ Full height windows shall be permitted. ▪ Security bars or rolling grilles are prohibited unless fully concealed during regular business hours.
Roofline Articulation and Roof Forms	▪ Long continuous parapets shall be broken to add hierarchy, scale, and visual interest. ▪ Distinctive roof forms shall be used to distinguish entry points and create a unique skyline. ▪ Flat roof buildings shall incorporate shed roofs or trellises covering exterior walkways or loggias to scale down the structure and provide relief.
Rooftop Equipment	▪ Rooftop structures and/or mechanical equipment, including appurtenances, shall be fully screened from view from street, park or adjacent property by the extension of building side walls or parapets to a height at least as great as the highest piece of equipment, or by a screening structure which may incorporate grill work, louvers and/or latticework.
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 8 foot tall fence or wall shall enclose the outdoor storage.
EXTERIOR BUILDING MATERIALS	
Permitted: Front and Sides of Buildings	▪ Permitted materials include brick, stone, stucco, Hardiplank siding, tinted storefront glass (non-reflective), glass block, pre-cast concrete or cast stone. Cast stone, stucco, complementary brick, stone or granite is acceptable as architectural trim material or accents.
Permitted: Rear of Buildings	▪ Permitted building materials on rear of buildings shall be brick, tilt wall, split face, CMU painted to match the primary building material, or stucco.
Not Permitted	▪ Curtain wall, wood or plastic is prohibited as dominant materials. They may be used for trim, decorative elements, and signs.

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TABLE 3.2-4

Architecture Standards – Commercial Development

	Activity Node, Commercial Center and District Commercial
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; 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 10 feet. ▪ Open frame structures such as arbors or trellises will be permitted to encroach the setback area.

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Figure 3.2-9 Commercial Architectural Standards

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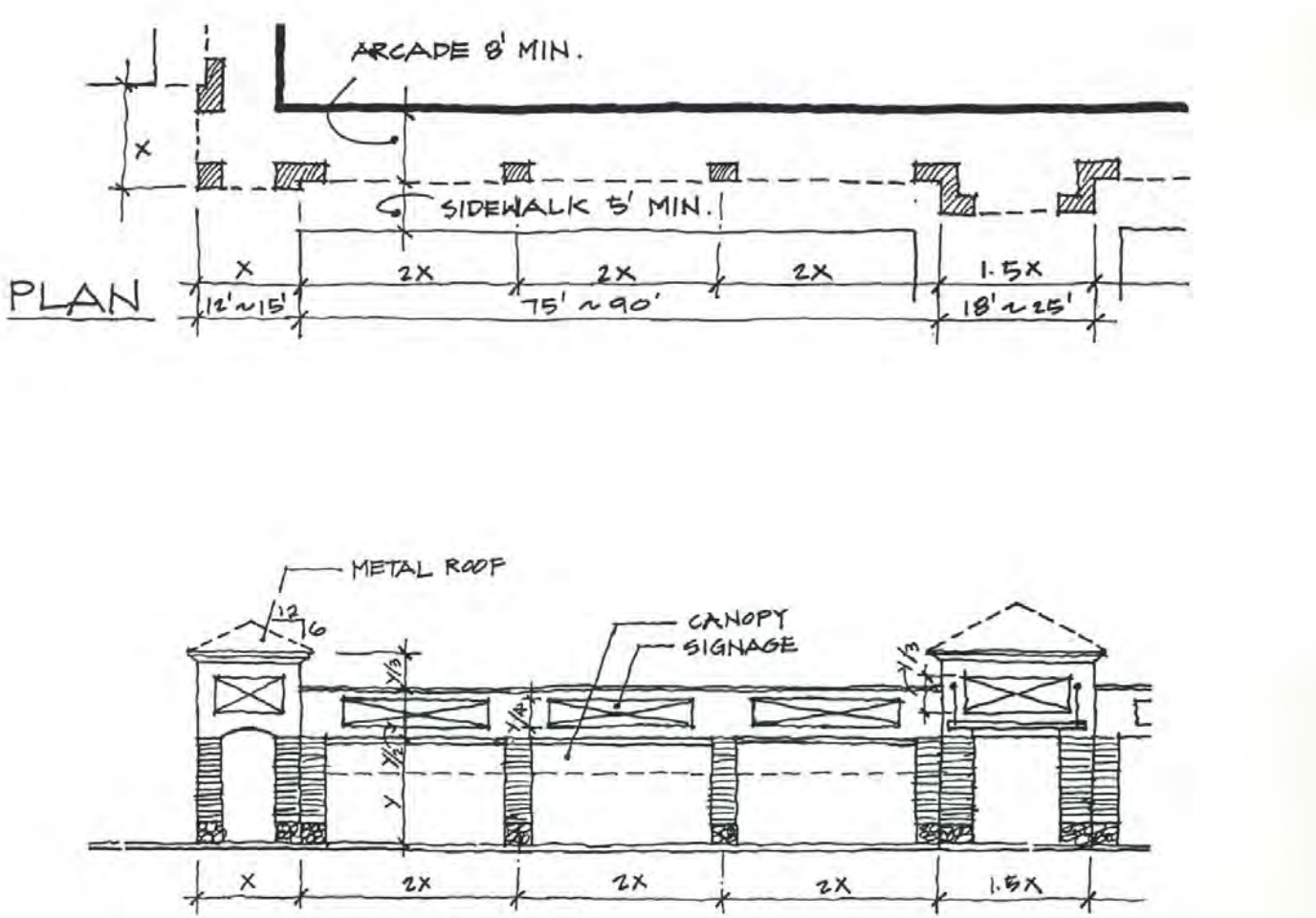

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Figure 3.2-10 Activity Node Storefronts/Preferred Character

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3.3 Processing Requirements

3.3.1 Site Plan (B)

Development[2] within the East Otay Mesa Specific Plan Area shall be subject to the approval of a Site Plan in conformance with Section 7150 of the County Zoning Ordinance. The primary purpose of the Site Plan requirement is to ensure compliance with this Specific Plan and to allow review of a project's detailed physical design, siting, interior vehicular access and pedestrian access. A secondary purpose of the Site Plan is to ensure compliance with an approved or certified environmental document for a previous project located on the same property – in particular, mitigation measures designed to reduce Greenhouse Gas (GHG) emissions that were found infeasible for a subdivision project because they could not be implemented prior to map recordation. Projects may include previously identified or new methods developed for reducing GHG emissions.

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

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

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

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3.3.2 Sensitive Resource Area Regulations (G)

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

3.3.3 Establishing Activity Nodes

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

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

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

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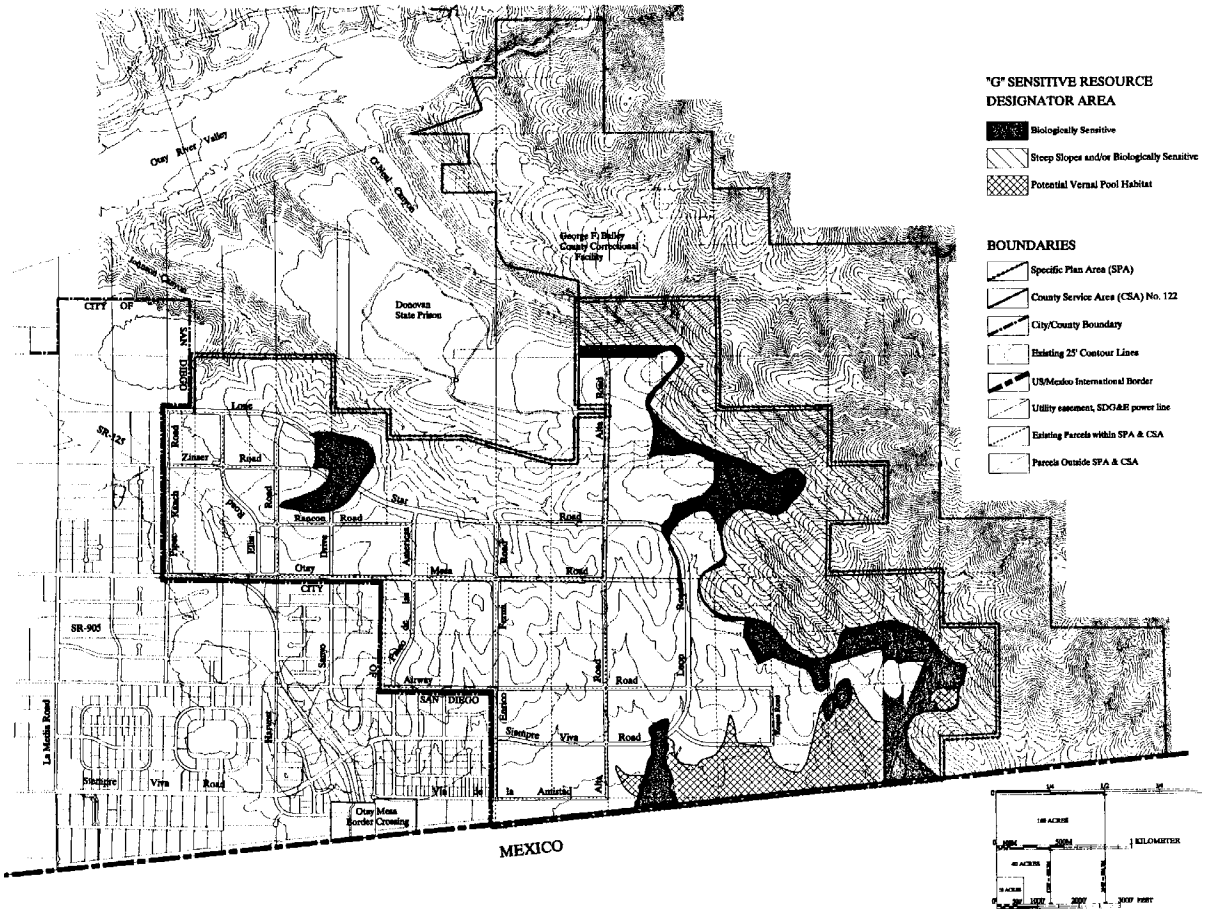
Figure 3.2-11 Areas Subject to "G" Sensitive Resource Special Area Designator



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

3.3.4 Establishing Commercial Center Overlay

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

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

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

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East Otay Mesa Specific Plan

APPENDICES

Appendix 1

STREETSCAPE PLANT LIST

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TREES

Gateway Roads:

Road	Tree Type*	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Lonestar, Otay Mesa** (east to Enrico Fermi), Loop and Siempre Viva (street trees)	Evergreen	Podocarpus gracilior *Fern Pine (Exception List applies to the south side of Otay Mesa Road.)*	25' On Center	24" B container size. All trees planted in row shall be the same height at time of planting.	Year Round	Large canopy tree with soft gray-green foliage. Drought tolerant, no pests
Otay Mesa (setback area)	Evergreen	Tristania conferta *Brisbane Box*	25' On Center	24" Box	Summer	White, reddish bark
Siempre Viva	Evergreen	Cinnamomum Camphora *Camphor Tree*	25 On Center	24" Box	Yr. Round	White flowers
Lonestar and Loop	Evergreen	Pinus canariensis Canary *Island Pine*	25' On Center	24" Box		
Otay Mesa (Medians)	Evergreen	Agonis flexuosa *Peppermint Tree*	25' On Center	24" Box		Medium sized tree with weeping willow-like leaves
Siempre Viva (Medians)	Evergreen	Arbutus Unedo *Strawberry Tree*	25' On Center	24" Box		Blue-green gray color, weeping
Lonestar and Loop (Medians)	Evergreen	Geijera Parvifolia *Australian Willow*	25' On Center	24" Box	Summer	Medium green, drooping leaves

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

Major Roads (non-Gateway):

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

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

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

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

Collector Roads:

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

Activity Node Streets:

Tree Type	Botanical & Common Name	Spacing	Size	Showy Season	Comments
Deciduous	Cercis Occidentalis *Western Redbud*	25' On Center	24" Box		
Deciduous	Geijera Parvifolia Australian Willow	25' On Center	24" Box		
Deciduous	Arctostaphylos Manzanita *Common Manzania*	25' On Center	24" Box		

Major Intersections:

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

All Other Roads:

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

SHRUBS (Gateway Roads):

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

Appendix 2

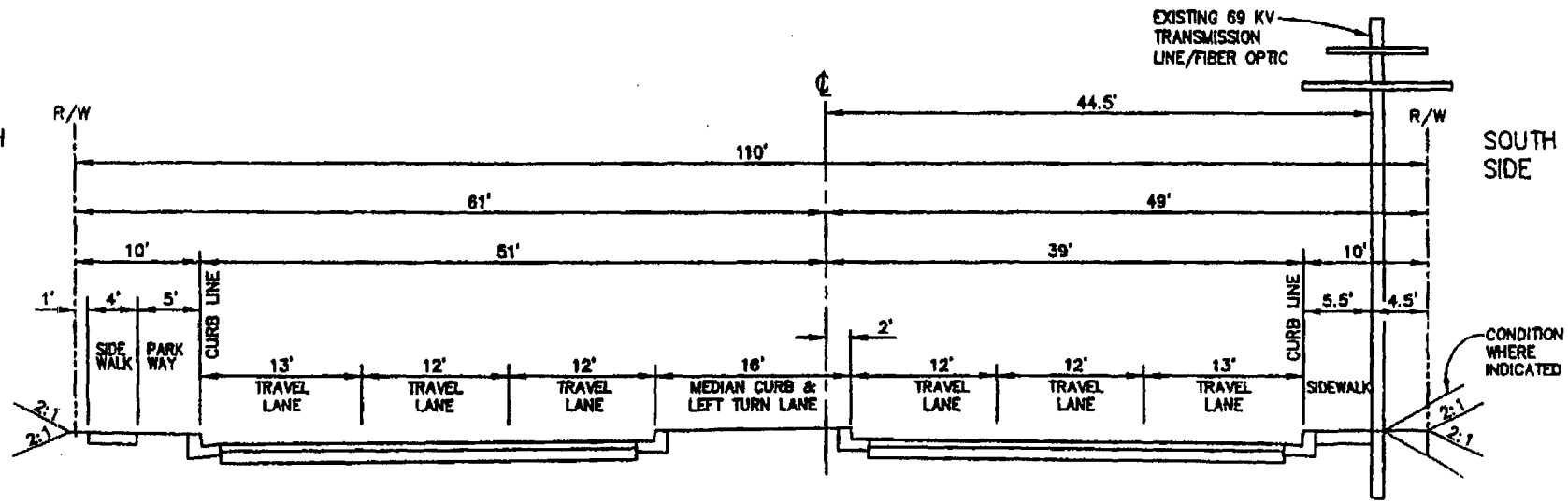
GENERAL PLAN
CIRCULATION ELEMENT ROAD CROSS SECTIONS

Notes on Road Cross-sections:

- **Parkway Dimensions / Composition**: The road cross-sections do not contain the correct dimensions for parkways (the area outside the curb line) on certain types of Circulation Element and Specific Plan roads. For correct dimensions and requirements for parkway design (and the adjacent landscape easement), see Section 3.2.2 Landscaping Standards and Table 3.2-2 Landscaping Standards.

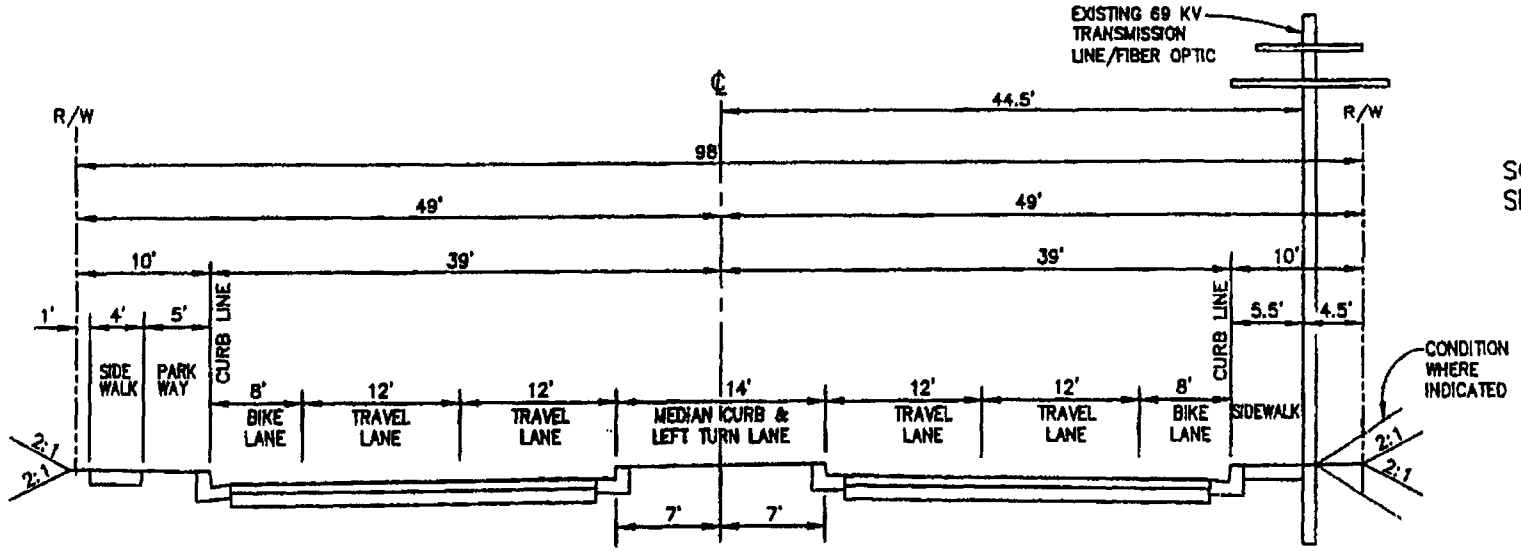
- **Landscape Easements**: The cross-sections do not include a two-foot landscape easement that is required along all Circulation Element and Specific Plan roads. This easement is located along the property line, adjacent to the public right-of-way.

- **Trails**: The cross-sections do not show a trail (called a Pathway) on Alta Road that is required by the Community Trails Master Plan.



HARVEST ROAD TO ENRICO FERMI DR

NO SCALE



ENRICO FERMI DR TO ALTA RD

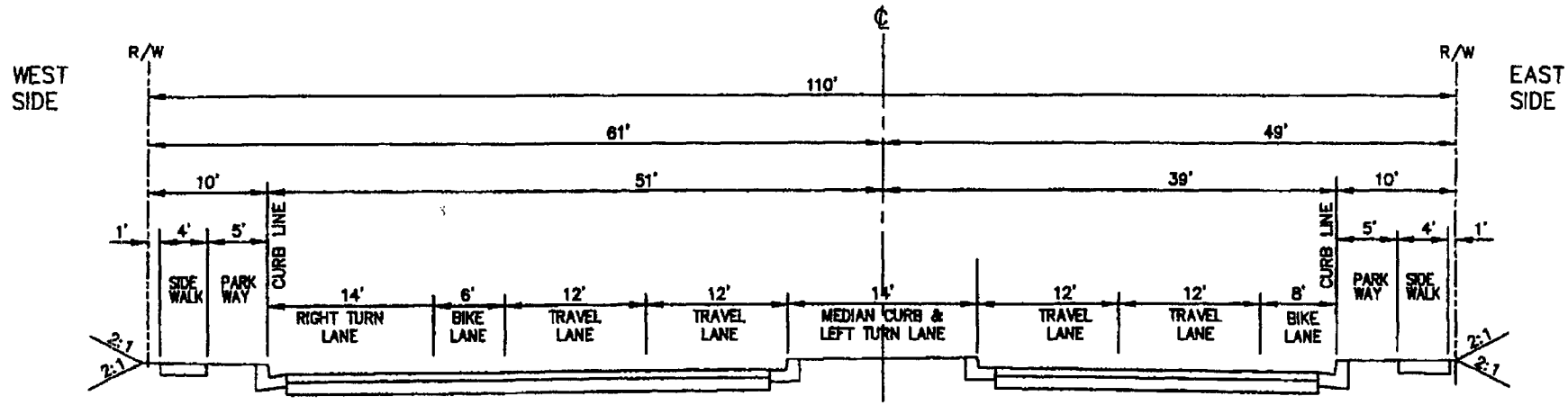
NO SCALE

NOTE: THE CROSS-SECTIONS ARE CONCEPTUAL PLANS AND THE FINAL ROAD DESIGN WILL BE SUBJECT TO APPROVAL OF THE DIRECTOR OF DPW.

GPA 06-013 EXHIBIT B-3

CROSS-SECTION FOR OTAY MESA ROAD

SOURCE: Darnell & ASSOCIATES, INC. 060411CC.dwg 6-18-07 SN



ENRICO FERMI DR

OTAY MESA ROAD TO SR-11

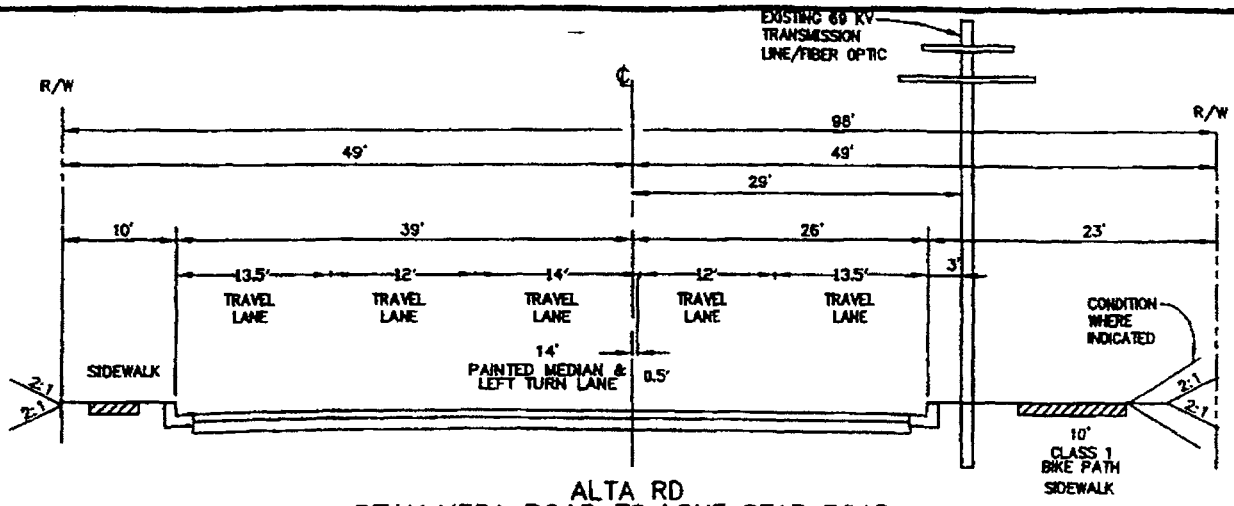
NO SCALE

NOTE: THE CROSS-SECTIONS ARE CONCEPTUAL PLANS AND THE FINAL ROAD DESIGN WILL BE SUBJECT TO APPROVAL OF THE DIRECTOR OF DPW.

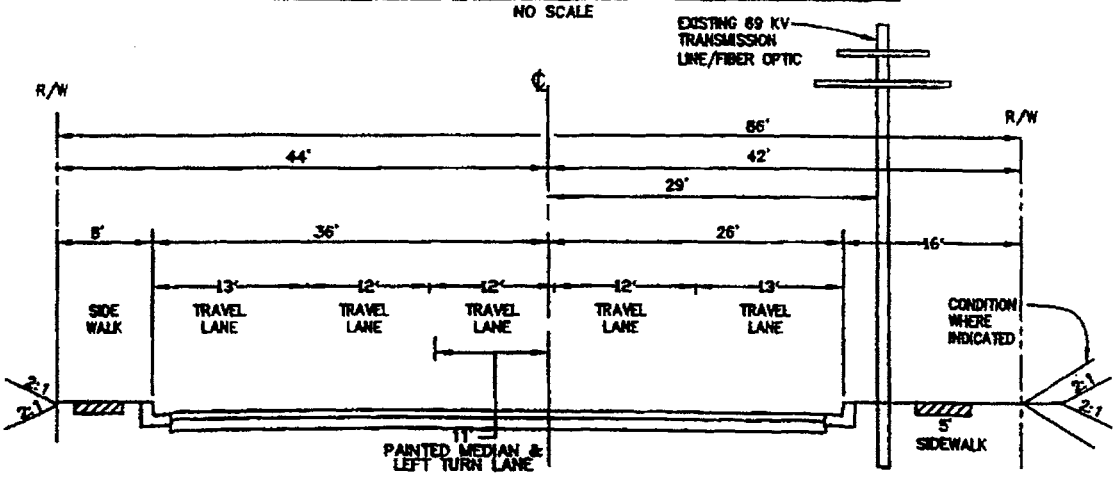
GPA 06-013 Exhibit B-3

CROSS-SECTION FOR ENRICO FERMI DRIVE

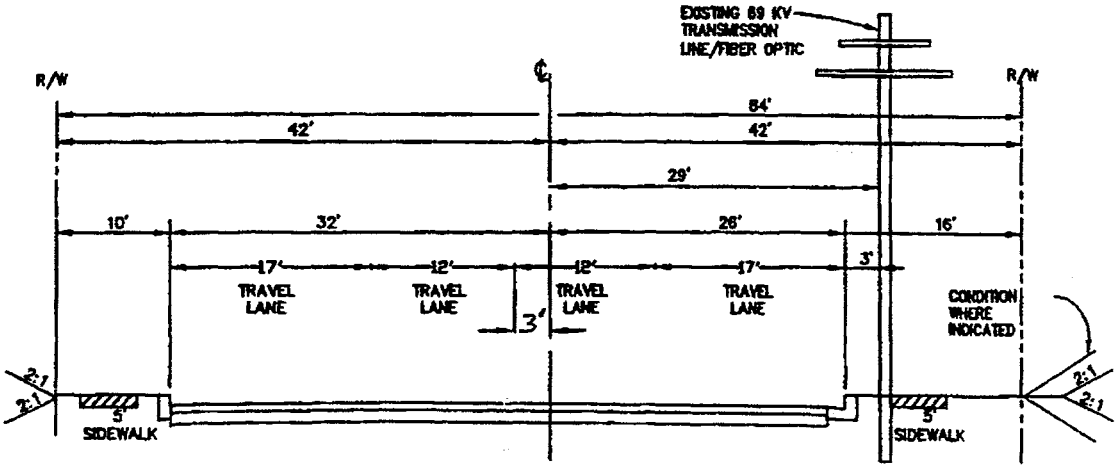
SOURCE: Darnell & ASSOCIATES, INC. 060411CC.dwg 7-12-07 SN



ALTA RD
OTAY MESA ROAD TO LONE STAR ROAD
NO SCALE



ALTA RD
LONE STAR ROAD TO DONOVAN STATE PRISON ROAD
NO SCALE



ALTA RD
N/O DONOVAN STATE PRISON ROAD
NO SCALE

NOTE: THE CROSS-SECTIONS ARE CONCEPTUAL PLANS AND THE FINAL ROAD DESIGN WILL BE SUBJECT TO APPROVAL OF THE DIRECTOR OF DPW.

GPA 06-013 EXHIBIT B-3

CROSS-SECTION FOR ALTA ROAD

SOURCE: Darnell & ASSOCIATES, INC. 060411CC.dwg 6-18-07 SN

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Appendix 3
GLOSSARY OF TERMS

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GLOSSARY OF TERMS

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

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

GLOSSARY OF TERMS

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

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

Appendix 4
ARCHAEOLOGIAL STATUS BY PARCEL NUMBER

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Parcel Numbers with Archaeology Status

ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS	ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS
1	646-070-33, 34	44.39/14.25	Grading Monitoring	37	648-011-03	18.65	Testing or Mitigation Required
2	646-080-18, 19	34.26/ 5.74	Grading Monitoring	38	648-040-27	4.41	Cleared
3	646-070-15	9.77	Grading Monitoring	39	648-040-23	6.34	Cleared
4	646-070-16	9.77	Grading Monitoring	40	648-011-02	79.5	Testing or Mitigation Required
5	646-070-07	19.54	Grading Monitoring	41	648-040-15	4.78	Cleared
6	646-070-24	19.66	Grading Monitoring	42	648-040-28	91.86	Cleared
7	646-070-23	18.75	Grading Monitoring	43A**	648-040-29	40	Testing or Mitigation Required
8	646-080-20, 21	32.24/7.48	Grading Monitoring	43B**	648-040-30	40	Cleared
9	646-080-22, 23	34.26/5.74	Grading Monitoring	44	648-040-17	5	Cleared
10	646-240-47	39.38	Grading Monitoring	45	648-040-22	79.09	Testing or Mitigation Required
11	646-240-46	39.54	Grading Monitoring	46	648-040-21	79.09	Testing or Mitigation Required
12	646-240-30	39.28	Grading Monitoring	47	648-070-03	158.79	Testing or Mitigation Required
13	646-080-25	73.37	Grading Monitoring	48	648-070-04	159.36	Testing or Mitigation Required
14	646-240-48	38.87	Grading Monitoring	49	648-070-08	49	Cleared
15	646-080-08	87.42	Grading Monitoring	50A**	648-050-07	101.1	Cleared
16	646-080-17	117.81	Testing or Mitigation Required	50B**	648-050-08	40	Testing or Mitigation Required
17	646-080-11	65.74	Testing or Mitigation Required	51A**	648-050-10	80	Testing or Mitigation Required
18	646-080-12	2.29	Cleared	51B**	648-050-11	80	Testing or Mitigation Required
19	646-130-39	19.78	Cleared	52	648-080-13	20	Cleared
20	646-130-40	19.82	Cleared	53	648-080-14	20	Cleared
21	646-130-41	19.85	Cleared	54	648-080-04	159.98	Cleared
22	646-130-42	19.88	Cleared	55	648-080-06	3.52	Cleared
23	646-130-26	35.69	Testing or Mitigation Required	56	648-080-15	40	Cleared
24	646-130-27	34.39	Cleared	57	648-080-16	20	Cleared
25	648-040-25	7.79	Cleared	58	648-080-17	20	Cleared

Deleted: Testing or Mitigation Required

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ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS	ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS
26	648-040-20	40	Testing or Mitigation Required	59	648-080-18	40	Cleared
27	648-040-11	39.09	Testing or Mitigation Required	60*	648-050-04	160*	Cleared
28	648-040-14	40.44	Testing or Mitigation Required	61	648-080-02	40	Cleared
29	648-040-13	38.21	Testing or Mitigation Required	62	648-080-08	40	Testing or Mitigation Required
30	648-070-09	81.93	Cleared	63	648-080-19	74.55	Testing or Mitigation Required
31	648-070-13	38.19	Cleared	64A**	648-080-21	40	Testing or Mitigation Required
32	648-070-14	39.09	Cleared	64B**	648-080-22	40	Testing or Mitigation Required
33	648-070-19	39.3	Cleared	65	648-080-10	40	Testing or Mitigation Required
34	648-070-17	78.17	Testing or Mitigation Required	66	648-080-05	3.25	Cleared
35	648-070-16	41.52	Cleared	67***	648-090-04	513***	Cleared
36	648-070-07	29.68	Cleared				

NOTES:

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

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Appendix 5
LANDFILL BUFFER OVERLAY

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Land Use Matrix for Landfill Buffer Overlay

The following table regulates land use within the Landfill Buffer Overlay. It identifies permitted uses within the 1,000 foot wide overlay, which affects two land use designations: Mixed Industrial and Rural Residential. The purpose of these regulations is to minimize land use conflicts with the adjacent landfill. All operations within the buffer **must be enclosed within specially constructed buildings**, and outdoor uses are limited to storage of materials, equipment, supplies and vehicles.

Land Use Type (1, 12)	San Diego Co. Zoning Ordinance Nos.	Mixed Industrial	Rural Residential	Land Use Type(1)	San Diego County Zoning Ordinance Nos.	Mixed Industrial	Rural Residential
1. CIVIC USE TYPES				Scrap Operations	(1530)	M(2)	
Essential Services	(1335)	P	P	Recycling Processing Facility	(1513)		
Major Impact Services and Utilities	(1350)	M		a) Light		P(8)	
Minor Impact Services and Utilities	(1355)	P		b) Heavy		M(8)	
2. **COMMERCIAL USE TYPES**				c) Wood and Green Materials, Light		M(8)	
Automotive and Equipment	(1430)			d) Wood and Green Materials, Heavy		M(8)	
a) Cleaning		P(2)		3. INDUSTRIAL USE TYPES (9)			
b) Fleet Storage		P(2)		Wholesale Storage and Distribution	(1550)		
c) Parking		P(2)		a) Mini Warehouse		P	
d) Repairs (Heavy Equipment)		P(2)		b) Light		P	
e) Repairs (Light Equipment)		P(2)		Custom Manufacturing	(1610)	P	
f) Sales Rentals (Heavy Equipment)		P(2)		General Industrial	(1620)	P	
i) Storage (Non-Operating Vehicles)		M		**5**. EXTRACTIVE USE TYPES			
j) Storage (Recreational Vehicles and Boats)		P(2)		Site Preparation	(1820)	M(12)	
Recycling Collection Center	(1512)			Extractive Use	(6550-6557)	M(15)	M (15)
a) Small		P(7)		6. **RESIDENTIAL USE TYPES**			
b) Large		P(7)		Density = 1 du/20 acre			M

Symbol Key:

P = Permitted Use by Right
I = Interim Use (Major Use Permit Required; Initial 5 Years; additional 5-year increments by Major Use Permit Modifications)
(m) = Minor Use Permit
M = Major Use Permit
Blank = Not Permitted

Land Use Matrix Footnotes

1. All Site Plans processed within the overlay must include the following note:

   "DPLU building permits within the Landfill Buffer Overlay shall be forwarded to the San Diego Solid Waste Local Enforcement Agency (LEA) for review and comment."

2. All operations, including storage of materials, shall be enclosed (within a building or within a solid fence or wall, minimum six feet in height). Enclosure within a building is required as needed to maintain consistency with the Zoning Ordinance.

7. Uses shall comply with Section 6970 of the County Zoning Ordinance: Recycling Collection Facility.

8. Uses shall comply with Section 6975 of the County Zoning Ordinance: Recycling Processing Facility.

12. Support Commercial is not permitted within the Landfill Buffer overlay.

15. Extractive use is not permitted unless an active Major Use Permit (MUP) application was being processed by DPLU prior to adoption of SPA 10-001. The area previously called Subarea 2 allowed all uses with a MUP, and this provision accommodated active permits that were submitted under the former Subarea 2 regulations. For surface mining, also see Chapter 7 (Sections 87.701 and 87.714) of the Grading Ordinance.

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Appendix 6
PUBLIC FACILITIES INFORMATION

The following information was taken from the original, 1994 Specific Plan. It provides important information related to public facilities planning, phasing and financing, as required for Specific Plan documents. Some information is out-of-date, and the original text was edited to clarify sentences or to eliminate repetitive information. Out-of-date maps and information in Appendix 6 were not removed and, when in conflict, do not change provisions in other sections of the East Otay Mesa Specific Plan.

PUBLIC FACILITIES INFORMATION

A-5.1 Public Facilities Overview

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

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

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

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

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

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

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

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

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

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

A-5.2 Water

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

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

Water Facility Implementation

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

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

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

A-5.3 Wastewater Collection and Treatment

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

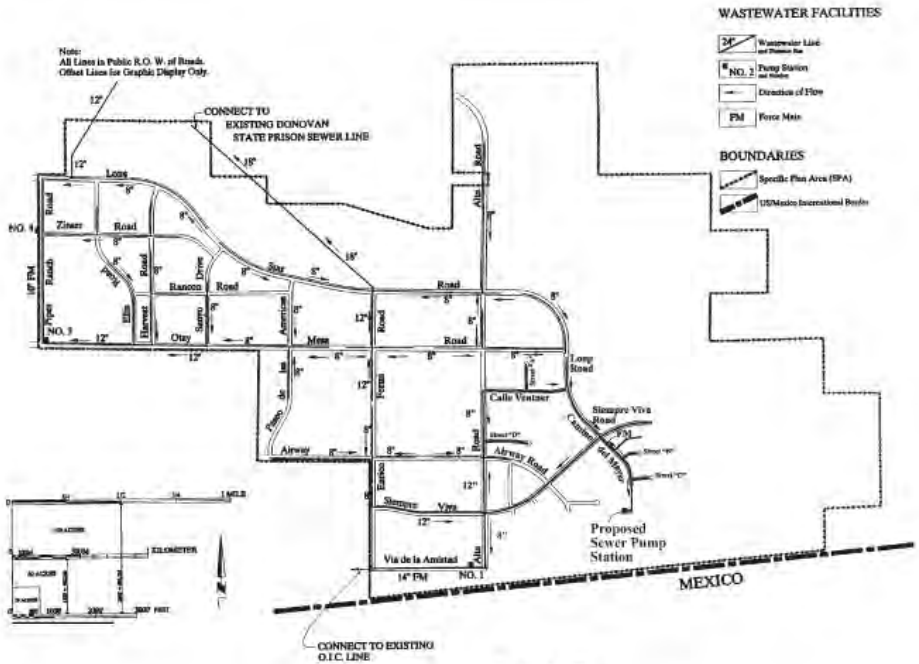

Figure 2-24, Wastewater Facilities Plan

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

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

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

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

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

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

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

Wastewater Collection and Treatment Implementation

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

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

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

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

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

A-5.4 Reclaimed Water

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

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

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

Reclaimed Water Facility Implementation

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

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

A-5.5. Storm Water Drainage

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

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

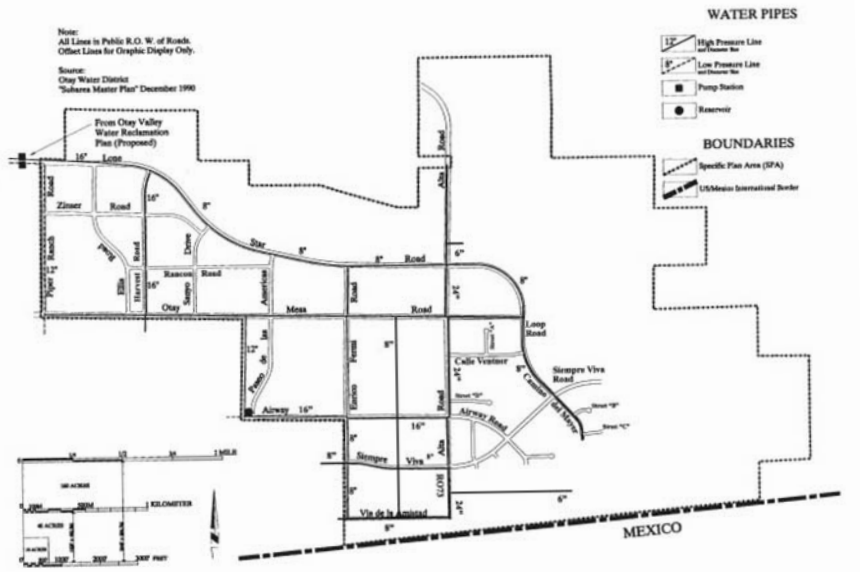

Figure 2-25, Reclaimed Water Facilities Plan

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

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

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

Storm Water Drainage Implementation

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

A-5.6 Dry Utilities

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

Dry Utility Implementation

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

A-5.7 Fire Protection and Emergency Medical

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

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

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

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

According to the RFPD, substantial new fire protection and emergency medical services are required to adequately service **any** new development in East Otay Mesa. One alternative is to build a new temporary or permanent fire station on a 1.5 net acre site at the intersection of Otay Mesa Road and Alta Road, which was dedicated for that purpose as part of a major use permit approval for the Bradley Auto Storage Auction Pool, presently Roberts Leasing. The temporary station would need to be a facility which includes one bay - 2,200 square feet and which is capable of accommodating an engine and quarters for a three person crew.

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

Another alternative, if cost effective, is to effect a joint operating agreement or contract with the City of San Diego to provide fire protection and emergency medical services for both the City and County Otay Mesa. The City is planning to build a fire station nearby Brown Field in the next two years. There have been some preliminary

discussions with the City regarding this possibility. Further coordination and discussion are taking place at this time to determine the feasibility of this proposal.

Fire Protection and Emergency Medical Implementation

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

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

The costs of initial capital facilities and operating costs will be financed by property owners through a Local Improvement District and/or Mello-Roos District. Ultimate needs for capital facilities could be financed by property owners through an Impact Fee District or other means.

A-5.8 Law Enforcement

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

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

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

Law Enforcement Implementation

Law enforcement will be provided by the County Sheriff. Countywide policies shall establish financing methods for law enforcement facilities. The County shall evaluate the cost effectiveness and feasibility of joint siting a sheriff s substation with a fire facility. East Otay Mesa property owners may choose to augment the Sheriffs standard service level with a benefit assessment for higher service levels or with private security patrols if they desire additional law enforcement.

A-5.9 Child Care

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

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

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

Child Care Implementation

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

A-5.10 Solid Waste

In recent years, the County has initiated a program to reduce solid waste sent to landfill facilities and maximize recycling of materials. The County has recently passed an ordinance regarding solid waste and goals for recycling of solid waste materials. The ordinance requires that industrial businesses separate the following materials for recycling: dirt, land clearing brush, asphalt, concrete, sand and rock. Office buildings and hospitality

facilities are also required to recycle materials appropriate to the use such as: aluminum, corrugated cardboard, paper, glass jars and bottles, etc.

The County is also in the process of developing standards regarding on-site storage of recyclable materials. For each type of land use, the size and type of area to be set aside for recycled materials will be specified. Facilities for bailing recyclables will also be encouraged, particularly for industrial uses, so by-products of production can be sold for reuse. Reuse of landscape debris such as mulch will also be a priority. Businesses in East Otay Mesa will need to comply with these new standards and guidelines in order to minimize solid waste generated from the area. The City and County of San Diego have jointly established a Market Development Recycling Zone to encourage the recycling businesses to locate in Otay Mesa.

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

Solid Waste Implementation

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

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

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

A-5.11 Hazardous Materials

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

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

The Hazardous Incident Response Team (HIRT) program provides the County with highly trained teams of hazardous materials experts to respond to any chemical

emergencies. HIRT is managed under a joint powers agreement between the County and all the cities within San Diego County. The HIRT would respond to hazardous materials incidents in East Otay Mesa.

Hazardous Materials Implementation

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

A-5.12 Facility Phasing, Financing, and Implementation

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

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

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

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

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

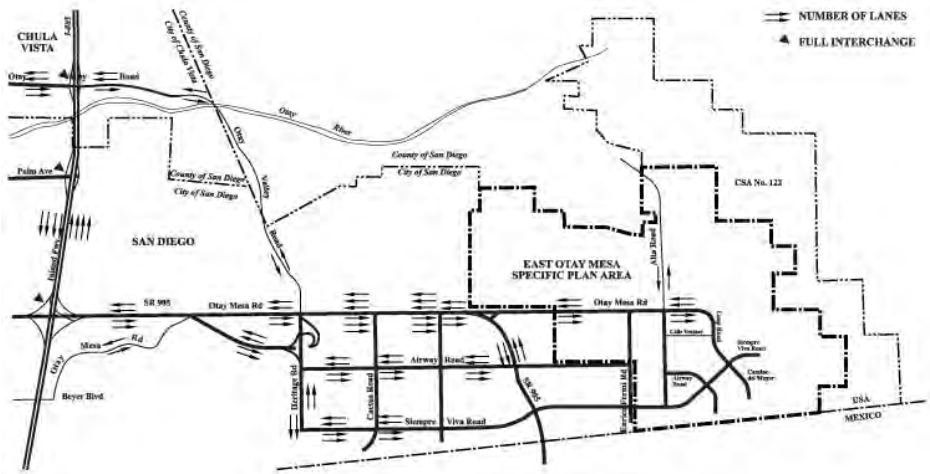

Figure 2-27, Off-Site Road Improvements

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

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

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

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

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

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

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

A-5.13 Public Facility Phasing

The Otay Subregional Plan allows development to proceed as one geographic phase. However, the plan also allows non-geographic phasing of development if adequate public facilities and services are provided.

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

Phase One

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

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

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

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

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

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

I. Acquisition of Metro Capacity for Wastewater Treatment

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

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

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

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

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

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

- Build interim SR 905 to the Otay Mesa border crossing;
- Use of major arterial roads, including Otay Mesa Road, Siempre Viva Road, and air-way Road, and feeding traffic to heritage Road. From Heritage Road, traffic would flow north to the new freeway interchange at Palm Avenue and I-805. This alternative did not meet the 1,000 acre capacity objective.

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

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

3. On-Site Roads and Infrastructure Facilities:

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

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

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

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

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

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

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

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

The individual property owners have the option of improving facilities beyond their fair share to allow for expedited improvements to their proper-ties. Reimbursement agreements may be executed for reimbursements in such situations.

1. Fire Station

Prior to any development in East Otay Mesa, an adequate level of fire protection and emergency medical services must be assured. There are two options for providing capital facilities to accommodate the first phase of development:

Build an interim fire station at the site which has been dedicated at Otay Mesa and Alta Road.

Alternatively, the Rural Fire Protection District would coordinate with the City of San Diego to share the capital and operating cost of a fire station planned at Brown Field.

Capital as well as operating costs for fire protection can be financed by established funding mechanisms such as a combination of a Local Improvement District and impact fees.

Phasing Thresholds and Pace of Development

Table *2-2,* Recommended Key First Phase Im-provements, indicates critical thresholds for construction of major public facilities. Table *2-3,* Recommended Phasing Plan, summarizes the phasing plan, showing the first phases of development and the ultimate buildout condition.

Based on the Market Study prepared for the Specific Plan, the earliest point at which development would begin is *1998.* If Otay Mesa Road is widened to six lanes, some modest capacity will be available in *1995.* However, due

to off-site roadway constraints, significant development will not be in place until late *1997* or early *1998* at the earliest, assuming freeway and local off-site road-way capital costs are funded. Under one scenario, land would be absorbed slowly in the early years since it is competing with the City's West Otay Mesa industrial areas which are more centrally located and have infrastructure. In the first years of development, the first 400 net acres or 500 gross acres will be built. Another scenario indicates that development of East Otay Mesa could be delayed until all of the adjacent City industrial land is built out, and then rapidly built out in the following years.

Figure 2-29, Phase Two Improvement Plan

Ultimate Buildout

Subsequent phases of public facilities are to be built commensurate with the pace of development. Figures *2-29* and *2-31,* Phase Two Improvement Plans, show the alternatives for the ultimate buildout of the facilities that will be jointly financed by the property owners. If the pace of development is fairly rapid, with a large amount at the outset and a steady pace thereafter, it may be possible to build improvements in one large second phase possibly financed by a Local Improvement District impact fees. Alternatively, it may be necessary to build the improvements in smaller phases over a longer period of time possibly financed by reimbursement agreements and impact fees. Capital improvements and necessary public services would be provided prior to the time of need, based on the rate of development.

Public Facility Phasing Implementation

Non-Geographic Phasing. The County will require the provision of adequate facilities and services as conditions of tentative subdivision maps to be implemented prior to recordation of final subdivision maps.

Recommended Key First Phase Improvements

- Wastewater Treatment: Secure 1 million

gallons per day Metro capacity from National City.

- Off-Site Roads: Three options described above.
- Water: Facilities as per Otay Water District Plan.
- On-Site-Roads: Minimum loop roadway network
- Fire Protection Interim Fire Station or coordinate with City to provide joint services.

Off-Site Facilities: As discussed above, the existing off-site transportation facilities are inadequate to support the development of planned land uses in East Otay Mesa. The off-site wastewater treatment and transportation public facilities to be improved in the recommended initial phase would be adequate to support 500 gross acres of development. After the initial phase of public facilities are built, the County will monitor off-site public facility capacity, especially wastewater treatment and roadway capacity, to keep pace with the rate of development in the East Otay Mesa Specific Plan Area. The County will continue to coordinate with CalTrans and the City of San Diego to pro-mote the recommended initial and ultimate buildout transportation facilities as described in Policy C-15. The County will review off-site roadway capacity pursuant to the Circulation/ Land Use Monitoring Program described in Policy C-16. Prior to the discretionary permit approval, the County will verify off-site facility capacity and mitigation program for consistency with the policies of the Specific Plan.

On-Site Facilities: The recommended first phase (Phase One) and ultimate buildout phase (Phase Two) of on-site facility improvements are de-scribed above. However, the Specific Plan does not preclude any individual property owner to propose an alternative improvement phasing approach that provides adequate public facilities and services in advance of development. The County will review and may approve alternative phasing as part of an individual project discretionary permit review process. This review process will include analysis of existing and proposed on-site roadway capacity required pursuant to the Circulation/Land Use Monitoring Program described in Policy C-16.

4.13 Financing Strategy

Capital Costs

The optimum strategy for financing capital facilities needed as part of the initial phase of development in the East Otay Mesa Specific Plan Area is to use land-secured public debt instruments. This type of financing would be obtained either through the formation of a Local Improvement District, used herein as a general term to apply to financing available pursuant to formation of an Assessment District (1911-1913 Improvement Acts), a Community Facilities District (1982 Mello Roos Com-munity Facility Act), or some other Special District. The amount of public debt financing permissible will be limited by the prevailing acceptable lien-to-value ratio of the land after the public improvements are constructed. Subsequent phases of infrastructure and public facility improvements would be financed either through: (1) Countywide, Special District or local impact fees on development collected when building permits are issued; (2) additional public debt instruments, *which* could be

issued based on the increase in lien-to-value ratio of the land generated by earlier development; and/or (3) revenue bonds issued by specific service districts such as a Sanitation District.

Other sources of financing for specific types of public improvements may also be available. These include, but are not limited to:

1. Intermodal Surface Transportation Efficiency Act funding, channeled through SANDAG, to pay for certain regional road and transit improvements.

2. North American Free Trade Agreement funding, channeled through SANDAG, to pay for certain regional road and transit improvements.

3. California Transportation Ventures, a private firm that may finance the SR-125 toll road and improvements to Otay Mesa Road between Piper Ranch and Sanyo Drive to facilitate access to the freeway.

4. Reclaimed Water Sales Revenue, which would be generated if an on-site wastewater treatment plant is built and the Sanitation District sells the treated wastewater.

5. Private Landowner Financing of Facilities and applicable Reimbursement Agreements, where the landowner constructs the facilities with private resources, and the other property owners who benefit from the improvement reimburse the initial contributing landowner in the future.

6. Community Development Block Grant Funds could be used to finance first phase public facility improvement design.

7. Joint financing of shared public facilities and associated pertinent costs with the City of San Diego and/or the City of Chula Vista.

Operation and Maintenance Costs

Most types of operation and maintenance costs related to public facilities are provided for either by the County General Fund or user fees or benefit fees collected by a service provider. The County collects property taxes and other general revenues to pay for such services as law enforcement. The gas tax is used to pay for road maintenance. Service providers, for example the Otay Water District, collect fees for services provided. However, some types of operational and maintenance services required in East Otay Mesa will not be covered by either of these types of funding, so other administrative and funding arrangements are necessary. The following facilities will need supplemental funding of on-going operation and maintenance:

- Fire Protection and Emergency Medical Services will require funding to supplement the property tax revenues of the District.
- Regional Storm Water Detention
- Parkway Landscaping

County Service Areas, Community Facility Districts, or Benefit Assessment Districts can be used to collect

special taxes or assessments to pay for operation and maintenance expenses of public improvements and services. Through these mechanisms, property owners are billed on their property tax bill for their pro-rated share of the operation and maintenance costs.

The San Diego County Street Lighting District encompasses the entire County for the purpose of maintaining street lights. As each parcel develops, it would be billed its share of district costs on the property tax bill.

Financing Strategy Implementation

Financing by Property Owners. The County will work with the property owners to secure appropriate public financing for public facilities. Initial funding of County services could be generated by the County Service Area (CSA) or a local improvement district or other means.

Property owners may use private funds to construct planned public facilities and services. The County may permit reimbursement agreements, as discussed above. The intent of this provision is to allow for individual property owners to proceed with development in East Otay Mesa prior to implementation of the initial phase of improvements. The benefiting property owners and./or the first phase improvement district will reimburse those property owners who have provided more than their fair share of local and/or regional facility improvements subject to County approval.

Fair-Share Contributions to Off-Site Transportation Facilities: To the extent that East Otay Mesa contributes to the need for road improvements outside it's boundaries, East Otay Mesa property owners shall mitigate their impacts by participating in impact fee programs, or other means determined prior to recordation of any maps in East Otay Mesa. The regional financing plan or impact fee program shall be approved and adopted by the Board of Supervisors.

A-5.___ Implementation

Local Improvement District

The first step in implementing backbone public facilities will be formation of a County Service Area or public financing district for the phase one improvements. The CSA or public financing district could be responsible both for financing and for project administration. In reference to the financing, the County, City, Sanitation District, or Fire District issues the bonds, and charges the proportionate tax or assessment liability to each property.

Special Districts

Special districts will take responsibility for construction of their respective capital facilities in East Otay Mesa, as follows:

- Water: Otay Water District Wastewater Treatment East Otay Mesa Sanitation
- District (to be formed) Fire Station**:** Rural Fire Protection District

Funding for these capital improvements will come from one or a combination of the following sources: a benefit assessment district, impact fees and/or user fees.

Joint Powers Agreements

For some types of public facilities in East Otay Mesa, where jurisdiction is not entirely within the County, it is recommended that the County consider Joint Powers Agreements with the City of San Diego and the City of Chula Vista. A Joint Powers Agreement enables facilities to be jointly funded and financed by different jurisdictions. Specific recommendations are as follows:

Off-Site Road Improvements: Several of the road improvements necessary for the development of East Otay Mesa are outside the Study Area. These include:

- Interim SR-905
- Interim SR-125
- Regional Share Arterials - Otay Mesa Road, Airway Road, Siempre Viva Road, Heritage Road, Lone Star Road, Otay Valley Road, La Media Road, Alta Road, Harvest Road, etc.

Joint Powers Agreements may be required for East Otay Mesa property owners to contribute to the construction of these road improvements.

Fire Protection and Emergency Medical: It is clear that a new fire station is needed to serve development in East Otay Mesa. The City of San Diego has indicated that additional fire protection services are also required for the City's West Otay Mesa industrial area. It may be most efficient to provide fire protection services to both industrial areas from a single fire station. A Joint Powers Agreement would be **a** vehicle for establishing this type of shared fire protection and emergency medical service. Alternatively, the RFPD could contract for service or could provide service itself.

Local Development Corporation

A Local Development Corporation (LDC) is a public corporation that performs a variety of services related to the development of a specific area, for example, the City of San Diego's Center City Development Corporation. The purpose of forming a LDC is to have a single agency focused on facilitating improvements in a particular area. The Board of Supervisors may consider creation of a LDC to further development in East Otay Mesa.

Critical First Steps for Implementation

Listed on the next page are a series of actions that should be taken in order to begin implementation of phase one improvements that will open East Otay Mesa for development.

- Certification of an Environmental Impact Report for the General Plan Amendment, Specific Plan and other implementation actions
- Adoption of the East Otay Mesa General Plan Amendment and Specific Plan

- Annexation of certain properties to the Otay Water District's Improvement District Number 7
- Formation of a Sanitation District
- Annexation of certain properties to the Rural Fire Protection District
- Approval by Local Agency Formation Commission (LAFCO) for the formation of, or annexation to, service districts
- Formation of a Local Improvement District, depending on when liens are placed on the property, after engineering plans and construction bids are submitted.
- Establishment of Joint Powers Agreements to provide shared services and facilities in the City(s) and County
- Study contracting with adjacent cities for certain services
- Study the potential for the formation of a Local Development Corporation.