# 1.0 Introduction

The East Otay Mesa 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.

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 this Specific Plan Amendment are 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.

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 SubArea 1. Unless otherwise defined herein, all terms are as defined in the County of San Diego Zoning Ordinance.

## 1.1 Background and History

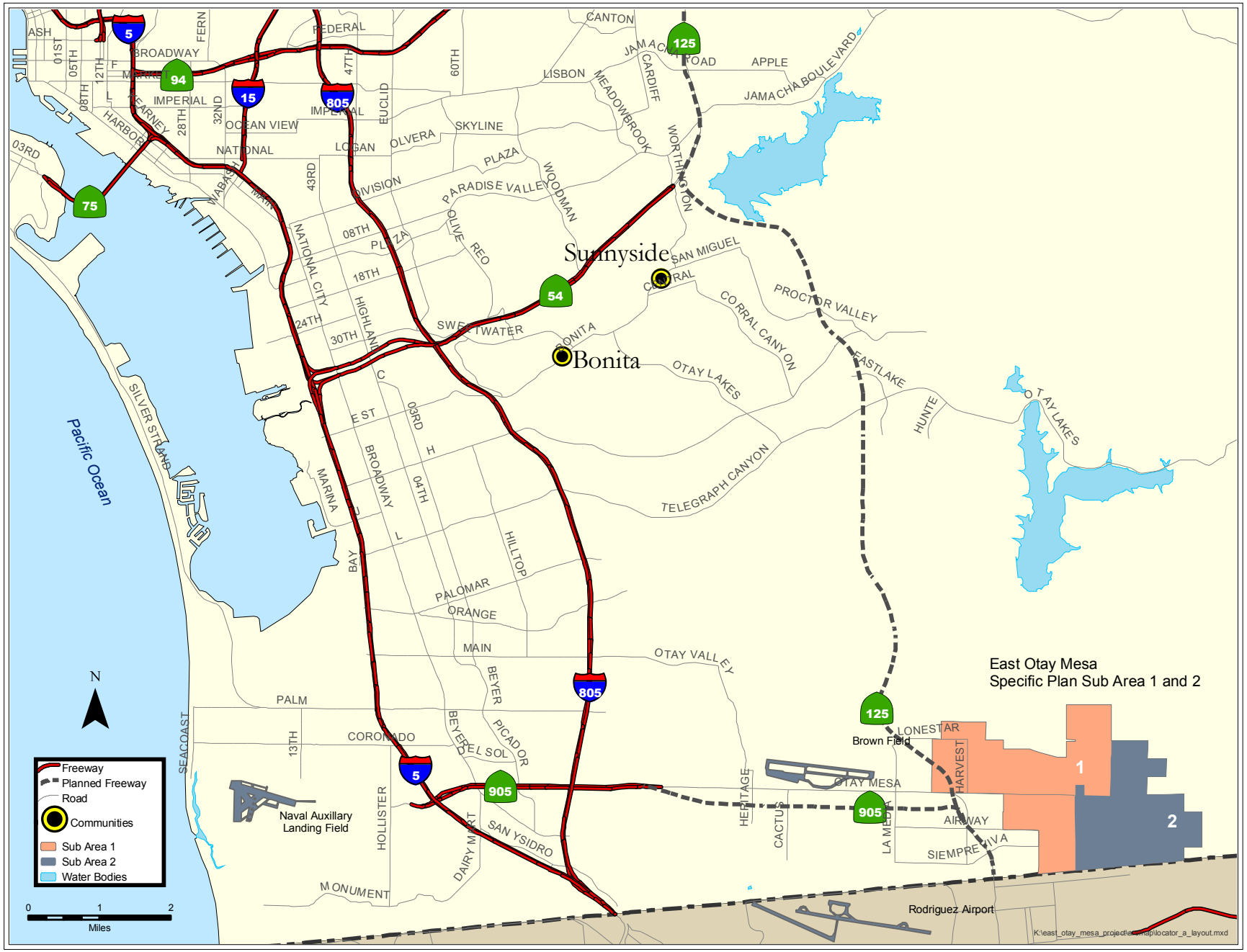
The East Otay Mesa Specific Plan SubArea 1 is an approximately 2,007-acre area located in the southwestern portion of San Diego County immediately adjacent to the U.S./Mexico border (Figure 1.1-1). The site is located between the Otay River Valley to the north, the international border with Mexico to the south, the East Otay Mesa SubArea 2 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 have been used for agriculture. The steeper areas have never been developed.

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

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.

Figure 1.1-1 Location Map



## 1.2 Existing Site Characteristics

### 1.2.1 On-site and Surrounding Land Uses

On-site uses are 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. Planned and approved on-site uses include a 250-acre industrial subdivision in the northwestern portion of the plan, a 40-acre truck/travel plaza, a 40-acre truck storage facility in the southern portion of the plan, and a 46-acre electrical generating plant in the eastern portion of the plan.

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

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

Further north is the planned 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.*

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 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 Alta 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 Sanyo Avenue*: Airway Road and Sanyo Avenue are both local industrial roads traveling from the City of San Diego into the Specific Plan Area. Airway Road runs east-west between the future SR-11 and Siempre Viva Road. Sanyo Avenue runs north-south between Harvest Road and Paseo de las Americas Road terminating at Airway 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 possibly 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. 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.

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

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. If the biological resources report does not identify sensitive resources, it is envisioned that biological mitigation requirements for Minor Amendment Areas will take place off-site.

Most of SubArea 1 is within a Minor Amendment Area. Most of the SubArea 1 Minor Amendment Area is covered by non-native grasslands habitat, an MSCP Tier III low sensitivity habitat that requires a 0.5:1 mitigation ratio for impacts. Before development

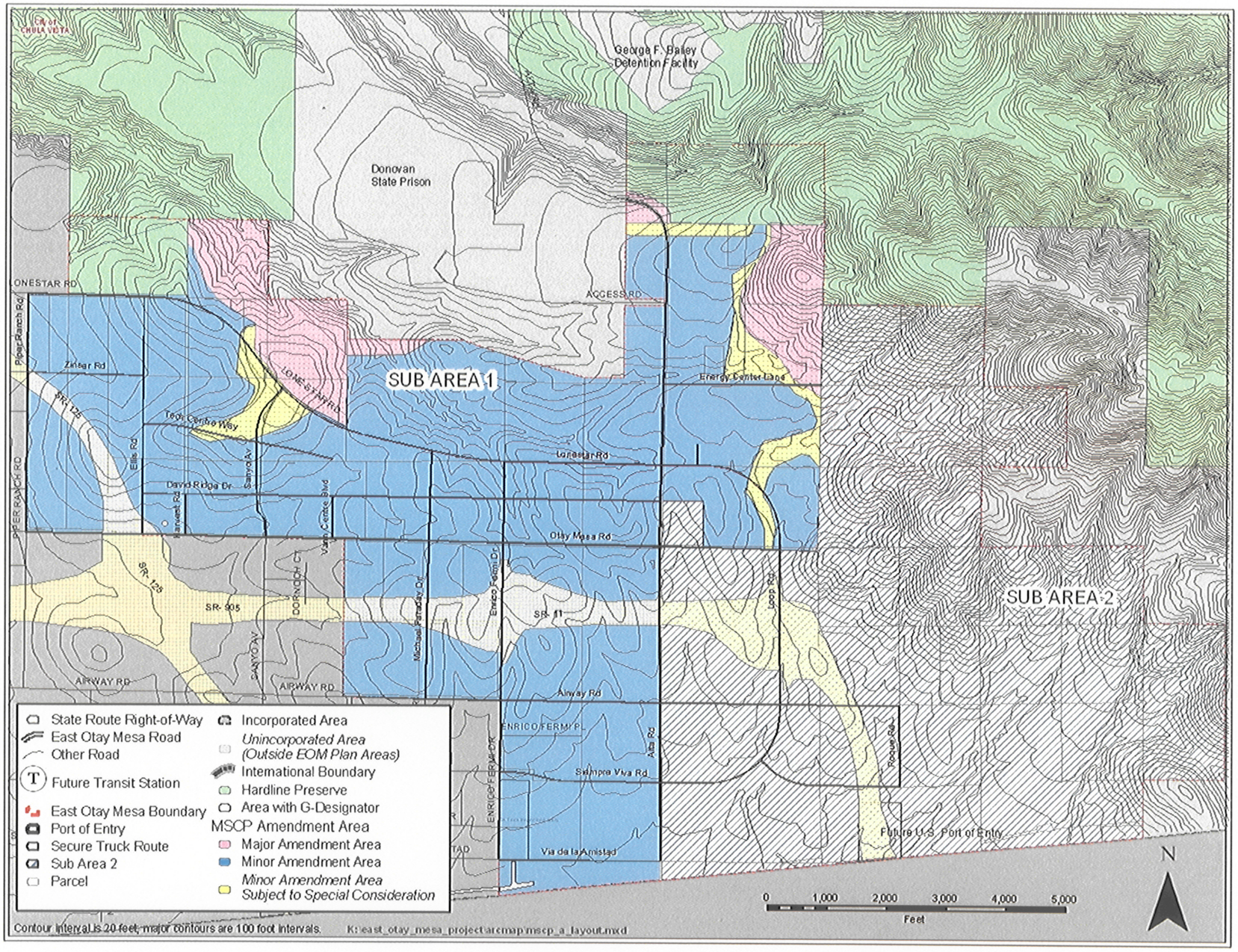
may occur, the Minor Amendment must be processed and the appropriate mitigation implemented. This is currently being done on a project-by-project basis, but the County is developing an alternative expedited approach that will allow landowners to simply pay a fee that will then be applied to the purchase of off-site mitigation land in the case of non-native grasslands. Once this Minor Amendment approach is approved by the wildlife agencies, approval of an ordinance will be necessary that formalizes the mechanism to pay a fee for the purchase of off-site mitigation land. In addition, the ordinance will identify where the off-site mitigation will take place and direct the funds toward the acquisition of those lands.

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

Major Amendment Areas are located largely in the hilly eastern portions of the Specific Plan 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 Protection Act. Major Amendment Areas will be processed on a case-by-case 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.

Figure 1.2-1 Biology, Topography and MSCP



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

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

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.

## 1.3 Relationship to County of San Diego General Plan

The East Otay Mesa Specific Plan implements the policies of the County General Plan including the Otay Subregional Plan. Generally, specific plans provide a more flexible method of implementing the General Plan than conventional zoning. The intent of the (21) SPA General Plan Land Use Designation is to establish a planning framework for developing a comprehensive Specific Plan text and map for East Otay Mesa Specific Plan SubArea 1 consistent with the objectives and policies established by the County of San Diego General Plan and Otay Subregional Plan.

The Specific Plan Amendment 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 San Diego's 2,100 acres of planned residential in the Otay Mesa Community Plan area and 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.

This Specific Plan Amendment is consistent with all elements of the County of San Diego General Plan including the Otay Subregional Plan. An analysis of compliance with specific goals, objectives and policies is contained in Appendix 2.

## 1.4 Specific Plan Amendment Process

The East Otay Mesa Specific Plan Amendment has been developed in accordance with the State of California "Planner's Guide to Specific Plans". The process for preparation of the Specific Plan Amendment that created Subareas 1 and 2 (SPA 00-005) involved a four-phase process with extensive property owner and public agency participation.

**Research and Analysis:** The first phase involved extensive data collection and evaluation of existing land use, environmental, public facilities, transportation and economic factors.

**Specific Plan Amendment Alternatives:** The second phase of the Specific Plan Amendment planning process consisted of formulating and reviewing various land use, conservation, circulation and infrastructure alternative concepts with the property owners, developers, adjacent communities and various governmental agencies and special districts. On March 27, 2001, a conceptual Preferred Land Use and Circulation Plan was presented to property owners and other interested individuals for review. The Plan was also circulated to public agencies for comment.

**Preferred Specific Plan Amendment:** As part of the third phase of the East Otay Mesa Specific Plan Amendment process, the Preferred Specific Plan map was further refined and 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 United States Fish and Wildlife Service 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.

**Specific Plan Adoption:** The fourth phase concludes the Specific Plan Amendment process with the public review of the final draft Specific Plan Amendment and the public hearings of the Planning Commission and Board of Supervisors. The completion of this phase of the Specific Plan Amendment occurs with the Board of Supervisors adoption on June 12, 2002 of the East Otay Mesa Specific Plan Amendment SubArea 1, Addendum No. 6 to the EIR, and General Plan Amendment 02-CE1 to the Circulation Element.

## 1.5 Regulatory Provisions

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

The Specific Plan implementation requirements are based on the regulatory provisions contained in this document and the County's Zoning Ordinance. These provisions apply to all areas of the East Otay Mesa Specific Plan Amendment SubArea 1. The use of all land in the Specific Plan Area and any buildings or structures located upon this land and the construction, reconstruction, alteration, expansion, or relocation of any building, structure or use upon the land, shall conform to the applicable regulatory provisions contained in this Specific Plan and the San Diego County Zoning Ordinance.

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 Protection Act. Major Amendment Areas will be processed on a project-by-project basis.
- The areas of the Specific Plan that are covered by the MSCP Major Amendment and Minor Amendment with Special Considerations are largely the same areas subject to the Sensitive Area Resources "G" Designator.

**Cultural Resources (Section 1.2.5):**

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

**Development Approvals Required (Section 1.5):**

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

**Land Use Designations (Section 2.1.2):**

- The land use designations for East Otay Mesa are: Technology Business Park, Light Industrial, Heavy Industrial 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 CalTran's Environmental Studies. The north-south boundaries of adjacent land uses are intended to conform with the final alignment of future SR-11.

**Interim Uses (2.1.2):**

- Interim Uses are allowed with a Major Use Permit and shall be developed in compliance with this Specific Plan Development Standards.
- 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 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 2.2.3):**

- It is the intent of this Specific Plan that all 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.
  - 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 2.2.4):**

- 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 2.2.5):**

- 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 2.2.5):**

- 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 2.2.5):**

- 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 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 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 2.3.2):**

- 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 2.3.3):**

- 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 District will accommodate heavier industries but retain the same feel as the Light Industrial District due to screening, architectural design and landscaping.

**Commercial Center (Section 2.3.4):**

- 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 and shall take primary access from Ellis Road.
- The Commercial Center shall coordinate with Metropolitan Transit Development Board to provide a connection to the regional transit station and provide facilities on-site.

**Streetscape Concept (Section 2.3.5):**

- Gateway Roads (Prime Arterial): Lonestar Road (Piper Ranch Road to Ellis Road) and Otay Mesa Road (Piper Ranch Road to Enrico Fermi Drive) are classified as the “Gateway”.
    - 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.

- Gateway Roads (Major): Lonestar Road (Ellis Road to Alta Road), Loop Road, Siempre Viva, and Otay Mesa Road east of Enrico Fermi Drive.
  - Shall have a 10-foot wide landscaped parkway, a 20-foot wide landscaped building setback, and screened with a tree-line median.
- Major Roads (non-Gateway)
  - Shall be planted with large-sized evergreen or deciduous trees spaced every 30 feet and located 7½ feet from the face of the curb.
  - Shall have a 10-foot-wide landscaped parkway, a 20-foot-wide landscaped building setback, and screened with a tree-lined median.
- Industrial/Commercial Collector Roads:
  - Shall be planted with medium-sized evergreen or deciduous canopy trees spaced every 25 feet and located 7½ feet from the face of the curb.
- Activity Node Streets:
  - Shall be planted with flowering canopy trees spaced every 25 feet in sidewalk cutout areas.
- Major Intersections:
  - Shall be planted with three flowering trees at each corner.
  - 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.
- Mowed turf shall be restricted to 15 percent of the landscaped area unless it is designed for active public use.

**Usable Open Space (Section 2.3.6):**

- 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 (Section 2.3.7):**

- 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.

**Root Barrier (Section 2.3.8):**

- 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 2.3.9):**

- 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 SubAreas 1 and 2.
- In order to transmit project wastewater, East Otay Mesa shall connect to existing wastewater collection sewers in the City of San Diego Metro System.
- A map of the Specific Plan Area wastewater mains shall be maintained by the East Otay Mesa Sewer Maintenance District.

**Storm Water Drainage (Section 2.4.3):**

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

**Dry Utilities (Section 2.4.4):**

- 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 2.4.5):**

- 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 2.4.6):**

- 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 2.4.7):**

- 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.

**Policies and Regulations (Section 3.0):**

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

**Land Use Regulations (Section 3.1):**

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

**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, County Landscape and Water Conservation Design Manual, County Grading Ordinance and County Dark Sky Ordinance shall apply to both permanent and interim uses.

**Site Planning (Section 3.2.1)**

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

**Landscaping Standards (Section 3.2.2)**

- Landscape plans for all development in East Otay Mesa shall be submitted and approved pursuant to the County Zoning Ordinance Section 6712 et seq.
- Every lot improved with a building or other substantial structure, interim or permanent, shall be landscaped within 90 days following completion of the structure, or prior to occupancy, whichever occurs first, and shall be maintained thereafter in a well-kept, disease-free and healthy condition.
- Drought tolerant and non-invasive landscaping is required throughout East Otay Mesa.

- Plant material as specified in the County's Landscape Water Conservation 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.
- A California Licensed Landscape Architect shall certify, pursuant to Section 6713 of The Zoning Ordinance, that the landscape plans meet the requirements of the East Otay Mesa Specific Plan and the County Landscape Water Conservation Ordinance and Design Manual.

**Architectural Standards (Section 3.2.3)**

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

**Site Plan (Section 3.3.1)**

- Development within the East Otay Mesa Specific Plan Area shall be subject to the issuance of a Site Plan Permit 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.

**Establishing Activity Nodes (Section 3.3.2)**

- 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 for all of SubArea 1.
- Both near-term and build out impacts must be assessed for SubArea 1 and approved by the County decision making authority.

**Establishing Commercial Overlay (Section 3.3.3)**

- 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 40 acres in size.
- A Site Plan shall be required to implement this designation.
- 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.