APPENDIX 1

ARCHAEOLOGIAL STATUS BY PARCEL NUMBER

Parcel Numbers with Archaeology Status

ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS
1	646-070-33, 34	44.39/14.25	Grading Monitoring
2	646-080-18, 19	34.26/ 5.74	Grading Monitoring
3	646-070-15	9.77	Grading Monitoring
4	646-070-16	9.77	Grading Monitoring
5	646-070-07	19.54	Grading Monitoring
6	646-070-24	19.66	Grading Monitoring
7	646-070-23	18.75	Grading Monitoring
8	646-080-20, 21	32.24/7.48	Grading Monitoring
9	646-080-22, 23	34.26/5.74	Grading Monitoring
10	646-240-47	39.38	Grading Monitoring
11	646-240-46	39.54	Grading Monitoring
12	646-240-30	39.28	Grading Monitoring
13	646-080-25	73.37	Grading Monitoring
14	646-240-48	38.87	Grading Monitoring
15	646-080-08	87.42	Grading Monitoring
16	646-080-17	117.81	Testing or Mitigation Required
17	646-080-11	65.74	Testing or Mitigation Required
18	646-080-12	2.29	Cleared
19	646-130-39	19.78	Cleared
20	646-130-40	19.82	Cleared
21	646-130-41	19.85	Cleared
22	646-130-42	19.88	Cleared
23	646-130-26	35.69	Testing or Mitigation Required
24	646-130-27	34.39	Cleared

ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS
25	648-040-25	7.79	Cleared
26	648-040-20	40	Testing or Mitigation Required
27	648-040-11	39.09	Testing or Mitigation Required
28	648-040-14	40.44	Testing or Mitigation Required
29	648-040-13	38.21	Testing or Mitigation Required
30	648-070-09	81.93	Cleared
31	648-070-13	38.19	Cleared
32	648-070-14	39.09	Cleared
33	648-070-19	39.3	Cleared
34	648-070-17	78.17	Testing or Mitigation Required
35	648-070-16	41.52	Cleared
36	648-070-07	29.68	Cleared
37	648-011-03	18.65	Testing or Mitigation Required
38	648-040-27	4.41	Testing or Mitigation Required
39	648-040-23	6.34	Testing or Mitigation Required
40	648-011-02	79.5	Testing or Mitigation Required
41	648-040-15	4.78	Testing or Mitigation Required
42	648-040-28	91.86	Testing or Mitigation Required
43A**	648-040-29	40	Testing or Mitigation Required

ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS
43B**	648-040-30	40	Cleared
44	648-040-17	5	Testing or Mitigation Required
45	648-040-22	79.09	Testing or Mitigation Required
46	648-040-21	79.09	Testing or Mitigation Required
47	648-070-03	158.79	Testing or Mitigation Required
48	648-070-04	159.36	Testing or Mitigation Required
49	648-070-08	49	Cleared
50A**	648-050-07	101.1	Cleared
50B**	648-050-08	40	Testing or Mitigation Required
51A**	648-050-10	80	Testing or Mitigation Required
51B**	648-050-11	80	Testing or Mitigation Required
52	648-080-13	20	Cleared
53	648-080-14	20	Cleared
54	648-080-04	159.98	Cleared
55	648-080-06	3.52	Cleared
56	648-080-15	40	Cleared
57	648-080-16	20	Cleared
58	648-080-17	20	Cleared
59	648-080-18	40	Cleared
60*	648-050-04	160*	Cleared
61	648-080-02	40	Cleared
62	648-080-08	40	Testing or Mitigation Required

ITEM	PARCEL NO.	ACRES	ARCHAEOLOGY STATUS
63	648-080-19	74.55	Testing or Mitigation Required
64A**	648-080-21	40	Testing or Mitigation Required
64B**	648-080-22	40	Testing or Mitigation Required
65	648-080-10	40	Testing or Mitigation Required
66	648-080-05	3.25	Cleared
67***	648-090-04	513***	Cleared

NOTES:

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

APPENDIX 2

GENERAL PLAN CONSISTENCY ANALYSIS

EAST OTAY MESA SPECIFIC PLAN GENERAL PLAN CONSISTENCY ANALYSIS	
Open Space Element **General Open Space Goals** Goal 1: Promote the health and safety of San Diego County residents and visitors by regulating development of lands.	Comprehensively planning East Otay Mesa through a Specific Plan process allows regulation of the type and intensity of land use while preserving open space for health and safety.
Goal 2: Conserve scarce natural resources and lands needed for vital natural processes by planning and the managed production of resources.	The most significant biological open space areas will be preserved onsite and will include valuable environmental resources such as vernal pools. Off-site mitigation will also be used as a tool.
Goal 3: Conserve open space for recreation, education and scientific activities.	Open space and passive recreation areas, including common areas and walking paths, are included within the Specific Plan. The East Otay Mesa Specific Plan also includes trail corridors connecting to the Otay Valley Regional Park.
Goal 4: Encourage and preserve those open space uses that distinguish and separate communities.	The East Otay Mesa Specific Plan Conservation/Limited Use areas serve as visual separations between the more urban areas in Chula Vista and Tijuana and the rural character of the areas east of the Specific Plan area.
Goals for Conservation of Resources and Natural Processes Goal II-1: Encourage the conservation of the habitats of rare or unique plants and wildlife	The East Otay Mesa Specific Plan places a majority of the steep slopes and biologically sensitive resources in a Conservation/Limited Use designation. Some biologically sensitive areas are or will be designated as permanent open space through use of open space and/or biological easements.
Goals for Open Space Design of Private Lands Goal I-1: Control development on steep slopes to minimize slide danger, erosion, silting and tire hazard.	Areas with slopes in excess of 25% within the East Otay Mesa Specific Plan area are placed in a Conservation/Limited Use category. Some slopes less than 25% are also included in the Conservation/Limited Use land use designation due to their proximity with other protected areas or to the existence of sensitive biological resources.
Goal I-2: Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams and groundwater supplies.	Drainage facilities for East Otay Mesa will be designed to mitigate flood and water quality impacts in accordance with Federal, state and local requirements. Detention facilities will be required to ensure that runoff does not increase or degrade water supplies.

Goal II-4:	Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought, and to protect air and water quality.	The delineated open space areas will conserve the trees and vegetation needed to prevent erosion and protect air and water quality. Revegetation of graded areas will also prevent siltation and erosion.
Goal II-8:	Encourage the preservation of significant natural features of the County, including beaches, lagoons, shoreline, canyons, bluffs, mountain peaks and major rock outcroppings.	The only significant natural features in Subarea 1 of the Specific Plan are largely located along the sides of Johnson Canyon. This canyon will be preserved in accordance with the RPO.
Goal IV-14:	Encourage sound environmental practices in all developments.	The East Otay Mesa Specific Plan will comply with best practice principles and include regulations that ensure the protection of sensitive resources.
Goal IV-15:	Encourage the use of open space to separate conflicting land uses whenever possible.	Lands in the northeastern portion of the East Otay Mesa Specific Plan area contain rugged terrain and sensitive biological resources. These areas also provide a buffer between the more urbanized planned uses to the west and the more rural areas to the east. In addition landscaping, setbacks and other Plan elements are used to buffer potentially incompatible uses.
Land Use Element		
Overall Goals		
Goal 1.1:	Direct urban growth to areas within or adjacent to existing urban areas and retain the rural setting and lifestyle of the remaining areas of the County.	The East Otay Mesa Specific Plan is located in a portion of the County that is adjacent to the more urban areas of Chula Vista, San Ysidro and Tijuana and provides a buffer for the more rural areas to the east.
Goal 1.2:	Phase growth with facilities.	The project has and will continue to make a significant contribution to facility improvements phased concurrent with need.
Land Use Goals		
Goal 2.1:	Promote wise use of the County's land resources, preserving options for future use.	The development maintains sensitive resources in significant open space. It establishes a land use plan that accommodates many needed land uses to serve the region.
Goal 2.2:	Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.	The East Otay Mesa Specific Plan is located adjacent to existing industrial and commercial uses.

EAST OTAY MESA SPECIFIC PLAN GENERAL PLAN CONSISTENCY ANALYSIS		
Goal 2.6:	Ensure preservation of contiguous regionally significant open space corridors.	Open space corridors are planned in Johnson and O'Neal Canyons with access to regional uses such as the Otay Valley Regional Park.
Environmental Goals		
3.1:	Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational and scientific activities.	The East Otay Mesa Specific Plan will preserve the most significant sensitive onsite biological open space areas and valuable environmental resources such as vernal pools, sensitive habitat areas and steep slopes.
3.2:	Promote the conservation of water and energy resources.	The water district governs water conservation measures. Energy resources are conserved by good design principles.
3.3:	Achieve and maintain mandated air and water quality control standards.	All mandated air and water quality control standards as required by the appropriate agency will be met by development within the East Otay Mesa Specific Plan area.
Capital Facilities Goals		
4.1:	Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.	Public agencies have planned for provision of services to East Otay Mesa Specific Plan.
4.2:	Assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service.	Facility exactions will be determined as part of the project-level discretionary review phase using this plan as a framework.
4.3:	Provide a facilities program that is capable of future adjustments or revisions to meet changing needs and conditions.	Facility exactions will be determined as part of the project-level discretionary review phase using this plan as a framework.

Government Structure Goals 5.3: Assure that urban levels of service are financed using equitable financing mechanism when municipal status is not achieved.	Facility exactions will be determined as part of the project-level discretionary review phase using this plan as a framework.
Economic and Fiscal Goals 7.3: Promote access to employment opportunities that minimize unemployment and return the maximum income to the residents of the region.	East Otay Mesa Specific Plan industrial uses will provide employment opportunities for the entire San Diego County region. The project area is one of the last remaining areas with large flat parcels zoned for industrial uses and is critical to the continued economic health of the region.
Recreational Element Riding and Hiking Trails Policy 1: Interconnect parks and recreational areas and trails planned by the County and other governmental agencies.	The East Otay Mesa Specific Plan will connect pedestrian paths and trails throughout the development and make appropriate links wherever necessary with future and planned regional trails.
Seismic Safety Element Goal: To minimize injury and loss of life, to minimize damage to public and private property and to minimize the social and economic disruption resulting from injuries, loss of life and property damage.	As described in the project EIR, there is no significant risk of upset due to seismic activity expected with this project. All development will adhere to the Uniform Building Code and other governmental standards relating to building safety and design to minimize seismic and geologic risks.
Public Safety Element Overall Goals: • Minimize injury, loss of life and damage to property resulting from fire, crime occurrence or geologic hazards.	Individual applications for development approvals will have fuel modification plans reviewed by the appropriate fire department. The East Otay Mesa Specific Plan will also implement fire suppression/brush management areas surrounding development to aid protection from fire hazards. Erosion control measures will be implemented as well as construction practices in conformance

	with current uniform building codes.
• Maximize public safety factors in the physical planning process.	The East Otay Mesa Specific maximizes safety factors by providing a redundant circulation system of prime and major arterials with collector and local roads. Future fire and sheriff stations will be located in proximity to the area to maximize service. All construction will comply with requirements of the Uniform Fire Code for safety and storage of sensitive materials. In addition, individual projects may incorporate on-site safety personnel and training for employees.
• Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime.	East Otay Mesa will participate in any organized County plan for response to emergency situations.
Crime Prevention Policy 2: Encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use development.	The Design Guidelines, especially the incentives for Activity Nodes, will result in well-designed structures with defensible space.
Noise Element Overall Goals: Protect and enhance the County's acoustical environment by simultaneously controlling noise at its source, along transmission paths and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise.	Based on current County standards, it may be necessary to construct noise barriers for portions of the project area adjacent to roads. Potential solutions include walls, berms or a combination of both. Natural terrain may be used as a noise barrier as well.
Action Program 3.4: Include in the review of site plans by the Environmental Development and Public Works agencies specific consideration of modifying noise transmission paths where appropriate by diversion, reflection, absorption and dissipation.	Potential noise mitigation includes walls, berms or a combination of both. Natural terrain may be used as a noise barrier as well.

EAST OTAY MESA SPECIFIC PLAN GENERAL PLAN CONSISTENCY ANALYSIS	
Conservation Element Water Policy 5: Water distribution systems should be designed and constructed to economically accommodate future use of reclaimed or desalinized water when technologically and economically feasible.	The East Otay Mesa Specific Plan will be served water by the Otay Water District. The Otay Water District policies encourage the use of reclaimed water for streetscape and industrial development.
Policy 10: Storm drain runoff should be planned and managed to minimize water degradation, reduce the waste of fresh water, to enhance wildlife and to reduce the impact of erosion.	Storm water drainage facilities in East Otay Mesa will be designed to mitigate flood and water quality impacts as required by County and State requirements.
Vegetation and Wildlife Policy 1: The County will act to conserve and enhance vegetation, wildlife and fisheries resources.	The East Otay Mesa Specific Plan design gives high consideration to conservation of natural features and vegetation through the dedication of open space easements and preservation of the most sensitive areas.
Policy 3: The County will use the environmental impact report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources.	The EIR for the original plan adoption was supplemented by additional biological studies as a foundation for the plan amendment.
Soil Policy 9: To prevent erosion and slippage in man-made slopes, approved low maintenance trees, bushes and grasses that establish themselves quickly should be planted.	The East Otay Mesa Specific Plan requires use of natural, fast-growing plant materials on slopes where appropriate to assist in erosion control.
Astronomical Dark Sky Policy 1: The County of San Diego will act to minimize the impact of development on the useful life of observatories.	Lighting throughout the project will reflect downward to control light pollution and will be consistent with the County's Light Pollution Control Ordinance.

EAST OTAY MESA SPECIFIC PLAN GENERAL PLAN CONSISTENCY ANALYSIS	
Cultural Sites Policy 1: The County shall take those actions that will seek to conserve and protect significant cultural resources.	The Specific Plan has included requirements to conserve and preserve significant cultural resources.
Energy Element Overall Goals: Goal 3: Maximize energy conservation and efficiency of utilization.	County building ordinances require energy-efficient construction that will be required on any building permit issued for construction in the East Otay Mesa Specific Plan.
Policy UT-2: Encourage energy conservation in residential and commercial space cooling. Policy UT-5: Encourage reduced levels of nonessential lighting in all sectors. Policy UT-7: Encourage energy conservation in the industrial sector.	The East Otay Mesa Specific Plan encourages the placement and design of buildings to allow for passive heating and cooling opportunities. The lighting required for future development is minimal and is based on needs for safety and security.
Policy T-2: Promote the development and expansion of improved, multi-modal facilities within the County.	All development shall comply with a transit plan after its adoption by the Board of Supervisors. Pedestrian routes and facilities will also be provided to encourage other modes of transportation.
Housing Element Goal 4 All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings, reasonable assurance of safety and security, and a sense of community life.	The Specific Plan does not propose housing within its boundaries since the types of industrial uses and the intensity of truck trips cannot comply with the implementation of this fundamental goal. Within a close proximity and along transit routes, there are a number of planned and developing residential communities within Otay Mesa and Chula Vista to create the synergy necessary to provide the jobs and housing balance in this portion of the South Bay.

Public Facility Element		
Section 2.	Coordination of Facility Planning, Financing Programs and Land Use Planning.	
Goal 1:	Sufficient Public Facilities of all types available concurrent with need to serve County residents.	The East Otay Mesa Specific Plan requires infrastructure for the provision of roads, water and sewer services for the individual projects to be completed concurrent with need.
Goal 2:	The equitable funding of all needed public facilities.	Facility exactions will be determined as part of the project-level discretionary review phase using this plan as a framework.
Goal 3:	Cooperation among service providers, cities and the County to provide sufficient public facilities in the most effective and efficient manner.	The East Otay Mesa Specific Plan's planning efforts have included coordination with County departments, CalTrans and applicable fire, water and sewer service providers to identify project impacts and needs.
Policies/Implementation Measures:		
Policy 2.1:	Implementation Measure 2.1.1: Promote the efficient and cost-effective delivery of public facilities and services through the designation of areas for more intensive uses only within or adjacent to areas with adequate public facility capacity.	Similar uses have been grouped for efficiency of facility provision.
Policy 2.2:	Implementation Measure 2.2.1: Evaluate the quality and quantity of facilities necessary to serve proposed development projects using County or special district standards and the goals, objectives, policies and implementation measures of this Element or other Elements of the General Plan.	Facility exactions will be determined as part of the project-level discretionary review phase using this plan as a framework.
Policy 2.2:	Implementation Measure 2.2.3: Require, as a basis of approval, discretionary development projects to provide or contribute toward the provision of all public facilities necessary to serve the development concurrent with need.	Facility exactions will be determined as part of the project-level discretionary review phase using this plan as a framework.
Policy 2.3:	Implementation Measure 2.3.1: Require preparation of a facilities report for Large Scale Projects that includes an assessment of the availability of the fall range of public facilities needed to serve the project and the plans for siting, funding and timing of needed facilities.	Facility exactions will be determined as part of the project-level discretionary review phase using this plan as a framework.

EAST OTAY MESA SPECIFIC PLAN GENERAL PLAN CONSISTENCY ANALYSIS		
Policy 2.3:	Implementation Measure 2.3.3: Condition the approval of Large Scale Projects on the dedication or reservation of all appropriate sites for public facilities to serve the development. These locations shall meet the siting requirements contained in this Element and shall be of an appropriate size to serve the project as well as any logical adjoining areas.	The East Otay Mesa Specific Plan was completed with input from the service providers.
Policy 2.3:	Implementation Measure 2.3.4: Promote the joint siting, planning, development and operation of complementary public functions in the public facilities plans for Large Scale Projects.	East Otay Mesa Specific Plan does not require the siting of school or public park facilities on-site that generally lend themselves to joint siting and operation. However, sizing of other required facilities will be subject to the approval of the applicable districts and their needs.
Large Scale Projects Policy 2.4:	Implementation Measure 2.4.2: Condition the approval of applications for Large Scale Projects on the submittal of an acceptable strategy to ensure that the provision of all necessary public facilities is phased with the development, and that these facilities will be available concurrent with need. Potential facility phasing strategies include: a) Conditional approval of subdivisions to the availability of public facilities; b) Control of the issuance of building permits based on thresholds established for the timing and sequencing of specified public facilities; and c) Geographic allocation of building permits to areas with adequate public facilities.	The East Otay Mesa Specific Plan requires infrastructure for the provision of water services for the entire project. Other services including fire, sewer and roads have been or will be provided through individual project requirements.
Section 4. Goals 1:	Transportation A safe, convenient and economically integrated transportation system including a wide range of transportation modes.	The East Otay Mesa Specific Plan circulation system provides a multi-modal transportation system consisting of highways, streets and transit networks adequate to serve subregional transportation needs.

EAST OTAY MESA SPECIFIC PLAN GENERAL PLAN CONSISTENCY ANALYSIS		
Policies/Implementation Measures		
Policy 1. 1:	Review all development proposals to determine both their short term and long-term impacts on the roadway system. The area of impact will be determined based on the size, type and location of the project; the traffic generated by the project; and the existing circulation and development pattern in the area.	The East Otay Mesa Specific Plan Traffic Study was prepared in consultation with County DPLU and DPW as well as CalTrans and SANDAG to establish concurrence on base year data and project model run assumptions. The study addresses short term and long-term project impacts to on-site and offsite existing and future circulation element roads.
Policy 1.1:	Implementation Measure 1.1.3: Require as a condition of approval of discretionary projects which have a significant impact on roadways, improvements or other measures necessary to mitigate traffic impacts to avoid reduction in the existing Level of Service below "D" on off-site and on-site abutting Circulation Element roads. New development that would significantly impact congestion on roads at LOS "E" or "F", either currently or as a result of the project, will be denied unless improvements are scheduled to increase the LOS to "D" or better or appropriate mitigation is provided. Appropriate mitigation would include a fair share contribution in the form of road improvements or a fair share contribution to an established program or project. If impacts cannot be mitigated, the project will be denied unless a specific statement of overriding findings is made pursuant to Section 1S091 (b) and 15093 of the State CEQA Guidelines.	Development within the East Otay Mesa Specific Plan will comply with prescribed mitigation measures for traffic circulation as described in the environmental impact report and with threshold service levels.
Policy 1.1:	Implementation measure 1. 1.4: Whenever possible on development proposals, require that access to parcels adjacent to roads shown on the circulation element be limited to side streets in order to maintain through traffic flow.	Direct access from Prime Arterials will be restricted.
Policy 2.1:	New development shall be required to contribute its fair share toward financing transportation facilities.	Facility exactions will be determined as part of the project-level discretionary review phase using this plan as a framework.
Policy 4. 1:	The use of alternate forms of transportation such as public transit and car/van pools will be supported and encouraged to reduce both roadway congestion and pollution.	A transit corridor right-of-way will be preserved in East Otay Mesa. Pedestrian paths will be constructed throughout.

Policy 4.2:	Implementation Measure 4.2.1: Condition the approval of new development on dedication and construction of bikeways as indicated in the Circulation Element's Bicycle Network Plan.	Pedestrian paths will be constructed where appropriate in the East Otay Mesa Specific Plan area.
Policy 4.3:	Implementation Measure 4.3.2: Condition the approval of Large Scale Projects on the provision of accessible transit stops and other transit related improvements, as appropriate.	Development is required to provide pedestrian access to sidewalks leading to the transit corridor.
Policy 5. 1:	Implementation Measure 5.1.2: Review all applications for discretionary projects, building permit applications, general plan amendments and rezones located within the boundaries of an airport's Comprehensive Land Use Plan (CLUP) for compatibility with the plan as a basis for project approval.	This Specific Plan Amendment is consistent with the adopted CLUP for Brown Field.
Section 5. Goal 1:	Flood Control Protection of life and property in areas subject to flooding.	All facilities for the East Otay Mesa Specific Plan will be designed to mitigate flood and water quality impacts as required by federal, state and local policies and regulations.
Policy 2.1:	Implementation Measure 2.1.1: Ensure that the design, siting and location of new development do not create a need for flood control facilities that result in negative environmental impacts.	Development will avoid areas subject to flooding. Energy dissipaters and/or detention basins will control offsite drainage.
Policy 5.1:	Implementation Measure 5.1.1: Review development projects to identify potential impacts from increased quantity or velocity of runoff from proposed improvements (e.g., parking lots, rooftops, storm drains) and require necessary improvements needed to mitigate the adverse impacts.	Mitigation measures will be included on future Tentative Maps and discretionary projects that require no increased runoff from developing a site.
Policy 5.1:	Implementation Measure 5.1.2: Review development projects to determine potential degradation of the quality of storm water runoff and require measures to mitigate any negative impacts.	All development will be designed to meet federal, state and local policies regarding water quality and runoff.
Section 6. Goal 1:	Solid Waste Minimize residential, commercial and industrial solid waste generated in the County at its source.	Pursuant to the 1989 Integrated Waste Management Act mandating 25% and 50% reductions in solid waste by the years 1995 and 2000 respectively, the County has established recycling and green waste programs at County landfills. In addition, the County has adopted a mandatory recycling

		ordinance. Although the project will generate solid waste both during construction and at project completion, the East Otay Mesa Specific Plan will comply with County recycling and green waste programs.
Goal 2:	The safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.	The County ordinance regarding the management of solid waste includes recycling requirements for commercial and industrial recyclables and the East Otay Mesa area will fully comply with all the requirements.
Section 7.	Law Enforcement	
Goal 1:	A safe living and working environment for San Diego County residents.	The East Otay Mesa Specific Plan will be provided police protection service by the County Sheriff's Department.
Policies/Implementation Measures		
Policy 5. 1:	Implementation Measure 5.1.2: Seek opportunities to improve the design of the physical environment to minimize crime opportunities and maximize alternative activities. Such opportunities may include redevelopment programs, review of community plan updates to ensure balanced land uses, or the provision of adequate social, recreational and employment opportunities for youth.	This employment area will provide entry-level employment opportunities for the region. Site design guidelines have taken into consideration lighting and placement of uses to promote safety and reduce the potential for criminal activity.
Section 11.	Fire Protection and Emergency Services	
Goal 1:	Minimize the loss of life and property from fires and medical emergencies.	Existing conditions of the Specific Plan require sprinkler-equipped buildings consistent with ISO Standards, hydrants, hoses, extinguisher facilities and fire suppression and evacuation training for the maintenance and security staff.
Policies/Implementation Measures		
Policy 1.2:	Implementation Measure 1.2.2: Require as a basis of approval, a finding that sufficient fire protection and emergency service facilities are available or will be available concurrent with need for all discretionary projects. The finding of sufficient fire protection and emergency service facilities will be based on the provisions of Objective I and the	The Uniform Fire Code requires fuel breaks, fire retardant roofing and construction materials, adequate emergency access, a flat, grassy area for emergency helicopter landing, automatic sprinklers, a vegetation management plan and fire protection plan, and adequate fire flows to the site. Requirements of the responsible fire protection agency will be met for development

	requirements and information from the responsible fire agency. In applying the provisions of Objective I, the proposed land uses and the smallest proposed residential lot will be used to determine the appropriate emergency travel time for each project proposal. If the appropriate emergency travel time cannot be met for a proposed project, the discretionary project will be denied unless sufficient mitigation measures are included as a basis of approval based on the recommendations of the Director and the responsible agency providing fire protection.	throughout East Otay Mesa.
Policy 2.1:	New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.	New development will be conditioned to meet fair share needs as determined by the County in consultation with the responsible fire agency.
Section 12:	Wastewater	
Goal:	Available wastewater treatment and disposal capacity with the land uses in the general plan.	Project application includes sewer service availability from the East Otay Mesa Sewer Maintenance District (EOMSMD), which was formed to provide service to the area.
Policies/Implementation Measures		
Policy 1.1:	Implementation Measure 1.1.2(b): In order to coordinate land use planning with sewer facilities planning, phase land development with the actual extension/expansion of sewer facilities.	Sewer lines to serve future projects will be connected to the network of planned backbone lines to serve the entire area.
Policy 1.2:	Implementation Measure 1.2.3: Prior to approval of a discretionary project, require evidence from the sewer district that service is available or is reasonably expected to be available to serve that project concurrent with need.	Future projects within the East Otay Mesa Specific Plan will require positive sewer service availability letters from the EOMSMD.
Policy 3. 1:	Implementation Measure 3.1.1: For discretionary projects located in a water basin for which a water reclamation and reuse plan has been adopted, condition approval on conformance to the provisions of that plan.	The Otay Water District (OWD) will serve the East Otay Mesa Specific Plan. OWD may also provide reclaimed water through the South Bay Wastewater Treatment Plant. The Otay Water District policies encourage the use of reclaimed water for streetscapes and industrial development.

EAST OTAY MESA SPECIFIC PLAN GENERAL PLAN CONSISTENCY ANALYSIS		
Policy 3. 1:	Implementation Measure 3.1.2: Require the reuse of reclaimed water, where feasible, for irrigation of landscaping and golf courses and other appropriate uses as conditions of discretionary approval.	The Otay Water District will review all development projects for compliance with their reclamation requirements.
Section 13. Goal 1:	Water Provision Systems Adequate supplies of water, appropriate for the intended purpose, available to all types of users within the County of San Diego.	The East Otay Mesa Specific Plan is within the Otay Water District (OWD) and included in their master plan for facilities. Future project applications will include a water service availability letter from OWD which states that the project is within the District and eligible for service and that facilities to serve the project are reasonably expected to be available concurrent with need.
Goal 2:	A sufficient supply of high quality groundwater to meet the needs of current and future users of the resource.	The East Otay Mesa Specific Plan will be served water by the Otay Water District and will not rely on groundwater.
Policies/Implementation Measures Policy 1.2:	Implementation Measure 1.2.2: Require as a basis of approval, that all discretionary projects obtain an indication from the water district that facilities are available or are reasonably expected to be available to serve that project concurrent with need.	The East Otay Mesa Specific Plan is within the Otay Water District and included in their master plan for facilities. Future applications include a water service availability letter from OWD which states that the project is within the District and eligible for service and that facilities to serve the project are reasonably expected to be available concurrent with need.
Policy 3.4:	Implementation Measure 3.4. 1: For discretionary projects located within a water basin for which a water reclamation and reuse plan has been adopted, condition approval on conformance to the provisions of that plan.	The East Otay Mesa Specific Plan will be served water by the Otay Water District. OWD may also provide reclaimed water through the South Bay Wastewater Treatment Plant. The Specific Plan encourages the use of reclaimed water for streetscapes and industrial development.
Policy 3.4:	Implementation Measure 3.4.2: Require the use of reclaimed water where feasible, for irrigation of landscaping and golf courses and other appropriate uses as conditions of discretionary approval.	The Otay Water District will review all development projects for compliance with their reclamation requirements.

OTAY SUBREGIONAL PLAN	
Land Use Guidelines a. Industrial uses, consistent with the (16) General Industrial Designation, shall be allowed in the Specific Plan in accordance with the Specific Plan guidelines and all development criteria and conditions to be developed as part of the Specific Plan process. b. Industrial Uses shall not be permitted in areas of 25% or greater slope.	Industrial uses in the East Otay Specific Plan are permitted in accordance with land use classifications of the East Otay Specific Plan. Areas with slopes 25% or greater and/or with sensitive resources shall be developed with appropriate land uses or shall be preserved.
c. The East Otay Mesa area shall be treated as one planning unit composed of several industrial centers. d. A cohesive and attractive industrial park design shall be utilized to maintain quality development. e. Focal points shall be considered within each industrial center by placing commercial support uses (nearby) as nodes. f. Each center shall be self-contained with adequate services and support systems including open space.	The land use plan for East Otay Mesa is designed as separate and self-contained industrial areas with adequate commercial support uses to serve each area. Each industrial center shall have adequate services and support systems including open space uses, which will also contribute to the autonomous design of the centers while allowing the entire East Otay Mesa to be planned as a cohesive development. The East Otay Mesa Specific Plan includes design guidelines to ensure high quality development.
Public Services and Facilities Guidelines a. Public facility performance standards shall be established for the Specific Plan area in conjunction with a financing plan for an equitable financing of all required public services and facilities. Facilities shall be available prior to the needs of the development. The Public Services and Facilities Guidelines require that the financing plan address fire protection, flood control, water, wastewater, law enforcement, solid and hazardous waste, parks, library, animal control and child care.	Projects shall be reviewed for exactions based on this Specific Plan Amendment and the County General Plan requirements in accordance with County ordinances and policies.

EAST OTAY MESA SPECIFIC PLAN GENERAL PLAN CONSISTENCY ANALYSIS		
Circulation Element	The Specific Plan will include a Transportation Facilities Financing Plan, which will identify on-site, off-site, and connecting circulation systems improvements necessary to support the traffic generated by the East Otay Mesa SPA at specified development threshold levels. The SPA shall establish financing mechanisms for construction of the system and adequate transportation facilities performance standards. Individual guidelines for the circulation system for East Otay SPA are addressed below.	Projects shall be reviewed for exactions based on this Specific Plan Amendment and the County General Plan requirements in accordance with County ordinances and policies.
Guideline a:	Establish transportation facilities performance standards in conjunction with a Regional Transportation Facility Financing Plan to address all circulation improvement needs generated by the East Otay Mesa project.	Projects shall be reviewed for exactions based on this Specific Plan Amendment and the County General Plan requirements in accordance with County ordinances and policies.
Guidelines b & c:	An equitable financing mechanism shall be utilized to provide for initial construction of an adequate circulation system and to mitigate the offsite impacts of the East Otay Mesa development on the existing and planned regional and subregional circulation system.	Projects shall be reviewed for exactions based on this Specific Plan Amendment and the County General Plan requirements in accordance with County ordinances and policies.
Guideline d:	A plan and routing system light, rail and other modes of mass transit links should be coordinated with the Cities of Chula Vista and San Diego, the Otay Ranch project and other unincorporated areas of the County.	The East Otay Mesa development is cooperating with all regional and subregional transportation planning agencies and departments to plan for adequate mass transit and light rail facilities. The Specific Plan provides for bikeways and pedestrian links both within and among the industrial developments.
Guideline e:	A Transportation Management Plan will be developed to reduce congestion.	This Specific Plan Amendment reduces congestion by its redundant circulation system.
Guideline f:	Where feasible, roads shall be designed to utilize alternative routes where significant environmental impacts would result from development adjacent to environmentally sensitive areas.	Development within the East Otay Mesa Specific Plan will comply with prescribed mitigation measures for traffic circulation.
Guideline g:	Utilize landscaping, berming, increased building setbacks and other measures as necessary to minimize the noise and visual impacts of roads.	The East Otay Mesa Specific Plan includes detailed design guidelines to ensure that the impacts of noise and aesthetics of the roads are minimized.

Guideline h:	Bicycle paths should be separated from vehicular traffic on high volume roadways and be provided along existing and proposed routes adjacent to the project.	An interconnected system of pedestrian paths has been included within the East Otay Mesa Specific Plan
Open Space Element		
Guideline a:	Areas of riparian and higher-quality mesic habitat in the Otay Valley shall be protected and placed in open space and wildlife corridors shall be preserved.	Environmentally sensitive areas have been preserved in the East Otay Mesa Specific Plan and wildlife corridors have been incorporated into the design of the plans through the use of dedicated usable open space, buffers and open space corridors.
Guideline b & c:	The vernal pool habitat within the Specific Plan area shall be preserved by implementation of the Vernal Pool Preservation Plan. Incorporating these areas into a comprehensive open space network shall protect the low to moderate quality vernal pools, where feasible.	Biological open space areas will be preserved on- and off-site and will include valuable environmental resources such as vernal pools, sensitive habitat areas and steep slopes
Guideline d:	The open space network shall function as a wildlife corridor and buffer areas between the different industrial centers.	The East Otay Mesa Specific Plan maintains sensitive resources in significant open space. Buffers and linkages around, within and among industrial centers will also contribute to resource preservation for the ongoing viability of the area and to the maintenance of viable wildlife corridors.
Guideline e:	A park acquisition plan shall be developed to ensure adequate open space and recreational activities for the users of the proposed industrial centers.	Usable open space will be provided in the Activity Nodes. In addition, the Conservation/Limited Use land use designation may provide activities such as outdoor participation sports, campgrounds and resorts with a Major Use Permit.
		The East Otay Mesa Specific Plan will be served water by the Otay Water District and may also be provided reclaimed water through the South Bay Wastewater Treatment Plant. Storm water drainage facilities in East Otay Mesa will be designed to mitigate flood and water quality impacts as required by County and State requirements. Landscape requirements in the Design Guidelines section of the Specific Plan emphasize the use of native and/or drought-resistant plant species.

Guideline c:	Natural open space vegetation shall remain undisturbed or be enhanced through an approved revegetation plan.	Natural open space vegetation will be preserved in open space easements or enhanced with a revegetation plan through compliance with regulations of the "G" Designator and the MSCP Amendment process. Revegetation of disturbed natural areas, construction fencing during development to avoid expansion of disturbance areas, and on-going mitigation monitoring may also be required for subsequent developments as determined by environmental analysis.
Guideline d:	Identify significant historical sites and structures related to the early development and cultural heritage of the area to be preserved and protected for future scientific analysis.	No historical buildings have been designated on-site. Archaeological sites have been studied or will require additional study, testing, and appropriate salvage prior to development of a site.

APPENDIX 3

STREETSCAPE PLANT LIST

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	Palm	Washington robusta *Mexican Fan Palm*	25' On Center	10' Minimum Brown Trunk Height. All palms planted in row shall be the same height at time of planting.		
Otay Mesa	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	Olea europaea 'Swan Hill' *Fruitless Olive*	25' On Center	24" Box		Grey-green foliage, motled bark
Siempre Viva (Medians)	Evergreen	Arbutus Unedo *Strawberry Tree*	25' On Center	24" Box		Blue-green gray color, weeping
Lonestar and Loop (Medians)	Evergreen	Melaleuca linarifolia *Flaxleaf Paperbark*	25' On Center	24" Box	Summer	White flowers, papery white bark

*** All trees and palm plantings shall require sufficient root barrier protection from curbs, sidewalks, and other hardscape features.**

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

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