

Otay Mesa CPU: Service LetterFrom: Saunders, Mark [MXSaunders@sandiego.gov]
Sent: Monday, November 15, 2010 6:53 PM
To: Sharon Wright-Harris
Cc: Whitfield, Pam
Subject: RE: Otay Mesa CPU: Service Letter

Follow Up Flag: Follow up
Flag Status: Green

Sharon,
See the following for the information requested:

- There are currently plans to build a 15,000 sq ft facility in the Otay Mesa/East community. However, land acquisition has not been obtained and funding is currently not available.
- There are currently no plans to close either Otay Mesa or San Ysidro branch libraries.
- Standards for determining library size, location and resources are based on the 2001 Guiding Principles for Library Facilities, which included the following: Minimum 15,000 square feet, at least one larger library facility in each Council District, service area radius of approximately 2 miles, service area population of 18,000 to 20,000, a minimum of two items per capita for library materials in branch libraries, and community service centers should be constructed at the larger libraries where feasible.
- Current facilities and staffing would not be adequate for the increased population noted for the project.

Thanks, Mark

From: Sharon Wright-Harris [mailto:swright@reconenvironmental.com]
Sent: Friday, October 22, 2010 1:10 PM
To: Saunders, Mark
Subject: Otay Mesa CPU: Service Letter

Hi Mark,
RECON is working on the Otay Mesa CPU EIR for the City of San Diego and we have another service letter request for you. Please see the attached files.
Many thanks,
Sharon Wright-Harris
Writer/Editor
RECON Environmental, Inc.
525 W. Wetmore, Suite 111
Tucson, Arizona 86705
P 520.325.9977 x206
F 520.293.3051

A Company of Specialists
<<servltr_library.doc>> <<Fig1.pdf>> <<Fig2.pdf>>

Otay Mesa CPU: Service letterFrom: Paul Woods [paul.woods@sweetwaterschools.org]
Sent: Thursday, November 18, 2010 5:52 PM
To: Sharon Wright-Harris
Cc: Robert Bradley; Alina Cruz; Carolyn Scholl (Carolyn.Scholl@cvesd.org)
Subject: RE: Otay Mesa CPU: Service letter

Follow Up Flag: Follow up
Flag Status: Green

Ms. Wright-Harris,

Regarding your letter of October 22, 2010 referencing the Otay Mesa Community Plan Update EIR

I would like to note that the Otay Mesa Community Plan is served by three school districts: Sweetwater Union High School District, Chula Vista Elementary School District and San Ysidro Elementary School District. The significance is that Chula Vista ESD is a K-6 district and San Ysidro ESD is a K-8 district. Therefore there are a few 7th and 8th graders in the northwest part of the Community Plan that will attend SUHSD middle schools.

The Community Plan is served primarily by San Ysidro High School. A small portion of the Community Plan is served by Montgomery Middle School (all middle school students not within SYESD) and another small portion (between Del Sol Blvd and the 805 and 905) is temporarily served by Montgomery High School.

At this time the only long range plan for new or expanded facilities is a future high school sited within the Otay Mesa Community Plan.

Current Enrollment (2010/11):
Montgomery Middle School: 875
Montgomery High School: 1,604.
San Ysidro High School: 2,412

Student generation rates are:

Single Family:

7-8 0.1066

9-12 0.2028

Single Family Attached

7-8 0.0635

9-12 0.1229

Multi-Family Attached

7-8 0.0780

9-12 0.2204

Capacities (State loading standards):

Montgomery Middle School: 1,170 students

Montgomery High School: 2,284 students (including temporary portables)

San Ysidro High School: 2,688 students (including temporary portables)

The Sweetwater Union High School District will have sufficient staff for new students generated by the development of the Community Plan because operational staff is funded by the state on a per student basis. Because of the current economic crisis, class sizes may be larger than they are this year but each student will have a teacher.

The Sweetwater Union High School District will NOT have sufficient facilities for new high school students generated by the development of the Community Plan. Although it appears that Montgomery High School has capacity, the California Department of Education (CDE) recommends no more than 1,400 students on that campus because of site size. Also the District places a high value on local schools and even though it appears that Montgomery High School could absorb more students, this would inevitably lead to having students that are very close to San Ysidro High School or a future high school being required to attend a school that is not only farther away but is not part of the Otay Mesa community.

Although it appears that San Ysidro High School has room for about 300 more students, that excess capacity is provided by temporary portables. The San Ysidro High School campus has a CDE recommended maximum capacity of 1,800 students.

The number of high school students potentially generated by development in the Community Plan will require two comprehensive high school sites and therefore the Sweetwater Union High School District request the identification of a new 50-acre high school site in the Community Plan.

We are very willing to meet with the planning staff to identify an appropriate site.

Sincerely,

Paul D. Woods
Director of Planning and Construction
Sweetwater Union High School District
1130 Fifth Av.
Chula Vista, CA 91911
www.sweetwaterschools.org
paul.woods@sweetwaterschools.org
619-691-5553
Fax 619-420-0339

From: Sharon Wright-Harris [<mailto:swright@reconenvironmental.com>]
Sent: Monday, November 15, 2010 10:21 AM
To: Paul Woods
Subject: Otay Mesa CPU: Service letter

Good morning,
Just wanted to check to see if you had any questions I could answer. We're hoping to wrap this up soon so we can get the document to the City.
Thanks,

Sharon Wright-Harris
Writer/Editor



THE CITY OF SAN DIEGO

IN REPLYING
PLEASE GIVE
OUR REF. NO.

December 20, 2010

Sharon Wright-Harris
c/o RECON
525 W. Wetmore Rd., Ste 111
Tucson, AZ 85705-5094

Dear Miss Wright-Harris:

Listed below are the Police Department's updated findings for the Environmental Impact Report for proposed Otay Mesa Community Plan (RECON Number 3957E)

Area Station

Police service for the Otay Mesa Community Plan will be provided by officers from Southern Division, located at 1120 27th Street, San Diego, CA 92154. Southern Division provides police services to the following communities: Tijuana River Valley, San Ysidro, Otay Mesa, Border, Egger Highlands, Nestor, Otay Mesa West, Palm City, and Ocean Crest.

Current Staffing / Officer Availability

Southern Division is currently staffed with 111 sworn personnel and two non-sworn personnel. The current patrol strength at Southern Division is 99 uniformed patrol officers. Officers work ten-hour work shifts, four days a week. Staffing is comprised of three shifts which operate from 6:00 a.m. - 4:00 p.m. (First Watch), 2:00 p.m.- Midnight (Second Watch) and from 9:00 p.m.- 7:00 a.m. (Third Watch). Using the department's minimum staffing guidelines, Southern Division currently deploys a minimum of 10 patrol officers on First Watch, 11 officers on Second Watch and seven officers on Third Watch.

The San Diego Police Department does not staff individual stations based on ratios of sworn officers per 1,000 population ratio. The goal citywide is to maintain 1.45 officers per 1,000 population ratio.



Office of the Chief of Police

1401 Broadway • San Diego, CA 92101-5729

Tel (619) 531-2000



Current Response Times

The police department currently utilizes a five level priority calls dispatch system, which includes priority E (Emergency), one, two, three and four. The calls are prioritized by the phone dispatcher and routed to the radio operator for dispatch to the field units. The priority system is designed as a guide, allowing the phone dispatcher and the radio dispatcher discretion to raise or lower the call priority as necessary based on the information received. Priority "E" and priority one calls involve serious crimes in progress or those with a potential for injury.

The Otay Mesa Community Plan is currently located in the City of San Diego, within the boundaries of police Beat 713. The 2009 average response times for Beat 713 are 8.89 minutes for emergency calls, 16.37 minutes for priority one calls, 30.40 minutes for priority two calls, 62.28 minutes for priority three calls and 54.35 minutes for priority four calls.

The department's goal response times are seven minutes for emergency calls, 12 minutes for priority one calls, 30 minutes for priority two calls, 90 minutes for priority three calls and 90 minutes for priority four calls. The citywide average response times, for the same period, were 6.11 minutes for emergency calls, 11.73 minutes for priority one calls, 23.34 minutes for priority two calls, 63.70 minutes for priority three calls and 63.02 minutes for priority four calls during that same time period. The department strives to maintain the response time goals as one of various other measures used to assess the level of service to the community.

Potential Mitigation Measures to Response Time

The current budgeted staffing ratio for police officers to population is 1.45 officers per 1,000 residents based on 2010 estimate residential population of 1,376,173 and a budgeted strength of 1,991 police officers (FY2011). The department goal is to have 1.45 officers per 1,000 residents. The ratio is calculated using the department total to take into account the support and investigative positions within the department. This ratio does not include the significant population increase resulting from employees who commute to work in the community or those visiting.

Gross and Net Additional Response Time Caused by Proposal

This project will likely add additional police related calls for service to the department. Therefore, without additional police officers it is likely that police response times will increase in the projected area.

Long-Term (Community Plan Build-Out) Post-Project Response Time

There are no current plans for additional police sub-stations in the immediate area. Police response times in this community will continue to increase with the build-out of other community plans and the increase of traffic generated by new growth. A Crime Prevention through Environmental Design Review (CPTED) is recommended by the police department to address general security concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manny Guaderrama', written in a cursive style.

MANNY GUADERRAMA
Captain

MG/mc

cc: Robert Kanaski, Assistant Chief, Special Operations
Albert Guaderrama, Captain, Southern Division

CCTR: 1914131211



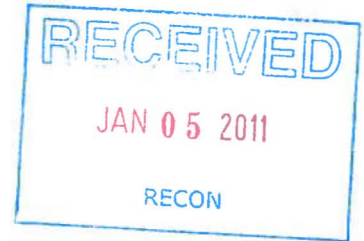
CHULA VISTA ELEMENTARY SCHOOL DISTRICT

84 EAST "J" STREET • CHULA VISTA, CALIFORNIA 91910 • 619 425-9600

EACH CHILD IS AN INDIVIDUAL OF GREAT WORTH

January 4, 2011

Ms. Sharon Wright-Harris
Writer/Editor
Recon
1927 Fifth Avenue
San Diego, CA 92101-2358



**RE: Otay Mesa Community Plan Update Environmental Impact Report
(Recon Number 3957E)**

Dear Ms. Wright-Harris:

Thank you for the opportunity to review the EIR for the above referenced project. Please be advised that a portion of this project is within the Chula Vista Elementary School District, which serves children from Kindergarten through Grade 6.

As the portion of the project that lies within the District boundary will not result in generation of additional students, the District does not identify any issue and has no comment on the proposed project.

The District requests a copy of an approved (stamped/signed) tentative map when/if the project is approved, in order to comply with Office of Public School Construction eligibility audit. Your assistance in this matter would be greatly appreciated.

Thank you again for the opportunity to review the Final EIR. If additional information is needed, please give our Facilities Planning Department a call at (619) 425-9600, Extension 1374.

Sincerely,


Carolyn Scholl
Facilities Planning Manager

BOARD OF EDUCATION

DAVID BEJARANO ♦ RUSSELL Y. CORONADO ♦ LARRY CUNNINGHAM ♦ DOUGLAS E. LUFFBOROUGH, III ♦ PAMELA B. SMITH

SUPERINTENDENT

LOWELL J. BILLINGS, Ed.D.

1927 Fifth Avenue
San Diego, CA 92101-2358
P 619.308.9333 F 619.308.9334
www.recon-us.com

525 W. Wetmore Rd., Suite 111
Tucson, AZ 85705
P 520.325.9977 F 520.293.3051



A Company of Specialists

October 22, 2010

Mr. Mark Saunders
Senior Management Analyst
San Diego Public Library
820 E Street
San Diego, CA 921010

Reference: Otay Mesa Community Plan Update Environmental Impact Report
(RECON Number 3957E)

Dear Mr. Saunders:

RECON is preparing a program Environmental Impact Report (EIR) for the update of the Otay Mesa Community Plan proposed by the City of San Diego. Service letters were originally sent in 2006, and we are requesting updated information based on recent changes to the plan.

The plan area covers approximately 9,300 acres in the southern portion of San Diego County. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east, and the U.S./Mexico border and the City of Tijuana on the south (Figure 1).

The proposed project is a comprehensive update of the Otay Mesa Community Plan that was adopted in 1981. The update includes modifications to the various elements of the plan to incorporate current planning policies and practices in the city of San Diego, as well as to make the plan reflective of the substantial land use changes (e.g., adopted alignment of State Route [SR-905]) that have occurred over the last 30 years.

The project would re-designate land uses to increase the number of allowed residential units and reduce the acreage for industrial uses. New land use designations are proposed to allow the establishment of industrial centers, mixed commercial and residential uses, and, where appropriate, residential uses near industrial uses.

**OTAY MESA COMMUNITY PLAN UPDATE
DRAFT PROJECTED BUILDOUT COMPARISON**

Land Use Categories	Adopted Community Plan	Proposed Community Plan Update
Residential	1,258 ac	745 ac
Single family detached	4,800 dus	4,273 dus
Multi-family and attached	7,600 dus	14,501 dus
Residential Areas w/Village Centers	---	716 ac
Commercial	457 ac	320 ac
Industrial	2,885 ac	2,399 ac
Institutional	1,027 ac	1,163 ac
Parks/Open Space	2,594 ac	2,888 ac

SOURCE: City of San Diego Planning and Community Investment Department. July 10, 2010.
ac = acre; du = dwelling unit

The proposed land use plan is shown in the attached Figure 2.

Overall, the anticipated residential uses in the plan area would provide a minimum of 18,774 single-family and multi-family dwelling units. Assuming an average occupancy of 2.74 persons per household, the projected "worst-case" population for the project would be 51,441.

RECON is requesting the following information to assist in the preparation of the draft EIR:

- Plans for new or expanded facilities.
- Verification that the Otay-Nestor and San Ysidro branches would continue to serve the Otay Mesa Community Plan area.
- Standard for determining library size, location, and resources.
- Will the public library have sufficient staff and facilities?

I would greatly appreciate it if you could provide me with this information by **November 12, 2010**. Please feel free to contact me should you have any questions. I can be reached via email at swright@reconenvironmental.com or by phone at 520.325.9977.

Sincerely,

Sharon Wright-Harris
Writer/Editor

1927 Fifth Avenue
San Diego, CA 92101-2358
P 619.308.9333 F 619.308.9334
www.recon-us.com

525 W. Wetmore Rd., Suite 111
Tucson, AZ 85705
P 520.325.9977 F 520.293.3051



A Company of Specialists

October 22, 2010

Mr. Paul Woods
Director of Planning and Construction
Sweetwater Union High School District
1130 Fifth Avenue
Chula Vista, CA 91911

Reference: Otay Mesa Community Plan Update Environmental Impact Report
(RECON Number 3957E)

Dear Mr Woods:

RECON is preparing a program Environmental Impact Report (EIR) for the update of the Otay Mesa Community Plan proposed by the City of San Diego. Service letters were originally sent in 2006, and we are requesting updated information based on recent changes to the plan.

The plan area covers approximately 9,300 acres in the southern portion of San Diego County. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east, and the U.S./Mexico border and the City of Tijuana on the south (Figure 1).

The proposed project is a comprehensive update of the Otay Mesa Community Plan that was adopted in 1981. The update includes modifications to the various elements of the plan to incorporate current planning policies and practices in the city of San Diego, as well as to make the plan reflective of the substantial land use changes (e.g., adopted alignment of State Route [SR-905]) that have occurred over the last 30 years.

The project would re-designate land uses to increase the number of allowed residential units and reduce the acreage for industrial uses. New land use designations are proposed to allow the establishment of industrial centers, mixed commercial and residential uses, and, where appropriate, residential uses near industrial uses.

**OTAY MESA COMMUNITY PLAN UPDATE
DRAFT PROJECTED BUILDOUT COMPARISON**

Land Use Categories	Adopted Community	
	Plan	Proposed Community Plan Update
Residential	1,258 ac	745 ac
Single family detached	4,800 dus	4,273 dus
Multi-family and attached	7,600 dus	14,501 dus
Residential Areas w/Village Centers	---	716 ac
Commercial	457 ac	320 ac
Industrial	2,885 ac	2,399 ac
Institutional	1,027 ac	1,163 ac
Parks/Open Space	2,594 ac	2,888 ac

SOURCE: City of San Diego Planning and Community Investment Department. July 10, 2010.

ac = acre; du = dwelling unit

The proposed land use plan is shown in the attached Figure 2.

Overall, the anticipated residential uses in the plan area would provide a minimum of 18,774 single-family and multi-family dwelling units. Assuming an average occupancy of 2.74 persons per household, the projected "worst-case" population for the project would be 51,441.

RECON is requesting the following information to assist in the preparation of the draft EIR:

- Plans for new or expanded facilities.
- Verification that the following school (and any additional schools) would continue to serve the Otay Mesa Community Plan area. Please include current enrollment, capacity, and student generation rate.

**SWEETWATER UNION HIGH SCHOOL DISTRICT
OTAY MESA COMMUNITY PLANNING AREA**

School	Grades	Enrollment	Enrollment Capacity	Student Generation Rate (student/du)
San Ysidro High School	9-12			

- Will the Sweetwater Union High School District have sufficient staff and facilities?

I would greatly appreciate it if you could provide me with this information by **November 12, 2010**. Please feel free to contact me should you have any questions. I can be reached via email at swright@reconenvironmental.com or by phone at 520.325.9977.

Sincerely,

Sharon Wright-Harris
Writer/Editor

1927 Fifth Avenue
San Diego, CA 92101-2358
P 619.308.9333 F 619.308.9334
www.recon-us.com

525 W. Wetmore Rd., Suite 111
Tucson, AZ 85705
P 520.325.9977 F 520.293.3051



A Company of Specialists

October 22, 2010

Ms. Martha Blake
San Diego Police Department
1401 Broadway Avenue, MS 700-A
San Diego, CA 92101

Reference: Otay Mesa Community Plan Update Environmental Impact Report
(RECON Number 3957E)

Dear Ms. Blake:

RECON is preparing a program Environmental Impact Report (EIR) for the update of the Otay Mesa Community Plan proposed by the City of San Diego. Service letters were originally sent in 2006, and we are requesting updated information based on recent changes to the plan.

The plan area covers approximately 9,300 acres in the southern portion of San Diego County. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east, and the U.S./Mexico border and the City of Tijuana on the south (Figure 1).

The proposed project is a comprehensive update of the Otay Mesa Community Plan that was adopted in 1981. The update includes modifications to the various elements of the plan to incorporate current planning policies and practices in the city of San Diego, as well as to make the plan reflective of the substantial land use changes (e.g., adopted alignment of State Route [SR-905]) that have occurred over the last 30 years.

The project would re-designate land uses to increase the number of allowed residential units and reduce the acreage for industrial uses. New land use designations are proposed to allow the establishment of industrial centers, mixed commercial and residential uses, and, where appropriate, residential uses near industrial uses.

**OTAY MESA COMMUNITY PLAN UPDATE
DRAFT PROJECTED BUILDOUT COMPARISON**

Land Use Categories	Adopted Community	
	Plan	Proposed Community Plan Update
Residential	1,258 ac	745 ac
Single family detached	4,800 dus	4,273 dus
Multi-family and attached	7,600 dus	14,501 dus
Residential Areas w/Village Centers	---	716 ac
Commercial	457 ac	320 ac
Industrial	2,885 ac	2,399 ac
Institutional	1,027 ac	1,163 ac
Parks/Open Space	2,594 ac	2,888 ac

SOURCE: City of San Diego Planning and Community Investment Department. July 10, 2010.
ac = acre; du = dwelling unit

The proposed land use plan is shown in the attached Figure 2.

Overall, the anticipated residential uses in the plan area would provide a minimum of 18,774 single-family and multi-family dwelling units. Assuming an average occupancy of 2.74 persons per household, the projected "worst-case" population for the project would be 51,441.

RECON is requesting the following information to assist in the preparation of the draft EIR:

- Verification that the Southern Division would continue to serve the Otay Mesa Community Plan area.
- Number of sworn police officers and non-sworn personnel assigned to the service area.
- Number of personnel assigned to the service area that would be on duty during a normal 24-hour period.
- Standard for determining officer/resident ratio and response time goals.
- Existing number of sworn personnel per 1,000 residents.
- Existing average response times for Priority I and Priority II calls (please indicate year for statistics).
- Plans for new facilities.
- Will the San Diego Police Department have sufficient staffing and facilities to meet City standards?

I would greatly appreciate it if you could provide me with this information by **November 12, 2010**. Please feel free to contact me should you have any questions. I can be reached via email at swright@reconenvironmental.com or by phone at 520.325.9977.

Sincerely,

Sharon Wright-Harris
Writer/Editor

1927 Fifth Avenue
San Diego, CA 92101-2358
P 619.308.9333 F 619.308.9334
www.recon-us.com

525 W. Wetmore Rd., Suite 111
Tucson, AZ 85705
P 520.325.9977 F 520.293.3051



A Company of Specialists

October 22, 2010

Ms. Susan Fahle
Assistant Superintendent Business Services and Support
Chula Vista Elementary School District
84 East J Street
Chula Vista, CA 91910

Reference: Otay Mesa Community Plan Update Environmental Impact Report
(RECON Number 3957E)

Dear Ms. Fahle:

RECON is preparing a program Environmental Impact Report (EIR) for the update of the Otay Mesa Community Plan proposed by the City of San Diego. Service letters were originally sent in 2006, and we are requesting updated information based on recent changes to the plan.

The plan area covers approximately 9,300 acres in the southern portion of San Diego County. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east, and the U.S./Mexico border and the City of Tijuana on the south (Figure 1).

The proposed project is a comprehensive update of the Otay Mesa Community Plan that was adopted in 1981. The update includes modifications to the various elements of the plan to incorporate current planning policies and practices in the city of San Diego, as well as to make the plan reflective of the substantial land use changes (e.g., adopted alignment of State Route [SR-905]) that have occurred over the last 30 years.

The project would re-designate land uses to increase the number of allowed residential units and reduce the acreage for industrial uses. New land use designations are proposed to allow the establishment of industrial centers, mixed commercial and residential uses, and, where appropriate, residential uses near industrial uses.

**OTAY MESA COMMUNITY PLAN UPDATE
DRAFT PROJECTED BUILDOUT COMPARISON**

Land Use Categories	Adopted Community	
	Plan	Proposed Community Plan Update
Residential	1,258 ac	745 ac
Single family detached	4,800 dus	4,273 dus
Multi-family and attached	7,600 dus	14,501 dus
Residential Areas w/Village Centers	---	716 ac
Commercial	457 ac	320 ac
Industrial	2,885 ac	2,399 ac
Institutional	1,027 ac	1,163 ac
Parks/Open Space	2,594 ac	2,888 ac

SOURCE: City of San Diego Planning and Community Investment Department. July 10, 2010.
ac = acre; du = dwelling unit

The proposed land use plan is shown in the attached Figure 2.

Overall, the anticipated residential uses in the plan area would provide a minimum of 18,774 single-family and multi-family dwelling units. Assuming an average occupancy of 2.74 persons per household, the projected "worst-case" population for the project would be 51,441.

RECON is requesting the following information to assist in the preparation of the draft EIR:

- Plans for new or expanded facilities.
- Verification that the following school (and any additional schools) would continue to serve the Otay Mesa Community Plan area. Please include current enrollment, capacity, and student generation rate.

**CHULA VISTA ELEMENTARY SCHOOL DISTRICT
OTAY MESA COMMUNITY PLANNING AREA**

School	Grades	Enrollment	Enrollment Capacity	Student Generation Rate (student/du)
Juarez Lincoln Accelerated				

- Will the Chula Vista Elementary School District have sufficient staff and facilities?

I would greatly appreciate it if you could provide me with this information by **November 12, 2010**. Please feel free to contact me should you have any questions. I can be reached via email at swright@reconenvironmental.com or by phone at 520.325.9977.

Sincerely,

Sharon Wright-Harris
Writer/Editor

1927 Fifth Avenue
San Diego, CA 92101-2358
P 619.308.9333 F 619.308.9334
www.recon-us.com

525 W. Wetmore Rd., Suite 111
Tucson, AZ 85705
P 520.325.9977 F 520.293.3051



A Company of Specialists

October 22, 2010

Mr. Tom Silva
Interim Assistant Superintendent
San Ysidro School District, Business Office
4350 Otay Mesa Road
San Ysidro, CA 92173

Reference: Otay Mesa Community Plan Update Environmental Impact Report
(RECON Number 3957E)

Dear Mr. Silva:

RECON is preparing a program Environmental Impact Report (EIR) for the update of the Otay Mesa Community Plan proposed by the City of San Diego. Service letters were originally sent in 2006, and we are requesting updated information based on recent changes to the plan.

The plan area covers approximately 9,300 acres in the southern portion of San Diego County. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east, and the U.S./Mexico border and the City of Tijuana on the south (Figure 1).

The proposed project is a comprehensive update of the Otay Mesa Community Plan that was adopted in 1981. The update includes modifications to the various elements of the plan to incorporate current planning policies and practices in the city of San Diego, as well as to make the plan reflective of the substantial land use changes (e.g., adopted alignment of State Route [SR-905]) that have occurred over the last 30 years.

The project would re-designate land uses to increase the number of allowed residential units and reduce the acreage for industrial uses. New land use designations are proposed to allow the establishment of industrial centers, mixed commercial and residential uses, and, where appropriate, residential uses near industrial uses.

**OTAY MESA COMMUNITY PLAN UPDATE
DRAFT PROJECTED BUILDOUT COMPARISON**

Land Use Categories	Adopted Community	
	Plan	Proposed Community Plan Update
Residential	1,258 ac	745 ac
Single family detached	4,800 dus	4,273 dus
Multi-family and attached	7,600 dus	14,501 dus
Residential Areas w/Village Centers	---	716 ac
Commercial	457 ac	320 ac
Industrial	2,885 ac	2,399 ac
Institutional	1,027 ac	1,163 ac
Parks/Open Space	2,594 ac	2,888 ac

SOURCE: City of San Diego Planning and Community Investment Department. July 10, 2010.
ac = acre; du = dwelling unit

The proposed land use plan is shown in the attached Figure 2.

Overall, the anticipated residential uses in the plan area would provide a minimum of 18,774 single-family and multi-family dwelling units. Assuming an average occupancy of 2.74 persons per household, the projected "worst-case" population for the project would be 51,441.

RECON is requesting the following information to assist in the preparation of the draft EIR:

- Plans for new or expanded facilities.
- Verification that the following schools (and any additional schools) would continue to serve the Otay Mesa Community Plan area. Please include current enrollment, capacity, and student generation rates.

**SAN YSIDRO SCHOOL DISTRICT
OTAY MESA COMMUNITY PLANNING AREA**

School	Grades	Enrollment	Enrollment Capacity	Student Generation Rate (student/du)
La Mirada Elementary School	K-5			
Ocean View Hills	K-8			
Smythe Elementary School	K-5			
Sunset Elementary School	K-5			
Willow Elementary School	K-5			
San Ysidro Middle School	6-8			
Beyer Elementary School	K-5			

- Will the San Ysidro School District have sufficient staff and facilities?

I would greatly appreciate it if you could provide me with this information by **November 12, 2010**. Please feel free to contact me should you have any questions. I can be reached via email at swright@reconenvironmental.com or by phone at 520.325.9977.

Sincerely,

Sharon Wright-Harris
Writer/Editor

1927 Fifth Avenue
San Diego, CA 92101-2358
P 619.308.9333 F 619.308.9334
www.recon-us.com

525 W. Wetmore Rd., Suite 111
Tucson, AZ 85705
P 520.325.9977 F 520.293.3051



A Company of Specialists

October 22, 2010

Mr. Jose Lopez
Assistant Fire Marshal
San Diego Fire-Rescue Department
1010 Second Avenue, Suite 300
San Diego, CA 92101

Reference: Otay Mesa Community Plan Update Environmental Impact Report
(RECON Number 3957E)

Dear Mr. Lopez:

RECON is preparing a program Environmental Impact Report (EIR) for the update of the Otay Mesa Community Plan proposed by the City of San Diego. Service letters were originally sent in 2006, and we are requesting updated information based on recent changes to the plan.

The plan area covers approximately 9,300 acres in the southern portion of San Diego County. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east, and the U.S./Mexico border and the City of Tijuana on the south (Figure 1).

The proposed project is a comprehensive update of the Otay Mesa Community Plan that was adopted in 1981. The update includes modifications to the various elements of the plan to incorporate current planning policies and practices in the city of San Diego, as well as to make the plan reflective of the substantial land use changes (e.g., adopted alignment of State Route [SR-905]) that have occurred over the last 30 years.

The project would re-designate land uses to increase the number of allowed residential units and reduce the acreage for industrial uses. New land use designations are proposed to allow the establishment of industrial centers, mixed commercial and residential uses, and, where appropriate, residential uses near industrial uses.

**OTAY MESA COMMUNITY PLAN UPDATE
DRAFT PROJECTED BUILDOUT COMPARISON**

Land Use Categories	Adopted Community	
	Plan	Proposed Community Plan Update
Residential	1,258 ac	745 ac
Single family detached	4,800 dus	4,273 dus
Multi-family and attached	7,600 dus	14,501 dus
Residential Areas w/Village Centers	---	716 ac
Commercial	457 ac	320 ac
Industrial	2,885 ac	2,399 ac
Institutional	1,027 ac	1,163 ac
Parks/Open Space	2,594 ac	2,888 ac

SOURCE: City of San Diego Planning and Community Investment Department. July 10, 2010.
ac = acre; du = dwelling unit

The proposed land use plan is shown in the attached Figure 2.

Overall, the anticipated residential uses in the plan area would provide a minimum of 18,774 single-family and multi-family dwelling units. Assuming an average occupancy of 2.74 persons per household, the projected "worst-case" population for the project would be 51,441.

RECON is requesting the following information to assist in the preparation of the draft EIR:

- Verification that the following stations would continue to serve the Otay Mesa Community Plan area.

Station No.	Number of Firefighters	Equipment
43		
6		
30		
29		

- Plans for new Otay Mesa facility.
- Standard for determining firefighter/resident ratio and response time goals.
- Existing number of firefighters per 1,000 residents.
- Existing average response times (please indicate year for statistics).
- Will the San Diego Fire Department have sufficient staffing and facilities to meet City standards?

I would greatly appreciate it if you could provide me with this information by **November 12, 2010**. Please feel free to contact me should you have any questions. I can be reached via email at swright@reconenvironmental.com or by phone at 520.325.9977.

Sincerely,

Sharon Wright-Harris
Writer/Editor

1927 Fifth Avenue
San Diego, CA 92101-2358
P 619.308.9333 F 619.308.9334
www.recon-us.com

525 W. Wetmore Rd., Suite 111
Tucson, AZ 85705
P 520.325.9977 F 520.293.3051



A Company of Specialists

October 22, 2010

Mr. Jeff Harkness
City of San Diego
Parks and Recreation Department
202 C Street, MS 5A
San Diego, CA 92101-3860

Reference: Otay Mesa Community Plan Update Environmental Impact Report
(RECON Number 3957E)

Dear Mr. Harkness:

RECON is preparing a program Environmental Impact Report (EIR) for the update of the Otay Mesa Community Plan proposed by the City of San Diego. Service letters were originally sent in 2006, and we are requesting updated information based on recent changes to the plan.

The plan area covers approximately 9,300 acres in the southern portion of San Diego County. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east, and the U.S./Mexico border and the City of Tijuana on the south (Figure 1).

The proposed project is a comprehensive update of the Otay Mesa Community Plan that was adopted in 1981. The update includes modifications to the various elements of the plan to incorporate current planning policies and practices in the city of San Diego, as well as to make the plan reflective of the substantial land use changes (e.g., adopted alignment of State Route [SR-905]) that have occurred over the last 30 years.

The project would re-designate land uses to increase the number of allowed residential units and reduce the acreage for industrial uses. New land use designations are proposed to allow the establishment of industrial centers, mixed commercial and residential uses, and, where appropriate, residential uses near industrial uses.

**OTAY MESA COMMUNITY PLAN UPDATE
DRAFT PROJECTED BUILDOUT COMPARISON**

Land Use Categories	Adopted Community	
	Plan	Proposed Community Plan Update
Residential	1,258 ac	745 ac
Single family detached	4,800 dus	4,273 dus
Multi-family and attached	7,600 dus	14,501 dus
Residential Areas w/Village Centers	---	716 ac
Commercial	457 ac	320 ac
Industrial	2,885 ac	2,399 ac
Institutional	1,027 ac	1,163 ac
Parks/Open Space	2,594 ac	2,888 ac

SOURCE: City of San Diego Planning and Community Investment Department. July 10, 2010.
ac = acre; du = dwelling unit

The proposed land use plan is shown in the attached Figure 2.

Overall, the anticipated residential uses in the plan area would provide a minimum of 18,774 single-family and multi-family dwelling units. Assuming an average occupancy of 2.74 persons per household, the projected "worst-case" population for the project would be 51,441.

RECON is requesting the following information to assist in the preparation of the draft EIR:

- Whether the Quimby Act applies to this project, and if so, please identify the established standard.
- Whether the parkland in the Otay Mesa Community Plan Area meets the City's goals for usable parkland acreage per 1,000 residents.
- Based on the proposed development, how many acres of parkland is required based on the City's goal for usable parkland acreage per 1,000 residents? If the proposed acreage is deficient, what would the required development impact fee payment be?
- Any other planning considerations that should be discussed in the EIR.

I would greatly appreciate it if you could provide me with this information by **November 12, 2010**. Please feel free to contact me should you have any questions. I can be reached via email at swright@reconenvironmental.com or by phone at 520.325.9977.

Sincerely,

Sharon Wright-Harris
Writer/Editor