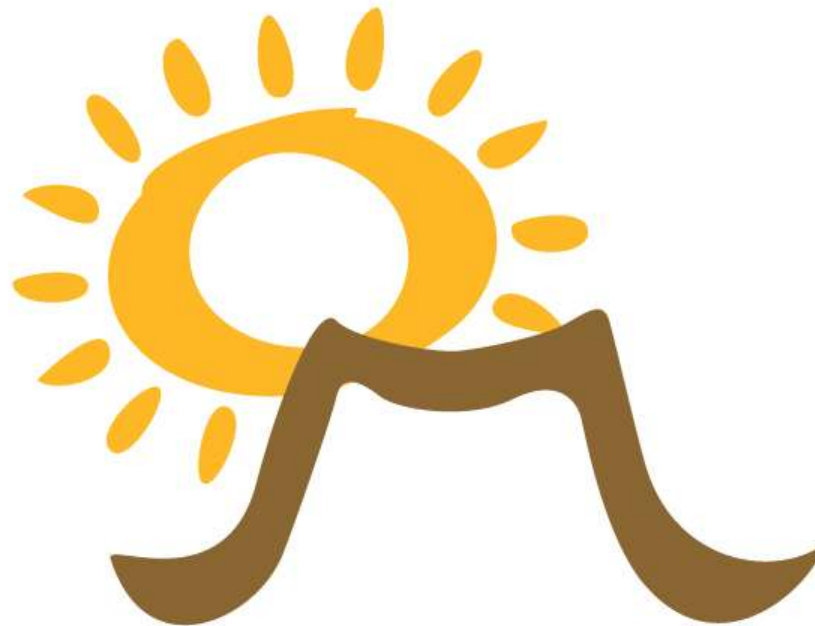


**APPENDIX A**  
**Otay Mesa Community Plan Update**  
**Existing Conditions Report**  
**2005**



# Otay Mesa Existing Conditions

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## I. INTRODUCTION

### SCOPE & PURPOSE

The primary purpose of the Otay Mesa Existing Conditions Report is to provide a snapshot of the Otay Mesa community's socio-economic and land use conditions prior to the adoption of the updated Community Plan. This review addresses community demographics, residential, commercial, and industrial land uses, as well as the area's public facilities, circulation system conditions, and historic properties. From the information provided through this analysis, issues and trends facing Otay Mesa will be identified as the first step in developing goals and objective for the *Otay Mesa Community Plan Update*.

### GENERAL SETTING

The community of Otay Mesa encompasses approximately 9,319 acres located at the most southeastern portion of the City of San Diego. It is connected to the City of San Diego by a narrow strip of land beneath the San Diego Bay. As a result, the community planning area is geographically separated from the rest of the City, with the Cities of National City and Chula Vista lying in between.

The boundaries of Otay Mesa remain unchanged from the prevailing policy document, the 1981 Otay Mesa Community Plan. The planning area is bounded by the City of Chula Vista to the north, the U.S.-Mexico international border to the south, Interstate 805 to the west, and the County of San Diego to the east.



FIGURE 1.1 Vicinity Map

Otay Mesa's relationships with the bordering communities is defined by both natural and man-made barriers. The most striking natural barrier is on the northern border of Otay Mesa, where the mesas give way to steep topography that drops to the floor of the

## Otay Mesa Existing Conditions

Otay River Valley and the border with the City of Chula Vista. The northwestern boundary with the Otay Mesa-Nestor community is Interstate-805, while the southwestern boundary with the San Ysidro community is Interstate-805 and the hillsides of San Ysidro. The eastern boundary of the planning area is the County of San Diego, and the border steps along the shared streetways

of Otay Mesa Road, Airway Road, and Enrico Fermi Drive. The most striking man-made barrier is the planning area's southern border with Mexico. A triple fence that runs the entire length of Otay Mesa's southern edge marks the boundary between Otay Mesa and Mexico.

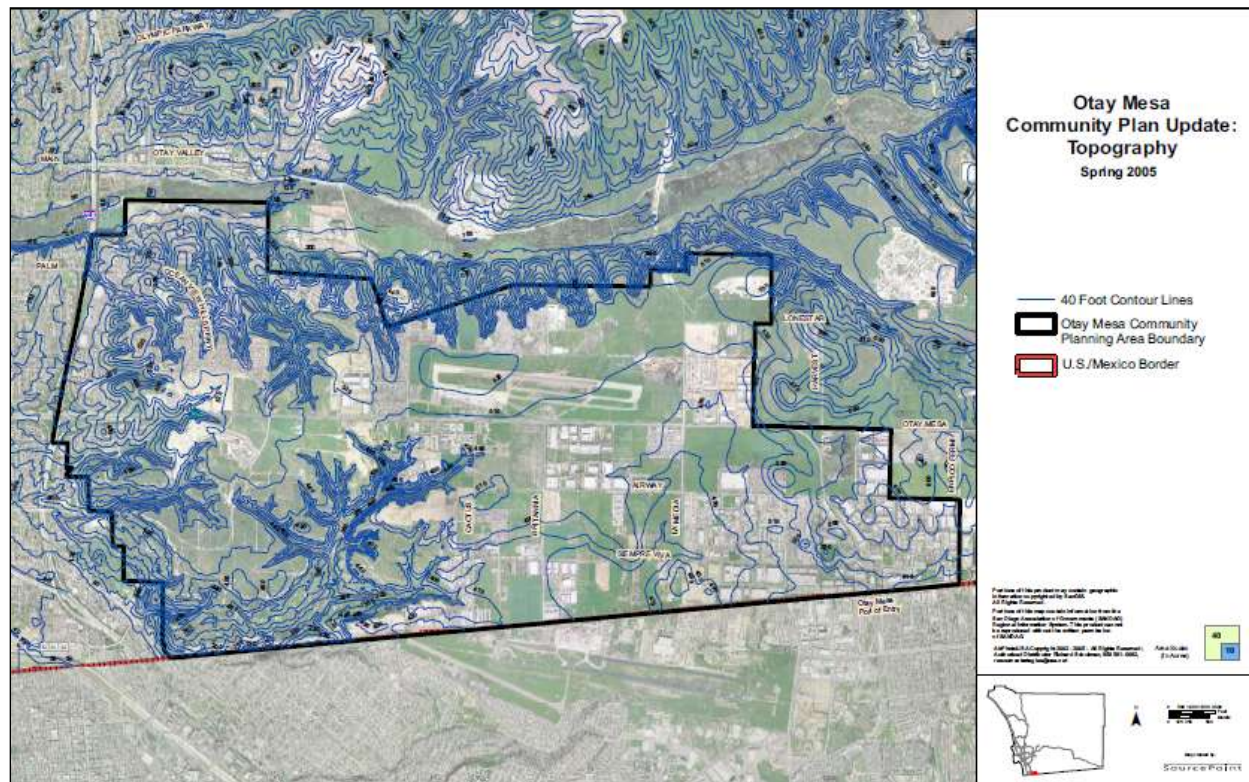


FIGURE 1.2 Topography Map

## REGIONAL CONTEXT

Because the Otay Mesa community planning area includes regional impacts and issues, the City works closely with San Diego Association of Governments (SANDAG), the California Department of Transportation (Caltrans), the Airport Authority, the City of Chula Vista and County staff to coordinate a comprehensive approach on planning issues that cross-jurisdictional boundaries. The City also works with SANDAG and Tijuana representatives on the Otay Mesa-Mesa de Otay Binational Corridor Strategic Plan, which addresses binational issues, with key issues including transportation, housing, economic development, and environmental conservation.

Otay Mesa serves an important role in local, regional and international goods movement. The Otay Mesa Port of Entry is the sole port for commercial trucks in the western San Diego region. It is the 25<sup>th</sup> busiest commercial land port in the United States and the third busiest port along the border with Mexico. Commercial goods are transported through the Otay Mesa area on commercial trucks.

Otay Mesa experiences a significant number of trucks in the community because of the truck intensive businesses

associated with the commercial border crossing to Mexico. In 2002, Mexican customs began inspecting all trucks traveling into Mexico, laden and unladen. These inspections caused increased processing time and substantial queuing problems on City streets. An agreement between U.S. Customs, the U.S. Border Patrol, and the City of San Diego was reached which separated the laden and unladen queues. The agreement, which has remained in effect, requires unladen trucks to travel south on Drucker Lane and the laden trucks to travel south on La Media to the existing one-lane truck route along the Mexican Border.

The existing Otay Mesa Port of Entry (POE) will be unable to support the growth in the volume of movement of cross-border commercial goods under the existing logistics system. The facility also needs substantial improvements to facilitate passenger travel. The General Services Administration (GSA), with anticipated additional federal funding, plans to upgrade both the commercial and non-commercial operations. Upgrades will include increasing the number of primary booths for non-commercial uses, increasing the number of commercial booths, and upgrading technologies to streamline operations.

## 1981 COMMUNITY PLAN

The San Diego City Council first adopted the Otay Mesa Community Plan on April 27, 1981. The plan intended to guide development of the area through the year 2000. Its principal goals included facilitating the annexation of part of Otay Mesa into the City of San Diego, coordinating development of the Otay Mesa Port of Entry, increasing employment opportunities, creating residential communities, and providing amenities for employees and residents. The community plan called for residential and supporting commercial development in western Otay Mesa with industrial development and limited commercial uses in the central and eastern portions of the community surrounding Brown Field.

## II. DEMOGRAPHICS

### POPULATION

Otay Mesa has primarily been associated with the industrial businesses that comprise much of the central and eastern portion of the community. However, Otay Mesa has seen a significant growth in its residential population within the last decade. In 2000, the total residential population of Otay Mesa was 1,740. As of 2008, the total population of Otay Mesa is 14,056,

comprising approximately one percent (1%) of the City's population of 1.3 million residents. Otay Mesa's significant population increase over the past decade is primarily the result of residential development in the northwestern portion of the community. In 2000, the number of housing units in Otay Mesa totaled 481; by 2008, that number increased to 3,790. The table below depicts population and housing numbers for Otay Mesa in 2000 and 2008. This will be discussed further in the *Housing Characteristics* section of the report.

POPULATION AND HOUSING				
	2000	2008	2000 to 2008 Change	
			Numeric	Percent
<b>Otay Mesa</b>				
<b>Total Population</b>	<b>1,740</b>	<b>14,056</b>	<b>12,316</b>	<b>707.8%</b>
Household Population	1,740	14,056	12,316	707.8%
Group Quarters Population	-	-	-	0%
<b>Total Housing Units</b>	<b>481</b>	<b>3,790</b>	<b>3,309</b>	<b>688%</b>
Single Family - Detached	-	2,675	-	-
Multi-Family	-	1,115	-	-
<b>Occupied Housing Units</b>	<b>459</b>	<b>3,611</b>	<b>3,152</b>	<b>687%</b>
Single Family - Detached	-	2,525	-	-
Multi-Family	-	1,086	-	-

**TABLE 2.1 Population and Housing**

### AGE & GENDER

A majority of the residents living in Otay Mesa (68%) are between the ages of 20 and 64; a large percentage compared to the City's proportion (62%) of that same age range. Because Otay Mesa has a larger percentage of adult residents, it has a smaller proportion of elderly and underage residents. Only sixteen percent (16%) of Otay Mesa's population is under the age of 20, compared to twenty-seven percent (27%) citywide. The proportion of elderly residents (5%) living in the community is less than half the City's share (11%) of persons 65 and older. The median age of residents in Otay Mesa is 38.0 years; the

AGE AND GENDER							
		Otay Mesa			San Diego		
		Total	Male	Female	Total	Male	Female
<b>19 and Under</b>	Count (Percentage)	2,312 (16%)	1,286 (18%)	1,026 (15%)	361,316 (27%)	184,060 (28%)	177,256 (26%)
<b>20 to 44</b>	Count (Percentage)	7,203 (51%)	3,764 (51%)	3,439 (51%)	521,289 (39%)	268,707 (40%)	252,582 (38%)
<b>45 to 64</b>	Count (Percentage)	3,853 (27%)	1,888 (26%)	1,965 (29%)	310,657 (23%)	152,372 (23%)	158,285 (24%)
<b>65 and older</b>	Count (Percentage)	688 (5%)	407 (6%)	281 (4%)	143,603 (11%)	61,727 (9%)	81,876 (12%)

TABLE 2.2 Age and Gender

### RACE & ETHNICITY

Like the City as a whole, the Otay Mesa community has an ethnically diverse population. The Otay Mesa community is characterized by a predominantly Hispanic population. Almost half of the residents (44%) are identified as ethnically Hispanic, compared to twenty-seven (27%) citywide. Otay Mesa also has a higher proportion of Black residents (23%) compared to the City as a whole (7%), but a lower proportion of White residents (25%) compared to forty-seven percent (47%) citywide. Citywide, fifteen percent (15%) of the population is Asian/Pacific Islander compared to just six percent (6%) in Otay Mesa.

	Otay Mesa		City of San Diego	
	Count	Percent	Count	Percent
Hispanic	6,427	46%	370,680	28%
White	3,342	24%	605,935	45%
Black	3,156	22%	94,587	7%
Amer. Indian	23	0%	4,567	0%
Asian & Pacific Isl.	959	7%	208,459	16%
Other	149	1%	52,637	4%
<b>Total</b>	<b>14,056</b>		<b>1,336,865</b>	

TABLE 2.3 Race & Ethnicity



### HOUSEHOLD CHARACTERISTICS

Since 2000, Otay Mesa has experienced significant residential development and growth in the northwestern section of the Community Planning Area with development of residential projects as part of the precise plans of California Terraces, Dennery Ranch, Robinhood

Ridge, Ocean View Hills, Hidden Trails and Riviera Del Sol. As previously mentioned, the number of housing units in Otay Mesa has increased by 3,309 units since 2000. A majority of the housing units added to the community are single-family detached homes, bringing the total single family homes in Otay Mesa to 2,675 as of January 2008. The remaining 1,115 built units are multi-family.

	<b>Housing Characteristics</b>							
	2000	2007	2000 to 2007 Change		2000	2007	2000 to 2007 Change	
			Numeric	Percent			Numeric	Percent
	Otay Mesa				City of San Diego			
<b>Total Housing Units</b>	<b>481</b>	<b>3,779</b>	<b>3,298</b>	<b>686%</b>	<b>469,689</b>	<b>504,507</b>	<b>34,818</b>	<b>7%</b>
Single Family - Detached	-	2,664	-	-	-	209,653	-	-
Single Family - Multiple-Unit	-	-	-	-	-	67,413	-	-
Multi-Family	-	1,115	-	-	-	221,862	-	-
Mobile Home and Other	-	-	-	-	-	5,579	-	-
<b>Occupied Housing Units</b>	<b>459</b>	<b>3,598</b>	<b>3,139</b>	<b>684%</b>	<b>450,691</b>	<b>483,992</b>	<b>33,301</b>	<b>7%</b>
Single Family - Detached	-	2,515	-	-	-	2,515	-	-
Single Family - Multiple-Unit	-	-	-	-	-	-	-	-
Multi-Family	-	1,083	-	-	-	1,083	-	-
Mobile Home and Other	-	-	-	-	-	-	-	-
<b>Vacancy Rate</b>	<b>4.6%</b>	<b>4.8%</b>	<b>0.2%</b>	<b>4.3%</b>	<b>4.0%</b>	<b>4.1%</b>	<b>0.1%</b>	<b>2.5%</b>
<b>Persons per Household</b>	<b>3.79</b>	<b>3.86</b>	<b>0.07</b>	<b>1.8%</b>	<b>2.61</b>	<b>2.63</b>	<b>0.02</b>	<b>0.8%</b>

TABLE 2.4 Household Characteristics



## Otay Mesa Existing Conditions

At build out, the total number of units anticipated in the Northwest area of Otay Mesa will equal approximately 7,900 units, more than doubling the existing housing stock within the community. Of that, nearly 5,000 are multi-family housing units.

### HOUSEHOLD INCOME

In 2008, the median household income in Otay Mesa was \$99,461, greater than the citywide median of \$66,715.

However, when adjusted for inflation, Otay Mesa's median household income increased by less than one percent (0.4%), compared to a nearly eight percent (7.7%) in the citywide median income. However, almost half of all households in Otay Mesa (45%) earn between \$60,000 and \$100,000, compared to only 34 percent citywide. Household income for Otay Mesa can be found in SANDAG's data warehouse.

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)								
Households by Income Category	Otay Mesa				City of San Diego			
	2000	2008	2000 to 2008 Change		2000	2008	2000 to 2008 Change	
			Numeric	Percent			Numeric	Percent
Less than \$15,000	21	162	141	671%	63,341	61,262	-2,079	-3.3%
\$15,000-\$29,999	27	277	250	926%	82,199	83,292	1,093	1.3%
\$30,000-\$44,999	46	310	264	574%	76,347	80,345	3,998	5.2%
\$45,000-\$59,999	50	367	317	634%	59,588	64,594	5,006	8.4%
\$60,000-\$74,999	96	757	661	689%	48,285	53,222	4,937	10.2%
\$75,000-\$99,999	114	870	756	663%	50,436	57,483	7,047	14.0%
\$100,000-\$124,999	41	364	323	788%	28,959	34,253	5,294	18.3%
\$125,000-\$149,999	16	160	144	900%	14,500	18,126	3,626	25.0%
\$150,000-\$199,999	29	191	162	559%	13,579	17,738	4,159	30.6%
\$200,000 or more	19	153	134	705%	13,457	17,160	3,703	27.5%
<b>Total Households</b>	<b>459</b>	<b>3,611</b>	<b>3,152</b>	<b>687%</b>	<b>450,691</b>	<b>487,475</b>	<b>36,784</b>	<b>8.2%</b>
<b>Median Household Income</b>								
Adjusted for inflation (1999 \$)	\$ 73,359	\$ 73,662	303	0.4%	\$ 45,871	\$ 49,410	3,539	7.7%
Not adjusted for inflation (current \$)	\$ 73,359	\$ 99,461	26,102	35.6%	\$ 45,871	\$ 66,715	20,844	45.4%

TABLE 2.5 Household Income

**OCCUPATION/ECONOMIC TRENDS**

A Real Estate Market Analysis for the Otay Mesa area was prepared by Economics Research Associates in September of 2005. Data from SANDAG was analyzed, and the complete report can be found online at <http://www.sandiego.gov/planning/community/cpu/otaymesa/documents/index.shtml>.

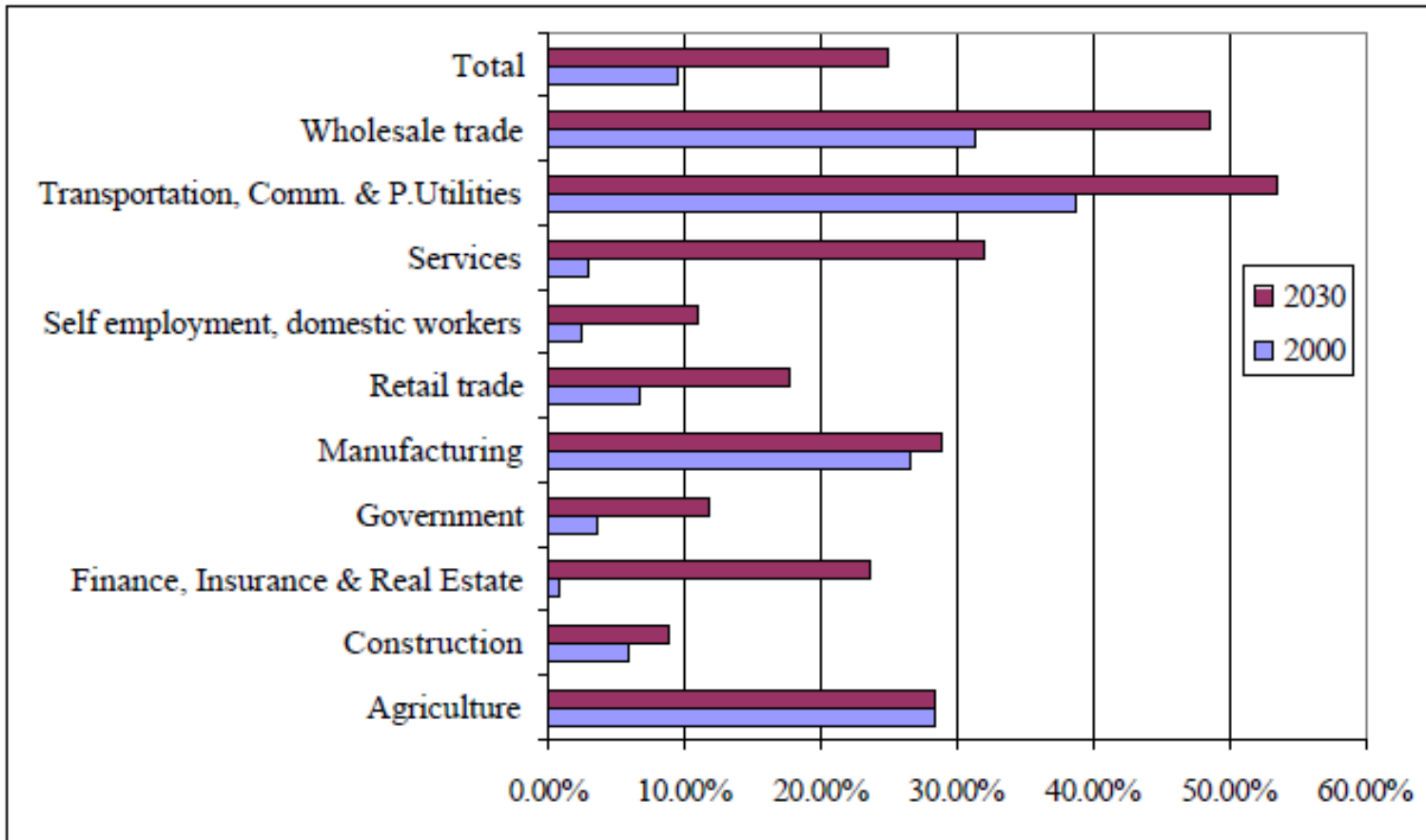
Table 2.6 shows Otay Mesa CPA share of South Suburban MSA's employment growth between 2000-2030 for FIRE, manufacturing, wholesale trade, retail trade, and services. As shown in the table, Otay Mesa's share of South Suburban's employment growth, while remaining significant, is projected to decline in all major sectors over time, reflecting the growing competitiveness of other employment centers within the South Suburban MSA, such as Chula Vista and East Otay Mesa.

Otay Mesa's share of total employment in the South Suburban MSA is expected to increase from 9.4 percent in 2000 to 24.9 percent by 2030. Likewise, the South Suburban MSA is forecasted to increase its share of total employment in San Diego County from 6.2 percent in 2000 to 9.2 percent by 2030. Table 2.7 shows Otay Mesa's share of the South Suburban MSA's employment industry for 2000 and 2030. For all sectors except agriculture, the Otay Mesa CPA is forecasted to increase its share of total South Suburban employment in each industry sector.

	2000-2010	2010-2020	2020-2030
Finance, Insurance & Real Estate	45.4%	34.0%	31.3%
Manufacturing	-11.3%	73.5%	48.7%
Wholesale Trade	72.0%	59.0%	55.2%
Retail trade	38.5%	40.7%	33.5%
Services	65.1%	42.0%	37.7%

**TABLE 2.6**

**Otay Mesa CPA Share of Employment Growth in South Suburban MSA by Major Industrial Sector, 2000-2030**



**TABLE 2.7**  
**Otay Mesa CPA Share of South Suburban Employment by Industry Sector**

### **III. ENVIRONMENTAL SETTING**

#### **NATURAL FEATURES**

Flat mesas in the eastern portion of the community transcending into steep slopes and canyons that drain north into the Otay River valley and south to the Tijuana River characterize the general landform of Otay Mesa. The topography provides a natural separation for land uses, with industrial uses in the eastern portion and residential uses in the western portion.

To the north, the Otay River flows from the San Miguel Mountains, with its floodplain located just north of the Otay Mesa planning area. The moderate slopes of the

Otay River Valley become steep bluffs near the mesa inside the plan area. Several major canyons, such as O'Neal, Johnson, and Dennerly, drain into the Otay River. To the south, the Moody and Spring Canyon systems serve as the major drainage systems that flow into the Tijuana River. The Tijuana River flows through Mexico and empties into the Pacific Ocean in an estuary in the City of Imperial Beach. Watershed Urban Runoff Management Plans for both the Otay and Tijuana River watersheds identify priority threats to water quality and opportunities for beneficial uses, such as recreation, and plant and animal habitat. Given this area's location near the international border, some of the canyons are crisscrossed by access roads used by the Border Patrol and off-road vehicles.

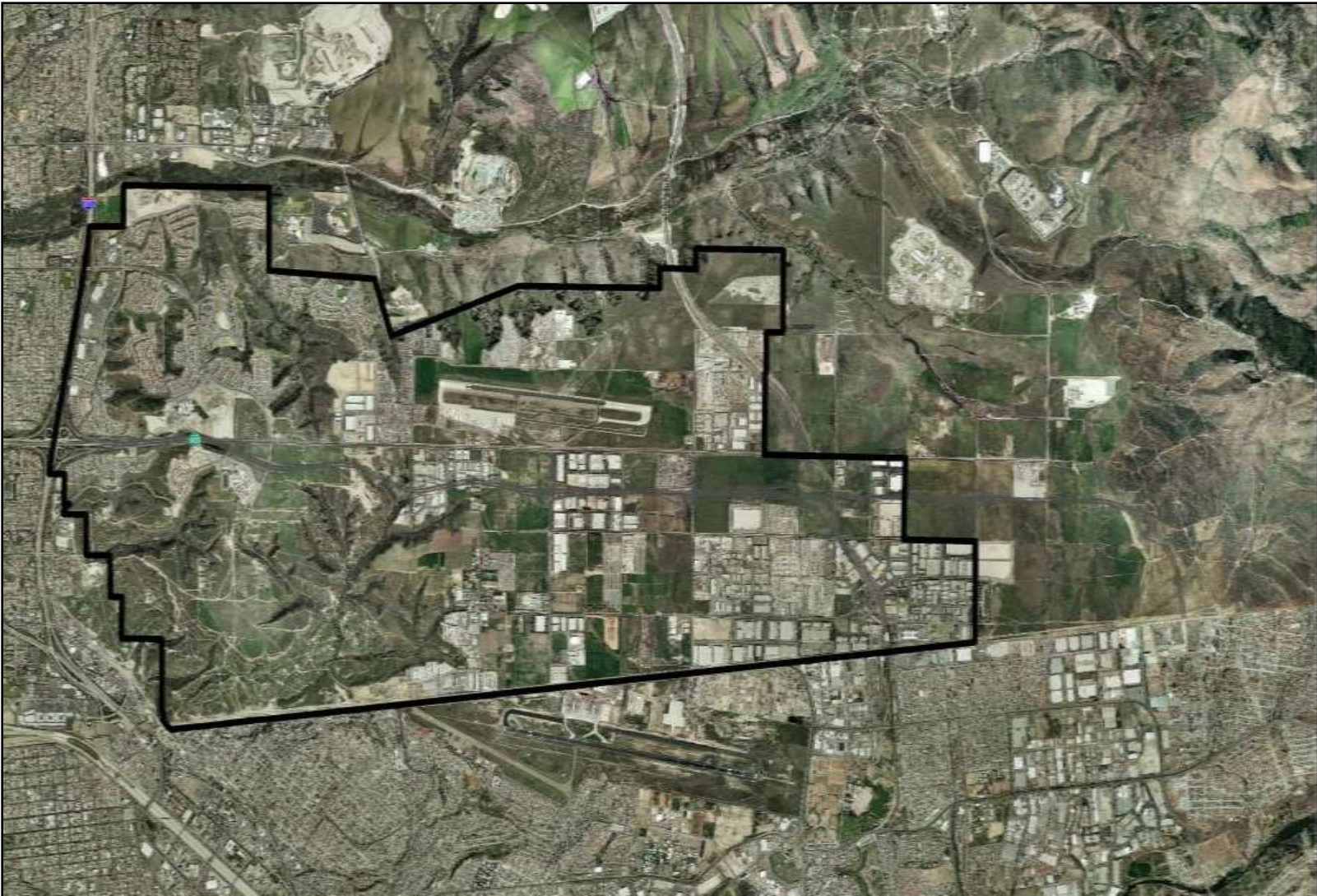


FIGURE 3.1 Aerial Photograph of Otay Mesa

## Otay Mesa Existing Conditions

Historically, Otay Mesa was primarily an agricultural community. As development occurred, concerns arose over the increase of stormwater runoff, especially in the eastern portion of Otay Mesa where the drainage flows across the international border into Mexico. In 1987, the City Council approved the preparation of a Otay Mesa Master Drainage Plan Study and established drainage requirements for development in Otay Mesa. A notice was issued that required no increase in the rate of stormwater runoff with development through the construction of on-site stormwater detention basins. The construction of the on-site detention basins is discontinuous, based on the nature of the development pattern in Otay Mesa. Existing facilities consist of a system of storm drains, improved channels, and detention basins. Based on a study prepared for the City in 2005, many of the detention basins discharge to natural drainages, which do not have adequate hydraulic capacity, and occasional flooding occurs in the area. In particular, the Water Tanks East drainage area near the intersection of Airway and La Media Roads has occasional flooding issues. The area on both sides of Airway Road identified as Open Space is a natural low spot where storm and urban runoff flow. The elevation of this area sits higher than the surface of Airway Road and when runoff occurs, it tends to sit on the roadway and impedes traffic. The 1987 and subsequent updates to

the Otay Mesa Master Drainage Plan Study have provided recommendations for the placement of storm water management facilities.

### *Environmentally Sensitive Lands*

The City's Environmentally Sensitive Lands (ESL) regulations help protect, preserve, and restore lands containing steep hillsides, sensitive biological resources, and other areas. Environmentally Sensitive Lands in Otay Mesa are identified on Figure 3-2. Development in the Otay Mesa Community Plan area will comply with ESL regulations and guidelines, General Plan guidelines, and the community-specific policies and recommendations listed below.



Otay Mesa Existing Conditions

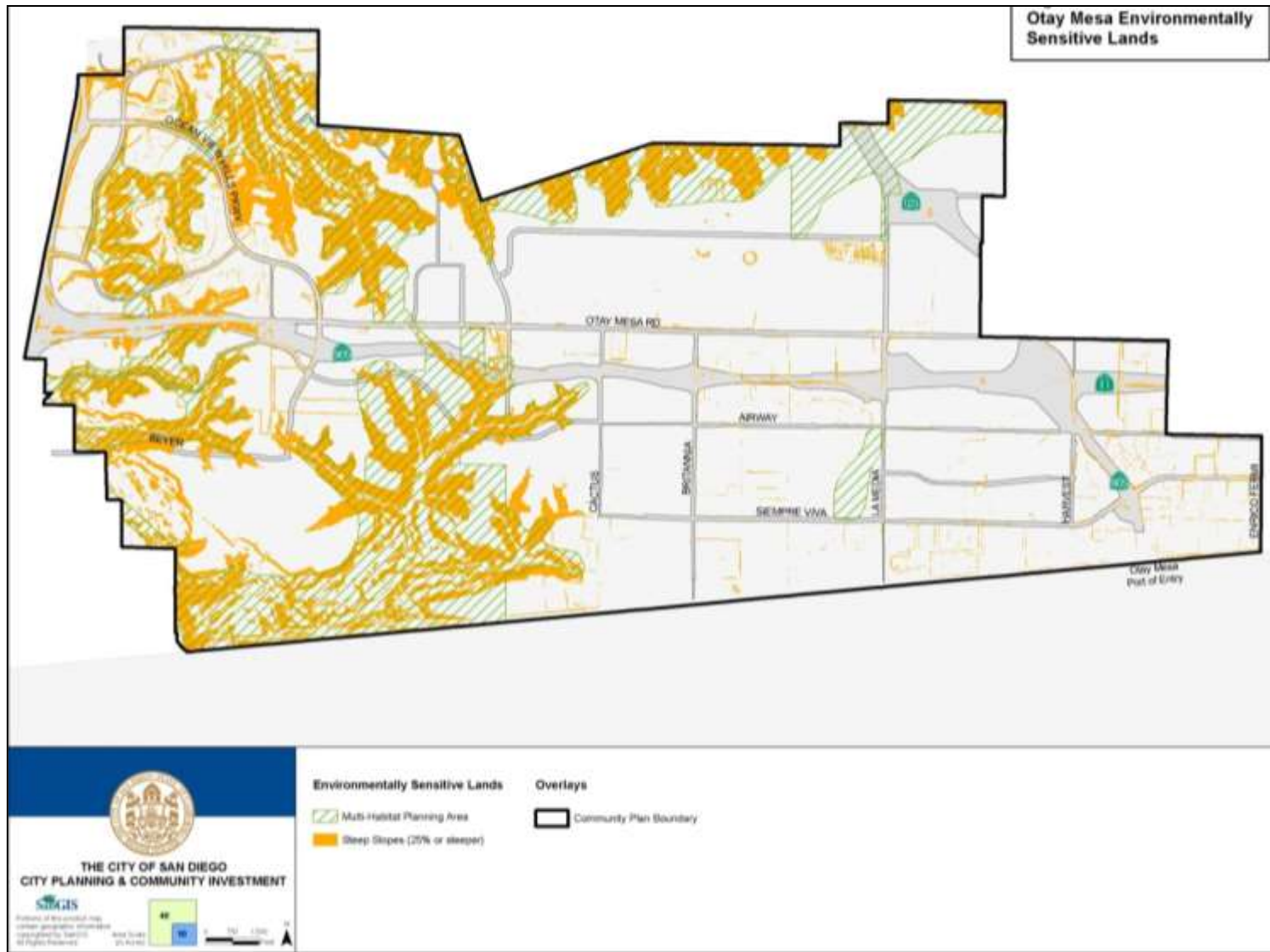


Figure 3.2 Otay Mesa Environmentally Sensitive Lands

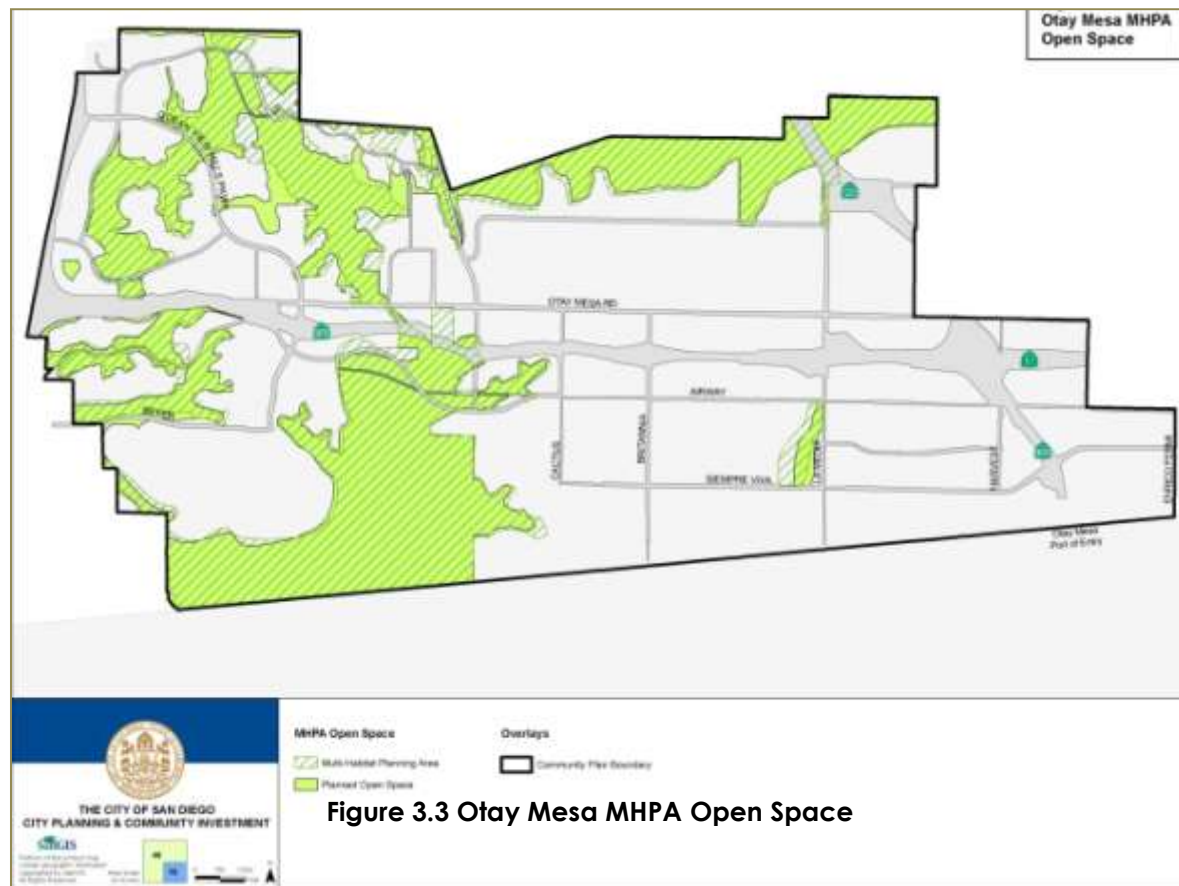


## Otay Mesa Existing Conditions

### *Multiple Species Conservation Program*

The Multiple Species Conservation Program (MSCP) is a long-term habitat conservation planning program for southwestern San Diego County. The Multi-Habitat Planning Area (MHPA) is the planned habitat preserve. The MHPA was incorporated into the Otay Mesa Community Plan through a 1997 plan amendment which

identified approximately 2,500 acres in the community as MHPA open space (see Figure 3-3). The Otay Mesa areas of the MHPA consists primarily of slopes and wide, deep canyons draining the vast mesas into the Otay River Valley or towards Mexico, with one linkage connecting south to north across Otay Mesa Road.



## BIOLOGY

Much of Otay's Open Space is within the Multi-Habitat Planning Area. The northwest portion of Otay Mesa, consisting of the Dennery Canyon and its tributary systems, contain populations of sensitive plants and very high quality maritime succulent scrub. The canyons serve as wildlife corridors that form a network extending to the Otay River Valley, a biological resource of regional importance. The canyon systems are preserved as natural open space.

The northeastern portion of the MHPA, north and east of Brown Field, includes mesa top lands containing tilled land, non-native grasslands high in native components, and vernal pools, along with coastal sage and succulent scrub on the north facing slopes adjacent to the Otay River Valley.

The southwest area of Otay Mesa consists of a mesa area that is surrounded by the Spring Canyon and its tributary systems. Vernal pools were documented on the mesa in the 1981 plan, and the area will be subject to compliance with a Habitat Conservation Plan that is in process as a collaborative effort with the state and federal wildlife agencies.

## IV. EXISTING LAND USE

The first community plan for Otay Mesa was adopted by the San Diego City Council on April 27, 1981. The plan called for residential and supporting commercial development in western Otay Mesa with industrial development and limited commercial uses in the central and east portions of the community surrounding Brown Field. In all, the original plan designated 3,500 acres for industrial development and 360 acres for commercial use with an anticipated a build-out of 18,200 residential dwelling units.

The Otay Mesa Community Plan has been amended several times since 1981 in response to private development proposals and other major initiatives. One of these amendments was a 1997 City-initiated proposal to reflect the Multiple Species Conservation Program (MSCP). This amendment redesignated MSCP lands to Open Space primarily in the western portion of the community. The amendment resulted in revised industrial and residential land use designations, reducing the available acreage for both industrial and residential development. The anticipated residential build-out of Otay Mesa was reduced by approximately 6,000 dwelling units, bringing the total residential units at build-out to around 12,200. The Table 4.1 below provides an

## Otay Mesa Existing Conditions

acreage summary of the land use designations in the amended 1981 Otay Mesa Community Plan.

Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,570	27%	
Residential	1,270	14%	12,400
Commercial	453	5%	
Village Area			
Industrial	2,839	30%	
Institutional	1,027	11%	
Parks	64	1%	
Right-of Way	1,099	12%	
<b>Total</b>	<b>9,323</b>	<b>100%</b>	<b>12,400</b>

**TABLE 4.1 – Land Use Acreage Summary**

The central and eastern industrial and commercial areas of Otay Mesa are within the Otay Mesa Development District, a planned development ordinance which provides tailored zoning for the area. The western residential neighborhoods are regulated by citywide zoning. The adopted Otay Mesa Community Plan identifies the need to prepare precise plans for residential neighborhoods within Otay Mesa to provide more detailed planning and design guidance for the area. To date, precise plans have been prepared for seven areas in the western portion of the community including California Terraces, Dennery Ranch, Hidden

Trails, Remington Hills, Riviera Del Sol, Robinhood Ridge and Santee Investments.

Brown Field, a City of San Diego general aviation airport, occupies 850 acres in the central portion of the mesa. Brown Field currently has a Comprehensive Land Use Plan which regulates development near the airport. The San Diego Regional Airport Authority maintains an Airport Land Use Comprehensive Plan (ALUCP) for Brown Field and other airports in the county. An update to the Brownfield ALUCP is anticipated to be adopted in January 2009.

## RESIDENTIAL

Otay Mesa's residential communities are located in the western portion of the community planning area, adjacent to the communities of Otay Mesa-Nestor, San Ysidro, and the City of San Diego. The largely single-family developments have been developed through six Precise Plans and one Planned Residential Development Permit approved since 1981, which are summarized below.

Otay Mesa Existing Conditions

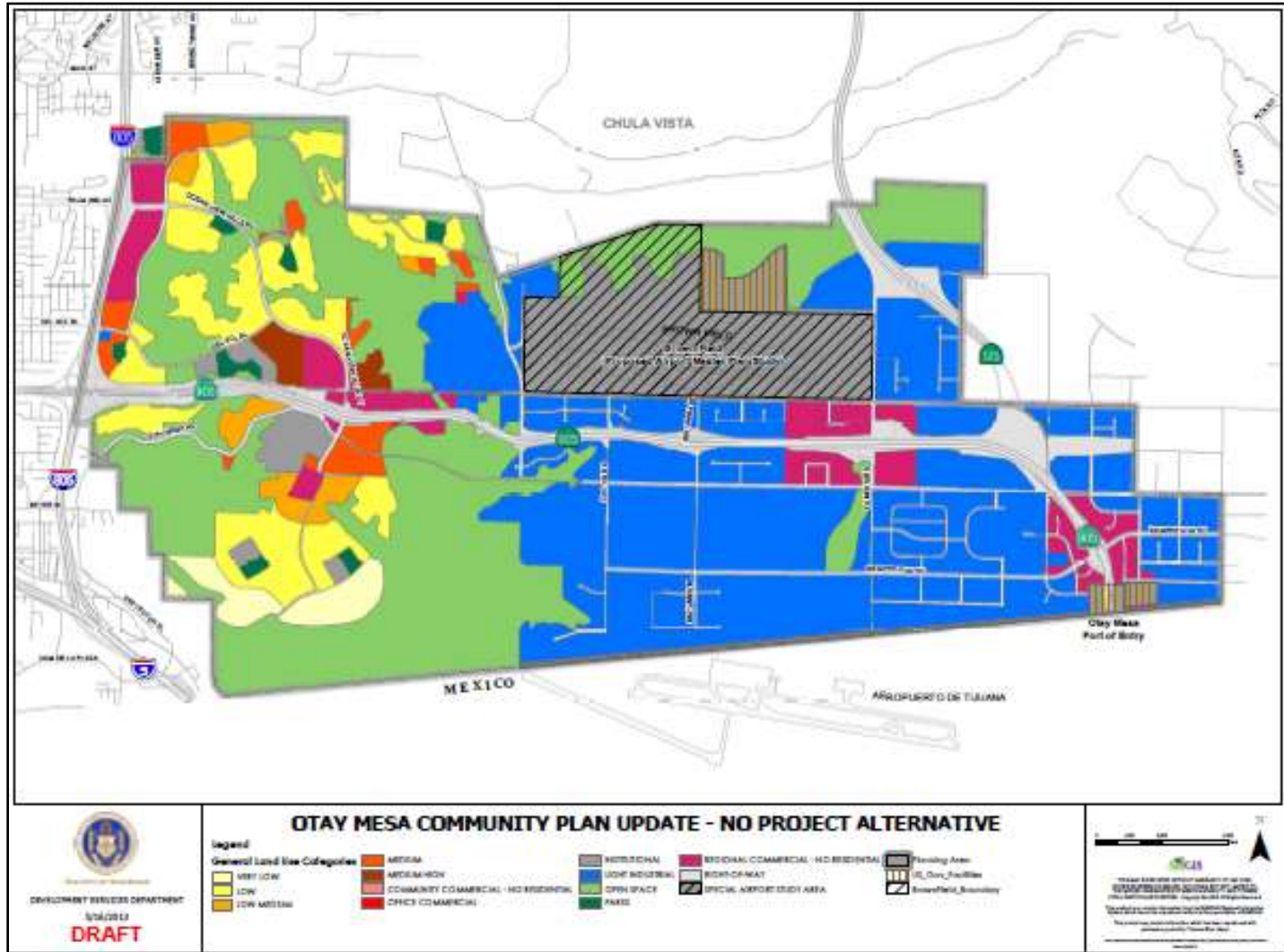


FIGURE 4.1 Otay Mesa Community Plan Update No Project Alternative

## Otay Mesa Existing Conditions

### *California Terraces*

California Terraces comprises approximately 665 acres within the northwest portion of Otay Mesa. California Terraces is surrounded by Dennery Ranch to the north, Hidden Trails and Otay Corporate Center to the East, the Southwest District to the south, and Palm Plaza Wal-Mart and South Palm to the west. At build out, California Terraces will contain 4,002 residential dwelling units and approximately 20 acres of commercial development.

### *Dennery Ranch*

Dennery Ranch is the northern most precise plan within Otay Mesa. The approximately 268 acre site is located east of Interstate-805 and north of Palm Avenue. The plan allows for the development of 509 single-family and 820 multi-family residential dwelling units. During the update process, Pardee initiated a plan amendment that included reorganization with Chula Vista, which would allow the development of 185 single-family dwelling units. At this time, the amendment and reorganization has not been completed.

### *Hidden Trails*

The Hidden Trails Precise Planning area is comprised of approximately 208 acres that is bounded by the Dennery Ranch Precise Planning area to the north, the Robinhood Ridge Precise Planning area to the east, and the California

Terraces Precise Planning area to the south and west. The plan allows for the development of 205 single-family and 224 multi-family dwelling units.

### *Remington Hills*

Remington Hills is a subdivision located south of Riviera Del Sol and south of State Route 905. The approximately 100 acre area is developed with 252 single-family residential dwelling units. The subdivision was approved as a Planned Residential Development Permit in 1995.

### *Riviera Del Sol*

The Riviera Del Sol Precise Plan is located to the west of California Terraces and south of the Palm Plaza Wal-Mart, totaling 103.6 acres of development. There are 123 single-family and 630 multi-family residential dwelling units in Riviera Del Sol developed across 79 acres. The Precise Plan also designates 3 acres for industrial use, which is occupied by a self-storage facility along the Plan's western edge. The remaining acreage is dedicated for parks and open space.

### *Robinhood Ridge*

The Robinhood Ridge Precise Planning area comprises 278 acres located directly north of the Otay Corporate Center. The Plan includes 486 single-family and 433 multi-family residential dwelling units, as well as a 6 acre park

## Otay Mesa Existing Conditions

site, approximately 3 acres of commercial land, and approximately 5 acres of industrial lands.

### *Santee Investments*

The Santee Investments Precise Planning area is located south of the SR-905 and encompasses approximately 130 acres. The residential and commercial components of the plan have not been developed, while the approximately 47 acre site for the senior high school is developed and operating as San Ysidro High School.

## **INDUSTRIAL**

Most of the central and eastern lands in Otay Mesa have been designated for industrial uses and utilize special zoning to provide for purely industrial uses, with some areas reserved for “support” commercial services and limited retail uses. These zoning restrictions and development standards are provided through the Otay Mesa Development District, a planned district ordinance (PDO), the implementation tool for the community plan policies.

More recently, some non Mexico-related manufacturers and distributors have begun relocating to Otay Mesa from other parts of southern California because of the comparatively lower land costs and industrial lease rates.

Recent examples include Factory-2-U, Crower Cams & Equipment, Coast Citrus, Trepco West, Golden Oak Furniture, and NASSCO. Most structures in this area are modern single story concrete “tilt-up” industrial buildings with large floor-plates, tall clear heights, and loading docks.

An approximately 449 acre site situated close to the Otay Mesa Port of Entry is an industrial/commercial area governed by the Otay International Precise Plan. The precise plan specifies commercial and/or industrial uses for each parcel within the defined area. The planning area is mostly built out, with a few -parcels remaining vacant and available for development.

## **COMMERCIAL**

Commercial uses in Otay Mesa exist at the Wal-Mart center located at Ocean View Hills Parkway and Denney Ranch Road, and along Otay Mesa Road. The Wal-Mar center is located in the northwestern portion of Otay Mesa and services the existing residential development in Otay Mesa. Other existing commercial is located on Otay Mesa Road near La Media in the eastern portion of the planning area, and includes a gasoline station, convenience store, and a coffee shop. The existing commercial development of approximately

## Otay Mesa Existing Conditions

10 acres is a small portion of the approximately 240 acres that are designated Specialty Commercial. The remaining acreage is comprised of industrial uses, interim uses, or vacant property.

Other areas designated for commercial uses include a Town Center at Ocean View Hills Parkway and Otay Mesa Road, some Community and Specialty Commercial to the south and east of the Town Center, and some Neighborhood Commercial in the southwestern area. The aforementioned areas remain vacant and undeveloped at this time.

### OPEN SPACE

Otay Mesa contains expansive areas that are preserved as natural open space as well as some of the final tracts of developable vacant land in the City of San Diego. Most of the designated Open Space is within the Multiple Species Conservation Program (MSCP) area, a long-term habitat conservation planning program for southwestern San Diego County. Some of the vacant tracts of land contain sensitive biological resources, and represent one of the largest remaining opportunities to comprehensively plan for the protection of the resources. Management of the resources is governed by the policies of the MSCP and Environmentally Sensitive Lands

regulations. The Otay Mesa Community Plan will be consistent with all relevant policies, biology guidelines and regulations, including but not limited to the above-mentioned documents.

## V. MOBILITY

The Otay Mesa circulation network includes local and collector streets that provide for local traffic movement and access to abutting property, major streets that carry through traffic while still providing driveway access to abutting property, and prime arterials that are specifically designed to carry through traffic with limited or no driveway access to abutting property. Half-width street improvements are required as exactions during the permit process, hence the hopscotch development of streets in Otay Mesa. Much of the land in Otay Mesa is undeveloped or underdeveloped, and as a result, the street system is incomplete. The incomplete network impacts those roads that are completed and contributes to substandard levels of services on the existing network. The present development pattern is heavily influenced by the existing system of arterial roadways and the limited access on and off the mesa.

Congestion currently occurs along various segments of the existing roadway network. Congestion is due to



## Otay Mesa Existing Conditions

limited roadway access, high truck volumes, the uncompleted SR- 905, and proximity to the highly-utilized commercial crossing at the Otay Mesa Port of Entry. Otay Mesa Road, La Media Road, and Airway Road experience congestion throughout the day with high truck volumes, and numerous intersections throughout the Mesa experience congestion.

Otay Mesa experiences a significant number of trucks in the community because of the truck intensive businesses associated with the commercial Port of Entry to Mexico. In 2002, Mexican customs began inspecting all trucks traveling into Mexico, laden and unladen. Because of this, the time to process trucks increased and caused substantial queuing problems on City streets. An agreement between U.S. Customs, the U.S. Border Patrol, and the City of San Diego was reached which separated the laden and unladen queues. The agreement required unladen trucks to travel south on Drucker Lane and the laden trucks to travel south on La Media to the existing one-lane truck route along the Mexican Border.

### *Truck Circulation*

Otay Mesa experiences a significant number of trucks in the community because of the truck intensive businesses associated with the commercial border crossing to Mexico. Currently, both laden and unladen trucks

traveling into Mexico are inspected by Mexican customs. Because the inspections cause increased processing time and substantial queuing problems on City streets, an agreement between U.S. Customs, the U.S. Border Patrol, and the City of San Diego was reached which separated the laden and unladen queues. The agreement, requires unladen trucks to travel south on Drucker Lane and the laden trucks to travel south on La Media to the existing one-lane truck route along the Mexican Border.

Logistic centers are facilities used by customs brokers, freight forwarders and truck depots that are a part of the goods movement industry. A key driver in the demand for logistics centers is the continued expansion of the maquiladora industry. The Otay Mesa Port of Entry and associated logistics facilities play an integral role in the supply chain that connects maquiladora products to the Ports of Los Angeles and Long Beach, and the Inland Empire. The maquiladora industry is expected to continue to expand at a rate between three and ten percent per year, which translates into demand for logistics space and an increase in truck traffic in the Otay Mesa area. Most of the logistics businesses are concentrated northeast of the Otay Mesa Port of Entry and along Siempre Viva Road east and west of SR-905.

## Otay Mesa Existing Conditions

The logistics market in Otay Mesa is heavily influenced by Mexican customs regulations, restrictions on foreign trucks operating in the United States and Mexico and other logistics industry factors. As a result, goods do not transit through the Otay Mesa Port of Entry directly from origin to destination; goods must be transferred in Otay Mesa before heading to final destinations. Typically, a long haul truck drops cargo (such as raw materials) at truck depots in the Otay Mesa area, and returns empty containers or finished goods manufactured in the Tijuana area for distribution elsewhere. The truck depots are short-term and long-term storage facilities for the truck trailers waiting for transfer across the international border. Short haul trucks in a process known as “drayage” handle the actual crossing. These trucks pick up goods dropped in Otay Mesa by the long haul trucks, obtain Mexican customs paperwork in Otay Mesa and deliver goods to manufacturing facilities in the Tijuana area. In the reverse direction, the drayage trucks bring finished goods into Otay Mesa, dropping off goods for pick-up by a long haul truck. All trucks entering from Mexico through the Otay Mesa Port of Entry must pass through the California Highway Patrol’s Otay Mesa Inspection Facility. The drayage trucks remain in the border area and are therefore continually being inspected.

### *Transit*

Otay Mesa is currently served by Metropolitan Transit System (MTS) Route 905 (express service) and 905A (local service) buses. Route 905 provides service generally along Otay Mesa Road/SR-905, between the Iris Avenue Trolley Station and the Otay Mesa Port of Entry (POE). Route 905A provides service between the same terminal destinations, with additional local service within Otay Mesa. Both buses operate about every 30 minutes on weekdays and about once per hour on weekends.

## **VI. FACILITIES**

### **EXISTING SCHOOLS**

There are currently three schools and one college operating within the Otay Mesa community planning area. The schools within Otay Mesa are as follows:

- Ocean View Hills School (OVH) – Grades K – 8  
Located at 4919 Del Sol Blvd. just north of Interstate 905 in the western portion of Otay Mesa, Ocean View Hills has served the X and Y communities since 2001. The San Ysidro School District’s only Kindergarten through Eighth Grade school, OVH’s 2007-08 enrollment stands at 1,023.

## Otay Mesa Existing Conditions

- San Ysidro High School (SYH) – Grades 9 – 12  
Located at 5333 Airway Road just south of Interstate 905 in the western portion of Otay Mesa, San Ysidro High School is a part of the Sweetwater Union High School District. SYH graduated its first senior class in 2006; in the 2007-08 school year, 2,434 students were enrolled.
- San Ysidro Adult School (SYA)  
Located at 4220 Otay Mesa Road on the western most edge of the Otay Mesa Community Planning area adjacent to Interstate 805, San Ysidro Adult School is a school of the Sweetwater Union High School District. SYA provides English language acquisition, literacy, adult secondary and vocational education.
- Southwestern Community College Higher Education Center  
Southwestern is located at 8100 Gigantic Street in the center of Otay Mesa south of Interstate 905. The Higher Education Center is a campus of Southwestern Community College, whose main campus is located in Chula Vista. Opening in 2007, Southwestern has the capacity to serve up to 5,000 students. The school's primary programs include: the Police Academy, Environmental Technology, Nursing, Fire Science Technology, and Paramedic and Emergency Medical Technician.

## PLANNED SCHOOLS

- Vista Del Mar Elementary School – Grades K – 6  
The San Ysidro School District has plans to open an elementary school (K – 6) adjacent to the existing Ocean View Hills School just north of Otay Mesa Road.

## POLICE & FIRE FACILITIES

The San Diego Fire Department currently has one station located in Otay Mesa. In service since 1996, Fire Station 43 is located on the eastern end of Brown Field at 1590 La Media Road, and currently serves the eastern portion of the Otay Mesa planning area. However, Fire Station 43 cannot provide adequate emergency response times throughout the remainder of the Otay Mesa Area.

The western portion of the community north of I-905 is currently being served by Fire Station #6, located in the adjacent community planning area of Otay Mesa-Nestor. The remaining portion of Otay Mesa, south of I-905, is served by Fire Station #29, which is located in the San Ysidro community planning area.

Fire Station 49 is to be constructed by Pardee in the Ocean View Hills community. This station will provide emergency response coverage to the west end of Otay

## Otay Mesa Existing Conditions

mesa. However, an additional fire station will be needed between these two fire stations to ensure an effective fire force can be provided in the community that is planned as a result of the Update process.

There are no police stations currently located in Otay Mesa. The community is served by the Southern Division of the San Diego Police Department, which is located in the adjacent Otay-Mesa Nestor Community.

### **LIBRARIES**

There are currently no public libraries located in Otay Mesa; the nearest public libraries are located in the adjacent communities of Otay Mesa-Nestor and San Ysidro. The Otay Mesa Library, located in Otay Mesa-Nestor, currently serves as the meeting location for the Otay Mesa Community Planning Group.

The San Ysidro library is located directly to the west of Otay Mesa, and serves the western portion of the Otay Mesa residential community.

### **RECREATION**

Otay Mesa's existing recreational facilities serve the north western communities of Otay Mesa, including California Terraces, Hidden Trails, and Ocean View Hills. The recreational facilities developed within the community's residential neighborhoods were the result of the adopted 1981 Otay Mesa Community Plan and the Precise Plans. The table below provides a description of the parks currently located in Otay Mesa, as well as those planned for development under the community's Public Facilities Financing Plan.

Otay Mesa Existing Conditions

<b>Population Based Parks</b>				
Name	Location	Size (acres)	Description	Expected Completion Date
Ocean View Hills Neighborhood Park	Ocean View Hills Parkway	5.2	This neighborhood park provides children's play areas, picnic facilities, parking, passive lawn areas and landscaping.	Completed
Vista Pacifica Neighborhood Park	Avenida De Las Vistas	6	This neighborhood park provides children's play areas, picnic facilities, parking, passive lawn areas and landscaping.	Completed
Beyer Community Park	Joint San Ysidro/Otay Mesa park	7.5	This community park may include a comfort station with a concession and storage area, basketball courts, multi-use turf fields with sports lighting, picnic areas, parking and children play areas.	TBD Facilities Financing
Hidden Trails Neighborhood Park	Hidden Trails	4.1	This neighborhood park may provide play areas, parking, picnic areas, a comfort station and passive turf areas.	TBD Facilities Financing
Dennerly Ranch Neighborhood Park	Dennerly Ranch	11	This neighborhood park may provide passive turf areas, play areas, parking, picnic areas and a small staging area for park users to gain access to the Otay Valley Regional Park.	TBD Facilities Financing
Pacific Breezes Community Park		15	This community park will be adjacent to a five acre joint use facility located at a K-8 elementary school. The park will include children's play areas, tennis courts, picnic facilities, athletic fields, a 17,000 square foot recreation building, a comfort station, skate park, and an Aquatic Complex.	TBD Facilities Financing
Riviera Del Sol Neighborhood Park	Riviera Del Sol	4.9	This neighborhood park may provide play areas, parking, picnic areas, a comfort station and passive turf areas.	TBD Facilities Financing

**Table 6.1 Population-based Parks**

## VII ECONOMICS

A 2005 Real Estate Market Analysis was prepared by Economic Research Associates (ERA) for the City as part of the Otay Mesa Community Plan Update. The analysis estimated the demand for gross industrial and commercial acreage between 2000 and 2030, as well as the demand for residential housing units. The report was updated in December of 2006 to reflect the industrial absorption that occurred between 2000 and 2006, and is available in the plan's appendices.

Overall, the analysis estimated that Otay Mesa can support the following increases in the amount of commercial and industrial land by 2030:

	<b>Low</b>	<b>Moderate</b>	<b>High</b>
Industrial	835	1,035	1,497
Office	20	25	29
Retail	87-109	87-109	87-109

**TABLE 7.1 –Industrial and Commercial Demand Estimates Acreage**

In addition, the analysis estimated that the market can support approximately 8,000 more residential units than allowed in the currently adopted community plan.

The estimated land area absorbed assumes efficient land utilization and was estimated separately for each use. The aggregate amount of land absorbed could be marginally less with mixed-use development and use of shared resources, such as parking, landscaping, and circulation infrastructure. The combined uses could include a combination of office, retail and services, lodging, and some multi-family residential development.

The entire market analysis is available as a technical report and can be found on line at <http://www.sandiego.gov/planning/community/cpu/otaymesa/pdf/erareport050921.pdf>.

## **VIII SUMMARY**

The Otay Mesa Community Plan Update represents a unique opportunity to evaluate the planning area's industrial land supply and demand for the next 20 years. Based on the real estate market study, Otay Mesa has the capacity to provide sufficient industrial and commercial lands, as well as increased residential development over the next twenty years. Completion of the circulation infrastructure continues to be one of the

challenges to sustaining the industrial, commercial, and residential viability. Balancing the economic prosperity with the regional housing needs of the City and preserving sensitive resources, the Otay Mesa Community Plan Update provides an opportunity to implement General Plan policies for the development of a sustainable and integrated community, while protecting one of the City's last reserves of sensitive biological resources.