
San Ysidro

COMMUNITY PLAN UPDATE

ACTUALIZACION DEL PLAN COMUNITARIO

January 11, 2012



Agenda

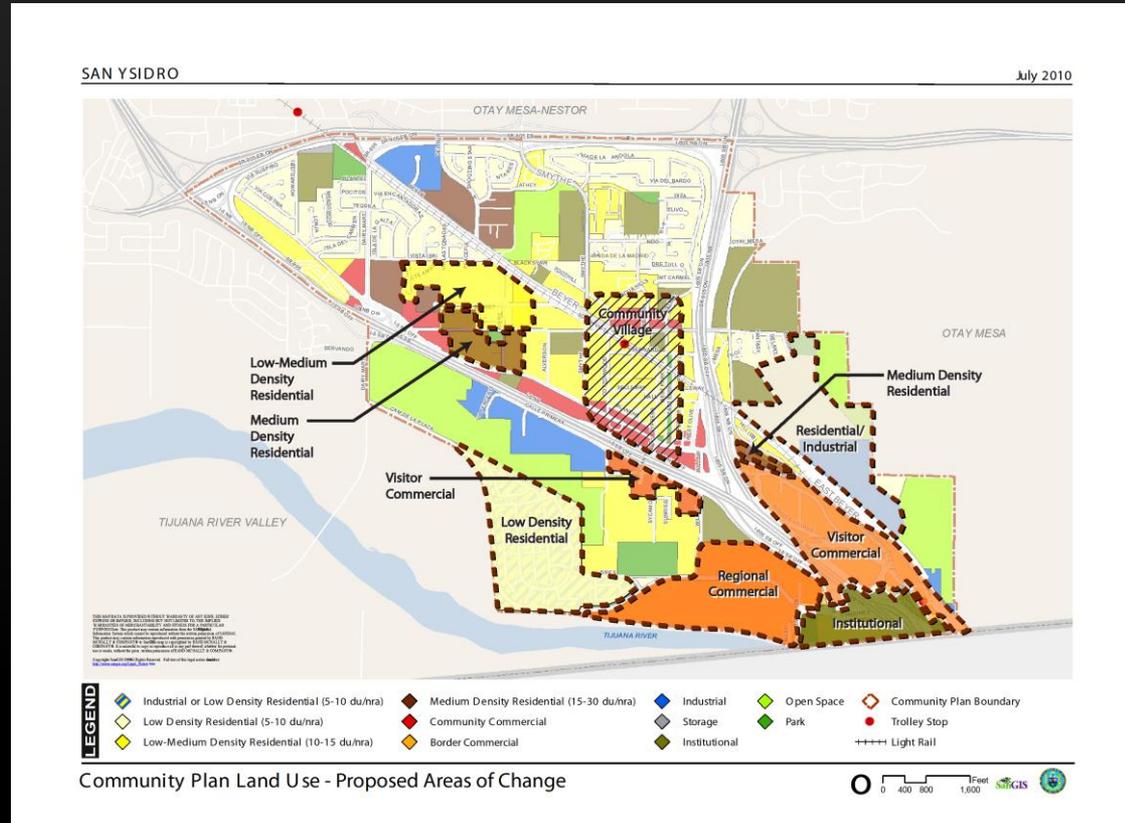
- ▶ **a) Commercial Zones - intensities and specific uses**
- ▶ **b) Role of mobility and traffic analysis in developing the land use plan**
- ▶ **c) Technical studies associated with the environmental analysis**

Recap: Draft changes to community land use designations

November 9th Advisory Committee Meeting

Presented potential Areas of Change

AC requested more information regarding Commercial land use

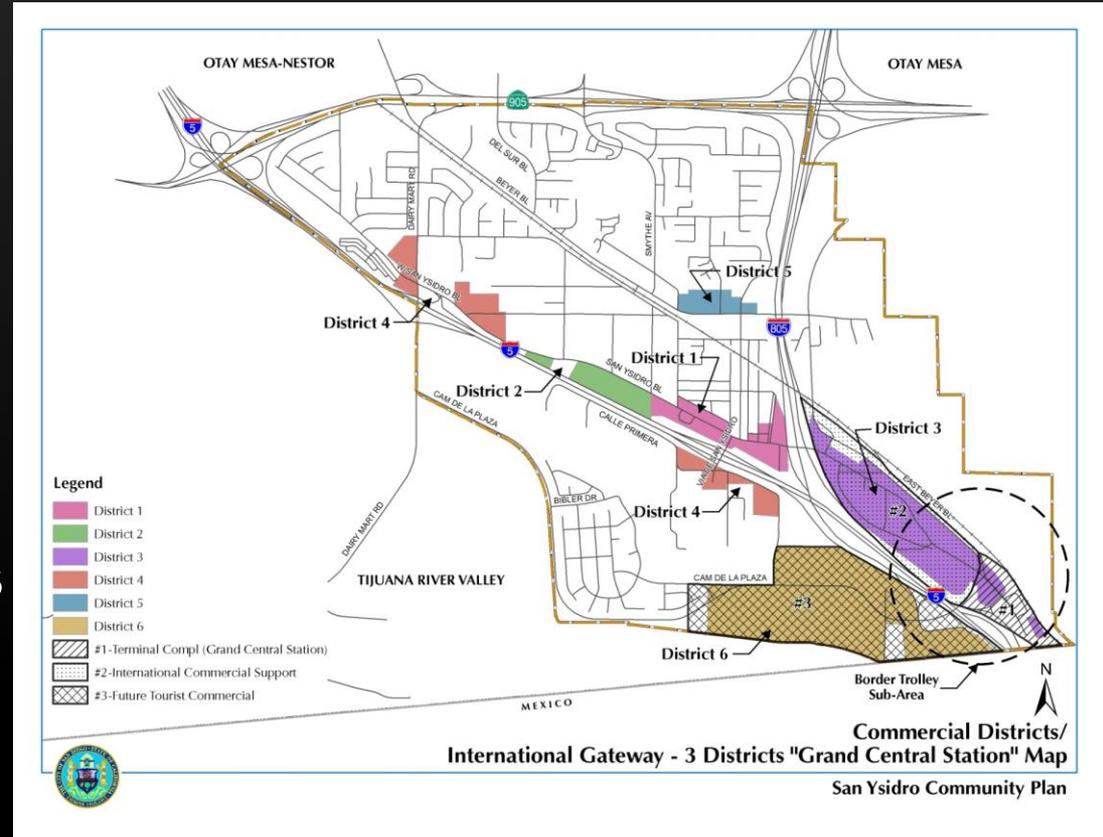


Recap: Commercial Land Uses

Nov. 28th Community Planning Group Meeting

Additional information on commercial land uses.

Requested the January Advisory Committee focus on commercial zones and circulation and traffic



Next Steps

- ▶ Spring 2012
 - ▶ Market Assessment of San Ysidro
 - ▶ Special sites discussion - Villages
 - ▶ Reach consensus on a land use alternative

Goal: Begin traffic modeling and drafting the
Community Plan

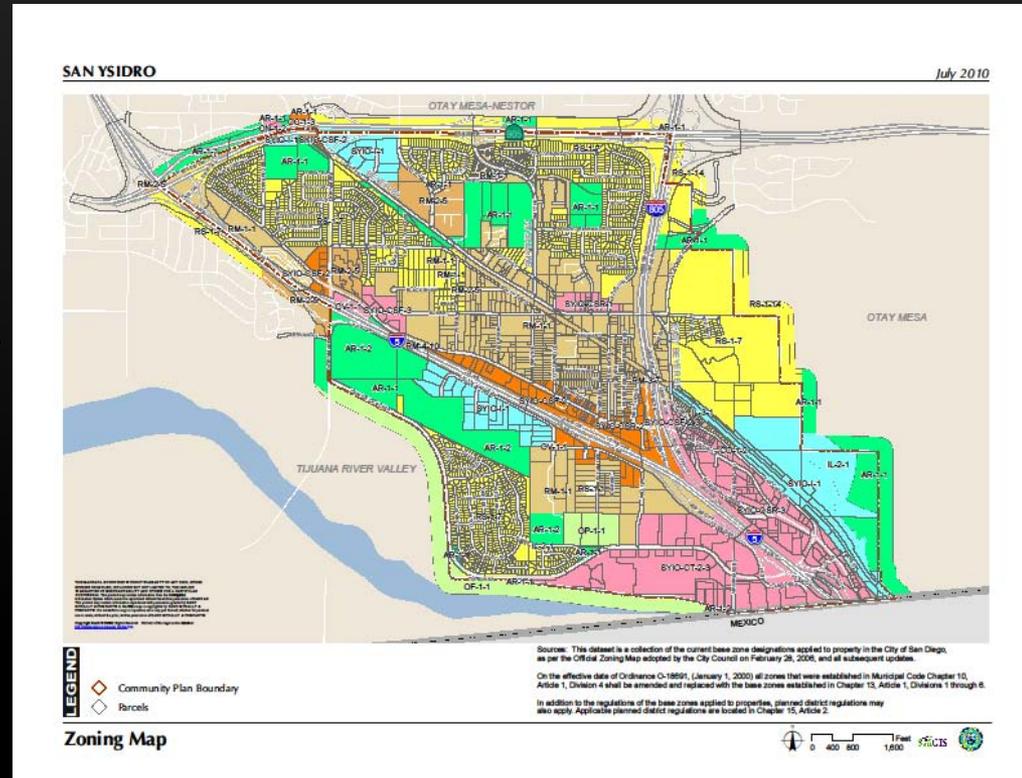
Commercial Zones

Dan Joyce
Senior Planner
DSD - Code Monitoring Team

Handout 1:
Purpose - Commercial Zones

Handout 2:
Commercial Land Use/Zone
Comparison

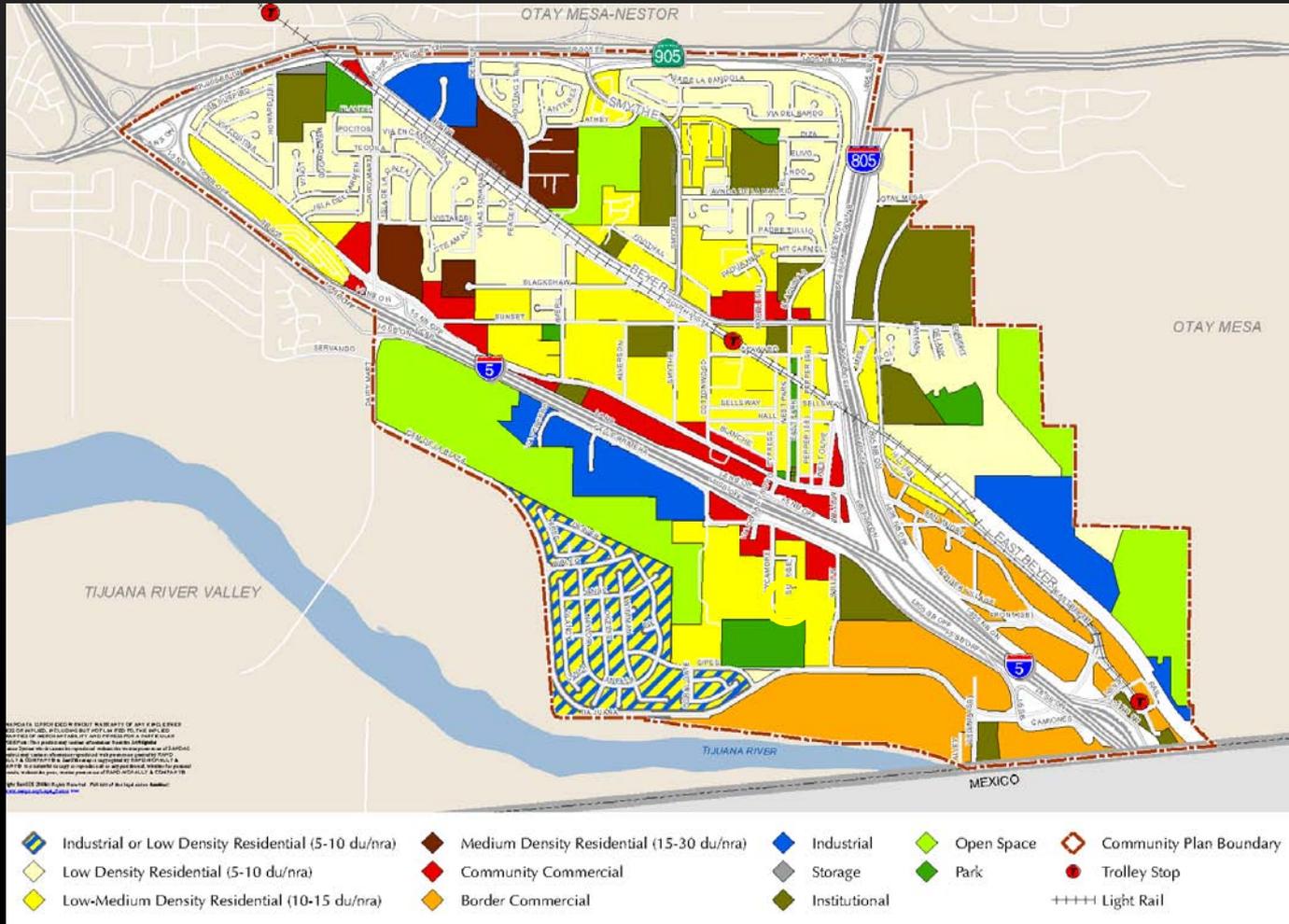
Handout 3:
Comparison between CN, CC,
CV Zones



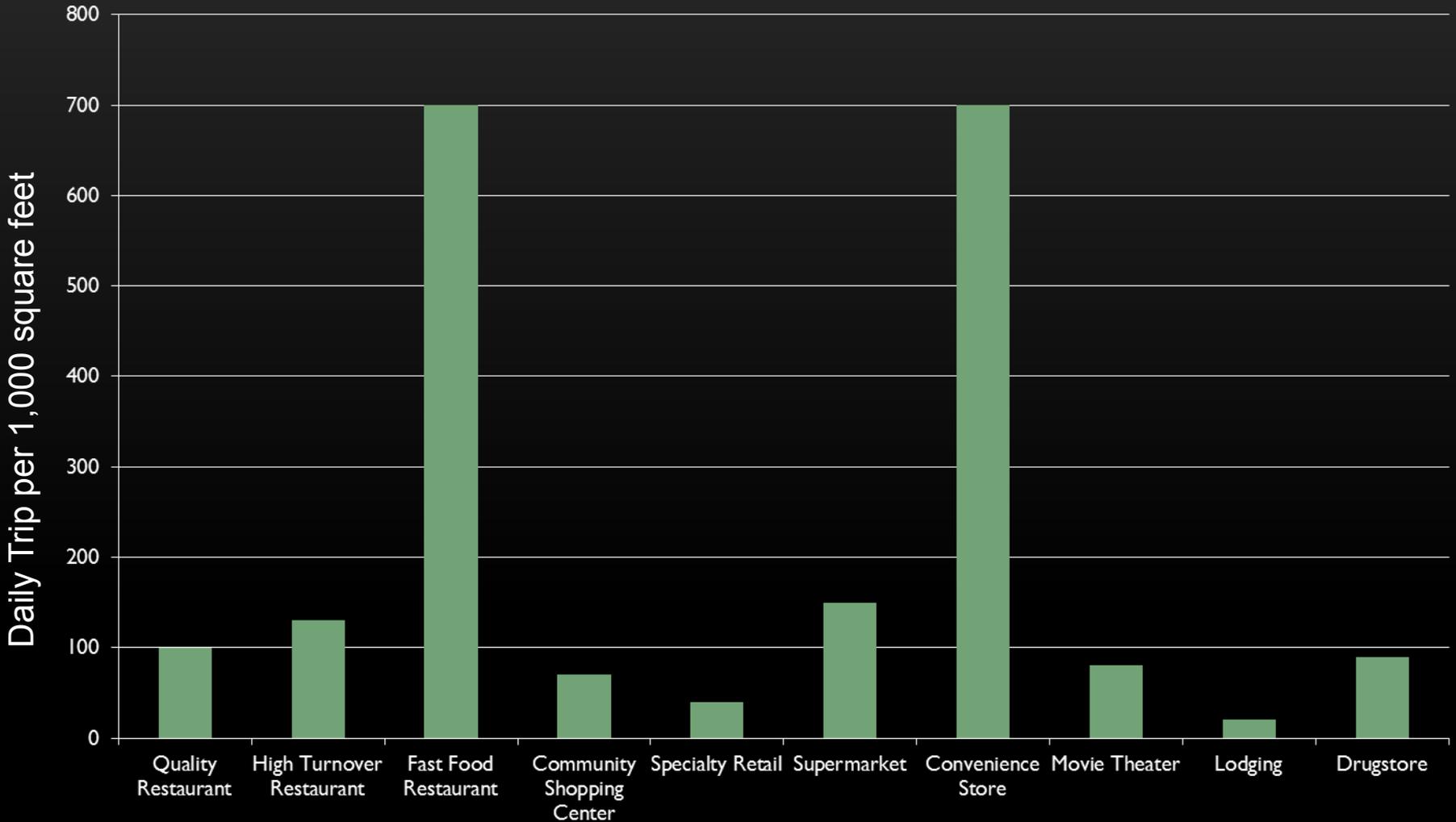
Mobility and Traffic

- ▶ Leo Espelet with Kimley-Horn & Associates
- ▶ Role of mobility and traffic analysis in developing the land use plan

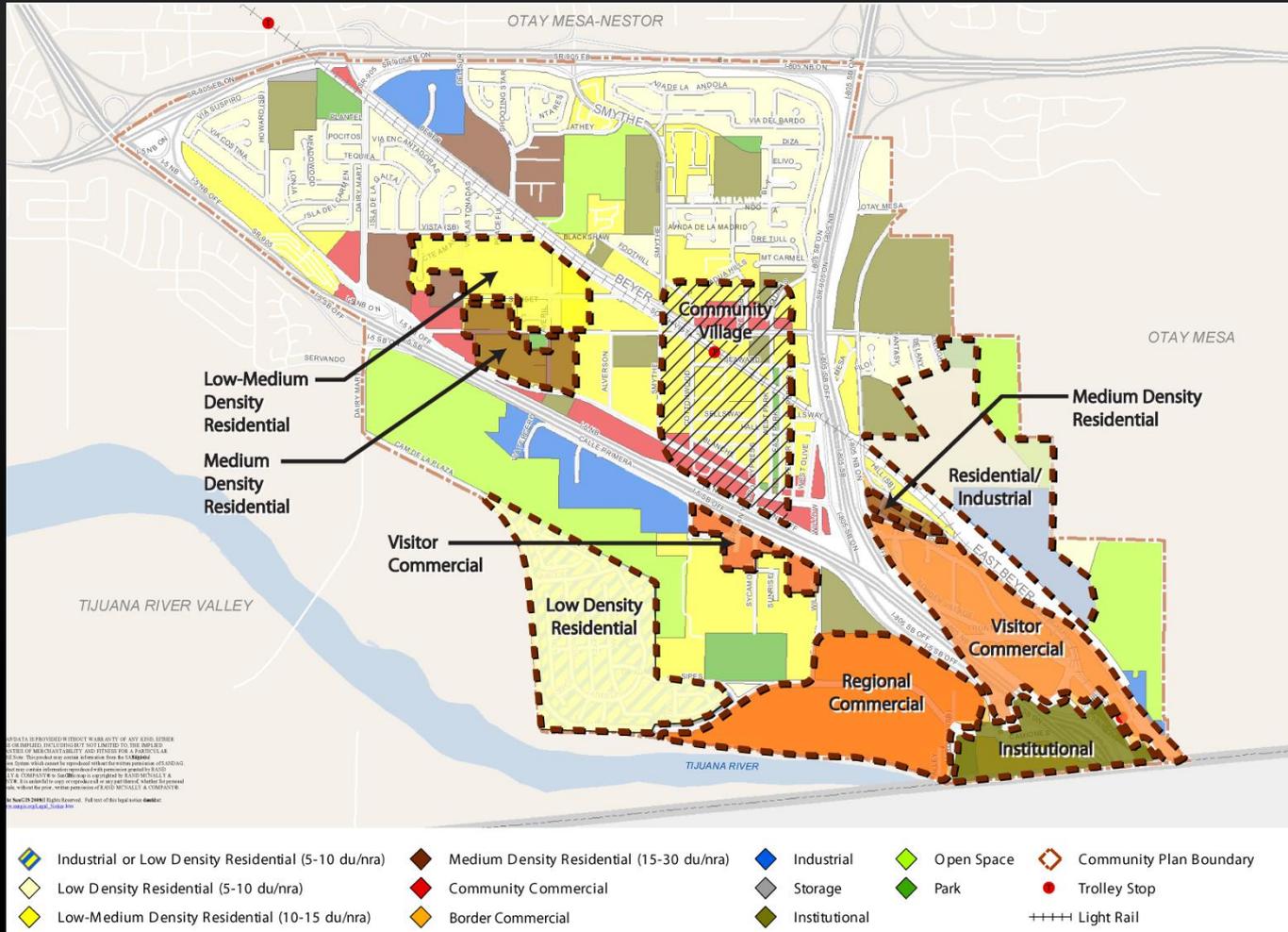
Existing Land Uses



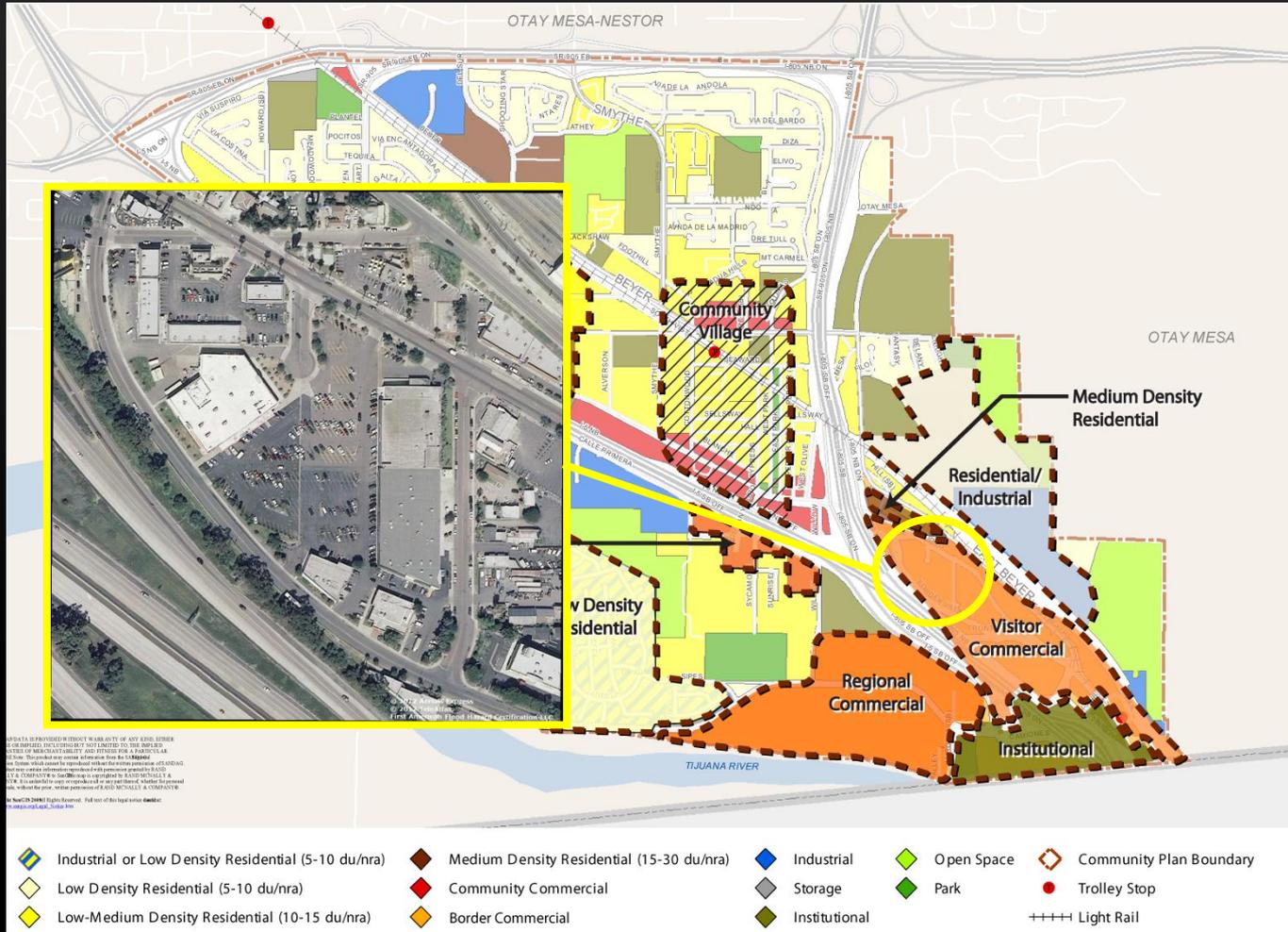
Commercial Trip Generation Rates



Land Use Changes - Traffic



Land Use Changes - Traffic



Land Use Changes - Traffic



Existing Uses:

- Community Shopping Center
- Specialty Retail
- Fast Food Restaurant
- Auto repair shop

Land Use Changes - Traffic

Existing Traffic Generation

Land Use	Size	Daily Trip	AM Trips	PM Trips
Community Shopping Center (CVS and 99 cent store)	95,600 sf	6,695	201	670
Specialty Retail (Various)	35,500 sf	1,423	43	128
Fast Food Restaurant (Ponchitos)	4,300 sf	3,010	120	241
Auto Repair Shop (O'Reilly)	350 sf	7	1	1
<i>Total</i>	136,000 sf	11,135	365	1,040

Land Use Changes - Traffic



Potential New Uses (Community Serving):

- Restaurants
- Grocery Store
- Specialty Retail
- Offices

Land Use Changes - Traffic

Potential Traffic Generation (Community Serving)

Land Use	Size	Daily Trip	AM Trips	PM Trips
Restaurant (High Turnover)	10,000 sf	1,300	104	104
Grocery Store	41,000 sf	6,150	246	615
Specialty Retail	25,000 sf	1000	30	90
Office	60,000 sf	1,147	149	161
<i>Total</i>	136,000 sf	9,597	529	970

Land Use Changes - Traffic



Potential New Uses (Visitor Serving):

- Restaurants/Clubs
- Movie Theater
- Specialty Retail
- Bed and Breakfast
- Hotel

Land Use Changes - Traffic

Potential Traffic Generation (Visitor Serving)

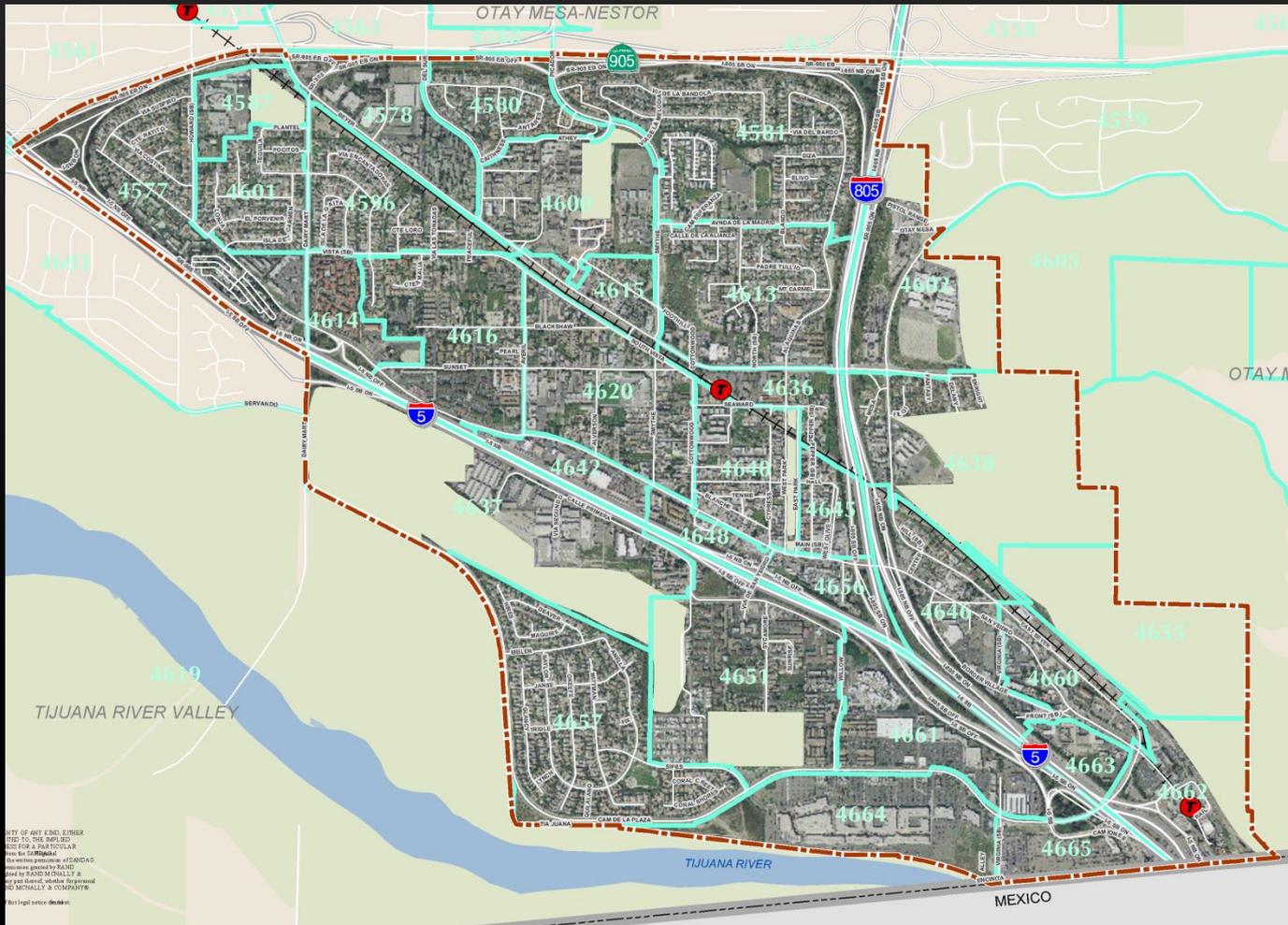
Land Use	Size	Daily Trip	AM Trips	PM Trips
Restaurant (High Turnover)	20,000 sf	2,600	208	208
Movie Theater	60,000 sf	4,800	14	384
Specialty Retail	60,000 sf	2,400	72	216
Lodging	25,000 sf	400	24	34
<i>Total</i>	165,000 sf	10,200	318	840

Land Use Changes - Traffic

Potential Traffic Generation (Comparison)

Land Use	Daily Trip	AM Trips	PM Trips
Existing Uses	11,135	365	1,040
Potential Changes (Community Serving)	9,597	529	970
Potential Changes (Visitor Serving)	10,200	318	840

Traffic Assignment Zones



Questions?

Project Updates are available on the web at:

<http://www.sandiego.gov/planning/community/cpu/sanysidro>

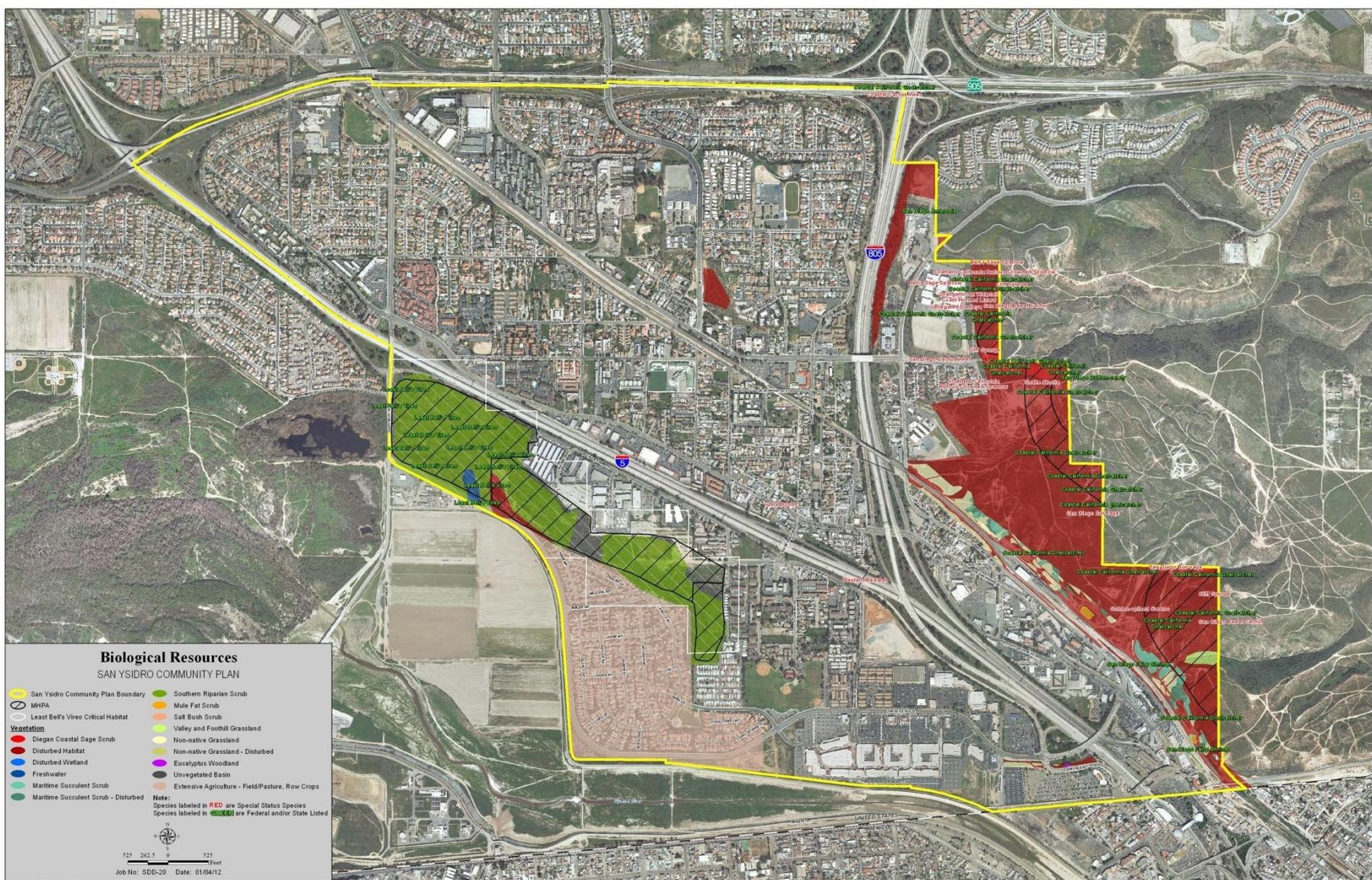
Environmental Analysis

- ▶ Bruce McIntyre with HELIX Environmental
- ▶ Preview of technical studies associated with the environmental analysis

Environmental Analysis

▶ HELIX's Role

- Identify environmental baseline and constraints
- Work with City staff and consultant team to refine land use designations and objectives to minimize environmental impacts
- Prepare Program Environmental Impact Report (EIR) to:
 - Address impacts of the Community Plan Update
 - Provide a document from which subsequent environmental review can be “tiered”



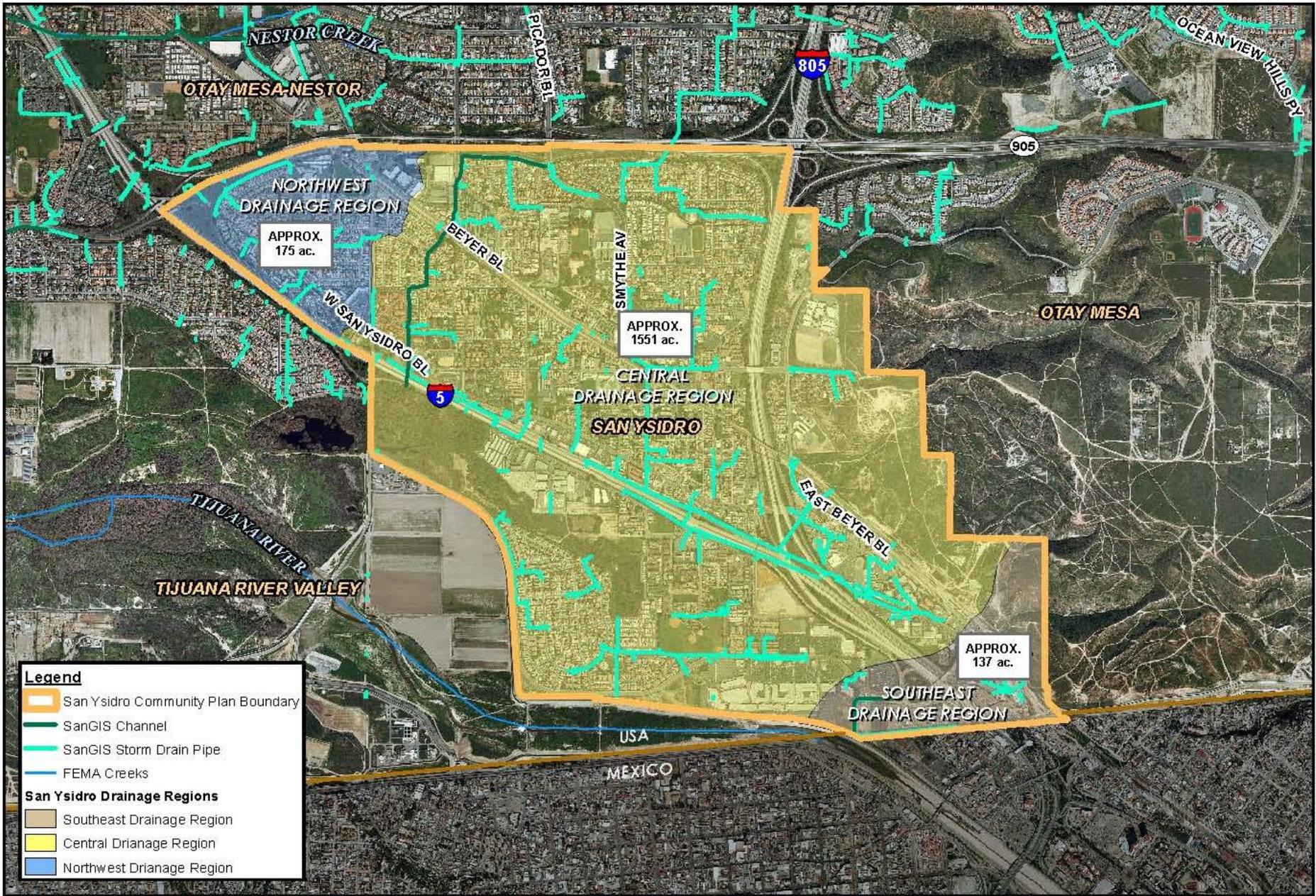
Biological Resources

SAN YSIDRO COMMUNITY PLAN

- San Ysidro Community Plan Boundary
- MHPA
- Least Bell's Vireo Critical Habitat
- Vegetation**
- Diegan Coastal Sage Scrub
- Disturbed Habitat
- Disturbed Wetland
- Freshwater
- Maritime Succulent Scrub
- Maritime Succulent Scrub - Disturbed
- Southern Riparian Scrub
- Mule Fat Scrub
- Salt Bush Scrub
- Valley and Foothill Grassland
- Non-native Grassland
- Non-native Grassland - Disturbed
- Eucalyptus Woodland
- Unvegetated Basin
- Extensive Agriculture - Field/Pasture, Row Crops

Note:
 Species labeled in **RED** are Special Status Species
 Species labeled in **GREEN** are Federal and/or State Listed

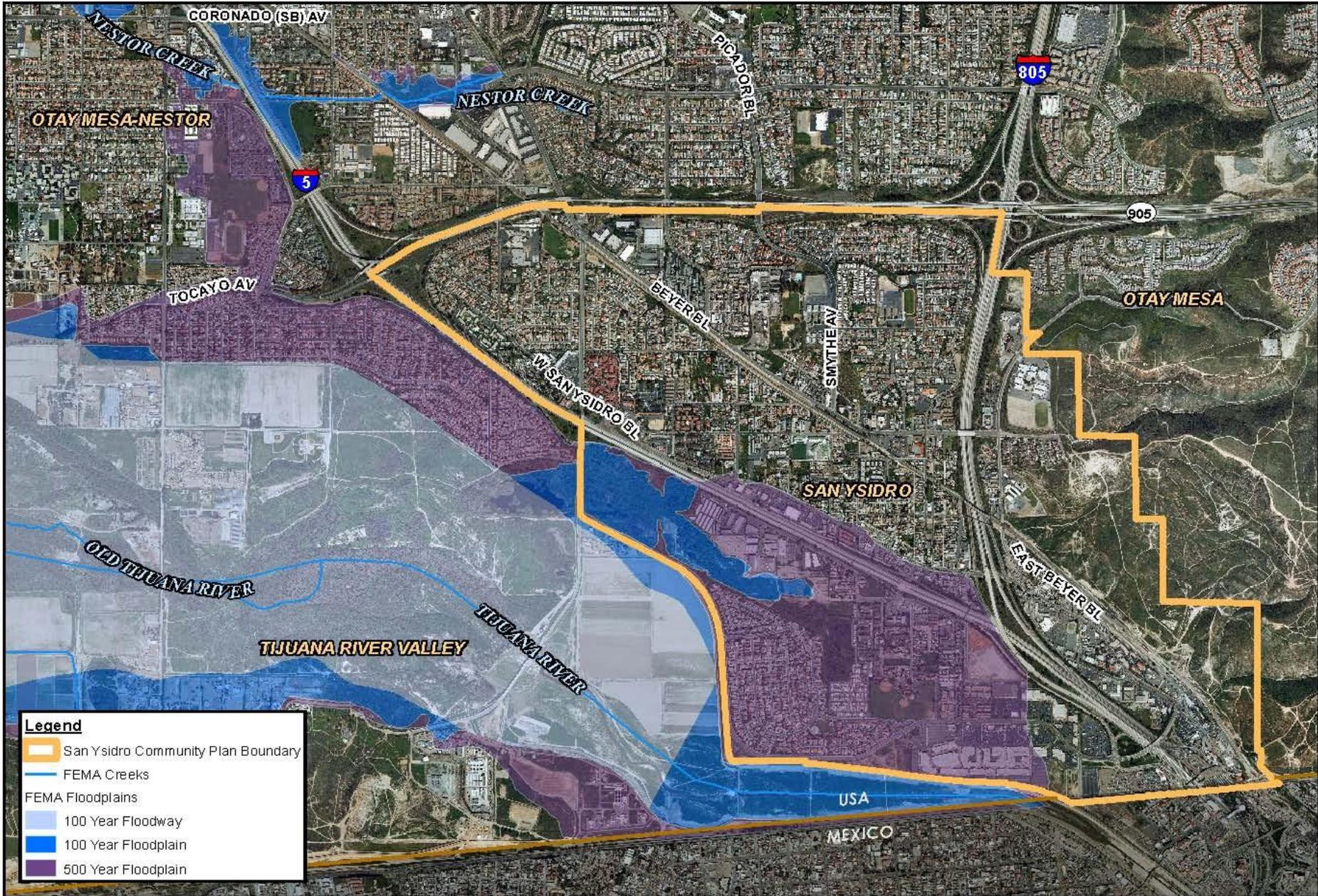




Drainage Region Map For San Ysidro Community - Preliminary

Attachment A





FEMA Floodplain Mapping For San Ysidro Community - Preliminary

Attachment A

Filepath: W:\16657\GIS\SanYsidro_FloodPlain_v10.mxd
 Exhibit Date: January 9, 2011
 REC JN: 16657



Data Sources:
 SanGIS Community Plan SD: April 2009
 SanGIS Storm Drain Conveyance - April 2010
 FEMA NFHL Creeks - September 2011
 Eagle Aerial Photo: March 2009



EXPLANATION

GEOLOGIC HAZARD CATEGORIES

Fault Zones

- 12 Potentially Active
- Inactive, presumed inactive or activity unknown

Landslides

- 21 Confirmed, known, or highly suspected
- 22 Possible or conjectured

Slide-prone Formations

- 27 Otay, Sweetwater and others

Liquefaction

- 31 High Potential- Shallow groundwater major drainages, hydraulic fills
- 32 Low Potential- fluctuating groundwater minor drainages

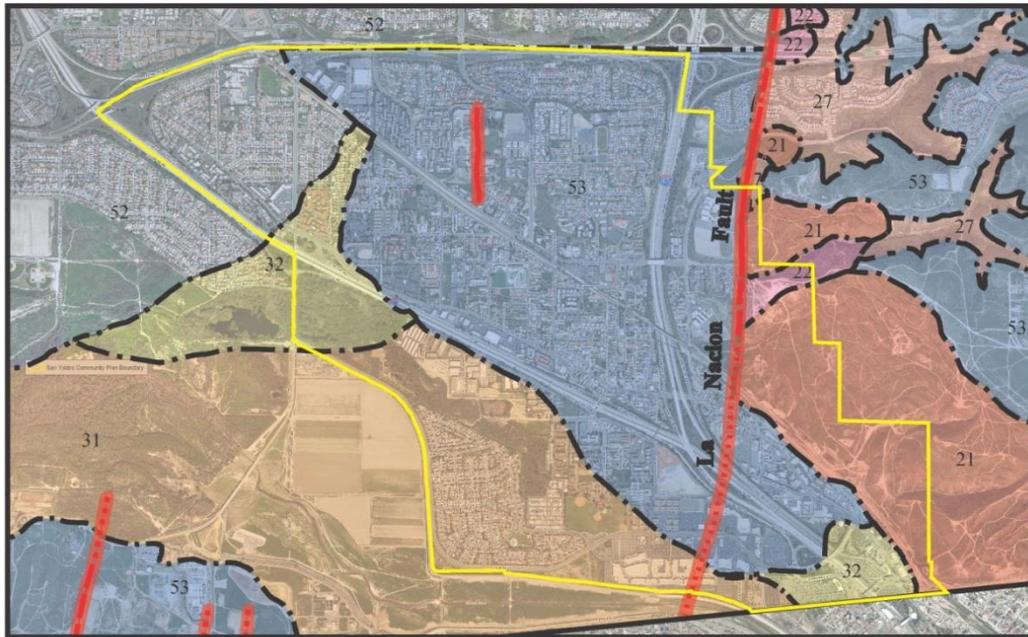
Other Terrain

- 52 Other level areas, gently sloping to steep terrain, favorable geologic structure, low risk
- 53 Level or sloping terrain, unfavorable geologic structure, low to moderate risk

- Fault; dashed where approximate, dotted where concealed

- Contact

- Project boundary



Scale:



ALLIED GEOTECHNICAL ENGINEERS, INC.

GEOLOGIC HAZARDS AND FAULTS MAP

SAN YSIDRO COMMUNITY PLAN UPDATE

PROJECT NO. 127GS-10

FIGURE