

**CLERK OF THE BOARD OF SUPERVISORS
EXHIBIT/DOCUMENT LOG**

MEETING DATE & AGENDA NO. 07/17/2024 #10

STAFF DOCUMENTS (Numerical)

No.	Presented by:	Description:
1.	Staff	15-page PowerPoint Presentation
2.		
3.		
4.		

PUBLIC DOCUMENTS (Alphabetical)

No.	Presented by:	Description:
A.	Public	11-page PowerPoint Presentation
B.		
C.		
D.		
E.		
F.		
G.		

OFFICIAL RECORD

Clerk of the Board of Supervisors

County of San Diego

Exhibit No. 1

Meeting Date: 7/17/24 Agenda No. 10

Presented by: Staff



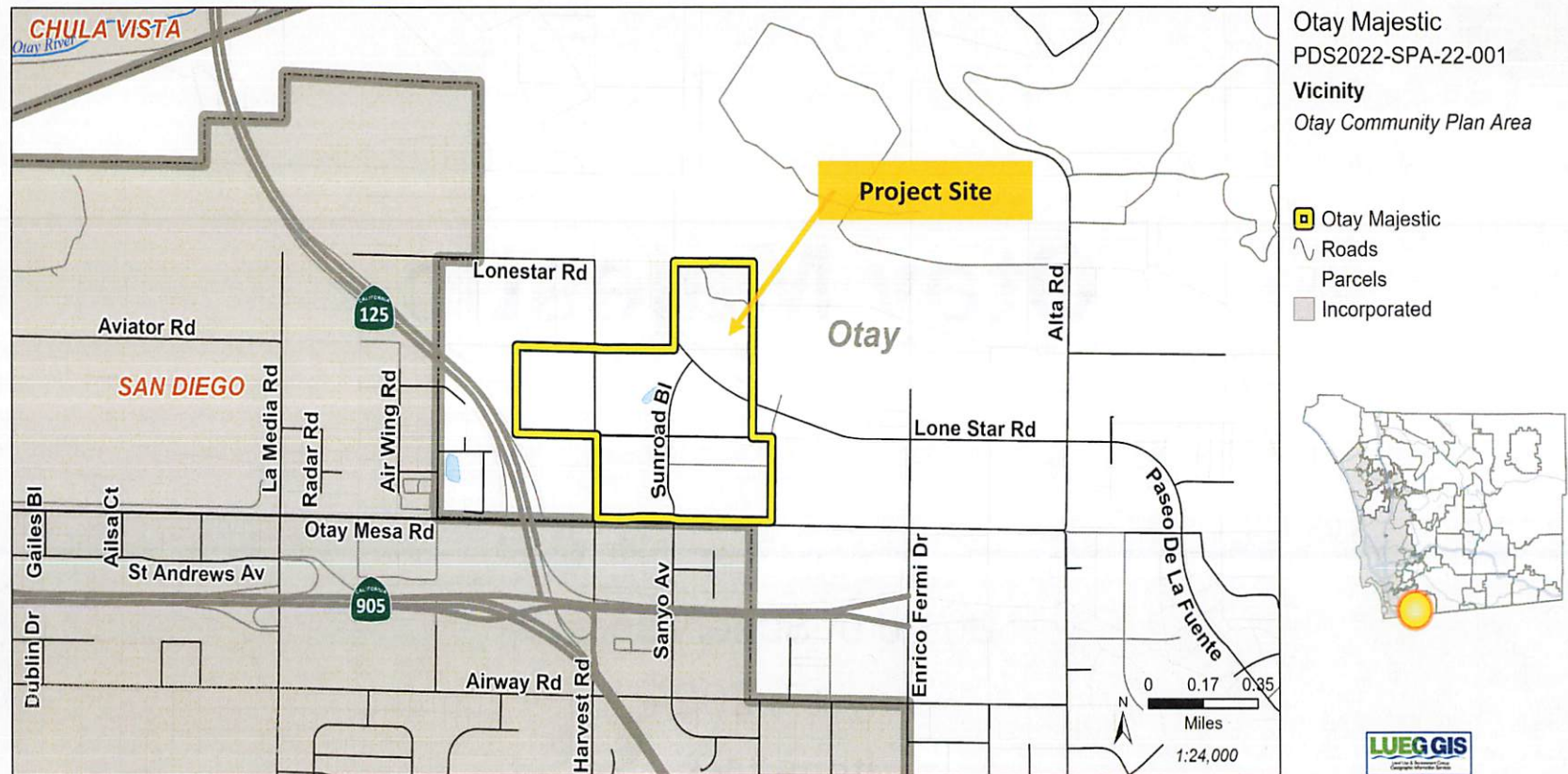
Otay Majestic

Board of Supervisors

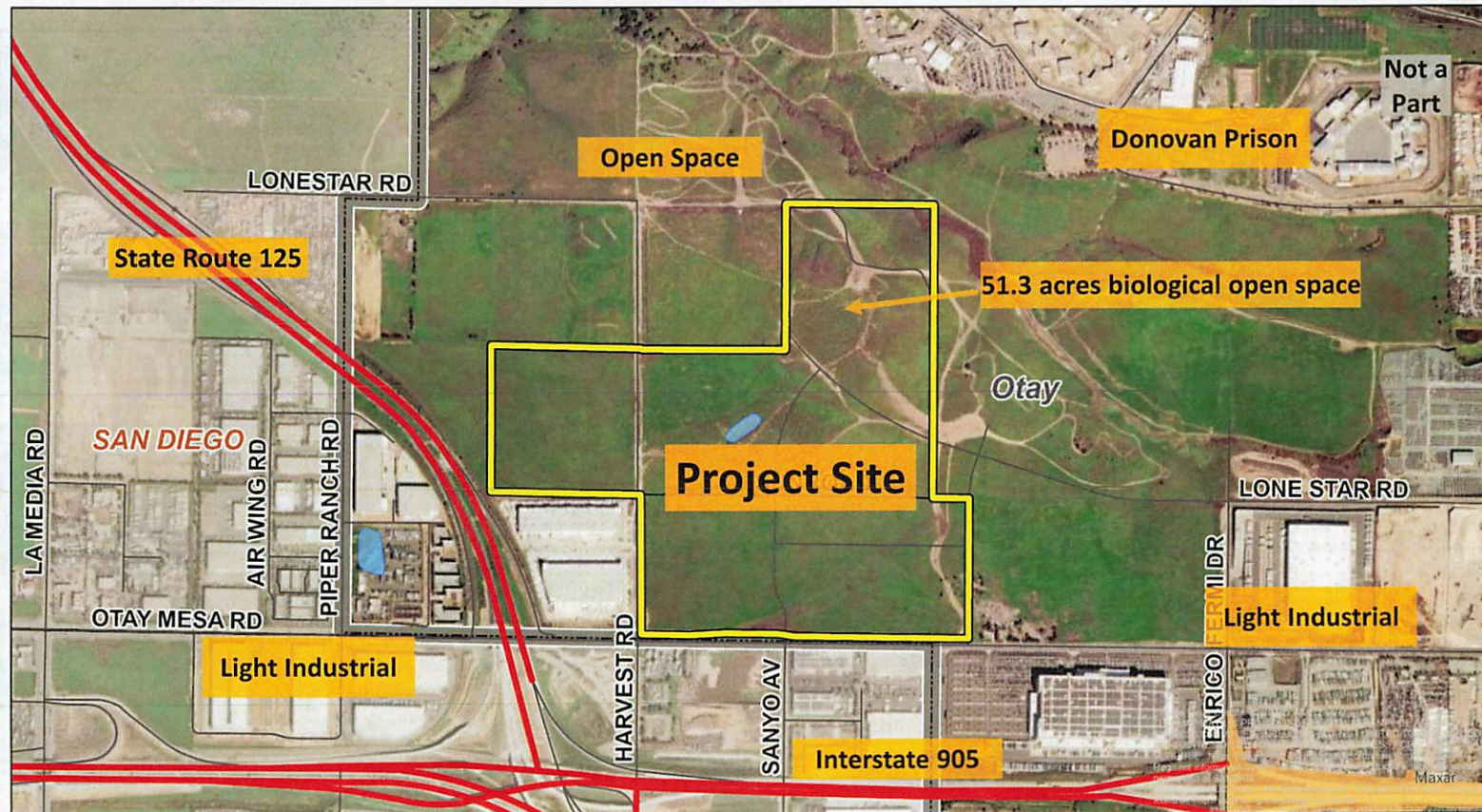
July 17, 2024

Item #10

Project Site



Project Site and Surrounding Area

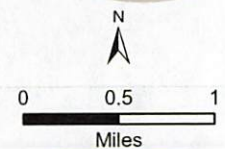
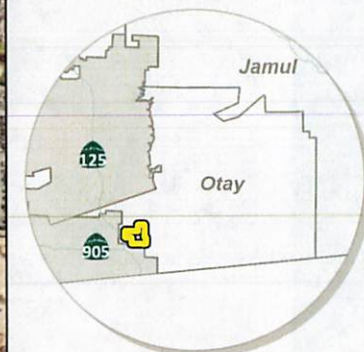


PDS2022-SPA-22-001

Aerial

Otay Community Plan Area

- Otay Majestic
- State Route 11



Project Site History



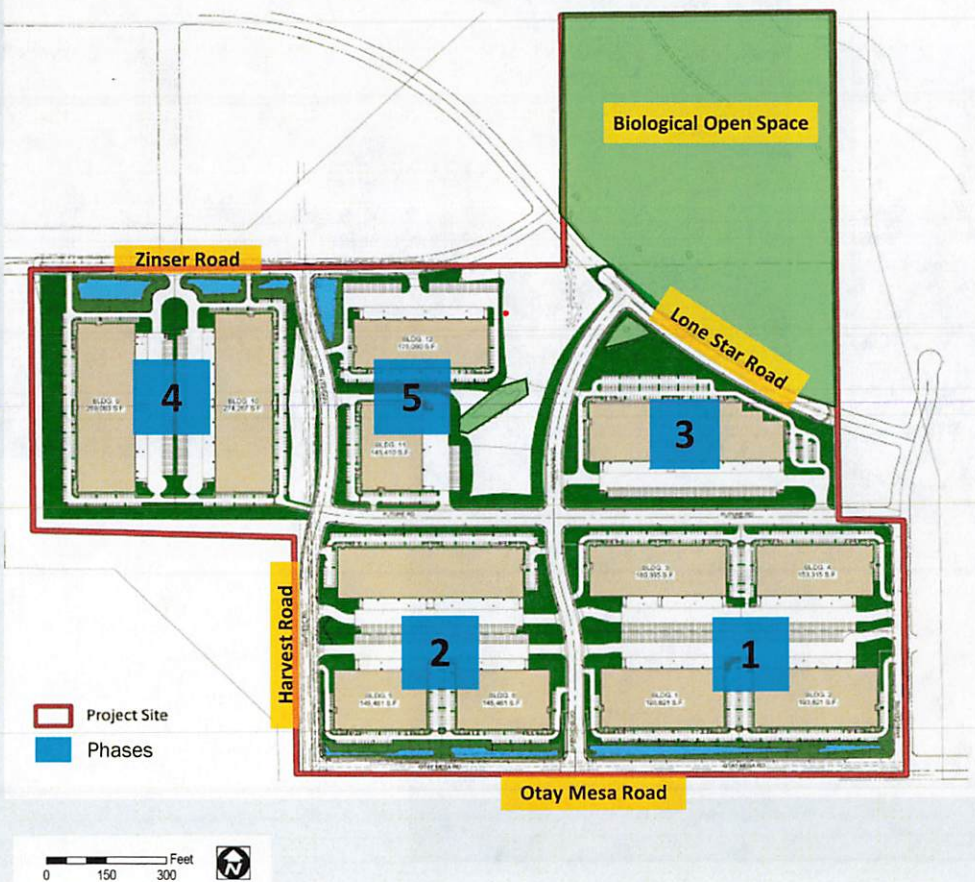
July 25, 2018
Board Approved Otay 250 Project

3,158 Housing Units

Mixed Commercial Uses

Project Never Moved Forward

Otay Majestic Project



- 12 Industrial lots
- 2,850,000 square feet of warehouse uses
- 5 development phases
- 51.3-acres of open space

Light Industrial Buildings



Public Input and California Environmental Quality Act (CEQA)

Specific Plan Amendment and Addendum

- Public Review - March 7, 2024 to April 22, 2024
 - Two Public Comment Letters
- Two Public Comment Letters in Support

Addendum to Previous EIRs

Environmental Impact Report



East Otay Mesa Specific Plan

Supplemental EIR



Industrial Project

Supplemental EIR



Otay 250 Project

Traffic

Approved Otay 250 Project

34,124 Daily Trips
2,785 AM Peak Hour Trips
3,474 PM Peak Hour Trips

Significant Impacts

8 Intersections
3 Roadway Segments

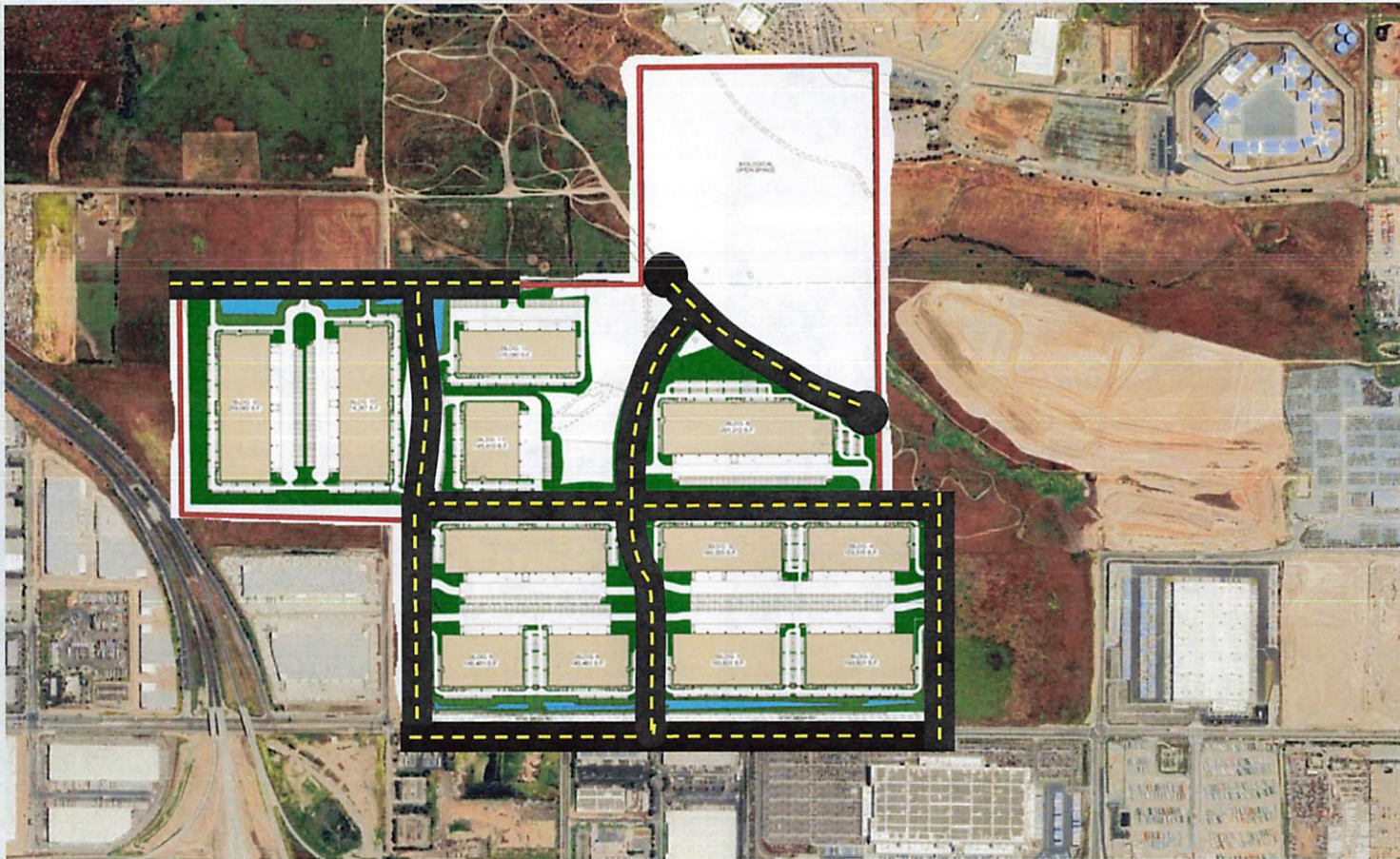
Proposed Otay Majestic Project

6,569 Daily Trips
428 AM Peak Hour Trips
462 PM Peak Hour Trips

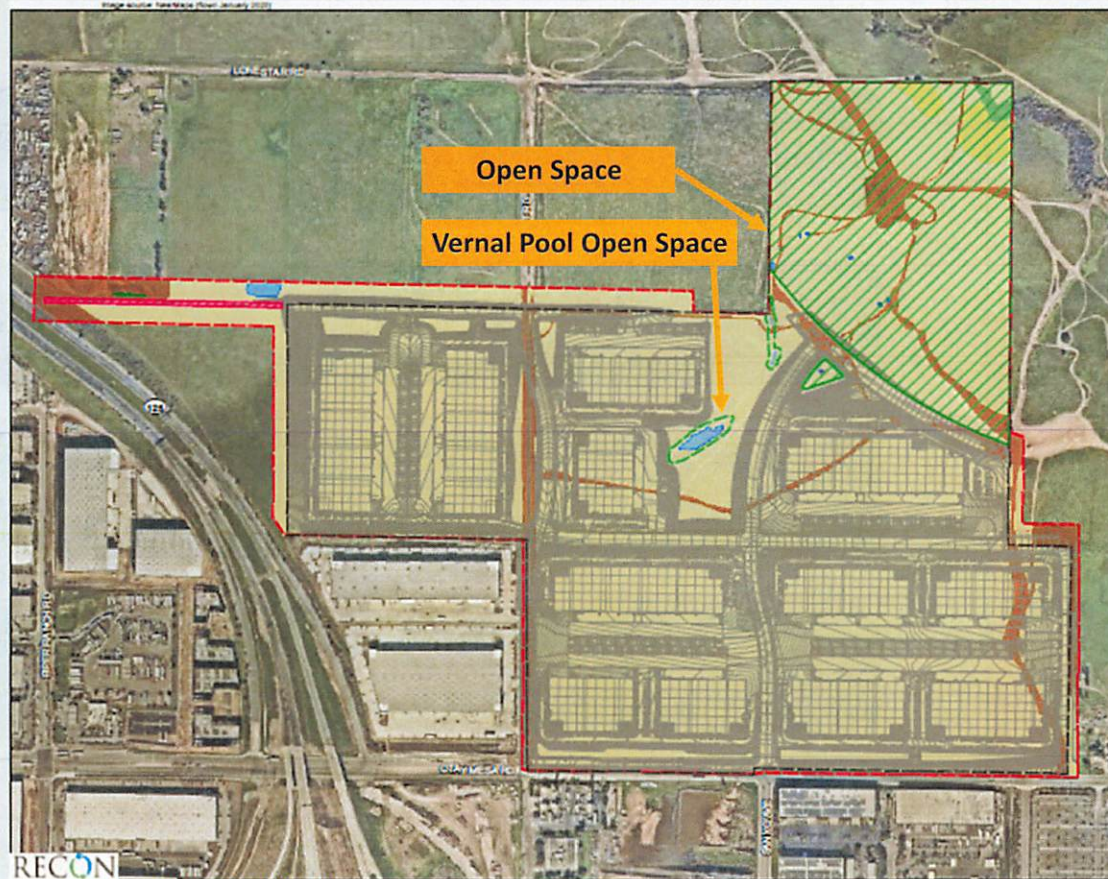
Significant Impacts

NONE

Road Improvements

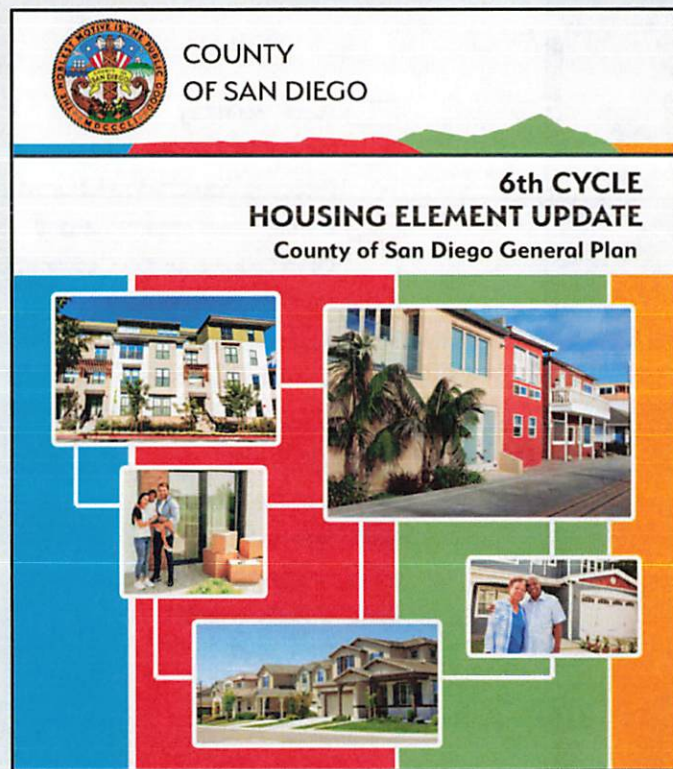


Biological Resources



- Parcel Boundary
- Survey Area (2023)
- Proposed Industrial Project Limits
- Off-site Sewer Impacts Wetland
- Open Space Boundary Dedicated
- Open Space Areas
- Vegetation Community**
- Native Grassland
- Non-native Grassland
- Vernal Pool
- Disturbed Wetland
- Non-native Riparian
- Eucalyptus Woodland
- Disturbed Habitat
- Developed

Regional Housing Needs Allocation (RHNA)



6,700 RHNA Total Units

No-Net-Loss Requirement

Otay 250 - 663 RHNA Units Removed

Removal Will Not Conflict with RHNA

Recommendation

- No Community Planning Group (CPG) or Sponsor Group (CSG)

Planning Commission

Approve– Vote 5-0-1-0 / 5-Yes, 0-No, 1-Absent, 0-Abstain

June 14, 2024

Staff Recommendations

Recommend Approval of the Project

- Specific Plan Amendment
- Vesting Tentative Map
- Site Plan

Recommend Adoption of the Environmental Findings

- Addendum to Previous EIRs

Defense and Indemnification- \$1,000,000



Otay Majestic

Board of Supervisors

July 17, 2024

Item #10

OFFICIAL RECORD
Clerk of the Board of Supervisors
County of San Diego

Exhibit No. A

Meeting Date: 7/17/24 Agenda No. 10

Presented by: Public

OTAY MAJESTIC

BOARD OF SUPERVISORS HEARING
JULY 17, 2024



ABOUT SUNROAD ENTERPRISES

- Family-owned company founded in San Diego in 1977
- One of the largest minority-owned businesses based in San Diego
- Employs 1400 people in the greater San Diego area
- A major force in the San Diego County real estate market for more than 35 years including office building complexes and multifamily communities
- Major philanthropic presence with 25+ charities and local organizations

PURPOSE OF THE PROJECT

- Prior to 2018, entitlements allowed development of the site with industrial lots.
- East Otay Mesa continues to be a rapidly developing industrial hub.
- Opening of the Otay Mesa East Port of Entry will increase cross-border logistics business.
- The Project site is surrounded to the west, south, and east by industrial development that is existing or under construction.

COMMUNITY OUTREACH

Support from:

- East Otay Mesa Property Owner's Association
- Otay Mesa Community Planning Group
(City of San Diego)
- Otay Mesa Chamber of Commerce



SITE PLAN

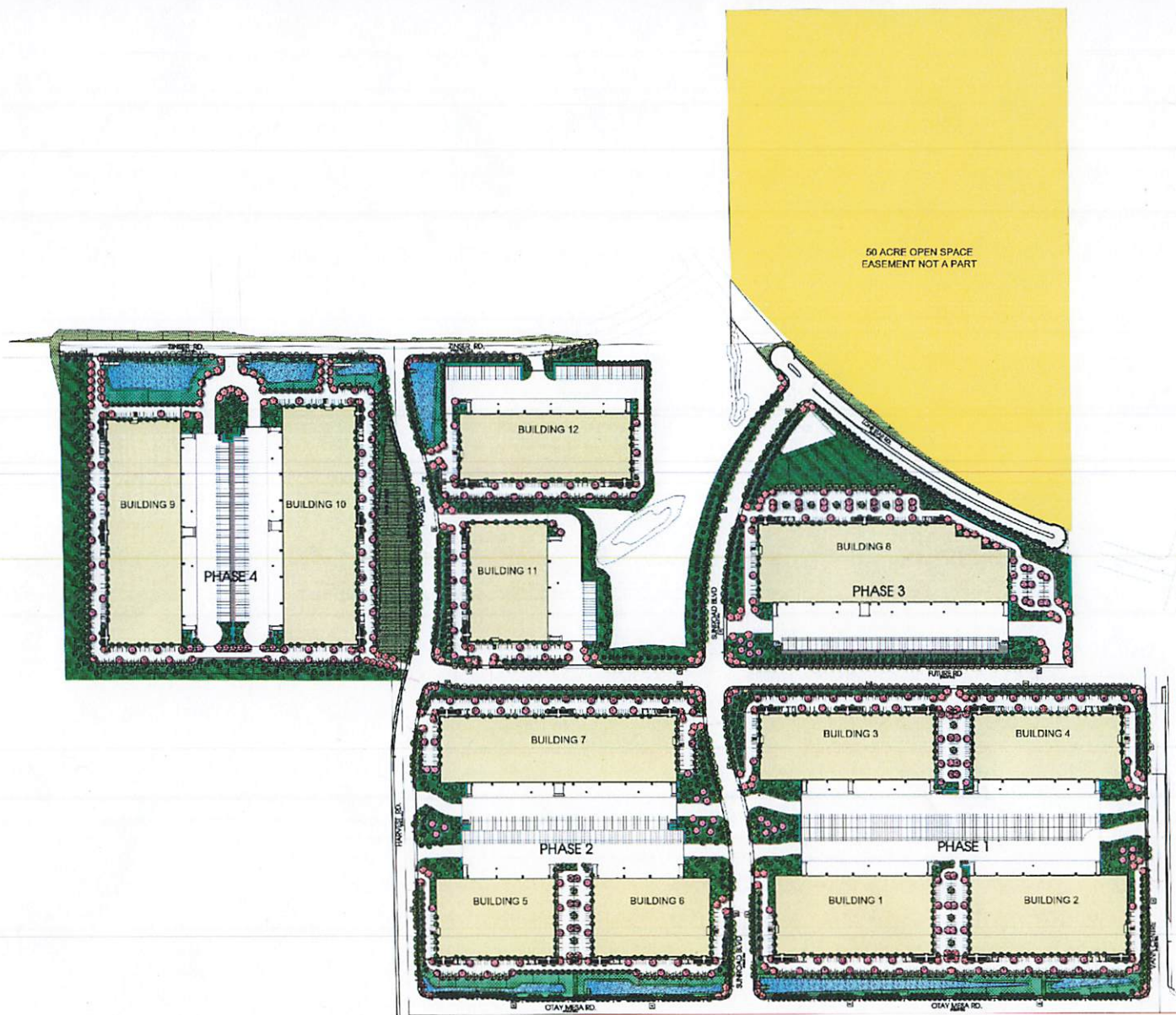


VISUAL SIMULATIONS



SUNROAD
ENTERPRISES

LANDSCAPE



SUNROAD
ENTERPRISES

ECONOMIC IMPACT

- Construction Job Creation: estimated 3,000+ employees that would last over several years for the full buildout of the Project site.
- Operational Job Creation: estimated 2,333 employees
- The Project will increase the tax base on a parcel that is currently vacant and undeveloped.

TRANSPORTATION

- The Project would generate 6,569 average daily trips (ADT).
- Project would reduce traffic compared to previous projects.

Scenario	Total ADT	Project's Reduction in ADT
2000 SEIR for Light Industrial and Commercial Uses	26,780	20,211
2018 SEIR for Mixed-Uses ADT	34,124	27,555

GHG

- The Project would generate 17,067 MT CO₂e.
- Analysis is based on a comparison of emissions from the Project to previously-approved entitlements for industrial uses for the site.
- Project would reduce emissions compared to previous projects.

Scenario	Total CO ₂ e (MT/yr)	Project's Reduction in CO ₂ e (MT/yr)
2012 EIR Addendum for Tech Business Park and Commercial Uses	28,411	11,344
2018 SEIR for Mixed-Uses	32,786	15,719

OTAY MAJESTIC

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