

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS - LAND USE  
WEDNESDAY, JULY 17, 2024**

**MINUTE ORDER NO. 10**

**SUBJECT:       NOTICED PUBLIC HEARING:  
                  OTAY MAJESTIC PROJECT, SPECIFIC PLAN AMENDMENT, VESTING  
                  TENTATIVE MAP, SITE PLAN, AND ENVIRONMENTAL DOCUMENT  
                  (ADDENDUM) (DISTRICT: 1)**

**OVERVIEW**

The Otay Majestic project (Project) is a request to develop a 253-acre property in the Otay Subregional Plan area to allow for industrial development. The Project will replace a previously approved residential development known as “Otay 250” and replace with light industrial warehouse uses and amend the East Otay Mesa Business Park Specific Plan (Specific Plan) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

Today’s requested action is for the Board of Supervisors (Board) to consider amending the East Otay Mesa Business Specific Plan, and to approve the associated implementing actions, such as a Vesting Tentative Map, Site Plan, and environmental document. The Specific Plan Amendment (SPA) will remove the Mixed-Use Designation (residential/employment emphasis) and replace it with Light Industrial land uses and design guidelines. These amendments will also revise certain planned roadways and standards.

The Project will allow the development of up to 2,850,000 square feet of industrial buildings within twelve structures generally used for warehousing, which includes potentially storing goods before they are shipped out to a different location. The Project would result in development on approximately 184 acres of the site and would include approximately 51 acres of permanent open space on the property. No specific tenants have been identified for the proposed warehouse buildings by the Project Applicant at this time.

The Board can: (1) approve the Project, (2) approve the Project with modifications, (3) deny the Project, or (4) send the Project back to staff for additional analysis and/or reconsideration including any additional direction from the Board. If the Board chooses to deny the Project, the Board should direct staff to prepare written findings to deny the Project and return to the Board for consideration.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

On June 14, 2024, the Planning Commission considered the Otay Majestic project and made the following recommendations to the Board of Supervisors.

1. Adopt the Environmental Findings, which concludes that the previously adopted Environmental Impact Report (EIR) is adequate with an Addendum. PDS2022-ER-98-19-013I (Attachment B, on file with the Clerk of the Board).
2. Adopt the Resolution entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIFIC PLAN AMENDMENT (SPA) PDS2022-SPA-22-001 for the East Otay Mesa Business Specific Plan, for the reasons stated therein and discussed in this report (Attachment C, on file with the Clerk of the Board).

3. Adopt the Resolution entitled: RESOLUTION OF THE SAN DIEGO COUNTY CONDITIONALLY APPROVING VESTING TENTATIVE MAP NO. PDS2023-VTM-5651. This Resolution makes the required findings and imposes the requirements and conditions of approval necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego regulations and rescinds and replaces Tentative Map 5607RTE (Attachment D, on file with the Clerk of the Board).
4. Approve Site Plan PDS2023-STP-23-007, which imposes the requirements and conditions stated in the Site Plan Form of Decision (Attachment E, on file with the Clerk of the Board).

#### **DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Planning & Development Services (PDS) concurs with the recommendations made by the Planning Commission, and makes the following additional recommendations to the Board of Supervisors (Board):

1. Require the applicant to enter into a standard Defense and Indemnification Agreement with the County of San Diego (County) in accordance with County Code Section 86.201 et seq. and authorize the Director of PDS to execute the Agreement. If litigation is filed challenging the Board's action on this project, require Sunroad Otay Partners, L.P. and Otay Majestic Company to provide security in the amount of \$1,000,000, either as an irrevocable letter of credit or bond (whichever is acceptable to County Counsel), within 10 days of litigation being filed (Attachment F, on file with the Clerk of the Board).

#### **EQUITY IMPACT STATEMENT**

The Project would provide light industrial uses in the Otay Subregional Plan near other developed industrial land uses along major road corridors that will connect to the international border and enhance leasing opportunities with a diversity of choices for small to large industrial users.

#### **SUSTAINABILITY IMPACT STATEMENT**

This Project would provide warehouse and light industrial uses within a campus style site design that includes using one hundred percent electric energy for all Project operations (no natural gas lines will be installed on-site), installation of electric vehicle (EV) charging stations for each building, installing solar panels on each building, use of high efficiency light-emitting diode (LED) lighting throughout the Project and installing low flow indoor water fixtures in each building.

#### **FISCAL IMPACT**

There is no fiscal impact associated with today's recommendations. There will be no change in net General Fund cost and no additional staff years.

#### **BUSINESS IMPACT STATEMENT**

N/A

#### **ACTION:**

ON MOTION of Supervisor Desmond, seconded by Supervisor Anderson, the Board of Supervisors closed the Hearing, took action as recommended and adopted the following:

1. Resolution No. 24-099, entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIFIC PLAN AMENDMENT PDS2022-SPA-22-001 EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN;

2. Resolution No. 24-100, entitled: RESOLUTION OF SAN DIEGO COUNTY BOARD OF SUPERVISORS CONDITIONALLY APPROVING VESTING TENTATIVE MAP NO. PDS2023-VTM-5651.

AYES: Anderson, Lawson-Remer, Montgomery Steppe, Desmond

ABSENT: Vargas

State of California)  
County of San Diego)

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER  
Clerk of the Board of Supervisors



**Signed**  
**by** Andrew Potter

