

Hearing Date: _____

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN AMENDMENT PDS2022-SPA-22-001)
EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN)

ON MOTION of Supervisor _____, seconded by Supervisor _____,
the following Resolution is adopted:

WHEREAS, a Specific Plan known as the East Otay Mesa Business Park Specific Plan having been prepared by the Department of Planning & Development Services for an area comprising a total of 3,013 acres located in East Otay Mesa was adopted by Resolution of the Board on July 27, 1994; and

WHEREAS, the Majestic Realty Co. / Sunroad Otay Partners, LP (hereinafter referred to as "Applicant"), submitted an amendment prepared by T & B Planning Consultants to the East Otay Mesa Business Park Specific Plan (PDS2022-SPA-22-001) on July 21, 2022, pursuant to Section 65450 et seq. of the Government Code, for an area encompassing all 253 acres of the Specific Plan; and

WHEREAS, said Specific Plan Amendment is based upon the Otay Subregional Community Plan which designates the site as Specific Plan Area (SPA) and provides for guidelines for developing the Specific Plan within the Community Plan text; and

WHEREAS, the Applicant has stated the intent of said Amendment to change the East Otay Mesa Business Park Specific Plan as follows:

1. Removal of Mixed-Use Designation (Residential Emphasis) and Mixed-use Village Core and replaced with Light Industrial land uses and design,
2. Removal of Mixed-Use Roads design standards, updated, and establish specific project roadway standards that are applicable to a "only" the proposed Project roadways,
3. Amend Table 2.2-1a to remove certain roadways associated with the previous Otay 250 Project and replace with Table 2.21b with specific roadway standards related to the proposed Light Industrial uses,
4. Modify certain development standards,
5. Removal of Mixed-Use Village Core urban design, site planning, landscape and architectural standards related to residential uses,
6. Specific Plan has been updated to reflect changes in the alignment of State Route 11 and 125, as well as the new Port of Entry.
7. Removal of the Public Facilities Financing Plan and Financial Impact Analysis

for the Mixed-Use Village Core.

WHEREAS, implementation of said Specific Plan Amendment will occur in concurrent application(s) for Vesting Tentative Map (TM-5651) and Site Plan, and

WHEREAS, pursuant to Section 65090, et seq. of the Government Code, the Planning Commission on June 14, 2024, conducted a duly advertised hearing on said Specific Plan Amendment and by a vote of 5-0-1-0-0 recommended that the Board of Supervisors approve the Otay Majestic Specific Plan Amendment because it is consistent with the General Plan and the Otay Subregional Community Plan; and

WHEREAS, pursuant to Section 65353 of the Government Code, the Planning Commission on conducted a duly advertised hearing on said Specific Plan Amendment and by a vote of recommended that the Board of Supervisors approve the Specific Plan Amendment because it is consistent with the General Plan and the Otay Subregional Plan; and

WHEREAS, pursuant to Section 65355 of the Government Code, the Board of Supervisors on July 17, 2024 conducted a duly advertised public hearing on said Specific Plan Amendment and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on July 17, 2024, the Board of Supervisors has made findings pursuant to Attachment, Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the East Otay Mesa Business Park Specific Plan Amendment (PDS2022-SPA-22-001) is consistent with the San Diego County General Plan and the Otay Subregional Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the East Otay Mesa Business Park Specific Plan Amendment as PDS2022-SPA-22-001 consisting of the text entitled East Otay Mesa Business Park Specific Plan Amendment and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (PDS2022-SPA-22-001) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the East Otay Mesa Business Park Specific Plan Amendment (PDS2022-SPA-22-001) has included project “only” revised roadway standards to accommodate site characteristic. All other roadways with the East Otay Mesa Business Park Specific Plan shall apply irrespective of what is stated in the Applicant’s amended Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan Amendment from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the amended Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
3. Except to the extent they do not apply to the Specific Plan Amendment or have been altered or superseded to conform to the Specific Plan Amendment, the mitigation measures and the project design features described in the Addendum for the Otay Majestic Specific Plan (PDS2022-ER-98-0131) dated July 17, 2024 are hereby made requirements for the Specific Plan Amendment (SPA-22-001) and shall be made conditions of subsequent development permits and approvals where applicable.
4. All permits (e.g. Vesting Tentative Map, and Site Plan) requested within the Specific Plan Amendment shall be consistent with the conceptual figures, plans, design guidelines, and standards identified in the Specific Plan Amendment. Any deviation from the figures, plans, design guidelines, or standards, shall require prior written approval from Planning & Development Services or the applicable decision-making authority.
5. All permits (e.g. Vesting Tentative Map, and Site Plan) requested within the Specific Plan Amendment shall require the construction of all necessary service infrastructure (e.g., buildings for light industrial/warehouse) concurrently with the development of the particular phase to which the Vesting Tentative Map and Site Plan applies, to the satisfaction of Planning & Development Services.

BE IT FURTHER RESOLVED that all references within this Resolution to “Applicant”, “developer”, or “subdivider” shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the East Otay Mesa Business Park Specific Plan Amendment (PDS2022-SPA-22-001) on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

Approved as to Form and Legality
County Counsel

By: _____

Claudia Silva, County Counsel
Justin Crumley, Senior Deputy County Counsel