

### OTAY 250

**POSITION:** The Chamber's Infrastructure, Housing & Land Use Committee voted to SUPPORT Otay 250 on February 20, 2018.

**STATUS:** The Otay 250 project is set to go before the County Planning Commission on March 23, 2018 and before the County Board of Supervisors on June 20, 2018.

#### SUMMARY

Sunroad Enterprises owns approximately 250 acres in Otay Mesa and plans to develop the land through an East Otay Mesa Specific Plan Amendment by creating two mixed-use zoning designations - Mixed-Use Employment Emphasis and Mixed-Use Residential. The project proposes a maximum of 3,158 dwelling units, 78,000 square feet of commercial, and around 765,000 square feet of employment use. Otay 250 has gone through the appropriate environmental analysis via a Supplemental Environmental Impact Report.

#### INDUSTRY/IES

The industries that could be impacted are: construction/building, manufacturing, utilities, and retail. As this project represents a significant amount of construction and long-term economic opportunity, there is no single industry to highlight.

#### SUPPORTERS

East Otay Mesa Property Owners Association  
Otay Mesa Property Owners Association

#### OPPONENTS

None registered.

#### ARGUMENTS IN FAVOR

San Diego County is in a housing crisis, and the lack of housing supply is at the heart of the problem. The Otay 250 project would add more than 3,000 residential homes and workforce housing to the Otay Mesa area, further spurring economic development in the region. San Diego needs more housing stock and Otay 250 provides that. Further, the project maximizes existing under-utilized space providing a destination that is currently lacking in the area.

#### ARGUMENTS IN OPPOSITION

As the project proposes residential development in the general area of border commerce, it is possible that in the future the residents will oppose industry being located to the south and drive out industrial business.

#### MORE INFORMATION

Sunroad Enterprises has owned the Otay Mesa site for over 30 years, and in previous years attempted to develop the land for industrial purposes but was not successful. Numerous market studies were conducted and recommended that the site incorporate residential to catalyze development in the area through the addition of workforce housing.

The site is designated as a Village in the County of San Diego's General Plan, which calls for mixed uses of high density residential, retail and office space, commercial areas that are walkable, and private and

public facilities that serve the community. Otay 250 has those elements incorporated, thus bringing the site in line with the General Plan.

The project will not negatively impact East Otay Mesa’s truck routes nor interfere with the Port of Entry there. 50 out of the 250 acres of the site will be conserved and managed for habitat protection. The project also has a net zero emissions goal, public and private park space, and proximity to transit.

Figure 3.3-1 Conceptual Land Use and Circulation Plan for Specific Plan Amendment No. PDS2015-SPA-15-001

