



# **Appendix C**

**Major Development  
Projects in  
Project Area**

**Table C-1**  
**RELATED PRIVATE DEVELOPMENT PROJECTS**

Name <sup>1</sup>	Owner	Property Size	Proposed Uses	Status
Otay Corporate Center South (E)	Pardee Const. Co.	8.1 ha/20 ac	biological preserve and 0.4 ha (1 ac) industrial lot	Approved; mitigation/biological enhancement plan has been implemented
Pacific Gateway (F)	Pacific Scene, Inc.	34.0 ha/84 ac	15 industrial lots	Approved; site remains undeveloped
Mesa Business Park (G)	Hsiu Corp.	13.8 ha/34.2 ac	18 industrial lots	Approved; site remains undeveloped
Otay Heights Business Park (H)	Otay Heights, Ltd.	8.9 ha/22.1 ac	10 industrial lots	No final map; site remains undeveloped
Otay Mesa Business Park (I)	Otay Mesa Business Park, Ltd.	29.3 ha/72.5 ac	23 industrial lots	Approved; site remains undeveloped
Brown Field Business Park (K)	Golden West Packing/California Structures	62.7 ha/155 ac	41 industrial lots	Approved; mostly completed
Empire Center (N)	Robinhood Homes, Inc. & Xinos Enterprises	32.7 ha/80.7 ac	6 commercial lots	Approved; partially constructed
Otay Mesa Center (M)	Otay Mesa Partnership	7.9 ha/19.4 ac	10 commercial lots	No final map; site remains undeveloped
Otay La Media Center (O)	Joseph G. Cox	14.2 ha/35 ac	5-6 commercial lots	Approved; some improvements (road) in place
Otay Mesa International Plaza (R)	Otay Mesa International Plaza, Ltd.	31.0 ha/76.7 ac	10 commercial lots	Approved; site remains undeveloped
MCA/Coors Amphitheater	Los Alisos Development Co.	29.3 ha/72.5 ac	commercial amphitheater	Approved; in operation
Otay Mesa Industrial Park (P)	San Diego Investments	16.4 ha/40.5 ac	22 industrial lots	Approved; some improvements (roads) in place.
Piper Ranch (Q)	Piper Ranch Assoc.	32.8 ha/81 ac	24 industrial lots	Approved; site remains undeveloped
Otay Mesa III (S)	Otay Mesa III, Ltd.	30.8 ha/76.1 ac	34 industrial lots	Approved; site remains undeveloped
San Diego Mesa (T)	Marvin Levin Land Co.	32.6 ha/80.6 ac	41 industrial lots	Approved; site remains undeveloped
Jet Air (V)	Jet Air, Inc.	19.4 ha/48 ac	24 industrial lots	Approved; site remains undeveloped

Table C-1 (continued)

Name	Owner	Property Size	Proposed Uses	Status
Otay Corporate Center North (D)	Pardee Const. Co.	72.4 ha/179 ac	67 industrial lots	Approved; site remains undeveloped
California Terraces <sup>2</sup> (B)	Pardee Const. Co.	269.1 ha/665 ac	4,118 residential units, 1 middle school, 2 elem. schools, 1 community park, 2 neighborhood parks, 70.0 ha/173 ac natural open space	Approved; partially graded, over 200 houses built
Santee Investments <sup>2</sup> (C)	Santee Investments	51.4 ha/127 ac	591 residential units, park, high school and commercial uses	Approved; site remains undeveloped
Remington Hills (A)	Environmental Development, Inc.	40.5 ha/100 ac	252 residential units	Approved; site remains undeveloped
Otay International Center (OIC) II (X)	Otay International Center	68.6 ha/169.4 ac	industrial, business, commercial uses	Approved; site is largely built out
OIC Lot 7 (Y)	Otay International Center	33.5 ha/82.7 ac	industrial lots	Approved
Robinhood Ridge <sup>2</sup>	Robinhood Homes	112.5 ha/278 ac	953 residential units	Approved; grading underway
Dennery Ranch <sup>2</sup>	Pardee Const. Co.	99.2 ha/245 ac	1,316 residential units plus an elementary/neighborhood park site	Approved; partially graded, first houses under construction
Hidden Trails <sup>2</sup>	Paul Garrett	91.1 ha/225 ac	558 residential units, portion of neighborhood park	Not approved; project/environmental review underway
Otay Ranch	Baldwin	9,268 ha/22,900 ac	residential/commercial	General Plan Amendment approved, construction underway
American International Raceway		172 ha/426 ac	70,000 spectator raceway, 800 vehicle overnight campground	Approved Major Use Permit; site remains undeveloped
Border Business Park (U)	Border Business Park, Inc. and American International Enterprises	126.4 ha/312.3 ac	152 industrial lots	Final Map; partially developed
Airway International Business Park (W)	Rampart Ltd./ Corsica Ltd.	7.4 ha/18.3 ac	31 industrial lots	Approved; site remains undeveloped

1. The location of each property on the Planned Development Area Maps in this document, if applicable, is identified in parentheses following the property name.
2. These data reflect information obtained from City of San Diego Long Range Planning (Levin 1999; pers. comm.).

**Table C-2**  
**RELATED PUBLIC DEVELOPMENT PROJECTS**

<u>Project Name</u>	<u>Type of Project</u>	<u>Year Construction Planned</u>
Otay Mesa Road (OMR) Widening	Widening of OMR from four lanes to six between existing SR 905 and interim SR 905	Completed in operation
SR 125	Completion of SR 125 between Route 905 and SR 94	2005 <sup>1</sup>
Route 11	Potential future connection between Route 905/SR 125 interchange and a future East Otay Mesa Border Crossing	>2015 <sup>1,2</sup>
Chula Vista/Interstate 805 Interchanges		
I-805/Telegraph Canyon Road	Interchange Improvements	1998 <sup>3</sup>
I-805/Palomar Street	Development of New Interchange	>2000 <sup>3</sup>
I-805/Orange Avenue	Interchange Improvements	2000-1 <sup>3</sup>
Otay Lakes Road/La Media Road	Regional Arterial Extension between Route 905 and Bonita Road	>2015 <sup>4</sup>
East Otay U.S./Mexico Border Crossing	Development of New International Border Crossing located approximately two miles east of Otay Mesa Port-of-Entry	No Planned Date <sup>4</sup>
R.J. Donovan Prison Expansion	Expansion of State Prison	No Planned Date <sup>5</sup>
Brown Field Master Plan	Potential future expansion and redevelopment of Brown Field	2001
Otay Valley Regional Park Focused Planning Area	Open Space/Recreational	No Planned Date <sup>6</sup>
Pipeline 2000	Transmission Pipeline	Completed <sup>7</sup>
Otay Mesa Pipeline Extension	Transmission Pipeline	1999 <sup>7</sup>
International Wastewater Treatment Plant	Wastewater Treatment Facility	Under Construction
Former Otay Corporate Center South Property	Biological Preserve	Created in 1998
U.S. Marshal's Seized Vehicle Storage Facility	31-acre Vehicle Storage Lot and Office Building	1998
Brown Field Border Patrol Station	Office buildings and support facilities	2000 <sup>8</sup>

1. Dates obtained from 1994 SANDAG Regional Transportation Plan
2. Information obtained from East Otay Mesa Specific Plan (1994)
3. Dates obtained from Kai Ramer, Rick Engineering (1998)
4. Information obtained from Mike Hicks, SANDAG (1996)
5. Information obtained from Pete Flores, R.J. Donovan Prison (1999)
6. Information obtained from Howard Greenstein, City of San Diego (1999)
7. Date obtained from Mike Kaiser, SDG&E (1999)
8. Information obtained from Don Blair, KMA Architecture and Engineering (1999)

**Table C-3**  
DEVELOPMENT PLANS AND PROPOSALS  
CUMULATIVE IMPACTS

NAME	JURISDICTION	PROPOSED USES	WETLANDS	WATERS OF THE U.S.	FEDERAL ENDANGERED SPECIES	SENSITIVE HABITATS	AIR QUALITY	WATER QUALITY	STATUS*
Otay Mesa Jet Air <sup>1</sup>	City of San Diego	24 industrial lots on 19 hectares (48 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Final map currently being developed. No construction.
San Diego Mesa <sup>2</sup>	City of San Diego	47 industrial lots on 33 hectares (81 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. No construction.
San Diego Air Commerce Center at Brown Field Airport <sup>3</sup>	City of San Diego	Expand airport runways, industrial and commercial development on 440 hectares (1,100 acres).	Impact on 0.26 acre of isolated seasonal wetlands south of the existing runway, 0.32 acre of wetland in the eastern Kelco Basin, and 0.02 acre of wetlands on the Heritage West parcel.	No delineation available: either not at permit stage yet or delineation not necessary.	Future development will impact San Diego fairy shrimp and Riverside fairy shrimp.	1.7 acres of coastal sage scrub; 319.6 acres of on-site and potentially 2.1 hectares 5.4 acres of off-site native grassland will be impacted.	No significant impacts identified.	Significant impacts may result from discharge of physical and chemical pollutants during project operation. Effects may be adequately mitigated.	Final EIR/EA circulated in January 2000. City Council action expected in September 2000. The NEPA process is ongoing; FAA is determining whether the project will require an EIS.
Otay Mesa International Plaza <sup>4</sup>	City of San Diego	10 commercial lots on 31 hectares (76.7 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	Vernal pool location (unspecified size) located southwest of the project site; how-ever, does not support vernal pool species or contribute to watershed vernal pool complex.	No significant impacts identified.	No significant impacts identified.	Approved. Partial construction.
Piper Ranch <sup>5</sup>	City of San Diego	24 industrial lots on 33 hectares (81 acres).	No resources identified.	No delineation available: either not at permit stage or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. No construction.
Otay Mesa Industrial Park <sup>6</sup>	City of San Diego	24 industrial lots on 15 hectares (38 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	Information not available from City. Extension of time given.	Information not available from City. Extension of time given.	Approved. Site improvements built. One lot developed. Proposed temporary truck storage on remainder.

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La Media Business Park <sup>7</sup>	City of San Diego	12 industrial lots on 17 hectares (41 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. Partial construction.
Otay Ranch <sup>8</sup>	County of San Diego; City of Chula Vista	9,268 hectares (22,900 acres) to be developed for 50,733 residences over a 30- to 50-year period.	7,328 acres will be impacted.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	6,244 acres of Diegan coastal sage scrub, 169 acres of maritime succulent scrub, 8 acres of southern interior cypress, 17 acres of coast live oak wood and 252 acres of valley needlegrass grassland will be impacted.	Significant impacts from construction, mobile and stationary sources and power plant sources would occur.	Impacts to ground and surface water would be potentially significant without mitigation.	General Plan Amendment approved. Construction underway.
Otay International Center (OIC) <sup>9</sup>	City of San Diego	127 industrial lots on 100 hectares (248 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. Partially constructed and occupied.
Lot 7 OIC (revised TM) <sup>10</sup>	City of San Diego	58 industrial lots on 36 hectares (88 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. Partial construction.
Remington Hills <sup>11</sup>	City of San Diego	254 single-family residential units, streets and open space on 40.5 hectares (76.5 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	Peregrine falcon; coastal California gnatcatcher	3.6 acres of maritime succulent scrub and 12.4 acres of Diegan sage scrub will be impacted.	Cumulative significant impacts or non-attainment of clean air standards may result if considered in conjunction with other new developments.	No significant impacts identified.	Approved. Site remains undeveloped.
Riviera del Sol <sup>12</sup>	City of San Diego	123 single-family residences, 630 multi-family residences, 3.0 acre self-storage facility, a 4.9 acre neighborhood park, and preservation of 24 acres of open space.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	Coastal California gnatcatcher	5.95 acres of coastal sage scrub, 16.3 maritime succulent scrub, 62.76 acres of non-native grassland, 90 individual Otay tarplant will be impacted.	No significant impacts identified.	Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil or other noxious chemicals may occur. Mitigation required to ensure significant impacts reduced to acceptable levels.	

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Otay Mesa Road Widening <sup>13</sup>	City of San Diego	Phased improve-ments of a 5.3 mile section of Otay Mesa Road.	Impact to 1.4 acres of disturbed wetlands in portions of Spring Canyon and west of La Media Road.	No delineation available: either not at permit stage yet or delineation not necessary.	Future development will impact San Diego fairy shrimp and Riverside fairy shrimp.	1.1 acres of Diegan coastal sage scrub, 0.09 acre of vernal pool area, 0.67 acre of vernal pool watershed, and 0.13 acre of low quality freshwater marsh will be impacted.	No significant impacts identified.	Potential significant impacts to surface and/or groundwater quality may result from on-site contaminated soils, construction-related hazardous materials and disposal of extracted groundwater.	Approved. Construction began in 1997.
Santee Investments <sup>14</sup>	City of San Diego	591 residential units, a neighborhood commercial center, a community park site, a senior high school and permanent open space on 51.4 hectares (127.0 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	14.6 acres of maritime succulent scrub will be lost.	No significant impacts identified.	Increased runoff into Spring Canyon would have a cumulative impact on development within Mexico due to lack of flood control facilities and the proximity of homes to drainage. Urban pollutants would have a significant cumulative impact on water quality.	Approved. Site remains undeveloped.
Ocean View Hills (California Terraces) <sup>15</sup>	City of San Diego	4,118 residential units, 1 middle school, 2 elementary schools, 1 community park, 2 neighborhood parks, 70.0 hectares of natural open space (173 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	7.1 acres of maritime succulent scrub and 6.6 acres of Diegan coastal sage scrub will be impacted.	Contribute to non-attainment of clean air standards. Long-term emissions of criteria pollutants (ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide and suspended 10-micron particulate matter) due to increases in traffic and inadequate flow.	No substantive impacts on ground or surface water.	Approved. Partially graded; over 200 homes built.
Otay Corporate Center North <sup>16</sup>	City of San Diego	65.9 hectares (178.7 acres) for future industrial development.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	23.4 acres of Diegan coastal sage scrub and 10.3 acres of vernal pool habitat will be lost; 100.3 acres of non-native grassland will be impacted.	No significant impacts identified.	Project-generated effects of increased runoff, sedimentation and erosion potentially significant. Short-term impacts from development include increased erosion and siltation due to grading and construction. Long-term impacts include increased erosion and runoff, decrease in runoff water quality and decrease in quantity of groundwater rejuvenation.	Approved. Site remains undeveloped.

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Otay Corporate Center South <sup>17</sup>	City of San Diego	8.1 hectares (20 acres) industrially zoned site subdivided into 14 industrial size lots and 1 open space lot.	2.1 acres of intermittent manufactured wetland	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	2.2 acres of maritime succulent scrub and 6.2 acres of disturbed Diegan coastal sage scrub will be impacted.	No significant impacts identified.	Potential significant water quality and erosion impacts could occur as a result of the proposed project. Inclusion of a stormwater retention basin could reduce, though not eliminate, the possibility for impacts.	Approved. Mitigation/Biological enhancement plan has been implemented.
Otay Mesa Center <sup>18</sup>	City of San Diego	7.9 hectares (19.4 acres) subdivided into 10 commercial lots.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	No final map. Site remains undeveloped.
Pacific Business Park <sup>19</sup>	City of San Diego	32.7 hectares (80.9 acres) subdivided into 40 industrial lots.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	No final map. Site remains undeveloped.
Otay Heights Business Park <sup>20</sup>	City of San Diego	8.9 hectares (22.1 acres) subdivided into 10 industrial lots.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	No final map. Site remains undeveloped.
Brown Field Business Center <sup>21</sup>	City of San Diego	62.7 hectares (155 acres) subdivided into 41 industrial lots.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. Mostly completed.
Airway International Business Park <sup>22</sup>	City of San Diego	7.4 hectares (18.3 acres) subdivided into 31 industrial lots.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. Site remains undeveloped.
Otay Mesa III <sup>23</sup>	City of San Diego	30.8 hectares (76.1 acres) subdivided into 34 industrial lots.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. Site remains undeveloped.
Empire Center <sup>24</sup>	City of San Diego	32.7 hectares (80.7 acres) subdivided into 6 commercial lots.	A drainage channel transected the site in a west to east direction where remnant freshwater marsh species were found.	404 Nationwide Permit issued by the Army Corps of Engineers (ACOE)	No resources identified.	11.5 acres of vernal pool habitat and an unreported amount of San Diego button-celery would be impacted.	No significant resources identified.	No significant resources identified.	Approved. Partially constructed.

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Pacific Gateway <sup>25</sup>	City of San Diego	34.0 hectares (84 acres) subdivided into 15 industrial lots.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	0.5 acre of disturbed vernal pool habitat and an unreported amount of maritime succulent scrub containing San Diego sunflower and coast barrel cactus will be impacted.	No significant impacts identified.	No significant impacts identified.	Approved. Site remains undeveloped.
Mesa Business Park <sup>26</sup>	City of San Diego	13.8 hectares (34.2 acres) subdivided into 18 industrial lots.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. Site remains undeveloped.
State Route 11/ East Otay U.S./ Mexico Border Crossing <sup>27</sup>	County of San Diego; Caltrans; U.S. General Services Administration	Approximately ___ mile transportation facility to a new border crossing facility.	Vernal pools are present in the study area. Impacts not yet known.	To be completed in year 2001.	Studies are in progress.	Vernal pool and coastal sage scrub habitat are present in the study area. Impacts are not yet known.	No studies completed.	No studies completed.	Construction planned before 2015.
State Route 125 <sup>28</sup>	County of San Diego; Caltrans; City of Chula Vista; City of San Diego	Construction of an 8-lane, 11.2-mile highway.	5.26 acres of wetland will be impacted.	1601 permit received June 11, 1999. Other permits pending review.	San Diego fairy shrimp, California coastal gnatcatcher, least Bell's vireo and Quino checkerspot butterfly	2 acres of vernal pool habitat, 60.5 acres of coastal sage scrub, 13.7 acres of maritime succulent scrub, 7,000 individuals of Otay tarplant, and 4 locations of spreading navarettia will be impacted.	No significant impacts identified.	No significant impacts identified.	Construction planned to begin 2005.
Chula Vista/ Interstate 805 Interchanges <sup>29</sup>	City of Chula Vista; Caltrans	Interchange improvements and development of new interchange within the City of Chula Vista.	No resources identified.	Delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant cumulative long-term effects identified. Short-term impacts from construction anticipated, but will be mitigated.	Construction began in 1998 for I-805/ Telegraph Canyon Road interchange; construction to begin approximately 2000 for I-805/Palomar Street interchange; construction to begin 2001 for I-805/ Orange Avenue interchange.
U.S. Marshals Seized Vehicle Storage <sup>30</sup>	City of San Diego	11.4 hectare (31 acres) project for use as seized vehicle storage, auction facility and parking lot.	No resources identified.	NPDES required.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. Construction began in 1998.

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International Wastewater Treatment Plant <sup>31</sup>	United States Environmental Protection Agency	30 hectare site (75 acres on U.S. side of the border) for new wastewater control facility between U.S./Mexico.	Unreported impacts to the Tijuana estuary and its connecting sloughs and branches.	No delineation available: NPDES from the Regional Water Quality Control Board and (RWQCB) and the ACOE is necessary.	Endangered species potentially affected: blue whale, finback whale, humpback whale, pacific right whale, Sei whale, sperm whale, American peregrine falcon, California brown pelican, California least tern, light-footed clapper rail, southern bald eagle, green sea turtle, leather-backed turtle, loggerhead sea turtle, Pacific ridley.	Unspecified impacts to estuarine and marine biology, namely, wetland habitats of the Tijuana estuary and the marine habitats of the Pacific Ocean for state and federal-listed endangered species.	Regional air quality standards (RAQs) have been met for each alternative and none is growth-inducing. Feasible and available air quality control measures are dependent upon the adopted alternative.	NPDES permit required. Water quality effects dependent upon the adopted alternative. The Plant must maintain an effluent concentration of total residual chlorine of less than 200 µg/l to remain below the State Ocean Plan limit of 2 µg/l for receiving waters.	Approved. Construction begun.
R. J. Donovan State Prison Expansion <sup>32</sup>	County of San Diego; California Department of Corrections	59.9 hectares (148 acres) for expansion of State Prison.	0.3 acre of riparian wetland habitat would be impacted.	No delineation available: prior to impact, a Section 1601 permit is required. Impacts to Waters of the U.S. are less than one acre; it is likely that the impacts are covered by the Nationwide permit process and pre-discharge notification would be required.	California coastal gnatcatcher, San Diego fairy shrimp	2.5 acres of coastal sage scrub, 0.3 acre of southern willow scrub, 80.6 acres of ruderal habitat and 7.6 acres of disturbed habitat would be impacted.	Carbon monoxide emissions from the implementation of the proposed project would be considered significant. RAQs require all available transportation control measures (TCMs) be incorporated where possible. Short-term construction-related impacts may exceed significance thresholds.	Groundwater quality is poor and not utilized as a potable source. Surface grading, drainage alteration and stormwater runoff may substantially impact water quality without mitigation.	No planned date for construction as of 1999.
Brown Field Master Plan <sup>33</sup>	City of San Diego	Master Plan for the expansion of the 900-acre Brown Field Airport for cargo focused aviation.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified; however, Otay Mesa mint is located 1,600 yards northeast of the airport, but no impacts are expected.	An unspecified number of vernal pools are located 1,600 yards northeast of the airport, but no impacts are expected.	Increased emissions of criteria pollutants from aircraft, cars and stationary sources will have significant long-term impacts.	No significant impacts identified.	Final EIR/EA circulated in January 2000. For Brown Field Airport. City Council action expected in September 2000. The NEPA process is ongoing; FAA is determining whether the project will require an EIS.

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Robinhood Ridge <sup>34</sup>	City of San Diego	953 residential units on 112.5 hectares (278 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	San Diegan and Riverside fairy shrimp, coastal California gnatcatcher	1.76 acres of Maritime succulent scrub, 95.35 acres of Diegan coastal sage scrub, 18.95 acres of non-native grass-lands, 404 square feet of vernal pools and 2,669 square feet of road pools will be impacted.	No significant impacts identified.	Significant short-term impacts could occur during grading and construction. Significant long-term impacts related to impervious surfaces and a substantial increase in urban activities may result.	Approved. Grading underway.
Otay Lakes Road/La Media Road <sup>35</sup>	City of Chula Vista								Construction to begin before 2015.
Otay Valley Regional Park Focused Planning Area <sup>36</sup>	County of San Diego								No planned date for construction as of 1999.
Pipeline 2000 <sup>37</sup>	Otay Water District								Approved. Completed.
Otay Mesa Pipeline Extension <sup>38</sup>	Otay Water District or County of San Diego								Approved. Construction begun in 1999.
SDGE (formerly Otay Mesa Industrial Group) <sup>39</sup>		3 industrial lots on 3 hectares (8 acres).							Approved. No construction.
Brown Field Technology Center (formerly Otay Mesa Business Park) <sup>40</sup>	City of San Diego	23 industrial lots on 29 hectares (72 acres).	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. No construction.
MCA Chula Vista Amphitheater <sup>41</sup>	City of Chula Vista	29.3 hectares (72.5 acres) for 20,000 person outdoor amphitheater.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved. Completed.
Dennery Ranch <sup>42</sup>	City of San Diego	99.2 hectares (245 acres) for development of 1,503 residential units with 45 acres of open space.	No resources identified.	No delineation available: either not at permit stage yet or delineation not necessary.	8 pairs of California coastal gnatcatchers and 3 pairs of cactus wren.	89.5 acres of maritime succulent scrub/coastal sage scrub, 3 acres of cholla thicket, 6.2 acres of riparian scrub and 18.1 acres of annual grassland will be impacted.	Cumulative impacts to overall air quality attainment.	No significant impacts identified.	Approved. Partially graded. First houses under construction.

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CUMULATIVE IMPACTS

NAME	JURISDICTION	PROPOSED USES	WETLANDS	WATERS OF THE U.S.	FEDERAL ENDANGERED SPECIES	SENSITIVE HABITATS	AIR QUALITY	WATER QUALITY	STATUS*
Hidden Trails <sup>43</sup>	City of San Diego	84.1 hectares (207.7 acres) to construct 1,372 residential units, open space, a school and parking.	0.34 acre of wetlands will be impacted.	ACOE Section 1603 Streambed Alteration Permit required.	California coastal gnatcatcher, cactus wren.	112.2 acres of maritime succulent scrub, 43.7 acres of non-native grassland and two cholla thickets will be impacted.	Increased daily traffic will significantly impact air quality and exceed threshold levels for carbon monoxide, nitrogen oxides and hydrocarbons.	Significant impacts as a result of increased pollutants associated with urban runoff and an increase in impervious surfaces due to developments	Not approved. Project/environmental review underway.

\*Status given as of July 1999.

<sup>1</sup>Source: Jet Air Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-1030, October 22, 1987.

<sup>2</sup>Source: San Diego Mesa Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-1006, May 22, 1987.

<sup>3</sup>Source: San Diego Air Commerce Center at Brown Field Airport Master Plan Environmental Impact Report/Environmental Assessment 96-7678, 1999, as summarized in Appendix C, pages C-18 to C-20.

<sup>4</sup>Source: Otay Mesa International Plaza Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-1021, May 12, 1987.

<sup>5</sup>Source: Piper Ranch Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-0934, February 26, 1987.

<sup>6</sup>Source: Otay Mesa Park Mitigated Negative Declaration, City of San Diego Planning Department, Development and Environmental Planning Division, EQD No. 85-0834, March 7, 1986.

<sup>7</sup>Source: La Media Business Park Initial Study, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-0979, March 13, 1986.

<sup>8</sup>Source: Otay Ranch Final Program Environmental Impact Report, Volume 2, County of San Diego and City of Chula Vista, December 1992; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>9</sup>Source: Otay International Center (OIC) Environmental Impact Report, City of San Diego Planning Department, Environmental Quality Division, February 4, 1988; Attachment B/Revised Table 1-3 Development Plans and Proposals, www.dot.ca.gov/dist11/facts/125toll.htm, Caltrans, SR 125 Project, December 1999, updated May 2000.

<sup>10</sup>Source: Attachment B/Revised Table 1-3 Development Plans and Proposals, www.dot.ca.gov/dist11/facts/125toll.htm, Caltrans, SR 125 Project, December 1999, updated May 2000.

<sup>11</sup>Source: Remington Hills Environmental Impact Report, City of San Diego Development Services Department, Development and Environmental Planning Division, DEP No. 93-0140, April 20, 1995; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>12</sup>Source: Riviera del Sol Precise Plan, Robert Bein, William Frost and Associates, October 22, 1999; Riviera del Sol Mitigated Negative Declaration, City of San Diego Development Services Department, Land Development Review Division, LDR No. 98-0762, October 21, 1999.

<sup>13</sup>Source: Otay Mesa Road Widening Environmental Impact Report, City of San Diego Development Services Department, Land Development Review Division, DEP No. 95-0101, November 25, 1996; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>14</sup>Source: Santee Investments Environmental Impact Report, City of San Diego Planning Department, Development and Environmental Planning Division, DEP No. 88-0403, May 10, 1991; Addendum to the Santee Investments-Otay Mesa Precise Plan Environmental Impact Report for the Acquisition of an Approximately 50-acre Site to be Developed as a High School, City of San Diego Planning Department, Development and Environmental Planning Division, January 16, 1998.

<sup>15</sup>Source: California Terraces Precise Plan, Project Design Consultants, April 1994, Revised January 1997.

<sup>16</sup>Source: Otay Corporate Center South Environmental Impact Report, City of San Diego Planning Department, Development and Environmental Planning Division, DEP No. 88-1144, November 2, 1992; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>17</sup>Source: Otay Corporate Center South Environmental Impact Report, City of San Diego Planning Department, Development and Environmental Planning Division, DEP No. 89-0302, October 13, 1992.

<sup>18</sup>Source: Otay Mesa Center Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 85-0506, October 30, 1985; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>19</sup>Source: Pacific Business Park Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 88-1204, February 6, 1989; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>20</sup>Source: Otay Heights Business Park Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD no. 88-0278, July 13, 1988; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>21</sup>Source: Brown Field Business Center Negative Declaration, City of San Diego Planning Department, Development and Environmental Quality Division, EQD No. 86-0780; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>22</sup>Source: Airway International Business Park Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 87-0305, October 23, 1987; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>23</sup>Source: Otay Mesa III Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-1020, May 12, 1987; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>24</sup>Source: Empire Centre Parcel Map Initial Study, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-0526, October 2, 1986; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>25</sup>Source: Pacific Gateway Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-0413, September 26, 1986; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>26</sup>Source: Mesa Business Park Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD 86-0243, July 1, 1986; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>27</sup>Source: HELIX Environmental Planning, Inc., Environmental Consultants for State Route 11 Environmental Constraints Studies, August 16, 2000.

<sup>28</sup>Source: Route 125 South Summary, Caltrans, 1999; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>29</sup>Source: Interstate 805/Telegraph Canyon Road Interchange Preliminary Environmental Assessment, HELIX Environmental Planning, Inc. November 20, 1997; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>30</sup>Source: U.S. Marshals Service Mitigated Negative Declaration, City of San Diego Development Services Department, Land Development Review Division, LDR No. 96-7579, November 6, 1997; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

**Table C-3**  
DEVELOPMENT PLANS AND PROPOSALS  
CUMULATIVE IMPACTS

<sup>31</sup>Source: Draft Supplemental Environmental Impact Statement for the International Boundary and Water Commission International Wastewater Treatment Plant Interim Operation, U.S. Environmental Protection Agency and the International Boundary and Water Commission, September 1996; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>32</sup>Source: California State Prison San Diego County III Draft Environmental Impact Report, State Clearinghouse No. 94081024, Vols. I-III, June 1995; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>33</sup>Source: Brown Field Airport Master Plan and Comprehensive Land Use Environmental Impact Report, City of San Diego Planning Department, Environmental Quality Division, EQD No. 80-09-33C, April 27, 1987; Brown Field Airport Master Plan Report, CH2M Hill, May 1980; Master Plan Update Brown Field Airport, P & D Technologies, April 1992; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., July 1999.

<sup>34</sup>Source: Robinhood Ridge Environmental Impact Report, City of San Diego Development Services Department, Land Development Review Division, LDR No. 98-0189, June 25, 1998.

<sup>35, 36, 37, 38, 39</sup>Source: Environmental documents for these projects were not available from the City of San Diego, City of Chula Vista, County of San Diego, or the Otay Water District.

<sup>40</sup>Source: Brown Field Technology Center (formerly Otay Mesa Business Park) Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-1019, May 4, 1987.

<sup>41</sup>Source: MCA Chula Vista Amphitheater Environmental Impact Report, City of Chula Vista, SCH No. 95031073, August 1995.

<sup>42</sup>Source: Dennery Ranch Environmental Impact Report, City of San Diego Planning Department, Development and Environmental Planning Division, DEP No. 88-0785, April 14, 1993.

<sup>43</sup>Source: Hidden Trails Environmental Impact Report, City of San Diego Planning Department, Development and Environmental Planning Division, DEP No. 89-0739, November 13, 1992.