

# Community Information

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## Otay Mesa





## OTAY MESA

In 1957, when San Diego annexed the Otay Mesa area, there were less than a 1,000 residents who were probably outnumbered by the area's rabbit population. The name means "wide and level place" or "brushy place," a fitting description in the early days. By the 1960's residential development had increased dramatically. Otay Mesa was established as a community in 1985 with the creation of the Otay Mesa Port of Entry. The Otay Mesa/Nestor Community Plan was adopted in 1979 and updated in 1997.

Over 57 percent of the planning area is covered with residential land uses-- 17,000 units approximately. Twenty percent of the area is reserved for schools, parks, transit and other public facilities. Commercial and industrial uses comprise about seven percent of the land uses. Agricultural and vacant land make up the final 15 percent.

The Otay and Tijuana rivers form the northern and southern borders of the area. The Otay Valley Regional Park, a joint effort of Chula Vista, San Diego and San Diego County, will link Otay Lakes to San Diego Bay. This area will provide recreational and educational opportunities for visitors and residents.

Otay Mesa is located on a ridge overlooking the Pacific Ocean and offers views of San Diego and the Coronado Islands. Residents are a short drive from South Bay beaches and Baja California. Residents benefit from the burgeoning industrial and manufacturing development of the area. The Otay Mesa Higher Education Project scheduled to open in 2004 will make higher education available to residents of the area.

The recent opening of the Entry Port for round the clock operations has made border crossing for private vehicles and pedestrians a more user-friendly experience.

The Otay Mesa Community planning area is a dynamic and rapidly developing area of the City of San Diego. The area is bounded by the Otay River Valley and the City of Chula Vista on the north, the International Border on the south, Interstate 805 on the west, and the County of San Diego on the east. It is envisioned that Otay Mesa will be a major employment center and home to a future population of 32,000 residents. Presently, the Otay Mesa Community Plan, adopted in 1981, is being updated. The intent of the update is to establish a framework for future development that will raise the standard of expectations for Otay Mesa.

Otay Mesa, a community within the City of San Diego, located east of I-805 and South of Chula Vista, was developed as an industrial area in 1985 because of the creation of the Otay Mesa Port of Entry. After twenty three years, Otay Mesa has become California's largest commercial land border port and one of the busiest commercial land border crossings in the United States. Otay Mesa is home to the first Dedicated Commuter Lane, an airport, large parcels of value priced industrial land and numerous economic development incentives programs such as the State Enterprise Zone and the Foreign Trade Zone, both designed to induce companies to locate in the region.





With the opening of Otay Mesa's first highway connection - South Bay Expressway, two highways, and over 12, 000 homes under development, Otay Mesa houses more than 1,200 companies with more than 19,000 employees.

## Parks

The Ocean View Hills Community Park, dedicated in 2002, is a 5 acre park that provides basketball courts, a tot lot, picnic areas, and lush lawns. The park is located on Ocean View Hills Boulevard, just east of Lyndhurst Terrace.

**Regional Parks:** The Otay Valley Regional Park is being created and will extend from the San Diego Bay east to the Otay Lakes. Presently, the park is without facilities, trails, or amenities.

Information for all parks may be obtained by calling (619) 685-1300 or by visiting the Park and Recreation website: [www.sandiego.gov/park-and-recreation](http://www.sandiego.gov/park-and-recreation)

## Community Features

### San Ysidro Branch Library

101 W. San Ysidro Blvd. / San Diego, CA 92173  
(619) 424-0475 / [www.sandiego.gov/public-library](http://www.sandiego.gov/public-library)

### Otay Mesa Branch Library

3003 Coronado Avenue / San Diego, CA 92154  
(619) 424-0474 / [www.sandiego.gov/public-library](http://www.sandiego.gov/public-library)



## Twin Plants

In Otay Mesa you will also find major manufacturing facilities operating under the twin plant system, where firms segment their manufacturing processes on both sides of the border.

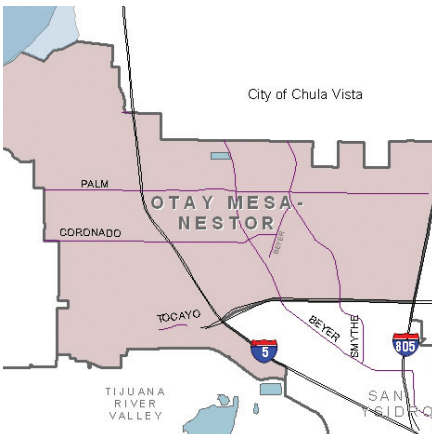
Many of these twin-plants carry out their capital-intensive process in Otay and their labor-intensive process in Tijuana. Such companies include Honeywell, Parker Hannifin and Bacou-Dalbz, among others. Other twin plant companies develop their marketing and research centers in Otay and their manufacturing processes in Tijuana. Such companies include Matsushita/Panasonic, Sanyo, among others.

## Manufacturers

Another generation of manufacturing plants -non twin plants- have recently established technology facilities in Otay Mesa. Some examples include defense component manufacturer, Axsys Technologies; metal plate manufacturer, Kojima and french food manufacturer, Cantaré Foods, among others.

While many companies do locate in Otay Mesa because they sell and ship directly to Mexico, there are more and more companies who locate in Otay Mesa simply to take advantage of the skilled labor force of legal workers commuting from Tijuana every day, by car, bus, bike or even by foot.





## Education

### Chula Vista Elementary School District

84 East J Street / Chula Vista, CA 91910-6199  
(619) 425-9600 / [www.cvesd.org](http://www.cvesd.org)

Finney, Myrtle S.

3950 Byrd Street / San Diego, CA 92154 / 619-690-1334

Montgomery, John J

1601 Fourth Avenue / Chula Vista, CA 91911 / 619-422-6131

Otay

1651 Albany Avenue / Chula Vista, CA 91911 / 619-425-4311

Rohr, Fred H

1540 Malta Avenue / Chula Vista, CA 91911 / 619-420-5533

Valle Lindo

1515 Oleander Avenue / Chula Vista, CA 91911 / 619-421-5151

### Sweetwater Union High School District

2900 Highland Avenue / National City, CA 91950  
(619) 474-9700 / [www.suhsd.k12.ca.us](http://www.suhsd.k12.ca.us)

### Middle Schools

Mar Vista

1267 Thermal Avenue / San Diego, CA 92154 / (619) 628-5100

Montgomery

1051 Picador Blvd. / San Diego, CA 92154 / (619) 662-8200

Southwest

2710 Iris Avenue / San Diego, CA 92154 / (619) 628-4000

### High Schools

Mar Vista

505 Elm Avenue / Imperial Beach, CA 91932

Phone: (619) 628-5700 / Fax: (619) 424-6232

Montgomery

3250 Palm Avenue / San Diego, CA 92154 / (619) 628-3800

San Ysidro

5353 Airway Road / San Diego, CA 92154 / (619) 710-2300

Southwest

1685 Hollister Street / San Diego, CA 92154 / (619) 628-3600

### Adult Schools

Montgomery

3240 Palm Avenue / San Diego, CA 92154 / (619) 600-3800

San Ysidro

4220 Otay Mesa Road. / San Ysidro, CA 92173 / (619) 428-7200



# Population and Housing Estimates

## Otay Mesa Community Planning Area



Jan 1, 2021

<b>Total Population</b>	<b>18,074</b>
Household Population	18,066
Group Quarters Population	8
<b>Persons Per Household</b>	<b>3.42</b>

### Housing and Occupancy

	Total Units	Households	Vacancy Rate
<b>Structure Type</b>	<b>5,418</b>	<b>5,279</b>	<b>2.6%</b>
Single Family - Detached	2,541	2,493	1.9%
Single Family - Attached	585	578	1.2%
Multi-Family	2,292	2,208	3.7%
Mobile Home and Other	0	0	--

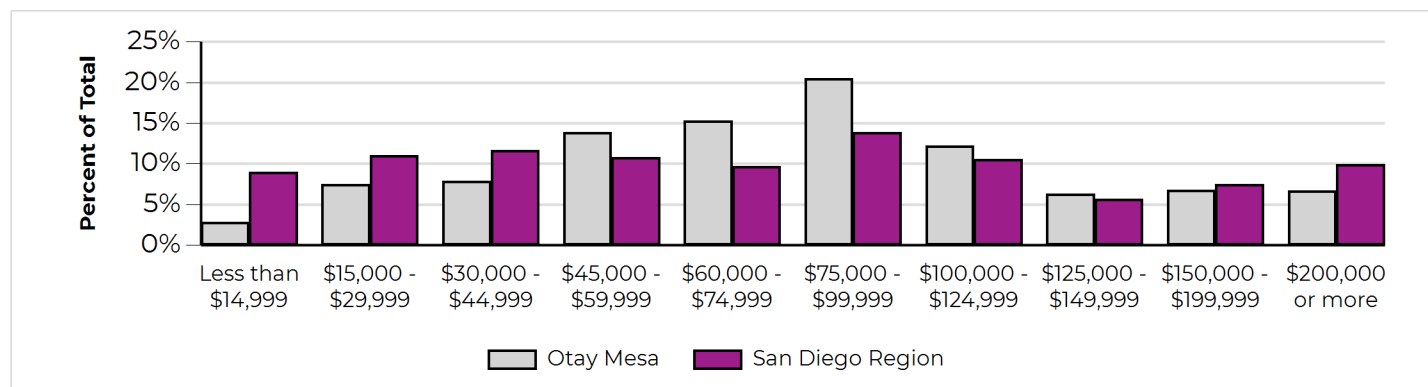
### Household Income

#### Households by Income Category (2010 \$, adjusted for inflation)

	Less than \$15,000	\$15,000- \$29,999	\$30,000- \$44,999	\$45,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$199,999	\$200,000 or more
% of Total	3%	8%	8%	14%	15%	20%	12%	6%	7%	7%

#### Median Household Income

	2021
Adjusted for Inflation (2010 \$)	\$78,154
Not adjusted for inflation (current 2020 \$)	\$96,770



### DATA SOURCES AND IMPORTANT ADVISORY:

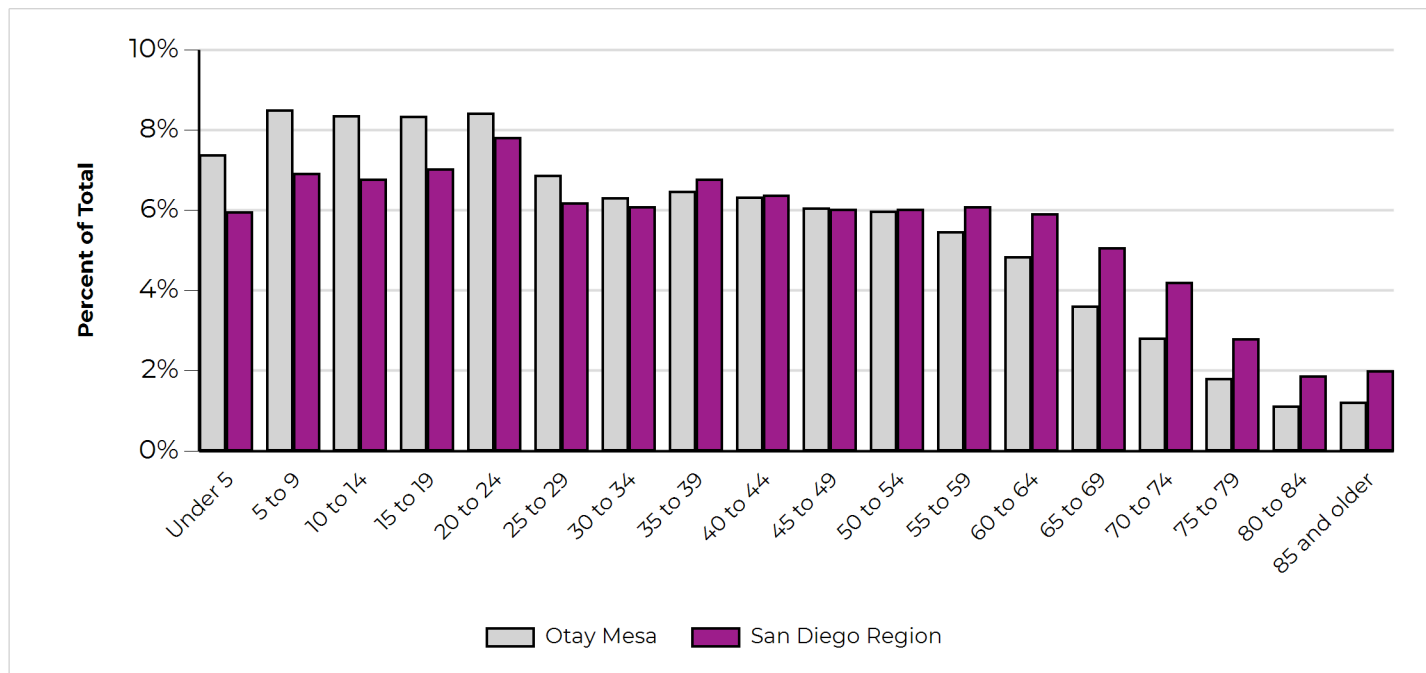
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community Survey (ACS) Detailed tables; and the vintage 2020 DOF P-3 Race/Ethnicity and Sex by Age for California and Counties.

Caution should be taken when using Population and Housing Estimates, especially for small areas of geography. Sampling error inherent with the data may materially impact the reliability of the estimates, resulting in a substantial margin of error. Additionally, conclusions should not necessarily be drawn about small differences between two or more estimates because they may not reflect statistically significant differences.

## Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>18,074</b>	<b>9,091</b>	<b>8,983</b>	<b>50%</b>
Under 5	1,335	684	651	49%
5 to 9	1,537	779	758	49%
10 to 14	1,511	791	720	48%
15 to 17	911	472	439	48%
18 and 19	598	302	296	49%
20 to 24	1,523	788	735	48%
25 to 29	1,243	639	604	49%
30 to 34	1,141	587	554	49%
35 to 39	1,172	618	554	47%
40 to 44	1,144	592	552	48%
45 to 49	1,096	553	543	50%
50 to 54	1,082	530	552	51%
55 to 59	989	480	509	51%
60 and 61	370	182	188	51%
62 to 64	506	247	259	51%
65 to 69	654	298	356	54%
70 to 74	509	232	277	54%
75 to 79	329	158	171	52%
80 to 84	203	87	116	57%
85 and older	221	72	149	67%
Under 18	5,294	2,726	2,568	49%
65 and older	1,916	847	1,069	56%
Median Age	31.7	30.8	32.6	N/A

## Population by Age



## Population by Race, Ethnicity and Age

	Hispanic	Non-Hispanic				
		White	Black	American Indian	Asian & Pacific Isl.	All Other
<b>Total Population</b>	<b>10,293</b>	<b>3,011</b>	<b>1,273</b>	<b>69</b>	<b>2,959</b>	<b>469</b>
Under 5	735	281	95	7	163	54
5 to 9	926	249	98	7	193	64
10 to 14	919	225	120	7	153	87
15 to 17	540	126	58	8	130	49
18 and 19	334	116	27	2	87	32
20 to 24	995	173	92	2	206	55
25 to 29	779	173	106	5	164	16
30 to 34	660	194	72	5	193	17
35 to 39	684	195	93	6	175	19
40 to 44	654	170	77	6	221	16
45 to 49	658	156	66	0	209	7
50 to 54	629	156	73	3	211	10
55 to 59	516	168	81	0	211	13
60 and 61	185	81	28	0	74	2
62 to 64	240	93	52	1	116	4
65 to 69	290	151	53	3	149	8
70 to 74	229	117	41	2	113	7
75 to 79	134	81	17	1	91	5
80 to 84	93	50	13	3	40	4
85 and older	93	56	11	1	60	0
Under 18	3,120	881	371	29	639	254
65 and older	839	455	135	10	453	24
Median Age	29.5	34.2	32.8	26.5	40.4	18.6