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APPENDIX 1A OTAY VALLEY REGIONAL PARK

This appendix consists of the Otay Valley Regional Park Focused Planning Area map, park planning history and goal statement.

PLANNING HISTORY

The Joint Exercise of Powers Agreement (JEPA), dated January 30, 1990, between the cities of San Diego and Chula Vista and the county of San Diego, was adopted by the City Council on April 30, 1990. This Agreement established a framework for coordinated planning, design and acquisition for the regional park. The JEPA created a three-member Policy Committee, comprised of one elected official from each jurisdiction, to act as the decision-making body on matters concerning park planning. A thirty-member Citizen's Advisory Committee provides a forum for public input and advises the Policy Committee. The multi-jurisdictional Joint Staff team is responsible for the ongoing park planning and acquisition effort.

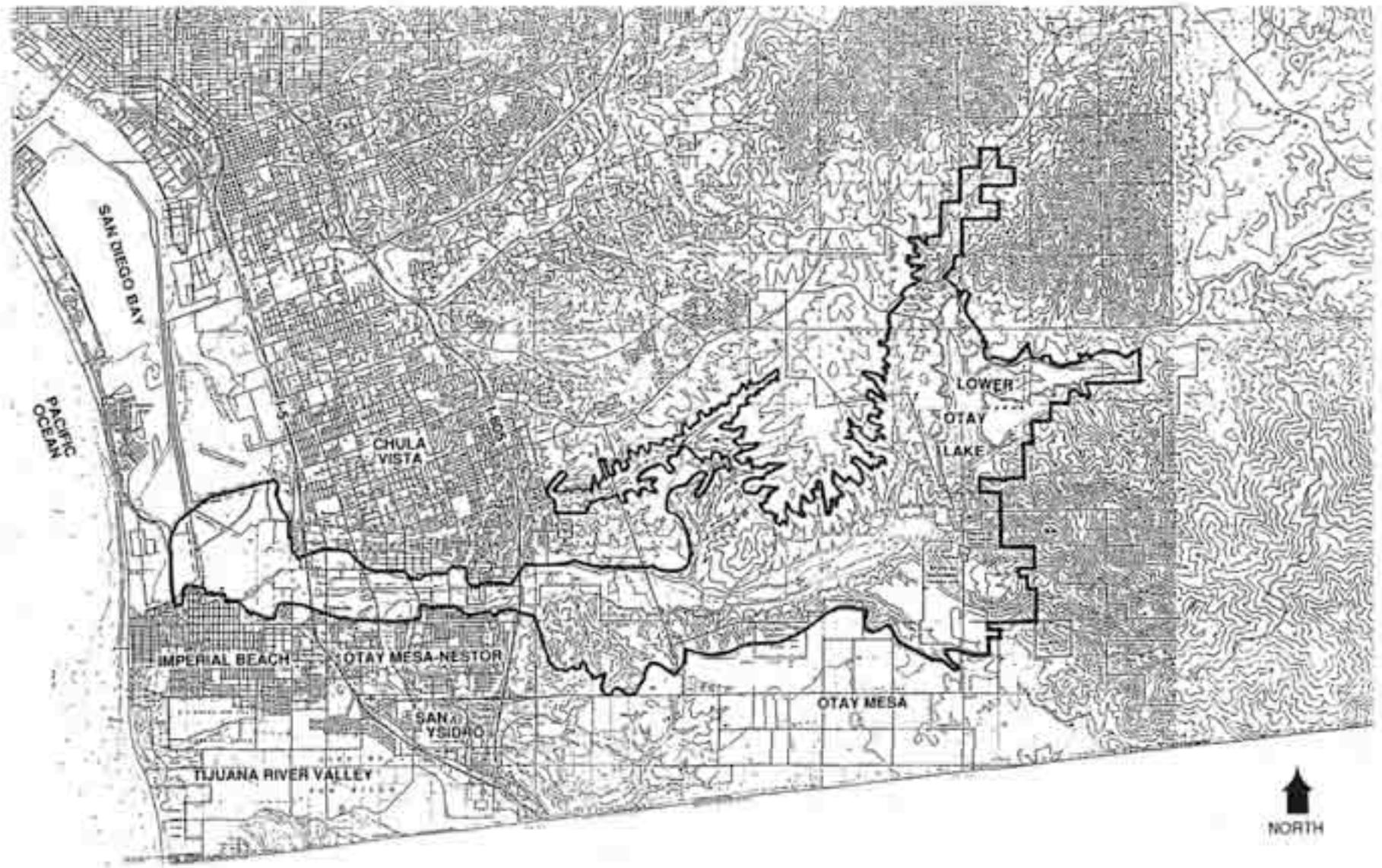
The majority of the property in the FPA is currently privately owned. During 1993-1994 a total of 78.07 acres were acquired for permanent inclusion in the regional park. Sixty-six and one-third acres of this property are located in several sites within the community planning area; the remaining 11.74 acres are located adjacent to some of these sites, in Chula Vista. These acquisitions were made possible by a State of California Coastal Conservancy grant. The property was acquired specifically for restoration and enhancement of wetland and riparian habitat.

Planning and acquisition for the regional park is ongoing. To date, the Otay Valley Regional Park Progress Plan (accepted by the Policy Committee in October, 1990) and the preliminary draft Concept Plan (November, 1996) have been prepared as preliminary planning documents for the regional park. Several technical documents which address various portions of the FPA have assisted Joint Staff in preparation of the draft Concept Plan.

GOAL STATEMENT

The Otay Valley Regional Park Focused Planning Area (FPA) boundary and Goal Statement were established by the Policy Committee on June 1, 1990, and were subsequently adopted by the San Diego City Council on December 8, 1992. The goal statement provides policy direction for the ongoing park planning, design and acquisition effort. The Goal Statement follows:

"Otay Valley Regional Park will represent one of the major open space areas within the southern area of San Diego County linking south San Diego Bay with lower Otay Lake. The park will fulfill the need to provide a mix of active and passive recreational activities while protecting environmentally sensitive areas, protecting cultural and scenic resources, and encouraging compatible agricultural uses in the park."



Otay Valley Regional Park Focused Planning Area Map
Otay Mesa-Nestor Community Plan



To ensure that Otay Valley Regional Park meets the diverse goals of a regional park, attention shall be focused not only on providing facilities and protecting resources, but on adjacent land uses to ensure compatible development, buffering, and linkages with other regional resources.

A comprehensive management plan shall be implemented that will not only address the long-term management of the park, but will also provide for the protection of visitors and park neighbors, develop environmental and recreational programs, and enhance park/open space activities and resources."



APPENDIX 1B SALT PONDS

SPECIAL STUDY AREA (SSA)

The following is a description of the Definition and Intent, Application, and Criteria for the Special Study Area:

DEFINITION AND INTENT

Until more detailed information is known about the resource and environmental value of lands located within the Special Study Area (SSA), it is intended that these lands retain their current uses. The SSA should become wholly or partially included in the future Otay Valley Regional Park (OVRP), the Multiple Species Conservation Program Preserve and/or the U.S. Fish and Wildlife Service proposed San Diego National Wildlife Refuge. Those areas included should be restored and managed as natural resource areas, regional recreation areas or part of the salt production industry. Those areas not included should be used in ways which promote development and economic revitalization in the community, help to revitalize the Palm Avenue corridor, and improve public access and circulation in the community. To implement these goals, the existing zoning and current Open Space designation should be retained until the Special Study analysis and planning process has been completed. All properties within the SSA are Coastal Commission Deferred Certification Areas.

This Plan supports sensitive development in the SSA, including but not limited to the ongoing salt production industry, as long as such development is designed to achieve the variety of objectives identified below. It recognizes that a process exists whereby the landowner(s) have the right to propose other uses than those which exist today.

In order to ensure that proposed development of any property within the area consider the following in a comprehensive manner, the SSA overlay designation has been applied; the biological, sensitive natural resource, and habitat values and protection; regional habitat and open space connectivity issues; hydrological considerations including floodplain management; creation of new development opportunities; potential to provide new revenue sources; improvement to traffic circulation; ability to enhance design qualities and aesthetics in the community; recreational potential; and potential environmental mitigation requirements. Prior to any land use changes within the SSA, a Special Study will be required. The Study will provide the framework and facilitate informed decision-making about the use, management, and disposition of the land within this context, while evaluating and considering the development opportunities in the area.

APPLICATION

The SSA overlay designation is delineated on the community plan Land Use map. An SSA has been created to provide the property owners with the potential for more flexibility in pursuing development proposals. The area located south of Main Street contains discontinued



salt ponds, vacant undeveloped parcels, fallow agriculture land, several residences and properties developed with interim uses. The area north of Main Street is comprised of magnesium chloride ponds, which hold the waste material remaining after the salt evaporation process.

The Special Study is intended to be an ecological analysis of the SSA. The analysis should address biological resources, habitat value, and hydrology within the entire SSA and shall be used as a basis for determining land uses.

The following application requirements and criteria apply to the SSA:

1. A Special Study will not be required for development in the SSA that is consistent with the regulations of the following existing underlying zones: FW; A-1-10 and A-1-1, with FPF overlay zone where applied.

The ten-acre Salt Works site shall be considered to be included in the SSA. Development (on-site expansion or modification) necessary for the continued salt plant operation shall be allowed consistent with the M-2 zone, without the requirement of a Special Study. Any other development proposals (change in use) of this site shall require a Special Study (regardless of the M-2 zone).

2. The Special Study will be required prior to or in conjunction with proposals and application for discretionary actions including, but not limited to, the following:
 - Plan amendments.
 - Rezones.
 - Planned Development or Special Development Permits (PCDs, PIDs, PRDs, etc.).
 - Conditional Use Permits (CUPs) and CUP amendments. Due to the variety of land uses and the duration of CUPs that may be applied for, the requirement for a Special Study will be determined on a case-by-case basis.
3. Any land use proposal for an individual property in the SSA shall require the concurrent planning of all other properties in the SSA to a community plan level. This shall be accomplished by those other property owners or, if necessary, by the City. It shall not be the responsibility of any property owner to process land use proposals for any other property owner.
4. Individual property owners may prepare and submit their own development proposals either concurrently with, or after, preparation and submittal for the Special Study.

CRITERIA FOR PREPARATION OF THE SPECIAL STUDY

The cost of the Study shall be borne by the project applicant(s). Participation of all landowners whose property is located within the SSA in preparation of the Study, including sharing the cost, is encouraged but is not required. Participation of the regulatory agencies, City staff, and community members in the Study preparation process is also encouraged.



The Special Study shall:

1. Comprehensively address all the property located within the designated SSA boundary.
2. Assess the biological, sensitive natural resource, natural habitat, and regional habitat and open space connectivity values with the SSA. Potential habitat restoration need be assessed only on those properties owned by the parties preparing the Special Study.
3. Assess the hydrological conditions within the SSA and describe the relationship of these areas with those adjacent to the SSA. Describe the watershed(s) and drainage characteristics within the SSA; explain whether the southern SSA and the Magnesium Pond SSA are linked hydrologically. Determine wetland areas. Provide recommendations for floodplain management to meet the needs of proposed development.

The Special Study shall serve as the basis for establishing land uses in the community plan, including:

1. Identification of appropriate areas for preservation, enhancement, and restoration. Describe and locate the boundaries on-site of the open space preserved areas and public park (OVRP) areas.
2. Identification and designation of appropriate areas for development. Describe and locate the proposed land uses, densities and intensities. Facilitate the revitalization of the Palm Avenue corridor by incorporating appropriate provisions dealing with architecture and site design, landscaping, and signage.
3. Illustration of the relationship of proposed land uses with adjacent land uses. Land uses which facilitate the economic revitalization of the community are encouraged. Describe how land uses will relate to other existing or planned land uses such as Palm Avenue West, Nestor Town Center, and Palm City.
4. Provision of a continuous connection between the Otay Valley, the Salt works, and San Diego Bay. Where necessary to maintain an important existing connectivity, the Special Study should incorporate a habitat element in a design and alignment which respects the value and function of that connectivity.
5. Description of the proposed circulation systems, including road and street alignment and classifications, and the proposed public transit system. Designate where appropriate public trail corridors (bicycle, pedestrian, and equestrian). Trail corridors should be designed to link public open space areas with each other and also to link with other modes of transportation. Address the impact of proposed development on the community's existing circulation system. Provide recommendations for improving the existing circulation system, meeting the needs of the proposed development, and improving coastal access while striving to maintain the integrity, continuity, and connectivity of the natural resources and habitat.
6. Addressing the provision of public facilities and services and provide a development phasing plan where appropriate.



Specific land use proposals shall:

1. Ensure that improvements to the Otay River and Nestor Creek are designed in a manner which enhances their biological and esthetic functions, and complements the goals of the OVRP and the proposed land uses.
2. Contain specific criteria, where appropriate and feasible, for creating a buffer zone adjacent to identified wetlands and habitat areas, including the Otay River and Nestor Creek. Development shall minimize impacts to existing wetland or wildlife habitat buffer areas.
3. Address the goals of the Otay Valley Regional Park (OVRP), including where appropriate to provide opportunities for enhanced public use of this area, and enhance the park experience.
4. Where appropriate, contain criteria for provision of public access, circulation, view points and view corridors. Consider provision of these public amenities particularly along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek.
5. Contain general design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.
6. Be in conformance with applicable local, state, and federal regulations and policies.
7. Describe conformance with related planning efforts and adopted plans including the Multiple Species Conservation Program, Otay Valley Regional Park, and the South San Diego National Wildlife Refuge.



APPENDIX 4 COMMUNITY FACILITIES AND SERVICES

This appendix consists of a map that identifies the location of public facilities in the community. It also includes park acreages, recommended improvements to population-based neighborhood and community parks, and strategies for the development of three non-population-based mini parks. General recommendations and guidelines are also provided.

POPULATION-BASED PARKS

The General Plan establishes guidelines and standards for population-based parks which are intended to serve the immediately surrounding residential population.

Population-based park requirements for Otay Mesa-Nestor will be based on a buildout population of 64,500. With credits for parks located adjacent to schools, a total of 117 useable park acres will be required. Currently, the community has a deficit of approximately ten useable park acres. Due to locational criteria, if the residentially designated sites located north of the Otay River in the northeast portion of the community planning area are developed, additional useable park acreage will be required as part of their development.

Future park improvements may include upgrades that are necessary to meet the federal Americans With Disabilities Act (ADA) standards, including modification of restrooms, play equipment, walkways, and parking areas; and may also include facilities identified in the Park and Recreation Board's General Development Plan or the community's Twenty-Year Needs List. Implementation of planned and recommended improvements will proceed when funding is available.

STANDARDS FOR POPULATION-BASED PARKS

Facility	Population Served	Proximity (Radius in Miles)	Minimum Useable Area (Acres)	Min. Area (if adjacent to a School)
Community Park	18,000 - 25,000	1.5	20	13 ¹
Neighborhood Park	3,500 - 5,000	0.5	10	5 ²
Swimming Pool	50,000	2.5	—	—

1 Junior High School or High School

2 Elementary School



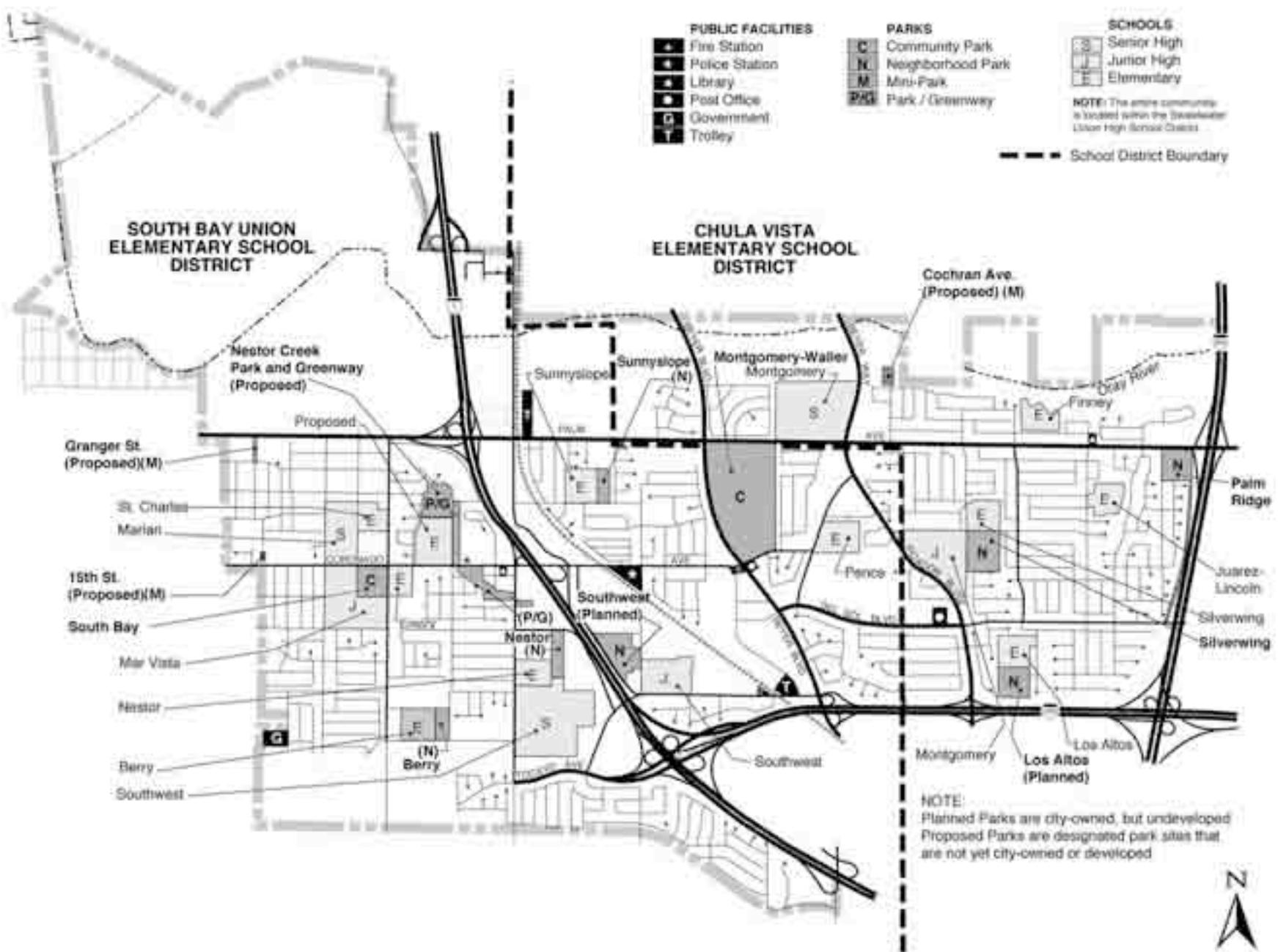
OTAY MESA-NESTOR PARK ACREAGES

City-Owned Parks	Total Acreage	Usable Acreage	Developed Acreage
Community Parks (Existing)			
Montgomery-Waller	60.02	54.00	30.00
South Bay	8.62	8.62	8.62
Neighborhood Parks (Existing)			
Berry	3.76	3.76	3.76
Los Altos	10.00	7.00	0.00
Nestor	5.04	5.04	5.04
Palm Ridge	8.16	8.16	8.16
Silver Wing	12.99	12.99	12.99
Southwest	9.72	5.00	0.00
Sunnyslope	4.17	3.00	3.00
	122.48	107.57	71.57
Neighborhood Parks (Proposed)			
Southwest (Additional Acquisition)	0.25	0.25	0.00
Nestor Creek	7.00	7.00	0.00
	7.25	7.25	0.00
Mini Parks (Proposed)			
Granger Street	0.85	0.85	0.00
15 th Street	0.10	0.10	0.00
Cochran Avenue	0.10	0.10	0.00
	1.05	1.05	0.00



POPULATION-BASED PARK RECOMMENDATIONS

Community Parks	Status	Recommended Improvements
Montgomery-Waller	Partially developed. Facilities include ball fields, tot-lots, a City-owned recreation center building (operated by the YMCA), picnic areas, landscaping and parking. The Montgomery Memorial and Silver Wing monument are located in the southwest portion of the park.	Lighted multipurpose courts, lighted tennis courts, lighted multi-sports fields, additional parking north and south, enlarged recreation building, new tot-lot, upgrade of existing tot-lot, picnic shelters, a standard 25-yard by 25-meter swimming pool, and rehabilitation/upgrading of existing amenities.
South Bay	Developed facilities include a recreation center building, a multi-sports field, tot-lots, picnic facilities, landscaping and parking.	Lighted multi-sports field at adjacent junior high, picnic shelter, upgraded tot-lots, remodel and enlarge existing recreation building, provide additional parking and rehabilitation/upgrading of existing amenities.
Neighborhood Parks	Status	Recommended Improvements
Berry	Developed facilities include ball fields, landscaping and walkways, which are integrated with the adjacent school grounds.	Development of a joint-use area as a lighted multi-sports field, an ADA accessible tot-lot picnic shelter, security lights, and rehabilitation/upgrading of existing amenities.
Los Altos	Undeveloped. Design for this park was completed in 1986.	Parking, lighted multi-purpose courts, picnic shelter, access to elementary school, turf and open play areas.
Nestor	Developed.	Multi-sports field on joint-use property, security lights, picnic shelter, and rehabilitation/upgrading of existing amenities.
Palm Ridge	Developed. Facilities include ball fields, tot-lot, and picnic facilities.	Lighted multi-purpose courts and multi-sports field, a picnic shelter, security lighting, and rehabilitation/upgrading of existing amenities.
Silver Wing	Developed. Facilities include a fieldhouse, tot-lot, picnic facilities, multipurpose courts, multi-sports fields, landscaping and parking.	Enlargement or construction of recreation building, picnic shelter, security lighting, redesign tot-lot, and rehabilitation/upgrading of existing amenities.
Southwest	Undeveloped. The City currently owns 9.72 acres of this site.	Multi-sports field (lighted), multi-purpose courts, picnic area shelter, parking lots, comfort station, security lighting.
Sunnyslope	Developed. Facilities include basketball courts, tot-lots and picnic areas.	Picnic shelter and rehabilitation/upgrading of existing amenities.
Nestor Creek	Proposed. The site is privately owned. Park development is proposed concurrent with adjacent elementary school.	Multi-sports field, multi-purpose courts, tot-lots, picnic area and shelter, open play lawn and other amenities desired by the community.



- PUBLIC FACILITIES**
- Fire Station
 - Police Station
 - Library
 - Post Office
 - Government
 - Trolley

- PARKS**
- C Community Park
 - N Neighborhood Park
 - M Mini-Park
 - P/G Park / Greenway

- SCHOOLS**
- S Senior High
 - J Junior High
 - E Elementary

NOTE: The entire community is located within the Southeast Otay High School District

--- School District Boundary

NOTE:
 Planned Parks are city-owned, but undeveloped
 Proposed Parks are designated park sites that are not yet city-owned or developed



Parks, Schools and Public Facilities
 Otay Mesa-Nestor Community Plan



MINI PARKS

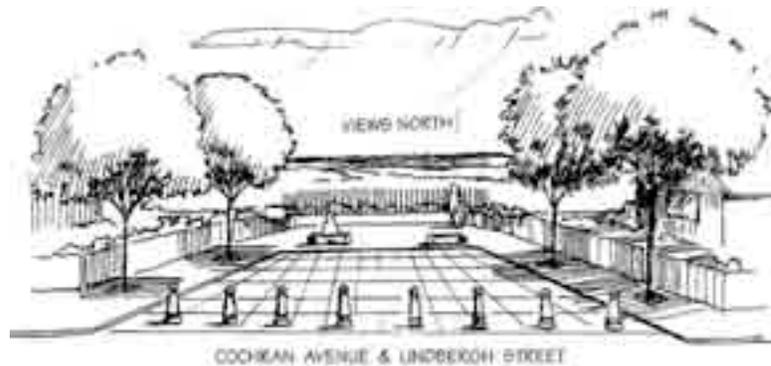
Granger Street Mini Park (0.85 AC)

Create a passive recreational park on the unimproved section of the Granger Street right-of-way, between Palm Avenue and Donax Avenue. The park will provide visual relief from the adjacent commercial development along Palm Avenue and will implement the Granger Street view corridor. Exclude vehicular use, yet provide pedestrian access between Palm Avenue and Donax Avenue. Recommended plantings include a double row of palm trees (Washingtonian spp.) which would continue the planting theme from the adjacent Capri Tailer Lodge.

15th Street Mini Park (Landmark Eucalyptus Tree) (.10 AC)

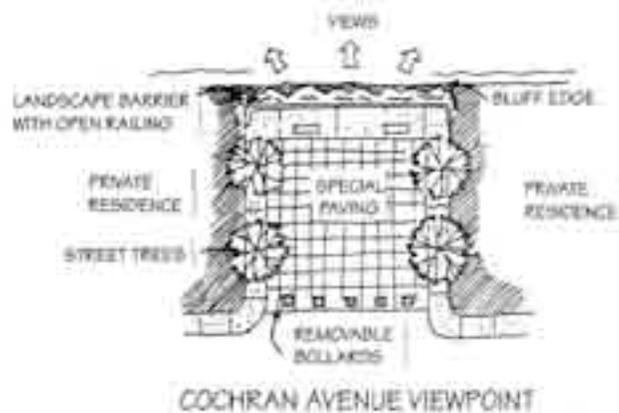
Preserve the specimen eucalyptus tree by creating a mini park. This community landmark is located in the 15th Street right-of-way between Elder Avenue and Coronado Avenue. Care should be taken not to disturb the existing grades surrounding the tree. Vehicular access should be blocked on both the north and south sides of the tree, thereby creating a pedestrian-only area. Vehicular access from Coronado Avenue should be maintained to the three residences situated south of the tree.

- The Park and Recreation Department shall work with adjacent landowners to either acquire the real property or obtain easements, as necessary, which will implement the establishment of this park.



Cochran Avenue Mini Park (.10 AC)

Create a public viewpoint by closing the northern 100 feet of Cochran Avenue. This mini park will provide outstanding views of the proposed Otay Valley Regional Park. Design of this park should prohibit vehicular access north of Lindbergh Street. It should also prevent trash dumping into the Otay Valley.





GENERAL PARK RECOMMENDATIONS AND GUIDELINES

1. Design and develop all existing and proposed park and recreation facilities in a manner that will not adversely impact the environmentally sensitive areas of the community.
2. Encourage the development of private recreational facilities to supplement publicly provided facilities and increase the types of recreational opportunities available to the community.
3. Integrate development of parks with school sites where possible.
4. Create mini parks from rights-of-way sites which are no longer required for street circulation purposes.
5. Develop each park site in a unique manner to meet specific neighborhood needs; to take advantage of the site's visual and natural resources; and to connect to an open space and park network and trail system where the opportunity exists.

APPENDIX 6 TRANSPORTATION FACILITIES



Street Classification with Future Traffic Volumes
Otay Mesa-Nestor Community Plan

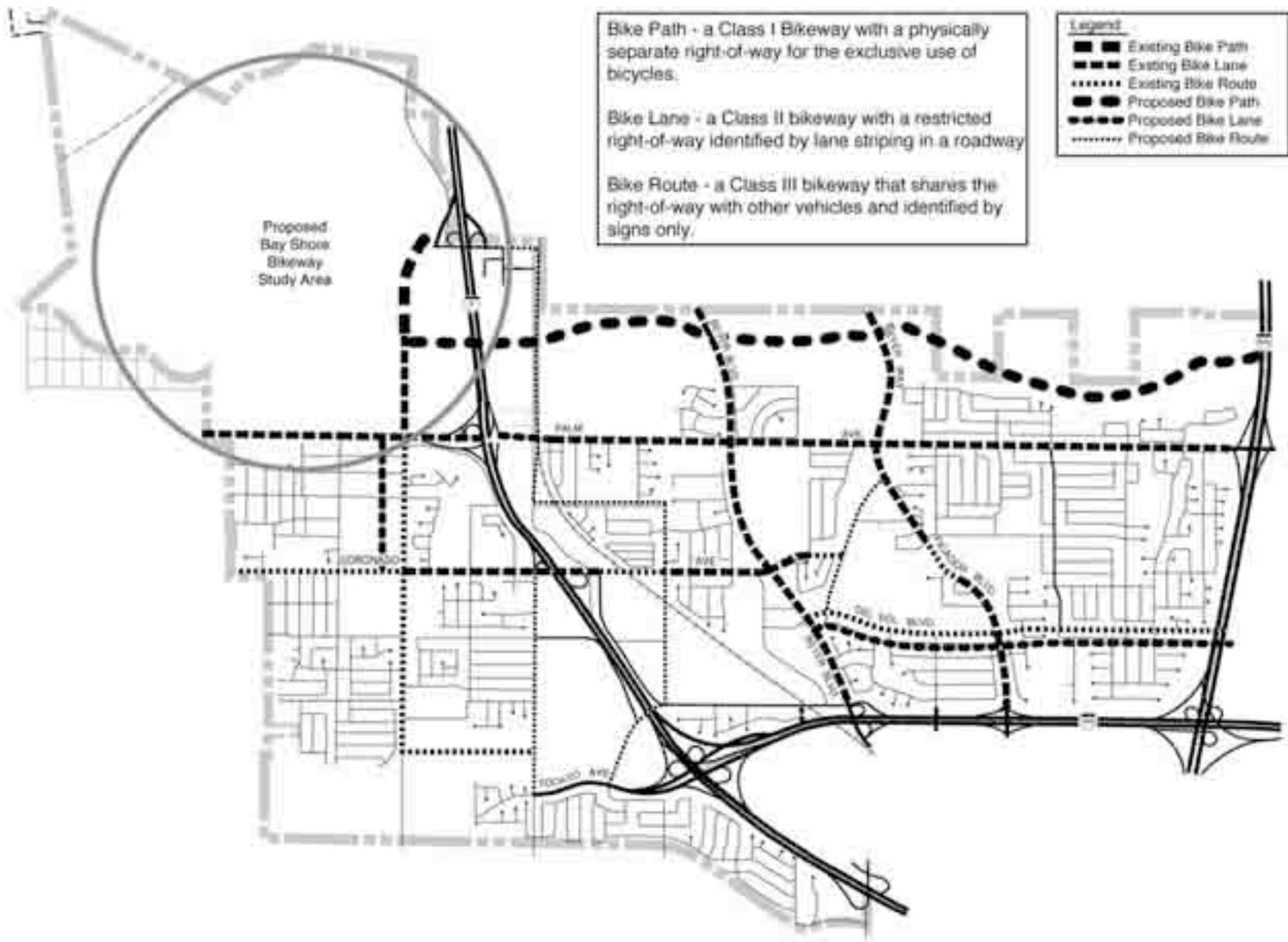
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FIGURE





Intersection Level of Service
 Otay Mesa-Nestor Community Plan





APPENDIX A TRANSIT-ORIENTED DEVELOPMENT

DEFINITION

For the purposes of this community plan, a Transit-Oriented Development (TOD) is a compact pattern of development which includes commercial, residential and civic land uses, is located adjacent to the public transit system, reinforces transit use, and is pedestrian oriented.

PERMITTED/RECOMMENDED USES

The Mixed-Use designated areas of Otay Mesa-Nestor shall be developed as TODs. A wide range of uses are permitted in these areas. Land uses which are encouraged include the following:

- Medium-Density Residential development (maximum 29 du/ac). Residential development shall only be permitted as an element of a commercial project. Senior housing opportunities are encouraged.
- Typical land uses that serve transit commuters and pedestrians are recommended within these areas, and include: day care center, news stand, record and video sales/rental, bakery and donut shops, butcher, produce, florist, shoe repair, dry cleaning, drug store, convenience/sundries, photocopying/printing, a post office or mailing service, and banks or automated teller machines (ATMs).
- Additional permitted uses that will add variety and vitality to the TODs include: Restaurants, drinking establishments, coffee houses, sidewalk cafes, artists studios and galleries, public buildings and parks.

DESIGN STANDARDS AND CRITERIA

Proposed developments shall comply with the City of San Diego's Transit-Oriented Development Design Guidelines (Approved by the City Council on August 4, 1992). The following criteria is presented to provide the reader with a basic understanding of design intent and philosophy within a TOD:

- Minimize building setbacks, bringing buildings close to sidewalks and streets; locate parking to the rear of lots. Front and street side yard setbacks shall be a minimum of zero (0) feet and a maximum of ten (10) feet.
- Articulate building facades, particularly shop fronts, through the use of arcades, porches, bays, balconies, and display windows, which provide variety, add architectural interest, and create a pedestrian-friendly environment. Promote outdoor display and dining areas.



- Orient primary building entrances to the pedestrian-oriented street, as opposed to parking lots.
- Develop a coordinated streetscape which sets the character of the TOD and ties the varied uses together. The streetscape shall include public and private theme street trees, street furniture, and areas of enhanced paving.
- Provide bus shelters at established bus stops.
- Encourage bicycling; provide bicycle racks in areas that are visible and easily accessible from identified bicycle routes.
- Provide public plazas or courtyards along pedestrian-oriented streets.
- Incorporate public art throughout TODs, and particularly in public and public-oriented spaces.
- Utilize parking structures instead of surface parking for larger developments. Locate useable building spaces on the street level and street facades of parking structures.

PLANNED DEVELOPMENT PERMITS AND REZONES

A Planned Commercial Development Permit (PCD) shall be required for all sites developed within the Mixed-Use designated areas. All sites proposed for development within these areas shall be rezoned to a zone that implements the TOD intent, permitted uses, and design standards and criteria described in this Appendix. The rezones shall be conditioned upon approval of a PCD.



APPENDIX B OTAY MESA-NESTOR STREET TREE PLAN

Street trees provide aesthetic and design benefits by visually unifying individual streets and also provide continuity within neighborhoods and throughout the community, thus helping to create a physical community character. Trees help to reduce the heat gain and glare effects of the built environment, and provide fresh air and shade. These tree planting recommendations consider environmental characteristics including climate, exposure, maintenance requirements, existing plantings, views, and existing development. This streetscape program encompasses both a communitywide and neighborhood scope.

COMMUNITY CORRIDORS

Principal thoroughfares will be consistently planted with selected theme trees, establishing strong, recognizable communitywide design elements.

- Theme Trees are the dominant species and will establish the character of the street.
- Alternate Trees are also appropriate for the particular street and should be used when conditions for the Theme Tree are inappropriate, or when there is a need to separate the dominant species for disease prevention purposes.

LANDSCAPE DISTRICTS

For purposes of neighborhood street tree selection, the community has been divided into the following four districts based on their unique natural and built environments: Coastal Lowlands, Urban Corridor, Mesa Residential, and Riparian Hillside. Each district will be distinguished by a unique selection of trees. Within each selection, there is not a dominant or theme tree; any of the listed trees can be established as the theme tree for a particular block, street or area. Street tree planting is encouraged in the public right of way, but can also be considered for use in front or side yards of private property. Consistent tree planting within neighborhoods will help to foster a cohesive sense of place.

STRATEGIES

- Encourage neighborhood and block associations to organize and implement tree planting programs consistent with the Landscape Districts recommendations. Selection of one tree species, from the Landscape District list, for each neighborhood street or block is recommended to create local continuity and identity.
- Existing street tree planting adjacent to community parks and schools is minimal. Work with the local School Districts, the Park and Recreation Department, community residents, students and private non-profit organizations, such as People for Trees, to implement the streetscape recommendations in these areas. This effort, alone, will have a significant positive impact on the community, and can serve as a catalyst for additional tree planting.



- Provide landscape parkways between the curb and sidewalk in new developments and redeveloped areas. Maintain existing parkways. Provide street trees in mixed-use, transit-oriented development (TOD) areas. Consider use of tree grates in TODs where an urban scale may be more appropriate than parkways.

OTAY MESA-NESTOR STREET TREE PLAN COMMUNITY CORRIDOR TREE LIST

Map Key	Community Corridor	Tree Botanical Name	Tree Common Name	Category
A	Palm Avenue	Washingtonia robusta	Mexican Fan Palm	Theme Tree
		Jacaranda mimosifolia	Jacaranda	Theme Tree
		Phoenix canariensis	Canary Island Palm	Medians
		Prunus pissardii	Purple-Leaf Plum	Alternate*
B	Coronado Avenue	Podocarpus gracilior	Fern Pine	Theme Tree
		Tristania conferta	Brisbane Box	Alternate*
C	Tocayo Avenue/ Iris Avenue	Eucalyptus sideroxylon	Red Ironbark	Theme Tree
		Acacia baileyana	Bailey Acacia	Alternate*
D	Del Sol Boulevard	Koelreuteria bipinnata	Chinese Flame Tree	Theme Tree
		Agonis flexuosa	Peppermint Tree	Alternate*
E	Saturn Boulevard and Hollister Street	Calodendrum capense	Cape Chestnut	Theme Tree
		Albizia julibrissin	Silk Tree (Mimosa)	Alternate*
F	Beyer Blvd., Beyer Way and Picador Boulevard	Eucalyptus nicholii	Willowleaf Peppermint	Theme Tree
		Lagerstroemia indica	Crape Myrtle	Alternate*
G	Saturn Boulevard (†) Hollister Street (†) Beyer Boulevard and Beyer Way (‡)	Platanus racemosa	California Sycamore	Theme Tree
		Metrosideros excelsus	New Zealand Christmas Tree	Alternate*

Notes: (Apply to Community Corridor and Landscape District Tree Lists, and to tree planting generally):

* Alternate Tree used when the planting area is less than 4' wide or there are overhead wires present.

(†) Northern and southern end of each street.

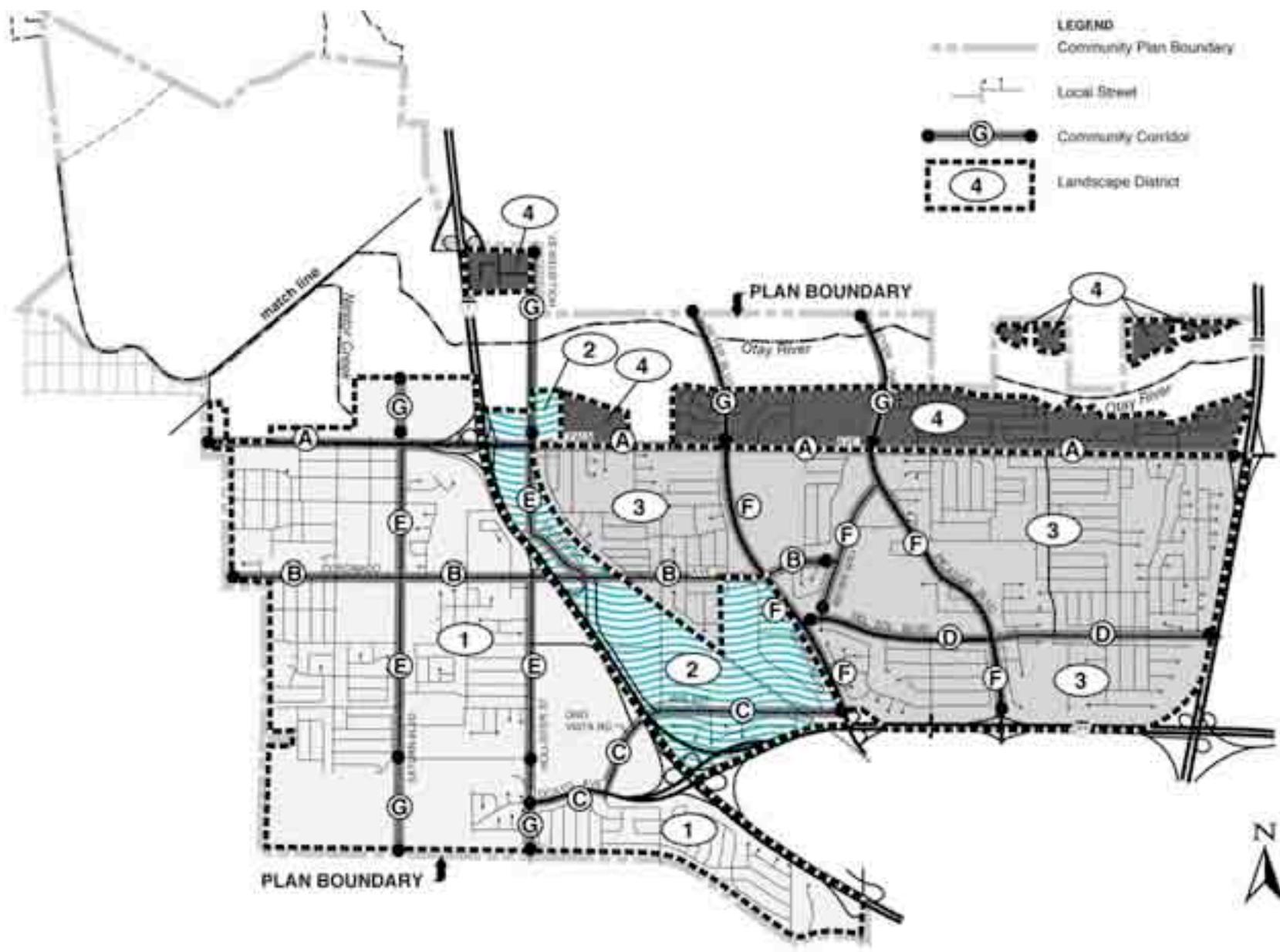
(‡) Northern end of street only.

1. All street trees shall be selected per the Citywide Landscape regulations (which set criteria for quantity and size; minimum size is a 24" box) and the Landscape Technical Manual (which sets criteria for location, selection, installation, maintenance, medians and irrigation requirements).
2. Palm trees shall be a minimum of eight (8') feet tall (brown trunk height).
3. Tree grates, where necessary to provide a required clear path, shall be ADA approved.
4. Flexibility of tree placement, to facilitate commercial visibility, may be approved by the Development Services Director.
5. Tree pruning shall comply with the standards of the National Arborist Association according to Class 1 Fine Pruning.
6. All tree species not specifically identified herein require approval of the Development Services Department and the City's Urban Forester.



OTAY MESA-NESTOR STREET TREE PLAN LANDSCAPE DISTRICT TREE LIST

Map Key	Landscape District	Tree Botanical Name	Tree Common Name	Planting Area Width
1	Coastal Lowlands	Albizia julibrissin	Silk Tree (Mimosa)	4' - 6'
		Casuarina cunninghamiana	She-Oak	6' - 8'
		Magnolia grandiflora 'St. Mary'	St. Mary's Magnolia	4' - 6'
		Melaleuca leucadendron	Cajeput Tree	4' - 6'
		Metrosideros excelsus	New Zealand Christmas Tree	3' - 4'
2	Urban Corridor	Koelreuteria bipinnata	Chinese Flame Tree	6' - 8'
		Podocarpus gracilior	Fern Pine	6' - 8'
		Tipuana tipu	Tipu Tree	8'+
		Tristania conferta	Brisbane Box	4' - 6'
		Washingtonia robusta	Mexican Fan Palm	4' - 6'
3	Mesa Residential	Brachychiton populneus	Bottle Tree	4' - 6'
		Eucalyptus nicholii	Willowleaf Peppermint	4' - 6'
		Jacaranda mimosifolia	Jacaranda	6' - 8'
		Lagerstroemia indica	Crape Myrtle	3' - 4'
		Pinus canariensis	Canary Island Pine	6' - 8'
		Pistacia chinensis	Chinese Pistache	6' - 8'
4	Riparian Hillsides	Agonis flexuosa	Peppermint Tree	4' - 6'
		Albizia julibrissin	Silk Tree	4' - 6'
		Magnolia grandiflora 'St. Mary'	St. Mary's Magnolia	4' - 6'
		Platanus racemosa	California Sycamore	6' - 8'





APPENDIX C VIEW CORRIDORS AND VIEW AND ACCESS POINTS

Provide opportunities for residents and visitors to enjoy and appreciate features of the natural and built environment that make this community unique by preserving, enhancing, and creating public view corridors, and view and access points. View Corridors, and View and Access Points, are listed in the accompanying map and table.

In addition to providing a sense of openness and delineation of the boundaries of urban development, views to landmarks help to create a sense of place and orient the viewer within the community. View opportunities include the Otay River Valley; the Western Salt Company's building, salt ponds and salt stacks, and the downtown San Diego skyline across San Diego Bay; and the riparian habitat, farmlands, and horse stables of the rural Tijuana River Valley terminated by the steep hillside bluffs which form the border with Mexico.

VIEW CORRIDORS

View corridors may be any length, and include streets, alleys, street right-of-ways and edges of development. Examples include Thermal Street, which offers continuous views between the Otay and Tijuana River Valleys; Rodear Road, a small corridor that offers views both south to the Tijuana Valley and north to rural style residential development including horse corrals; and Granger Street, a portion of which is an unused right-of-way that is a proposed mini park.

- Prohibit development of any structures that would obstruct views within designated view corridors. Incorporate designated view corridors into future redevelopment plans for sites that may be partially or completely blocked by existing development.
- Reinforce view corridors with appropriate site planning, landscaping and building placement. An excellent example of site planning and landscaping that reinforces view corridors is the parallel plantings of mature palm trees located in the Capri Trailer Lodge mobile home park on Palm Avenue.

VIEW AND ACCESS POINTS

View and access points are designated in areas where view corridors do not exist, and are intended as places that encourage and invite public use. They are described in more detail, below:

- View points should be developed with seating and lighting. Signage should be provided at access points indicating the location of parking areas, trailheads, public stairways, and public parks and open spaces, as appropriate.
- Several Otay River Valley view and access points are proposed as amenities to augment the Otay Valley Regional Park (Topic 1a). These locations may provide opportunities for incorporating access, trailheads, and passive viewing areas into the future park.



View and Access Points: Otay River Valley

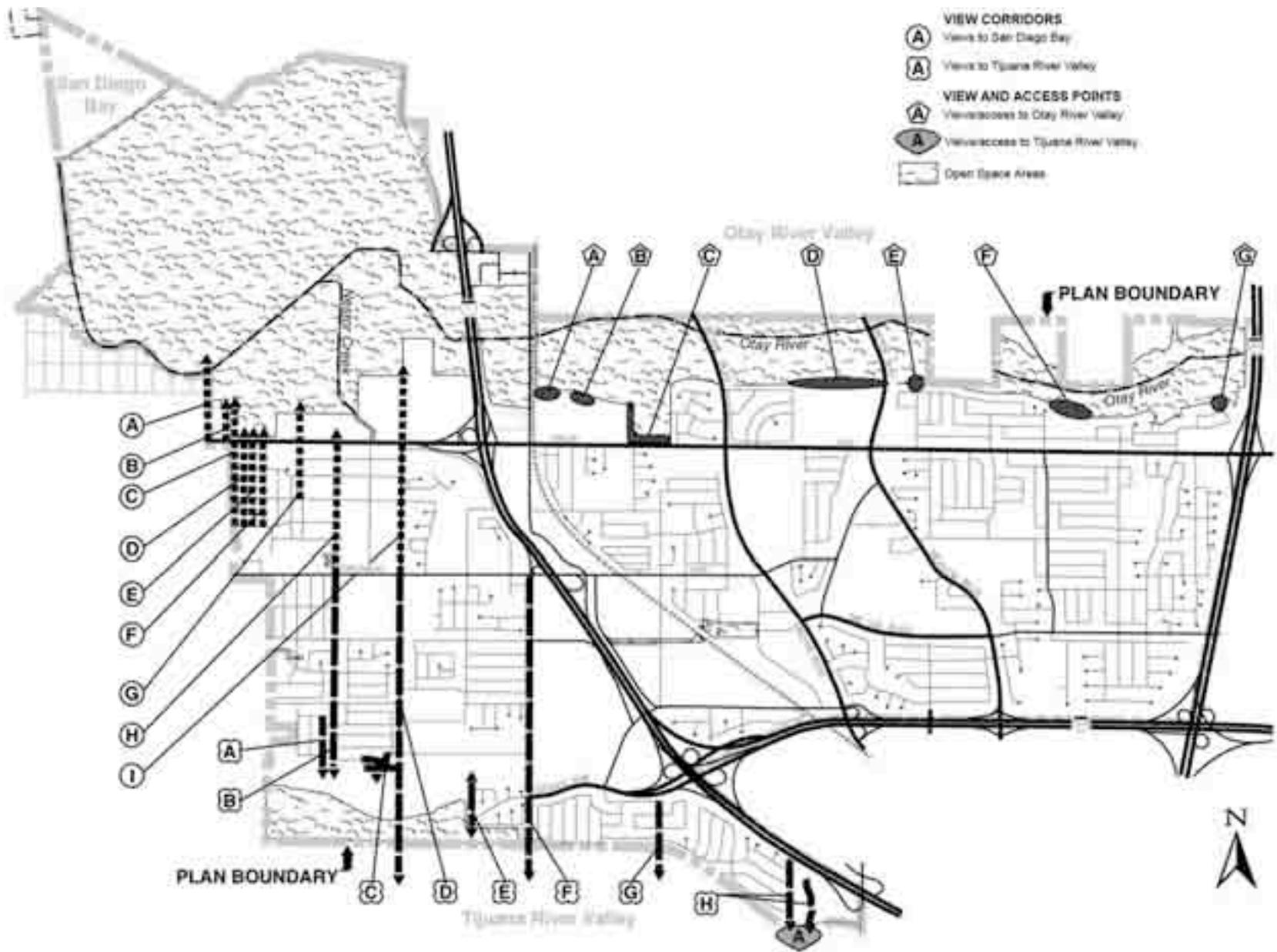
- A. Palm Avenue Transit Center/Park-and-Ride: Provide a viewpoint overlooking the valley, north of the trolley station parking lot. Provide physical access, via a stairway, into the valley.
- B. Midway Baptist Church: Encourage the Church to provide a public viewpoint overlooking the valley.
- C. Palm Avenue: This site is the only area between I-5 and I-805 that provides direct views into the valley from Palm Avenue. Preserve visual access and provide a public viewpoint from Palm Avenue. Provide public trail and vehicular access along the existing unimproved road alignment from Palm Avenue into the valley.
- D. Montgomery High School: Provide pedestrian access through the school campus to the sites north of the ball fields and stadium. Improve this area of natural bluffs overlooking the valley as a passive recreation and viewing area.
- E. Cochran Avenue: This site is proposed as a mini park (Topic 4e). Provide a public viewpoint overlooking the valley, including landscaping and seating. Design of this area should prevent vehicular access north of Lindbergh Street, and should discourage and prevent trash dumping over the cliff.
- F. Finney Elementary School: Provide pedestrian access through the school campus to the sites north of the ball field and playground. Improve this area of natural bluffs overlooking the valley and finger canyons as a passive viewing area.
- G. Murrieta Circle: An existing utility easement road provides access from Murrieta Circle down to the valley. Work with SDG&E to provide public access to this trailhead and viewpoint overlooking the valley.

View and Access Points: Tijuana River Valley

- A. Servando Avenue: Provide viewpoints along the alignments of Valentino Street and Bluehaven Court by clearing non-sensitive vegetation along the south side of this street, adjacent to the Tijuana River Valley. The viewpoints will provide aesthetic enjoyment for local residents and assist the U.S. Border Patrol in their operations.



View Corridor or View and Access Point	Location
San Diego Bay: View Corridor	A. 13 th Street B. Georgia Street C. Alley between Georgia Street and 14 th Street D. 14 th Street E. Alley between 14 th Street and Granger Street F. Granger Street G. 16 th Street H. Thermal Avenue I. Saturn Boulevard
Tijuana River Valley: View Corridor	A. Bubbling Well Drive B. Thermal Avenue C. Leon Avenue/Tremaine Way D. Saturn Boulevard E. Rodear Road F. Hollister Street G. International Road H. Valentino Street and Bluehaven Court
Otay River Valley: View and Access Points	A. Palm Avenue Transit Center/Park and Ride B. Midway Baptist Church C. Palm Avenue D. Montgomery High School E. Cochran Avenue F. Finney Elementary School G. Murietta Circle
Tijuana River Valley: View and Access Points	A. Servando Avenue



View Corridors Map
 Otay Mesa-Nestor Community Plan



APPENDIX D GENERAL RECOMMENDATIONS AND GUIDELINES

These recommendations and guidelines apply communitywide. They pertain to both private and public development projects and community improvement strategies.

NATURAL RESOURCES AND OPEN SPACE

1. Minimize the alteration of natural landforms.
2. Site and design development to prevent adverse impacts to, and enhance or restore, environmentally sensitive areas.
3. Require mitigation measures where development would adversely impact sensitive resources.
4. Improve the appearance of the community through the undergrounding of utilities.

HERITAGE RESOURCES

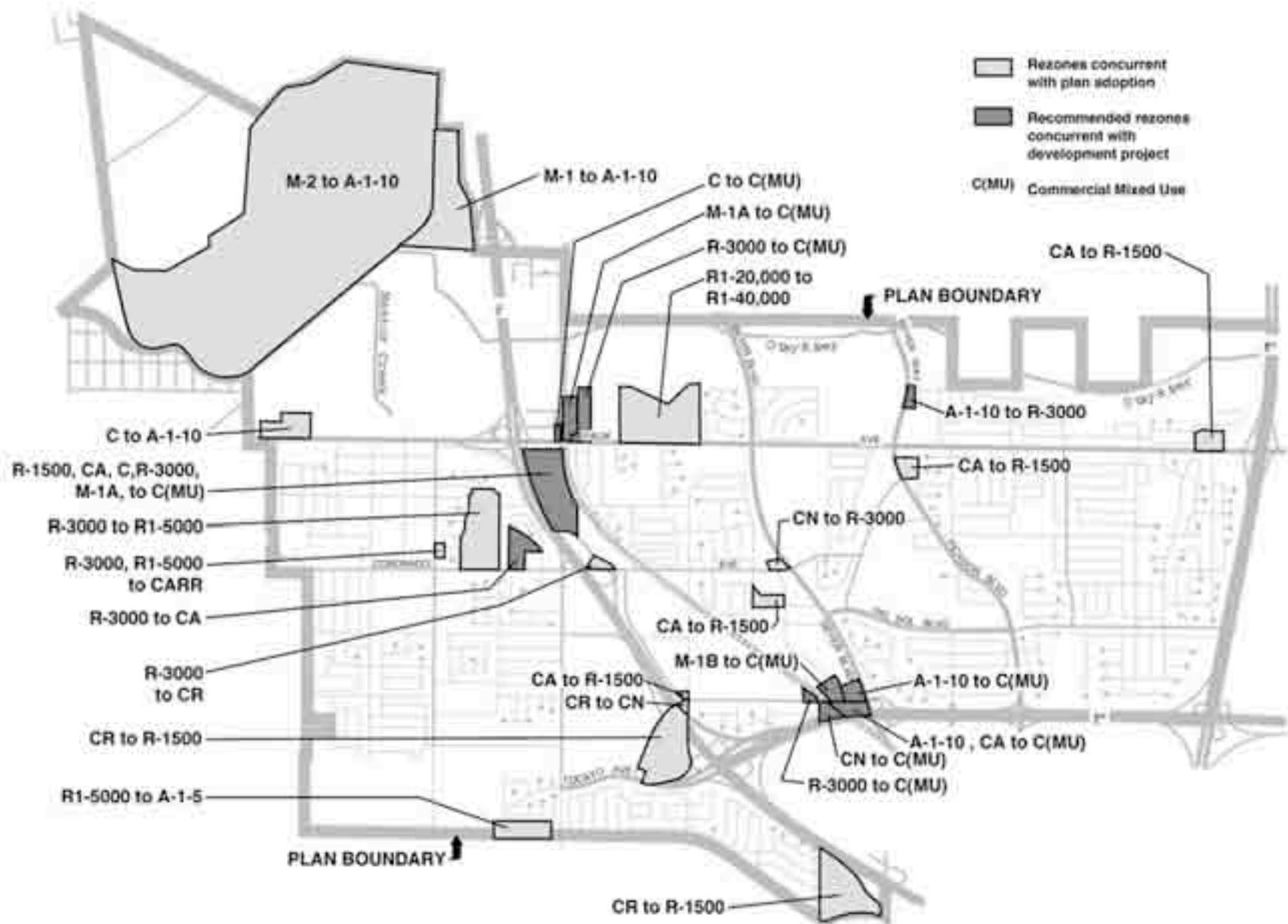
1. Identify potential heritage resources.
2. Heritage resource sites should be marked with informational signs. Encourage local community groups and schools to participate in a program of increasing public awareness of, and accessibility to, heritage resources.
3. Encourage adaptive reuse of historic structures, or relocation to another site within the community, as a means of preserving the significant resources while stimulating economic revitalization.
4. The City shall provide where possible, financial and development incentives to encourage private conservation and designation of heritage resources. The public educational use of private resources shall be encouraged.

COMMERCIAL AND INDUSTRIAL

1. Enhance the streetscape with hard and soft landscape elements, including street trees, and street furniture such as benches and kiosks.
2. All building street facades should have three-dimensional relief to provide visual interest at the street level; this may include pop-outs, offsetting planes, overhangs, and recessed or protruding doorways and windows.
3. The rear elevations of buildings shall be as well detailed and visually interesting as the front elevations if they will be visible from a public street, or any of the open space systems contiguous with the Otay Valley, Tijuana Valley or Nestor Creek.



4. Design projects to be more compatible with adjacent residential and open space areas by providing setbacks and landscaped buffers.
5. Roof-mounted equipment should be avoided. If roof-mounted equipment must be provided, all equipment and appurtenances shall be designed so that they appear to be an integral part of the overall architectural design of the building.
6. All outdoor storage areas, refuse collection areas, and loading areas shall be located in interior side or rear yards only and shall be screened with a similar material and color as the primary building.
7. Encourage provision of outdoor employee seating and picnic areas.
8. Encourage child care centers to locate in commercial and industrial developments, for use by employees and community residents.
9. Provide pedestrian, bicycling, and mass transit opportunities for residents to commute from residential areas to the commercial and industrial areas of the community.
10. Provide transit service between Otay Mesa-Nestor and the large employment center in Otay Mesa so that residents can easily commute to jobs in Otay Mesa.
11. Develop programs to link industrial jobs in Otay Mesa with residents of Otay Mesa-Nestor. For example, create a job training center in the community targeting unemployed and underemployed residents.



- Rezones concurrent with plan adoption
- Recommended rezones concurrent with development project
- C(MU) Commercial Mixed Use





APPENDIX F LEGISLATIVE FRAMEWORK

The Otay Mesa-Nestor Community Plan was prepared within the context of laws enacted at the federal, state and local levels. Some of the more significant areas of legislation are discussed below:

- Section 65450 of the Government Code of the State of California (State Planning and Zoning Act) gives authority for the preparation of Community Plans and specifies the elements that must appear in each plan. It also provides the procedure for adoption and administration of these plans.
- The California Environmental Quality Act of 1970 (CEQA), as amended, requires that environmental analysis be prepared for all community plans. Separate, detailed environmental review is also required for all projects that may significantly affect the environment, including actions related to implementing this Plan.
- The California Coastal Act of 1976 requires that all local jurisdictions that include lands located within the designated Coastal Zone develop a Local Coastal Program that is consistent with the Coastal Resources Planning and Management Policies as set forth in Chapter 3 of the Act.
- Part of the community planning area, including a small portion of the Otay River and the southern end of San Diego Bay, is located within the planning jurisdiction of the Port of San Diego. This plan's designation of these areas as open space is consistent with the Port Master Plan's designated conservation uses including wetlands and estuary.
- The General Plan establishes citywide goals, guidelines, standards and recommendations which serve as the basis for the goals and recommendations of this plan. Should differences occur between this Plan and the Progress Guide and General Plan, they may be resolved during the course of related public hearings. This procedure is consistent with the intent of City Council Policy 600-7.
- The citywide zoning and subdivision ordinances regulate the development and subdivision of land in the City.
- In addition to legislation and ordinances, the City Council has adopted a series of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and are used in implementing community plan recommendations.



APPENDIX G RELATIONSHIP TO THE GENERAL PLAN

The Otay Mesa-Nestor Community Plan is a component of the General Plan. The community plan provides specific strategies to implement many of the goals, guidelines and standards of the General Plan. The community plan area was expanded, and this expansion has been reflected in an amendment to the General Plan. Additional land use amendments have also been incorporated into the General Plan map.

This appendix provides a general description of how the Otay Mesa-Nestor Community Plan's strategies serve to implement the City's General Plan.

RESIDENTIAL

The Plan recommends the retention and redevelopment of the residentially designated areas of the community at their existing densities. It further provides for residential development opportunities in commercial areas through mixed-use projects, conditioned upon adequate provision of public facilities. It also contains strategies for housing rehabilitation and housing programs for residents in mobile home parks.

COMMERCIAL

This Plan contains strategies to retain and revitalize existing commercial districts through the provision of landscaping, pedestrian-oriented amenities, and roadway improvements. These strategies are consistent with General Plan recommendations to encourage the rehabilitation of older commercial centers. It also recommends additional commercial development to meet the community's existing and future commercial needs.

INDUSTRIAL

The community plan recommends the retention of industrially-designated land consistent with the General Plan's goals to ensure conservation of industrial lands within the City of San Diego. It recommends changing the underlying zone of the salt ponds from industrial to agriculture to preserve the salt industry as a unique and valuable resource within the City of San Diego.

CIRCULATION

This community plan provides for vehicular circulation improvements that will not disrupt community character nor jeopardize open space preservation. It contains numerous recommendations to promote public transit into and throughout the community, as well as enhanced bicycle and pedestrian amenities to reduce dependence on the automobile. These recommendations are consistent with the General Plan's recommendations to place equal emphasis on the aesthetic, functional, and noise design considerations of streets, the maintenance and increased efficiency of the existing street system, and the development of an improved mass transit system. With two trolley stations and an efficient bus network, the Plan advocates the application of the City's transit-oriented development guidelines.



PUBLIC FACILITIES, SERVICES, AND SAFETY

The Plan recommends General Plan standards for the provision of public facilities and recommends the provision of these facilities concurrent with need.

OPEN SPACE AND RECREATION

The Plan identifies an open space system for the community to meet the open space goals of the General Plan. It identifies opportunities for joint-use park and recreational facilities with the public schools to help meet General Plan standards for population-based parks.

CONSERVATION OF RESOURCES

This Plan contains strategies to reduce the impact of development on the community's natural resources. These strategies serve to implement General Plan goals to minimize grading; control soil runoff, sedimentation and erosion; retain existing vegetation; and provide attractive, less polluting alternatives to the use of the private automobile.

CULTURAL RESOURCES MANAGEMENT

The Plan contains strategies to rehabilitate and preserve significant historic resources through adaptive reuse, which are consistent with General Plan recommendations to inventory cultural resources and to preserve structures and complexes of importance to community identity.

URBAN DESIGN

The Plan contains urban design recommendations to upgrade and physically enhance the commercial and residential areas of the community. The guidelines have been developed to incorporate General Plan recommendations for the avoidance of radical and intrusive changes to existing residential areas, reductions in the amount of visual clutter, the encouragement of mixed uses, and the provision of safe and convenient pedestrian circulation.



APPENDIX H LOCAL COASTAL PROGRAM

The California Coastal Act of 1976 established a coastal zone boundary and mandated that all jurisdictions within that boundary prepare a Local Coastal Program (LCP). This Otay Mesa-Nestor Community Plan and LCP Land Use Plan brings the City's planning process into conformance with the 1976 Coastal Act. Approximately 20 percent of the community is located in the Coastal Zone. The Plan includes planning and development recommendations and guidelines to protect and preserve the state's coastal resources. It has incorporated the coastal issues that have been identified for the community and has developed strategies to address those issues, as summarized below:

PUBLIC ACCESS TO THE BAY

The Transportation Facilities Topic, the Salt Ponds Topic and the Otay Valley Regional Park Topic incorporate recommendations for improving vehicular, bicycle, and pedestrian access to the south San Diego Bay and coastal resource areas. The Plan also provides for improved public access to the Tijuana River Valley to the south of the community.

PROVISION OF COMMUNITY PARKS AND RECREATION AREAS

The Otay Valley Regional Park Topic recommends developing the Otay Valley, including its coastal areas, as an open space park providing both recreational opportunities and resource protection.

RECREATION AND VISITOR SERVING FACILITIES AND SERVICES

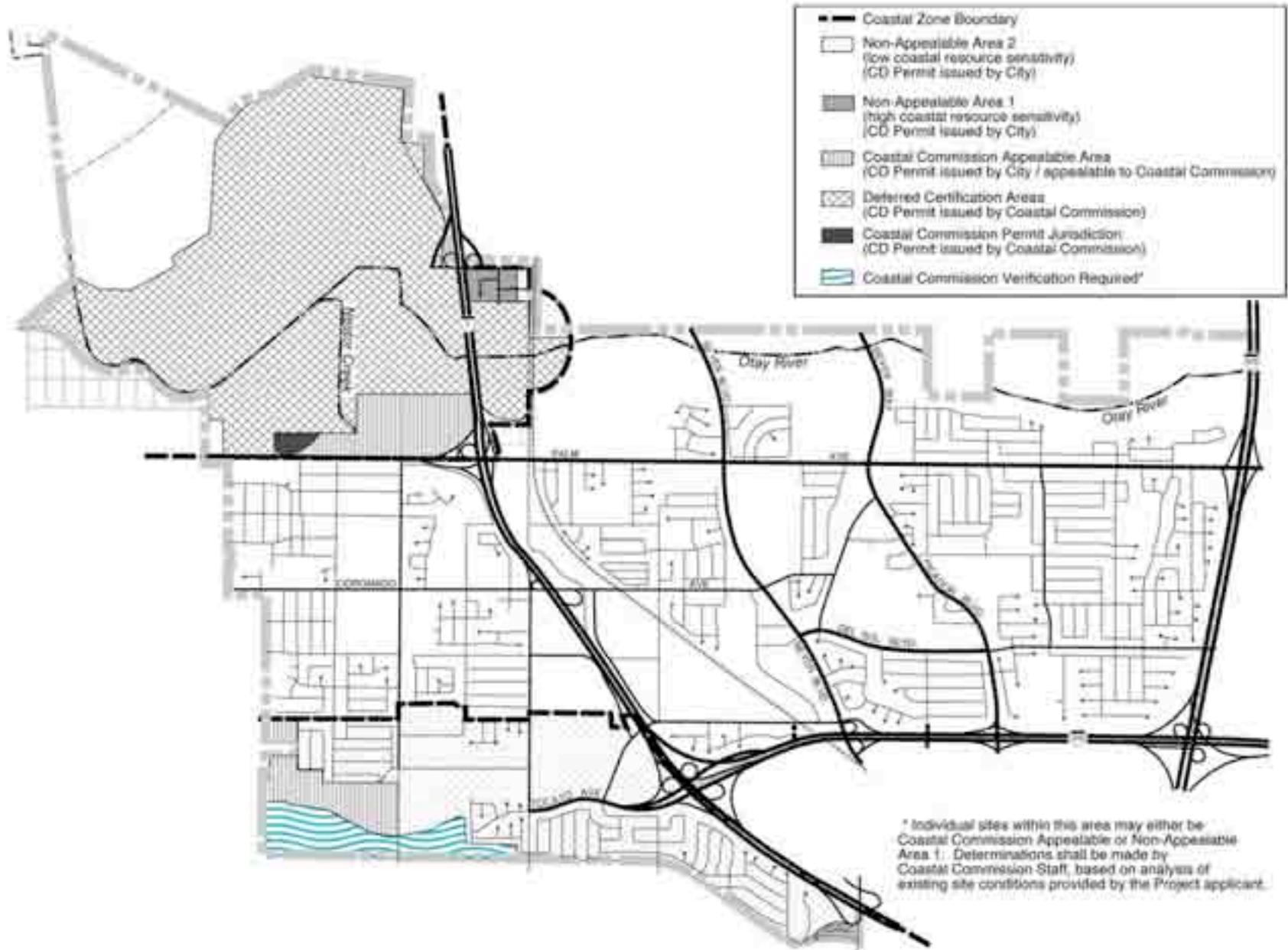
The Palm Avenue West Topic recommends retention and rehabilitation of the existing hotels, retail, and visitor-oriented commercial areas along the southern edge of the San Diego Bay in order to maintain visitor-oriented uses and public access to coastal resources.

HERITAGE RESOURCES

The Salt Ponds Topic encourages the preservation of the Western Salt company building and creation of educational and interpretive programs addressing the salt works and San Diego Bay.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The Otay Valley Regional Park Topic and the Salt Ponds Topic both contain strategies to preserve and restore the natural resources and habitat in the Otay Valley and lower San Diego Bay. The Salt Ponds Topic and Appendix 1b address the application of a Special Study Area overlay designation which requires comprehensive analysis of sensitive resources, habitat, and hydrology in the undeveloped coastal areas of lower San Diego Bay prior to approval of development proposals. By designating properties in the southern portion of the planning area for very low-density residential development and open space, the Plan complements the low-intensity uses in the Tijuana River Valley Plan.





VISUAL RESOURCES

The Community Facilities Topic recommends undergrounding overhead utilities; the Palm Avenue West Topic contains strategies for improved signage; and Appendix C, View Corridors and View Points, contains recommendations for provision and preservation of public views and physical access opportunities.

PROVISION OF AFFORDABLE HOUSING

The Palm Avenue West Topic recommends retention and restoration of the mobile home parks north of Palm Avenue.

IMPACT OF BUILDOUT ON RESIDENTIAL DEVELOPMENT

The residential areas of the community within the coastal zone are essentially developed. The land uses designated for these areas reflect the intensities of existing development. There will be limited opportunities for infill, and opportunities also exist for revitalization and redevelopment.

PUBLIC WORKS

The Community Facilities Topic and the Public Safety and Enforcement Topic contain strategies for providing a core grouping of facilities including schools, library service, postal service, drainage and flood control, and parks.



APPENDIX I PLAN UPDATE AND AMENDMENT PROCESS

While the Otay Mesa-Nestor Community Plan sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Some rezonings are recommended to achieve consistency with the proposals of the Plan, and public hearings for these rezonings will be held in conjunction with hearings for this Plan. Should the land use recommendations in the Plan necessitate future rezonings, subsequent public hearings would be held so that future development is consistent with the Plan proposals.

This Plan is not a static document. While it is intended to provide long-range guidance for the orderly growth of the community, in order to respond to unanticipated changes in the legislative framework, or environmental, social, or economic conditions, the Plan must be continually monitored and updated as necessary to remain relevant to community and City needs.

Once the Plan is adopted, two additional steps will follow: implementation and review. Implementation refers to the process of putting plan recommendations into effect. Review is the process of monitoring the community and recommending changes to the Plan as conditions in the community change. Guidelines for implementation are provided in the Plan, but the process must be based on a cooperative effort of private citizens, City officials and other agencies. The Otay Mesa-Nestor Community Planning Committee, as well as other private neighborhood organizations, will provide the continuity needed for an effective implementation program.



APPENDIX J LIST OF REFERENCE AND SUPPLEMENTAL DOCUMENTS

Otay Mesa-Nestor Community Plan, 1979 (December 1978), City of San Diego Planning Department.

Otay Mesa/Nestor Community Conditions Report, October 1993, City of San Diego Planning Department.

Otay Mesa-Nestor Community Plan Update Project Citizen Survey, distributed with the Chula Vista Star News, and available at the Otay Mesa Public Library and Montgomery-Waller Park Recreation Center, January 1994, City of San Diego Planning Department.

City of San Diego Land Guidance System, Transit-Oriented Development Design Guidelines, August 4, 1992, prepared by Calthorpe associates for the City of San Diego.

A Plan For Equestrian Trails and Facilities, February 6, 1975, City of San Diego Planning Department.

Progress Guide and General Plan, June 1989, City of San Diego Planning Department.

California Coastal Act of 1976, as of January 1994, California Coastal Commission.