

OTAY  
VALLEY  
REGIONAL  
PARK

# CONCEPT PLAN







# CONCEPT PLAN

## Prepared By:

County of San Diego

- Parks and Recreation Department

City of Chula Vista

- Planning Department
- Parks, Recreation and Open Space Department

City of San Diego

- Community and Economic Development Department
- Park and Recreation Department




**OTAY VALLEY REGIONAL PARK  
CONCEPT PLAN  
RECORD OF RECOMMENDATION AND ADOPTION**

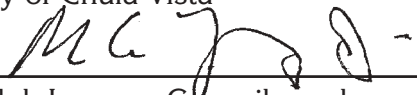
**PRELIMINARY DRAFT**, recommended by  
Otay Valley Regional Park  
Citizen Advisory Committee  
February 21, 1997

  
\_\_\_\_\_  
John Willett, CAC Chair

**REVISED DRAFT**, accepted by  
Otay Valley Regional Park  
Policy Committee  
July 18, 1997

  
\_\_\_\_\_  
Greg Cox, Supervisor  
County of San Diego, First District

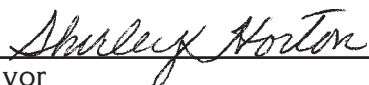
  
\_\_\_\_\_  
Shirley Horton, Mayor  
City of Chula Vista

  
\_\_\_\_\_  
Ralph Inzunza, Councilmember  
City of San Diego, Eighth District


**ADOPTED  
COUNTY OF SAN DIEGO**

  
\_\_\_\_\_  
Chairman of the Board of Supervisors

**CITY OF CHULA VISTA**

  
\_\_\_\_\_  
Mayor  
Resolutuion 2001-148


**CITY OF SAN DIEGO**

  
\_\_\_\_\_  
Mayor  
Resolution R-294-777 (Plan)  
Resolution R-294-778 (EIR)

**ATTEST:**

  
\_\_\_\_\_  
Clerk of the Board of Supervisors

**ATTEST:**

  
\_\_\_\_\_  
City Clerk

**ATTEST:**

  
\_\_\_\_\_  
City Clerk



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\*These individuals were CAC members at the time the CAC recommended approval of the preliminary draft Concept Plan (February 21, 1997).

◇ Was Chair of the Citizen Advisory Committee on February 21, 1997 when it recommended approval of the Preliminary Draft Concept Plan.





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# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

## OTAY VALLEY REGIONAL PARK PLANNING EFFORT



This Otay Valley Regional Park (OVRP) Concept Plan is the result of a multi-jurisdictional planning effort in the Otay River Valley by the County of San Diego and the cities of Chula Vista and San Diego. In 1990, the jurisdictions entered into a Joint Exercise of Powers Agreement (JEPA) for coordinated planning, acquisition and design for OVRP. The JEPA established a 3-member Policy Committee (PC) of elected officials and a 30-member Citizen Advisory Committee (CAC). In 1995 the PC and the CAC reviewed a draft map for the Concept Plan and directed that the Concept Plan be completed after additional public review and comment.

## COMMUNITY INVOLVEMENT

The South Bay community has been closely involved with development of this Concept Plan. The CAC, representing a variety of stakeholders in the Otay Valley, has provided ongoing input into plans for OVRP. Community, environmental, recreational, property owner, developer, resident and special interest groups were consulted throughout 1995 and 1996 through presentations of the preliminary draft Concept Plan's map.

## CONCEPT PLAN

The planning area for OVRP is located in the southern portion of San Diego County, four miles north of the United States/Mexico International Border. The Regional Park will extend about 11 miles from the southeastern edge of the salt ponds, through the Otay River Valley, to the land surrounding both Lower and Upper Otay Lakes. Environmental and urban conditions considered in preparing this Concept Plan were topography/land form, hydrology, biological resources, cultural resources, General and Community Plans, zoning and other regulations, and existing and planned land uses.

The Multiple Species Conservation Program (MSCP) and the US Fish and Wildlife Service San Diego National Wildlife Refuge are regional public planning efforts that include the Otay River Valley. In general, the goals of these programs are complementary, seeking to protect sensitive environmental resources in the region within a framework of private property rights. This Concept Plan has been prepared to complement those future plans. Similarly, those plans provide synergy for creation of the Regional Park.



Much of the land within the Concept Plan is privately owned and has development potential based on existing zoning, land use plans and other development regulations. The Concept Plan does not change existing zoning, land use plans or add new development regulations. It does not preclude private development. It provides policy direction for the jurisdictions for coordinated land acquisition and development for the Regional Park within this framework of private property rights.

The Concept Plan proposes a boundary for OVRP and, following the direction of the Policy Committee in the OVRP Goal Statement adopted in 1990, it:

- provides for the protection of environmentally sensitive areas and important cultural resources by identifying an open space core/preserve area,
- identifies areas adjacent to the open space core for active and passive recreational development opportunities,
- includes a trail system with staging areas, viewpoints and overlooks and connections to recreation areas and adjacent public lands and trails, and
- envisions two interpretive centers for environmental and educational programs.

The Concept Plan consists of a text and map.

Elements of the Concept Plan are:

- Boundary
- Alternative Boundary
- Open Space/Core Preserve Area
- Recreation Area
- Trail Corridor
- Staging Area
- Viewpoint and Overlook Area
- Interpretive Center
- Park Study Area

These Elements are applied throughout the Concept Plan area. To provide a more detailed explanation of the application of the Elements, the Concept Plan area is divided into five geographic Segments.

Segments of the Concept Plan are:

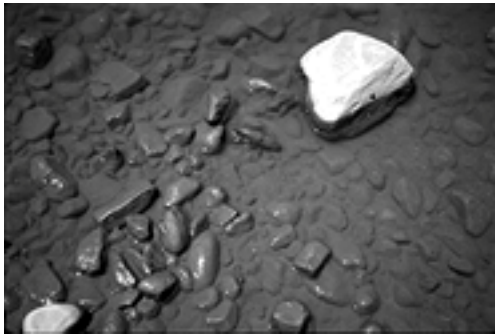
- South San Diego Bay to Interstate 5
- Interstate 5 to Interstate 805
- Interstate 805 to Heritage Road (Paseo Ranchero)
- Heritage Road (Paseo Ranchero) to Otay Lakes Vicinity
- Otay Lakes Vicinity

## FUTURE PLANNING AND IMPLEMENTATION

Adoption of this Concept Plan does not result in modification of existing jurisdictional boundaries, change existing zoning or land use plans or add new development regulations. However, it may be necessary for each jurisdiction to adopt amendments to General, Community and Specific Plans, as well as rezone land to be consistent with the Concept Plan Elements as they are acquired or developed by the public agencies.

Implementation actions may range from the preparation of comprehensive master plans and overall design guidelines to acquisition and development of specific areas of the park. Cooperative acquisition, planning and design of OVRP is expected to continue under the JEPA adopted in 1990; however, new multi-jurisdictional agreements may be necessary to address coordinated operational maintenance responsibilities.





# CHAPTER 1

## INTRODUCTION

# INTRODUCTION TO OTAY VALLEY REGIONAL PARK AND THIS CONCEPT PLAN



## INTRODUCTION



The Otay River Valley has a rich history of human occupation and resource use. Over 9,000 years ago, prehistoric Native Americans were early inhabitants, taking advantage of the Valley's abundant natural resources. In the 1770s, Father Serra chose the Otay River Valley as his first camp as he traveled north to establish the missions in what is now California. In the early 1800s, vast Spanish ranchos covered the area and cattle grazed on the gentle mesas surrounding the river. Later, pioneer farmers and wine makers settled the valley, attracted by its fertile soils. South San Diego Bay became the source for commercial salt production in the 1850s. In the 1900s, Otay Dam was built to support growth in San Diego and the length of the river has been a source of sand and gravel resources since the 1920s.

Today, with increasing urbanization, land use in the Valley is still changing. With the creation of Otay Valley Regional Park (OVRP), the Otay River Valley will continue to serve its south bay residents and visitors by providing recreation opportunities ranging from playing fields and picnic areas to hiking, biking and horse trails, while protecting open space, wildlife, historic, agricultural, and archaeological resources.

This Concept Plan forms the basis for creation of OVRP.





The OVRP Policy Committee (PC) adopted this Goal Statement on June 1, 1990.



A Joint Exercise of Powers Agreement (JEPA) for coordinated acquisition, planning and design of OVRP was executed on January 30, 1990. (See Appendix A)

## GOAL STATEMENT

The 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,
- Protect environmentally sensitive areas,
- Protect cultural and scenic resources, and
- Encourage compatible agricultural uses in the park.

To insure that Otay Valley Regional Park meets the diverse goals of a Regional Park, attention shall be focused not only on providing recreation facilities and protecting resources, but on coordinating the park's development with adjacent land uses to insure 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 park visitors and park neighbors,
- Develop environmental and recreational programs, and
- Enhance park/open space activities and resources.

## OVERVIEW OF THE CONCEPT PLAN

This Concept Plan is the result of a multi-jurisdictional planning effort in the Otay River Valley by the County of San Diego and the cities of Chula Vista and San Diego. Much of the land within the Concept Plan is privately owned and has development potential based on existing zoning, land use plans and other development regulations. The Concept Plan does not change existing zoning, land use plans or add new development regulations. It does not preclude private development. It provides policy direction for the jurisdictions for coordinated land acquisition and development for the Regional Park, within this framework of private property rights.

This Concept Plan does not call for specific types of recreational development or give detailed design plans for specific areas. These development decisions will be made as master plans and site specific development plans are prepared.

It proposes a boundary for OVRP and, following the direction of the Policy Committee in the Goal Statement,

- provides for the protection of environmentally sensitive areas and important cultural resources in an open space core,
- identifies areas adjacent to the open space for active and passive recreational development opportunities,
- includes a trail system with staging areas, view points and overlooks and connections to adjacent public lands and trails, and
- envisions two interpretive centers for environmental and educational programs.

The Concept Plan consists of both this text and the accompanying map.

### **Present Policy Committee Members**

- ◆ County Supervisor Greg Cox (District 1)
- ◆ San Diego Council Member Ralph Inzunza (District 8)
- ◆ Chula Vista Mayor Shirley Horton

### **Past Policy Committee Members**

- ◆ Juan Vargas and Bob Filner, former San Diego City Council Members, District 8
- ◆ Greg Cox, Gayle L. McCandliss and Tim Nader, former Chula Vista Mayors
- ◆ Brian Bilbray, former County Supervisor

## **ORGANIZATIONAL STRUCTURE**

### **Policy Committee**

The Joint Exercise of Powers Agreement (JEPA) establishes a three member Policy Committee (PC), consisting of one member from each participating jurisdiction, to set policy for the Regional Park. The PC members are appointed by their respective Board and Councils and have traditionally represented the districts which include the Otay River Valley. The PC provides direction to the jurisdictions and to the Citizens Advisory Committee (CAC), makes decisions about planning and acquisition for the park, and provides recommendations relating to OVRP to their respective jurisdictions.

## Citizen Advisory Committee

The JEPA also establishes a 30-member Citizen Advisory Committee (CAC) to advise the PC on matters relating to the planning, acquisition, and design of OVRP. The CAC also advises the PC on land use matters within the Focused Planning Area that could impact the Regional Park.

CAC membership has traditionally included people representing community organizations, property owners, developers, businesses, residents and recreation and environmental interest groups.



April 22, 1994

## Jurisdictional Staffing

- ◆ County Parks and Recreation Department
- ◆ San Diego Departments of Community and Economic Development and Park and Recreation
- ◆ Chula Vista Departments of Planning and Parks, Recreation and Open Space

## Joint Staff

The planning effort is implemented by staff from each jurisdiction. Joint Staff provides technical park planning support and administrative assistance to the PC as well as to the CAC. The County of San Diego has the lead for administrative responsibilities and maintains the official records for the JEPA.

Joint Staff and the planning effort received significant assistance in early outreach to the community from the US National Park Service (NPS) Rivers and Trails Conservation Assistance Program.



◆The PC accepted the Progress Plan on October 5, 1990.

- ◆San Diego County Deputy Chief Administrative Officer
- ◆Chula Vista City Manager
- ◆San Diego Deputy City Manager

The FPA was adopted by the jurisdictions in December, 1992 and January, 1993, with Chula Vista designating the areas of Wolf, Salt Creek and Poggi Canyons as “Special Study Areas (SSAs).”

This Program was instrumental in providing technical assistance and with this help:

- a Work Program was formulated to provide structure for Joint Staff efforts,
- a community workshop was held to elicit the vision of area residents,
- the Focused Planning Area was established to focus the planning effort,
- a brochure was designed and printed to develop community support for the Park,
- the Goal Statement was set forth to identify the goals for the Park, and
- a Progress Plan was developed to provide a working diagram of the proposed OVRP for interim guidance for discussions about development of OVRP.

## Executive Management Team

An Executive Management Team (EMT) consisting of one management representative from each jurisdiction, was formed for OVRP in February, 1992. The EMT provides a unified vision for the Regional Park and assures the commitment for staffing and resources from each jurisdiction for the Park efforts.

## FOCUSED PLANNING AREA (FPA)

This Concept Plan falls within an FPA established for the Park. The FPA stretches about thirteen miles along the Otay River from South San Diego Bay to the Otay Lakes and includes most of the drainages into the Otay River. See Appendix B.

Adopted by the jurisdictions, it focused the planning efforts for this Concept Plan and identifies the area where private development plans may affect future development or enjoyment of the Park.

## OTHER REGIONAL PUBLIC PLANNING EFFORTS IN THE OTAY RIVER VALLEY



### ◆ Multiple Species Conservation Program (MSCP)

Several regional public planning efforts are being undertaken that include the Otay River Valley. In general, the goals of these planning efforts are complementary, seeking to protect sensitive environmental resources in the region within a framework of private property rights. These regional plans have shaped the development of the OVRP Concept Plan. This Concept Plan has been prepared to complement those future plans, just as they will provide synergy for creation of the Regional Park.

The Multiple Species Conservation Program (MSCP) is a comprehensive habitat conservation planning program for the southwestern portion of San Diego County. The MSCP identifies the open space core of the OVRP Concept Plan as open space in its Multiple Habitat Planning Area. Recognizing the importance of this regional conservation effort, the Concept Plan has been developed to be consistent with the MSCP. Uses and development of the Regional Park will be subject to the development guidelines of the MSCP in order to meet regional goals of protecting important environmentally sensitive areas.

### ◆ US Fish and Wildlife Service San Diego National Wildlife Refuge

The San Diego National Wildlife Refuge will be the U.S. Fish and Wildlife Service's contribution, in cooperation with the MSCP plan and other conservation plans, to conserve and manage wildlife habitats and to provide for wildlife-related public-use opportunities in the San Diego Region. As currently planned, the Refuge would be comprised of Otay-Sweetwater, Vernal Pools, and South San Diego Bay refuge units.

## METHODOLOGY AND PLANNING CONSIDERATIONS

### Community Involvement



The South Bay community has been closely involved with development of this Concept Plan. A Community Workshop co-sponsored and facilitated by the NPS in the formative year of the planning effort elicited community concerns and visions for the future of the Otay River Valley.



These community visions were formalized by Joint Staff and the NPS in the OVRP Progress Plan, an early planning document that served to frame discussions about acquisition and development of OVRP in early stages of park planning.

The CAC, representing a variety of stakeholders in the Otay Valley, has provided ongoing input into plans for OVRP. Meeting regularly and using the Progress Plan as an interim basis for its recommendations, the CAC has advised on acquisitions for the Park, private development plans adjacent to the FPA that would likely impact enjoyment of the Park and the land uses and policies that are included in the Concept Plan.

Community, environmental, recreational and property owner special interest groups were consulted throughout 1995 and 1996 through presentations of the preliminary draft Concept Plan map by Joint Staff.

## Special Interest Groups Consulted

- ◆ Otay Mesa/Nestor Community Planning Committee
- ◆ South Bay Recreational Council
- ◆ Park and Recreation Board Southern Area Committee
- ◆ Otay Mesa Recreational Council
- ◆ Otay Mesa/Nestor Community Council
- ◆ Chula Vista Parks and Recreation Commission
- ◆ Southwest Redevelopment Project/Area Committee
- ◆ Otay Valley Road Redevelopment Project Area Committee
- ◆ County of San Diego Parks and Recreation Advisory Board
- ◆ Property Owner Forums (See Appendix C for a listing of meetings and dates.)



## Studies and Plans Used

- ◆ Progress Plan
- ◆ Otay River Valley Resources Report
- ◆ City Lakes Recreational Development Plan
- ◆ Lower Otay River Wetlands Enhancement Plan
- ◆ Otay Valley Regional Park Master Plan
- ◆ Conceptual Master Plan, Otay Valley Regional Park
- ◆ Otay River Valley Resource Enhancement Plan
- ◆ Otay Ranch Resource Management Plan (Phase 1)
- ◆ Otay Ranch General Development Plan (GDP)/Subregional Plan (SRP)
- ◆ Otay Ranch Final Program Environmental Impact Report

## Background Sources

The Concept Plan was developed using information from a variety of sources, studies and plans. The OVRP Progress Plan, on the direction of the PC, served as the framework for developing the Elements of the Concept Plan, linking them to the visions and expectations of the stakeholders in the Valley.

Most information about existing land uses, biological and cultural resources and hydrology in the river valley is compiled in the Otay River Valley Resources Report (September, 1994), which should be used as a companion to this plan. A number of other plans and studies were also consulted. (See Appendix D for additional information about these plans and how to obtain a copy or review them.)









# CHAPTER 2

## EXISTING CONDITIONS

## EXISTING CONDITIONS IN THE OTAY RIVER VALLEY



### ENVIRONMENTAL SETTING

#### Regional and Local Setting

##### Southwest San Diego County

- ◆ San Diego Bay
- ◆ Coastal plains
- ◆ Marine terraces
- ◆ River Valley
- ◆ Canyons
- ◆ Mesas
- ◆ Mountain slopes

The Focused Planning Area for OVRP is located in the southern portion of San Diego County, four miles north of the United States/Mexico International Border. The Regional Park to be developed through this Concept Plan extends from the southeastern edge of the salt ponds at the mouth of the river, through the Otay River Valley, to the land surrounding both Lower and Upper Otay Lakes.

Heritage Road separates the western, urban area of the valley from the more rural, open space lands to the east. West of Heritage Road, the river's terraces have been developed with commercial, industrial and residential uses. The Concept Plan boundary is limited to the open lands of the floodplain and valley slopes defined by this urban development.

East of Heritage Road, the valley remains in more rural agricultural and open space lands. Here, the Regional Park spreads out to incorporate the important habitat lands in finger canyons and on Otay Ranch that have been designated as part of the Otay Ranch Preserve.

The central core of the valley, including most of the floodplain, remains open from the Bay to the Otay Lakes. However, the river bed itself has been used as a source of sand and gravel extraction and has been altered from its natural width and depth; some mining and asphalt, concrete and cement operations continue in the floodplain.

## Topography/Land Form

- ◆ South San Diego Bay
- ◆ River Mouth
- ◆ Salt Ponds
- ◆ Floodway
- ◆ Floodplain
- ◆ Ponds
- ◆ Vernal Pools
- ◆ Mesas
- ◆ Hillsides
- ◆ Valley/Canyon Slopes
- ◆ Otay Lakes

The topography of the planning area follows a typical San Diego County river pattern. At its mouth, the Otay River flows into South San Diego Bay. Thirteen miles to the east, at the eastern end of the Park, the slopes around the Otay Lakes reach an elevation of 600 feet.

The majority of the Concept Plan area is characterized by relatively flat lands, with slopes of less than ten percent. The majority of these flat lands is within the floodway and floodplain of the Otay River.

In the western portion of the Concept Plan area, the floodway and floodplain have been altered by mining operations. Salt ponds have been created at the river/bay interface and several fresh water ponds have been carved out of the floodplain. This western portion of the floodplain is relatively flat, with a gentle upward slope to the north and much steeper, higher slopes along the southern edge, some of them greater than twenty-five percent.

The eastern portion of the Concept Plan area includes Rock Mountain, Dennery, Johnson and O'Neal Canyons, the major finger canyons along the south side of the river and culminates at the Otay Lakes area. The relatively flat areas on the mesas at the eastern end of the Otay Valley are undisturbed and support vernal pools.

## Hydrology

- ◆ Watershed: 143 square miles

The Otay River's watershed lies between the Sweetwater River basin to the north and the Tijuana River basin to the south. The eastern end of the watershed is at the crest of the Laguna Mountains and flows into South San Diego Bay. Runoff from the watershed is partially stored in Upper and Lower Otay Reservoirs and diverted from the river itself.



The river flows east to west from Lower Otay Lake Reservoir to South San Diego Bay. Once a perennial stream, it now flows only intermittently. Stream flow generally occurs only during and immediately after rains because of the diversion of water within the watershed, although significant flows have occurred as a result of spills from the Lower Otay Lake Reservoir. Consequently, the overall flow regime is one of little or no flow over long periods, interrupted by episodic larger flows.

- ◆River length: 13 miles
- ◆Precipitation: 10"-18"/yr; typically, November through March

◆Floodway/floodplain Characteristics

The width, depth, slope and meandering pattern of the floodway and floodplain of the river change in response to changes in the environment in the watershed. A drastic change occurred in 1916 when the dam at Lower Otay Lake broke after heavy rains. Damming and in-stream mining have created conditions that result in erosion and the removal of sediment along the river.

Runoff from the upper portion of the watershed is partially stored in the Upper and Lower Otay Reservoirs. These reservoirs were designed for water supply, not flood control. They capture low and moderate runoff amounts from the watershed, but have only a slight effect on major flood flows.

- ◆Reservoirs/Lakes: >50,000 ac./ft.

Upper Otay Lake Reservoir is formed by a dam in Proctor Valley. Lower Otay Lake Reservoir is formed by Savage Dam. Dulzura Creek flows into the eastern arm of Lower Otay Lake and water is stored from watershed runoff as well as supplies from a regional water supply aqueduct system.

## Biological Resources

- ◆Maritime succulent scrub
- ◆Diegan coastal sage scrub
- ◆Southern mixed chaparral
- ◆Chamise chaparral
- ◆Southern interior cypress forest
- ◆Southern riparian forest
- ◆Southern willow scrub
- ◆Mulefat scrub
- ◆Tamarisk scrub
- ◆Southern coastal salt march
- ◆Coastal and valley fresh water marsh
- ◆Disturbed wetlands
- ◆Native grassland
- ◆Non-native grassland
- ◆San Diego mesa vernal pools
- ◆Ruderal vegetation
- ◆Eucalyptus woodland

The Otay River Valley once supported abundant vegetation that served as a focal point for life in the south bay. But, over time, the quality and integrity of biological resources in the valley have been fragmented and disturbed by a variety of human activities. Salt mining, sand and gravel extraction operations, agriculture, urban development and damming of the river at Lower Otay Lake have contributed to the current condition of the biological resources in the river valley.

Seventeen vegetation communities have been identified in the area covered by the Concept Plan. These communities, as well as the ponds and lakes, function as habitat to a variety of birds, mammals, reptiles and amphibians, including sensitive, rare and endangered species. (See Appendix E for a description of these vegetation communities.)

## Cultural Resources

### ◆Prehistory

#### Early Period

San Dieguito/La Jolla  
7000 B.C. to 500 B.C.

#### Late Period

Kumeyaay  
A.D.850



People have occupied the Otay River Valley and Otay Mesa over the last 9,000 years. The area provided an abundance of water and related plant and animal food sources, as well as a rich source of metavolcanic rock, used for the production of stone tools.

Cultural research projects in the FPA have identified over 280 cultural resources (both prehistoric and historic) in the planning area for the Park. These include isolated artifacts, lithic artifact scatters, temporary camps, habitations sites, historic buildings and historic trash deposits.

Two large prehistoric village complexes are located in the planning area. These sites provide essential information regarding prehistoric and historic use and settlement of the Otay River Valley, as well as the large Otay Mesa area and San Diego County. The sites on Otay Mesa are interrelated through both time and space and each site provides information to understand the past 9,000 years of occupation on Otay Mesa.

### ◆History

Spanish Period 1769-1821

Mexican Period 1821-1848

American Period 1848-present

The first non-native settlement in the Otay River Valley took place in the 1800s with Spanish settlements in California. Development of Otay Mesa began in the late 1880s in response to an economic boom that brought thousands of people to the San Diego area. Land on Otay Mesa was promoted by speculators on the basis of its agricultural potential and plans for future irrigation facilities. Otay Ranch, one of the largest land holdings in San Diego County, was assembled by Stephen Birch in the late 1930s. Historic resources remaining within the planning area for the Park include the Otay Ranch complex, portions of the Otay Dam and the Western Salt Works.



## URBAN SETTING

### Regional and Local Setting

- ◆ San Diego
- ◆ Chula Vista
- ◆ County of San Diego
- ◆ Imperial Beach
- ◆ Coronado
- ◆ National City



The planning area for the park lies within the boundaries of several jurisdictions, with the land within the Concept Plan Boundary in the cities of San Diego, Chula Vista and the County of San Diego. The communities of Montgomery, Otay, Otay Mesa and Otay Mesa/Nestor border the river. Chula Vista has designated a number of areas along the northern edge of the river as redevelopment areas.

Regional access is available from Interstates 5 and 805 and an existing trolley station located adjacent to the Park at Palm Avenue and Hollister Street in San Diego. West of I-805, Main Street and Palm Avenue parallel the length of the valley along its north and south sides. A number of existing and planned local roads that cross the valley will provide access to the Park. Regional access from Coronado and Imperial Beach is available from Silver Strand Boulevard and points of Palm Avenue. The Bayshore Bikeway provides regional bicycle access.

### General and Community Plans

#### SAN DIEGO

- ◆ Progress Guide and General Plan
- ◆ Otay Mesa Community Plan
- ◆ Otay Mesa/Nestor Community Plan

#### CHULA VISTA

- ◆ General Plan
- ◆ Chula Vista Greenbelt
- ◆ Southwest Redevelopment Project Area/Montgomery Specific Plan
- ◆ Otay Valley Road Redevelopment Project Area Plan
- ◆ Otay Ranch General Development Plan

#### COUNTY

- ◆ General Plan
- ◆ Otay Ranch Subregional Plan

The cities of San Diego and Chula Vista and the County apply a variety of General and Community Plans to the area covered by the Concept Plan. Overall, the General Plans for all jurisdictions designate the majority of the area within the Concept Plan as Open Space or Environmentally Constrained Lands. The Chula Vista Parks, Recreation and Open Space Element of the General Plan calls for establishment of the Chula Vista Greenbelt surrounding the city and following the Otay River at its southern edge.

The Community Plans covering the area recognize the value of the river valley as a natural asset to their communities. They include policies which recommend preservation of open space in the river valley and encourage public and private recreational development in the area. Several of the Community Plans encourage establishment of Otay Valley Regional Park.

## Zoning and Other Regulations

### Zoning

- ◆ agricultural
- ◆ floodway/plain
- ◆ limited residential, commercial, industrial

- ◆ Resource Protection Ordinances (RPOs)
- ◆ Resource Management Plan (RMP)
- ◆ State Mining and Reclamation Act (SMARA)

Each jurisdiction has applied zoning regulations to lands within the Concept Plan area. The majority of land in the Concept Plan is zoned “agricultural” or “floodway” with limited areas of residential, commercial and industrial zoning. Some of the industrially zoned areas fall within the floodplain of the river.

Other development regulations have been applied in the valley. Both the City of San Diego and the County have adopted resource protection ordinances to protect sensitive environmental resources. The Resource Management Plan for Otay Ranch includes guidelines for protection and management of lands in the Otay Ranch Preserve.

## Land Uses: West of Heritage Road

### Adjacent to the Concept Plan

- ◆ residential
- ◆ commercial
- ◆ industrial w/open storage
- ◆ Western Salt Works
- ◆ Chula Vista Auto Park
- ◆ Otay Landfill
- ◆ Animal Shelter

Heritage Road separates the western, urban area of the valley from the more rural, open space lands to the east. West of Heritage Road, north of the river, the river’s terraces have been developed with a heavily urbanized mix of commercial, industrial and residential uses. On the south side of the river, on the valley floor and adjoining mesa, land uses are predominately residential, with associated public and commercial facilities.

### Within the Concept Plan

#### Existing

- ◆ Amphitheater
- ◆ Asphalt/Concrete Batching
- ◆ Extraction
- ◆ Golf Driving Range
- ◆ Go-Cart Track
- ◆ Nurseries/Row Crops
- ◆ Water Park

Uses within the area designated for the Park include two asphalt and concrete batch plants, some limited extraction activities, commercial recreation developments (The Palms Golf Center, Fun Farm Go Karts and Arcade, Knotts Soak City U.S.A. Water Park, and Coors Amphitheater), and a variety of agricultural operations ranging from row crops to wholesale and retail nurseries. Sand and gravel resources have been exhausted and only limited extraction occurs; however, the remnants of these activities remain in the form of material and equipment stockpiles, ponds and assorted debris.

### Planned

- ◆ Open Space
- ◆ Commercial Recreation

Planning for a regional commercial recreation use adjacent to the amphitheater within the Concept Plan Boundary is underway.

## Land Uses: East of Heritage Road

Adjacent to the Concept Plan Existing

- ◆ East Mesa Detention Facility
- ◆ R.J. Donovan Correctional Facility
- ◆ Brown Field
- ◆ Olympic Training Center

Planned

- ◆ Otay Ranch
- ◆ Residential
- ◆ Commercial
- ◆ Industrial
- ◆ Open Space

East of Heritage Road, the valley remains in more rural agricultural and open space lands. A number of large public facilities have been sited in the vicinity, including the East Mesa Detention Facility, the R.J. Donovan Correctional Facility, and Brown Field. Large private developments have been sited here as well. They include the Arco Olympic Training Center.

Private development plans have been approved for residential, commercial and industrial developments surrounding OVRP. They include Otay Ranch, the largest planned development in San Diego County, and industrial areas with commercial nodes in the City of San Diego.



Within the Concept Plan Existing

- ◆ Rock Mountain Quarry
- ◆ Gun Club
- ◆ Otay Lakes County Park
- ◆ Otay Lakes/boat launches
- ◆ Open Space
- ◆ Air Park

In this eastern part of the valley, the Regional Park widens over the important habitat lands on Otay Ranch that have been designated as part of the Otay Ranch Preserve. Uses within the area designated for the Park include the quarry and batching operations at Rock Mountain, the open space area of the East Mesa Detention Facility, portions of the Donovan Correctional Facility and some other open space lands owned by the County, and several public and commercial recreational uses. These recreational uses include the San Diego Air Park, the Gun Club, San Diego's Upper and Lower Otay Lakes and the associated boat launches, and Otay Lakes County Park.

Planned

- ◆ Otay Ranch Preserve
- ◆ San Diego National Wildlife Refuge

Important habitat lands in the Otay Ranch development will be conserved in the Otay Ranch Preserve. The Preserve extends beyond the boundary of the OVRP Concept Plan and will cover over 11,000 acres of open space lands. About 1,000 acres of the Preserve are contiguous with OVRP.

The San Diego National Wildlife Refuge covers the southern rim of the valley and western slopes of Otay Mountain.





# CHAPTER 3

## CONCEPT PLAN

# OTAY VALLEY REGIONAL PARK CONCEPT PLAN



## INTRODUCTION

Much of the land within the Concept Plan is privately owned and has development potential based on existing zoning, land use plans and other development regulations. The Concept Plan does not change existing zoning, land use plans or add new development regulations. It does not preclude private development. It provides policy direction for the jurisdictions for coordinated land acquisition and development for the Regional Park within this framework of private property rights. This chapter presents

- general policies relating to overall acquisition and development of the Regional Park,
- descriptions of the **Elements** of the Concept Plan and the policies relating to individual Elements, and
- a description of the Concept Plan Elements by **Segments** throughout the length of OVRP and policies relating to individual Elements by Segment.

## GENERAL POLICIES

These general policies apply to all Elements of the Concept Plan throughout the Otay Valley Regional Park.

### Acquisition Policies

Policy: Take steps to acquire land for public use within the Concept Plan Boundary from willing sellers.

Policy: Use easements to implement Concept Plan Elements when public acquisition is not possible.

Policy: Support private habitat mitigation banks that implement OVRP as a way to protect and preserve important habitat lands in private ownership.

## Acquisition/Management Policies



Policy: Coordinate open space management practices with adjacent open space areas.

## Development Policies

Policy: Site and develop Park features and facilities, consistent with the requirements and guidelines of the MSCP and all federal, state and local policies.

Policy: In the OVRP portion of Otay Ranch Preserve, site and develop Park features and facilities within the Open Space/Core Preserve Area consistent with the requirements and guidelines of the MSCP and the RMP.

Policy: Support private development within the Boundary of the Park that implements Elements of the Plan.

Policy: Encourage and support continuation of the existing commercial recreational uses within OVRP.

Policy: Encourage private development that occurs within or adjacent to OVRP to provide linkages with OVRP trails and, as appropriate, to provide open space, recreational facilities, staging and viewing areas in conjunction with the Park.



Policy: Support commercial recreational developments within the Park that offer joint public and private use of facilities, public access points, parking and trails into and through OVRP.

Policy: Encourage mutually beneficial agreements with private development within the Boundary of the Park to provide a direct economic benefit to both the Park and the development. That benefit to the Park could be dedication of land, provision of easements, contribution of a portion of revenues or user fees or some other negotiated benefit. Benefit to the development could include active support of the project by the Park, joint marketing or publicity, shared development of joint use facilities, development incentives or some other negotiated benefits to be determined.



Policy: Incorporate Staging Areas and Viewpoint and Overlook Areas within Recreation Areas whenever possible.

Policy: Encourage recreational uses as buffers between the Open Space/Core Preserve Area and new private development.

Policy: Encourage development standards for new roads across the Otay River to minimize impacts to habitat and wildlife movement as well as trail connectivity. This may include bridge and other roadway design criteria.

## CONCEPT PLAN ELEMENTS

This section describes the Elements of the Concept Plan and states policies related to the Elements. The Elements are:

- Boundary
- Alternative Boundary
- Open Space/Core Preserve Area
- Recreation Area
- Trail Corridor
- Staging Area
- Viewpoint and Overlook Area
- Interpretive Center
- Park Study Area

### Boundary

Policy: If questions arise about the location or extent of the Boundary, give consideration to the suitability of the questioned area for the use identified by the Concept Plan for that portion of the Park.

The Boundary defines the area in which future park acquisition and development should occur. The Boundary is located within the FPA boundary and is a conceptual boundary that does not strictly follow property lines. It is intended to outline and generally identify the areas needed to protect sensitive resources or the areas that would be suitable for recreational uses.

Much of the property within the Boundary is privately owned. It is intended that this property will eventually be acquired for public park use; however, private development consistent with existing zoning and development regulations may occur. Private development of recreational uses or preservation of open space is appropriate and can serve to implement the Concept Plan Elements.

Trail or open space easements within the Boundary could be used to implement the Concept Plan Elements.

## Alternative Boundary

The Concept Plan includes an Alternative Boundary. The Alternative Boundary is used for areas that

- are outside of the FPA but have been identified as open space in private development plans and connect to the Open Space/Core Preserve Area of the Park, or
- have the potential to offer a significant opportunity for open space or recreation in the future.

## Open Space/Core Preserve Area

The Concept Plan Open Space/Core Preserve Area is intended to protect biologically sensitive habitat areas and provide a regional wildlife corridor from South San Diego Bay to the Otay Lakes. It consists of wetland areas including the Otay River, permanent and seasonal ponds and vernal pools, steep slopes, biologically sensitive areas, habitat linkages and disturbed areas where resources will be enhanced. In general, most of the floodway and floodplain of the river and most slopes over 25% have been included within the Open Space/Core Preserve Area.

The boundary of the Open Space/Core Preserve Area is contiguous with the Multiple Habitat Planning Area (MHPA) boundary designated in the Subarea Plans for the cities of San Diego and Chula Vista and the County's Southern Segment Plan of the Multiple Species Conservation Program (MSCP). Trails, staging areas, viewpoints and overlooks and interpretive centers may be located and developed within this area, subject to the requirements and guidelines of the MSCP.

A portion of the Open Space/Core Preserve Area includes sensitive resource lands that will be assembled west of Otay Lakes for the Otay Ranch Preserve. The Otay Ranch Resource Management Plan (RMP) guides management of Preserve lands and includes guidelines for siting and developing uses within the Otay Ranch Preserve.

Policy: Consider connectivity to the Open Space/Core Preserve Area as well as appropriate ownership and financing mechanisms for managing the open space when determining the ultimate Boundary for the Park.

Policy: Restore and enhance disturbed areas in the Open Space/Core Preserve Area consistent with the MSCP.

Policy: Maintain the natural floodplain; prohibit channelization of the floodplain.



## Recreation Area

Policy: If questions arise about the extent of a Recreation Area, give consideration to its suitability for recreation, open space or other private development or as a buffer between development and the Open Space/Core Preserve Area.

Policy: Develop Recreation Areas consistent with the policies and guidelines of the MSCP for development adjacent to the MHPA.

Policy: Support joint use of commercial recreational facilities within OVRP. Consider alternate private/public uses when and where appropriate.



Recreation Areas are areas that may be suitable for a variety of active or passive recreational uses. They may be vacant or have existing recreational uses, are relatively flat, have been previously disturbed or lack sensitive biological resources and have the potential for access from regional or local circulation roads. They are intended to provide land suitable for development of recreational facilities that are regional in scope and may also serve community and neighborhood needs. They may also provide Staging Areas and Viewpoint and Overlook Areas, as appropriate.

The Recreation Areas are shown as “bubbles” on the Concept Plan Map, and, like the Park Boundary, these “bubbles” do not strictly follow property lines. They are intended to identify the general extent of areas that would be suitable for recreational uses.

Recreation Areas are located outside of the boundaries of the MHPA of the MSCP and many have existing private development potential, consistent with zoning, planned land uses and other development regulations, including the potential for private and public recreational development. Both public and private recreational developments may implement this Element of the Concept Plan.

The Concept Plan does not change existing zoning, planned land uses or add new development regulations, nor does it preclude private development in Recreation Areas consistent with existing zoning or planned land uses. It is expected that some Recreation Areas or portions of Recreation Areas may be developed privately with uses that do not implement the Concept Plan. Recreation Areas are proposed in conjunction with the requirements of the Otay Ranch development. The Otay Ranch RMP includes guidelines for siting and developing recreational uses within the area of the Otay Ranch Preserve.

Policy: Provide trails that connect to other regional trails offsite and to existing and future park facilities located adjacent to or near OVRP.

Policy: Utilize existing fire and utility roads and easements for trails to minimize impacts to sensitive resources.

Policy: With the exception of border patrol, maintenance and/or emergency vehicles, prohibit off highway (motorized) vehicle use throughout OVRP.



Policy: Encourage joint development of interpretive displays at Viewpoint and Overlook Areas located at public facilities outside of the Concept Plan Boundary.

## Trail Corridor

Trail Corridors are intended to provide a continuous link through the Park, connecting the Recreation Areas and Interpretive Centers through the Open Space/Core Preserve Area. The Trail Corridor provides for hiking, bicycling and equestrian trails, although these trails may not share the same locations and may not all be established along the entire length of OVRP.

A Trail Corridor is intended to identify a generalized location for trails in the Park. Trails should be located on both sides of the river wherever possible, with crossings where appropriate. Trail Corridors should provide looped trails and should connect to other regional trails offsite, including the Bayshore Bikeway to the west, the City of Chula Vista Greenbelt trails which will provide a connection to Sweetwater Regional Park, and the Bureau of Land Management (BLM) holdings to the east.

## Staging Area

Staging Areas function as neighborhood or regional access points to the Park and may be located conveniently near public transit stations or stops. They may provide access to Trail Corridors or Recreation Areas or link the two. There may be car and/or bicycle parking, picnic facilities and interpretive kiosks or signs in Staging Areas.

Staging Areas should not be limited to those specified on the Concept Plan map, but should be developed as opportunities are presented.

## Viewpoint and Overlook Area

Viewpoint and Overlook Areas provide sites for short and long range views into and through the Park. They are generally located at the edges of the Park Boundary. Some are designated outside of the Park Boundary at public facilities or along public roads.

They are intended to be used as areas for passive enjoyment of the Park and may include minimal seating and interpretive signage. They are generally associated with Recreation Areas, Trail Corridors and Staging Areas and do not stand alone in the Open Space/Core Preserve Area.

Viewpoint and Overlook Areas should not be limited to those specified on the Concept Plan map, but should be developed as opportunities are presented.

## Interpretive Center

Policy: Provide Interpretive Centers in both the western and eastern areas of the Park.



Interpretive Centers are intended to provide an opportunity to present environmental education and historical interpretation for OVRP users. They may include a structure with related parking areas or may be as simple as a small outdoor area with a kiosk, located along a trail or staging area.

The Otay Ranch Resource Management Plan (RMP) calls for an Interpretive Center for the Otay Ranch Preserve. The Concept Plan envisions this Interpretive Center within the Boundary of the Park. The RMP will guide siting and developing an Interpretive Center within the Park and the Otay Ranch Preserve.

## Park Study Area

Policy: Give special consideration to recreational uses in future analyses to determine the appropriate land uses for Park Study Areas.

Park Study Areas are areas that have a special relationship to the Regional Park. They have the potential to offer a significant opportunity for open space or recreation in the future but are:

- outside of the Focused Planning Area, or
- under a conditional use permit with such a long term that the future use cannot be determined at this time, or
- have a potential for habitat restoration or resource preservation that has not been sufficiently addressed.

Additional environmental and land use analysis may be necessary to determine appropriate land uses for Park Study Areas.





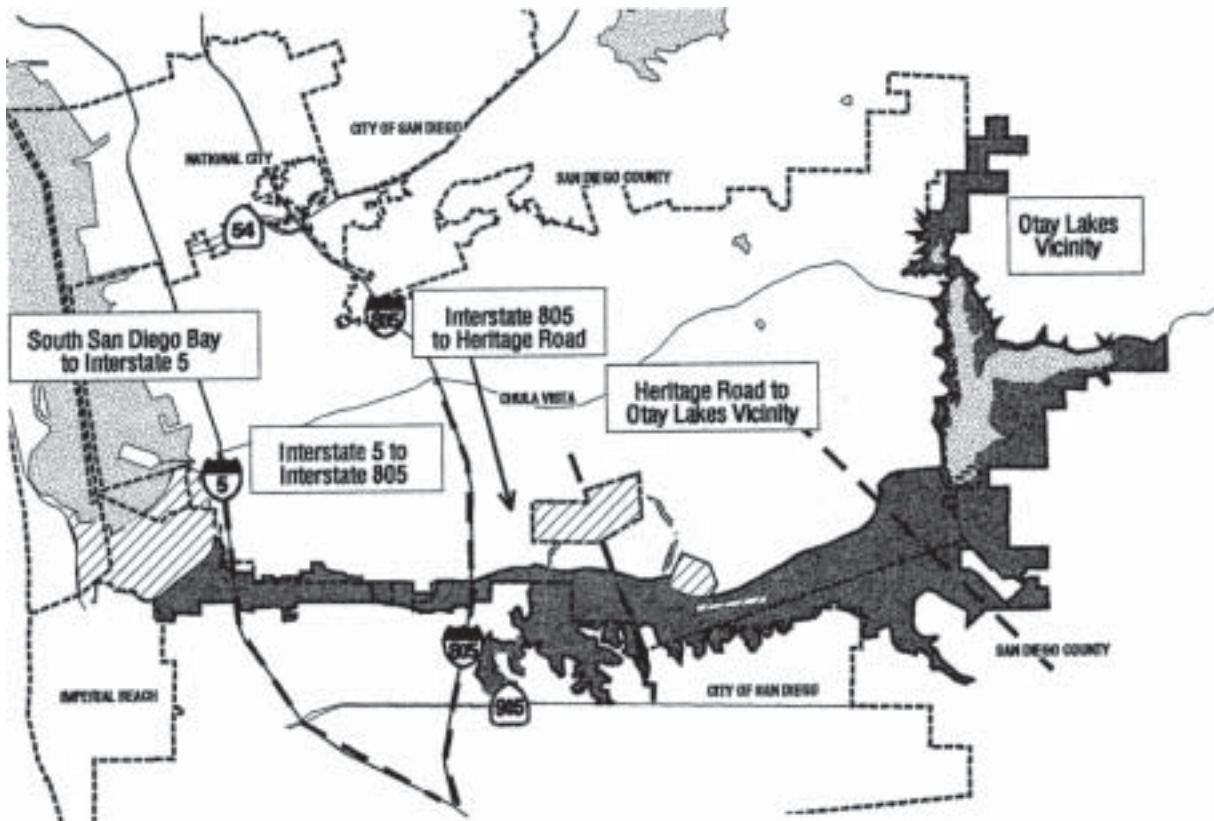
## CONCEPT PLAN SEGMENTS



For ease of description, the Concept Plan has been divided into five Segments. This section identifies and describes each Segment, the Elements in each Segment, and the Policies for each Segment.

The Segments are:

- South San Diego Bay to Interstate 5,
- Interstate 5 to Interstate 805,
- Interstate 805 to Heritage Road (Paseo Ranchero),
- Heritage Road (Paseo Ranchero) to Otay Lakes Vicinity, and
- Otay Lakes Vicinity.



Concept Plan  
Otay Valley Regional Park

## South San Diego Bay to Interstate 5

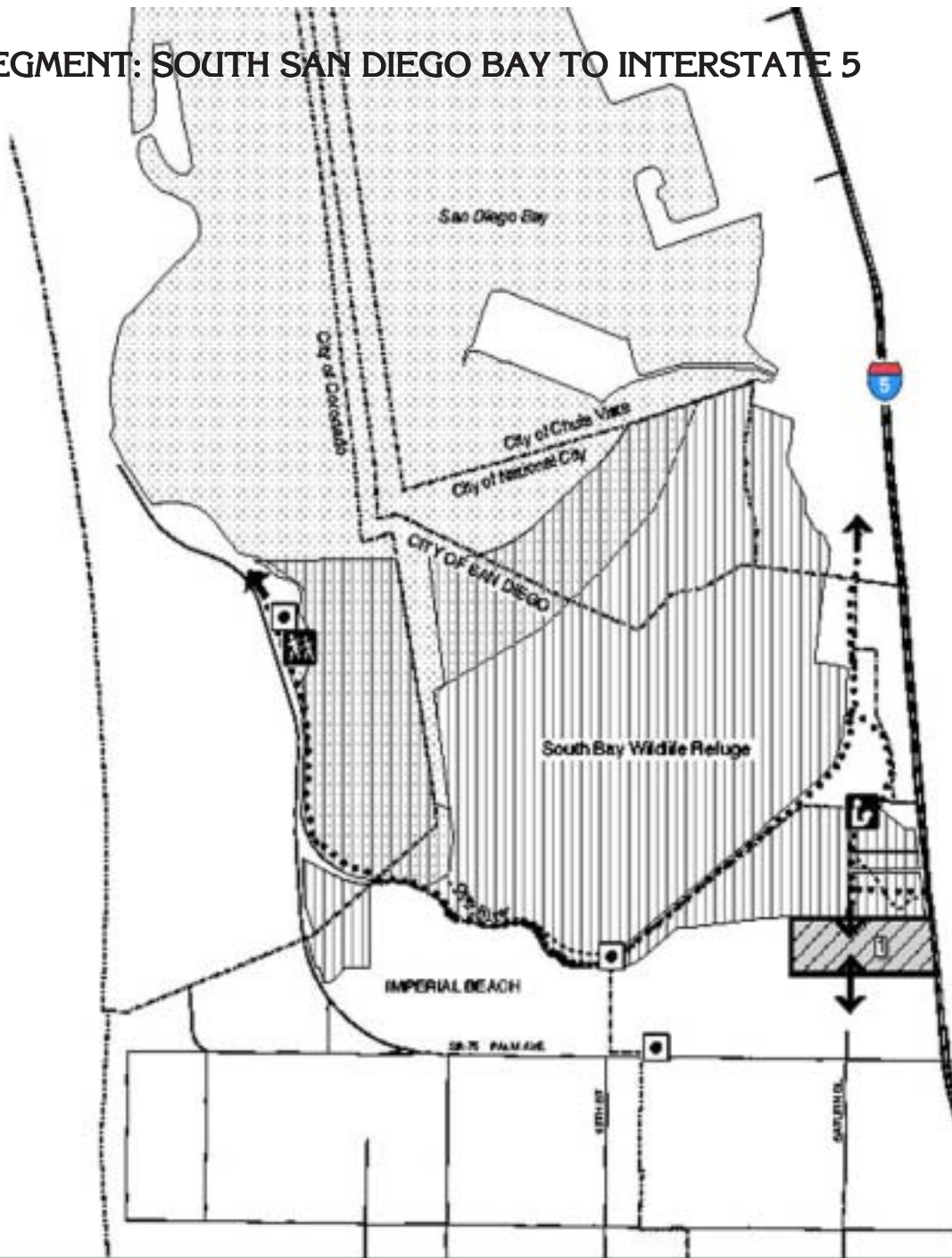
This Segment is the western anchor of the OVRP. It contains:

- a portion of the South Bay Marine Biology Study Area, an area of the bay under lease by San Diego County from the U.S. Navy, which includes a parking area and a bicycle trail segment running along Silver Strand Boulevard.
- the important habitat lands of the Bay that have traditionally been used for salt mining, including the dikes and salt ponds,
- the mouth of the river which creates the marshlands of the bay/river interface, and
- a flatter disturbed area to the south of the river that is vacant and has been used for agricultural activities.

Regional access is available from Interstate 5, Main Street, Palm Avenue and Silver Strand Boulevard. The Bayshore Bikeway is proposed to extend through the Segment.



# SEGMENT: SOUTH SAN DIEGO BAY TO INTERSTATE 5



## Legend

### Plan Elements

- Boundary
- Alternative Boundary
- Trail Corridor
- Open Space/ Preserve Area
- Recreation Area
- Park Study Area
- South Bay Wildlife Refuge

- Staging Area
- Interpretive Center
- Interpretive Center Alternative Sites
- Viewpoint/Overlook



### Other Map Information

- Municipal Boundary
- Existing Roads
- Rivers
- Trolley Lines
- Lakes/Bays



## Policies for This Segment

Policy: Encourage continuation of salt mining as a way to protect and preserve important habitat lands.

Policy: Revegetate and enhance salt marsh and riparian habitats at the bay/river interface.

## Elements in This Segment

The **Salt Works**, including the salt ponds are within the jurisdictions of Imperial Beach, National City, Coronado, San Diego, and Chula Vista. While this area was included within the Focused Planning Area, it is now within the South Bay Wildlife Refuge, owned and managed by the U.S. Fish and Wildlife Service. The wildlife refuge forms the western boundary of Otay Valley Regional Park.

The salt ponds area, with its current operations support important nesting and foraging areas extending from the mouth of the Otay River to the Silver Strand. The U.S. Fish and Wildlife Service proposes to phase out the salt works and to restore the area to its historic natural habitat.

A **Recreation Area** (Recreation Area #1) of about 40 acres is designated on a site on the south side of the river between Nestor Creek and I-5 that is vacant and has been disturbed previously by agriculture.

Three **Trail Corridors** run through this Segment. One runs north/south along the existing bicycle path on Saturn Boulevard and could provide a connection to the east. A second follows the existing bicycle path along Silver Strand Boulevard. The third is intended to provide a corridor for the proposed Bayshore Bikeway which will link the existing trails.

One **Staging Area** is located at the South Bay Marine Biology Study Area.



Several **Viewpoint and Overlook Areas** are located adjacent to the Segment. The first is at the South Bay Marine Biology Study Area. This Viewpoint and Overlook Area offers short range views into the salt ponds and long range views across the Bay to the mountains at the eastern end of OVRP. It provides an excellent opportunity for bird watching.

A second Viewpoint and Overlook Area is proposed at the north end of 13th Street. It provides views into the salt ponds and north across the Bay to downtown San Diego.

A third is proposed at Palm Avenue between 13th Street and 15th Street. It also provides views into the salt ponds and north across the Bay to downtown San Diego.

An **Interpretive Center** within the adjacent South Bay Wildlife Refuge could capture the opportunity to provide interpretation and information about the resources at the bay/river interface and the unique relationship between the salt mining activities and natural resources.

## Interstate 5 to Interstate 805



This Segment runs through a highly urbanized area. It contains:

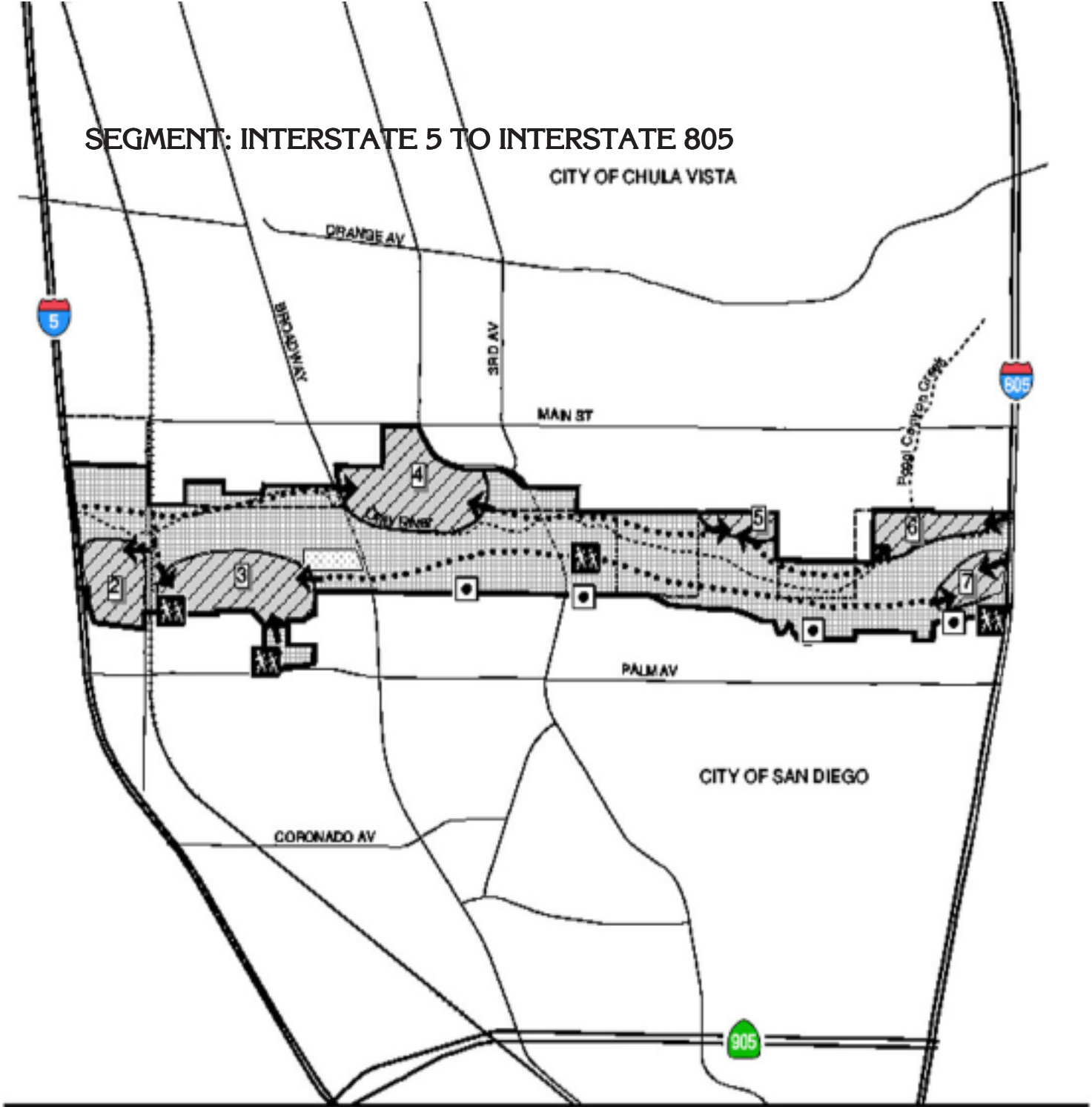
- about 78 acres of habitat lands in the floodway/floodplain that were purchased by the cities of Chula Vista and San Diego for OVRP with funds from the California Coastal Conservancy.
- lands in private ownership currently operating under conditional/special use permits from the cities of San Diego and Chula Vista for mining and concrete and asphalt batching activities. These lands include a series of seasonal and permanent fresh water ponds created by previous mining activities,
- private property currently developed with the Palms Golf Center and Fun Farm Go-Kart and Arcade,
- disturbed and undisturbed steep slopes along the south side of the river in the eastern portion of the Segment, and
- sites with gentler slopes and level areas along the floodplain fringe on both sides of the river. These sites are being used for agricultural operations or are vacant and have no sensitive biological resources. A eucalyptus grove exists on the south side of the river.



Regional access is available from Interstate 5 and 805 as well as a Trolley Station at Palm Avenue and Hollister Street. Local access is available from Palm Avenue, Main Street, Hollister Street, Beyer Boulevard and Beyer Way.

# SEGMENT: INTERSTATE 5 TO INTERSTATE 805

CITY OF CHULA VISTA



## Legend

### Plan Elements

- Boundary
- Alternative Boundary
- Trail Corridor
- Open Space/ Preserve Area
- Recreation Area
- Park Study Area

- Staging Area
- Interpretive Center
- Interpretive Center Alternative Sites
- Viewpoint/Overlook

### Other Map Information

- Municipal Boundary
- Existing Roads
- Rivers
- Trolley Lines
- Lakes/Bays



## Policies for This Segment

Policy: Convert land uses from sand and gravel mining and batching operations to open space or uses consistent with the Concept Plan as conditional use permit terms expire.

Policy: In light of the potential value of the terrace lands west of I-805 and north of the river for accommodating active recreation and for providing a buffer to the floodway of the river channel, be amenable to acquisition of parcels in these terrace lands as they become available, and if they are not encumbered by environmental pollution or other factors making them unsuitable for park development.



## Elements in This Segment :

The **Open Space/Core Preserve Area** is designated over a major portion of the floodway and floodplain in this Segment. Areas currently used by mining and batching operations are recommended to be converted to open space at the end of their permitted operations.

Six **Recreation Areas** totaling about 185 acres are included along both sides of the river in this Segment.

- Recreation Area #2: about 25 acres; partially developed with the Palms Golf Center and Fun Farm Go-Kart and Arcade.
- Recreation Area #3: about 45 acres; some agricultural activities and vacant land.
- Recreation Area #4: about 45 acres; associated with the Southwest Redevelopment Project Area in Chula Vista.
- Recreation Area #5: about 10 acres; vacant, with a creek drainage running north to south.
- Recreation Area #6: about 35 acres, vacant, with a creek drainage running north to south.
- Recreation Area #7: about 25 acres, eucalyptus groves, vacant, adjacent to I-805.

**Trail Corridors** are shown along both the north and south sides of the river with looped connections where possible in order to create a series of shorter loops suitable for use in this urbanized area.



Five **Staging Areas** are shown on the south side of the river. One is proposed in conjunction with the Trolley Station at Hollister and Palm. The second is on the north side of Palm Avenue, adjacent to the Baptist Church. The third is at a site on Beyer Boulevard that is currently being used by an agricultural operation. The fourth is adjacent to important resource areas and is reached from Beyer Way. The fifth is on Murrieta Circle, as part of a San Diego Gas and Electric Company maintenance road. This fifth Staging Area is appropriate for neighborhood, rather than regional, access.

**Viewpoint and Overlook** Areas are identified at four points outside of the Concept Plan Boundary on the southern bluffs overlooking the river. Two offer long distance views to the east and west from schools located just outside the southern Boundary of the Park. One is located at the rear of the Montgomery High School stadium, another is at Finney Elementary School. These Areas offer unique opportunities to coordinate with the schools to provide interpretive signage and materials for students. Special arrangements will have to be made if access is to be provided to the general public.

Two more Viewpoint and Overlook Areas are located in residential developments on the south side of the river. One is the northern end of Cochran Avenue; the second is on Murrieta Circle at the Staging Area.



## Interstate 805 to Heritage Road (Paseo Ranchero)



This Segment is very environmentally disturbed and degraded. Sand and gravel extraction in the stream bed have shifted the natural path of the river and created artificial elevations in the floodway/floodplain. Development along both sides of the river and widening of Otay Valley Road have constrained the river to a very narrow corridor in this Segment.

This Segment contains:

- agricultural uses adjacent to I-805,
- a narrow floodway/floodplain corridor where no activities currently occur,
- an area proposed, but not yet finalized, as open space in Dennery Canyon, part of approved private development plans,
- an area at the southern end of Brandywine Street, developed as part of the Chula Vista Auto Park and identified as a Staging Area for the Park, and
- the Otay Rio Business Park, where infrastructure has been installed on a portion of the site.

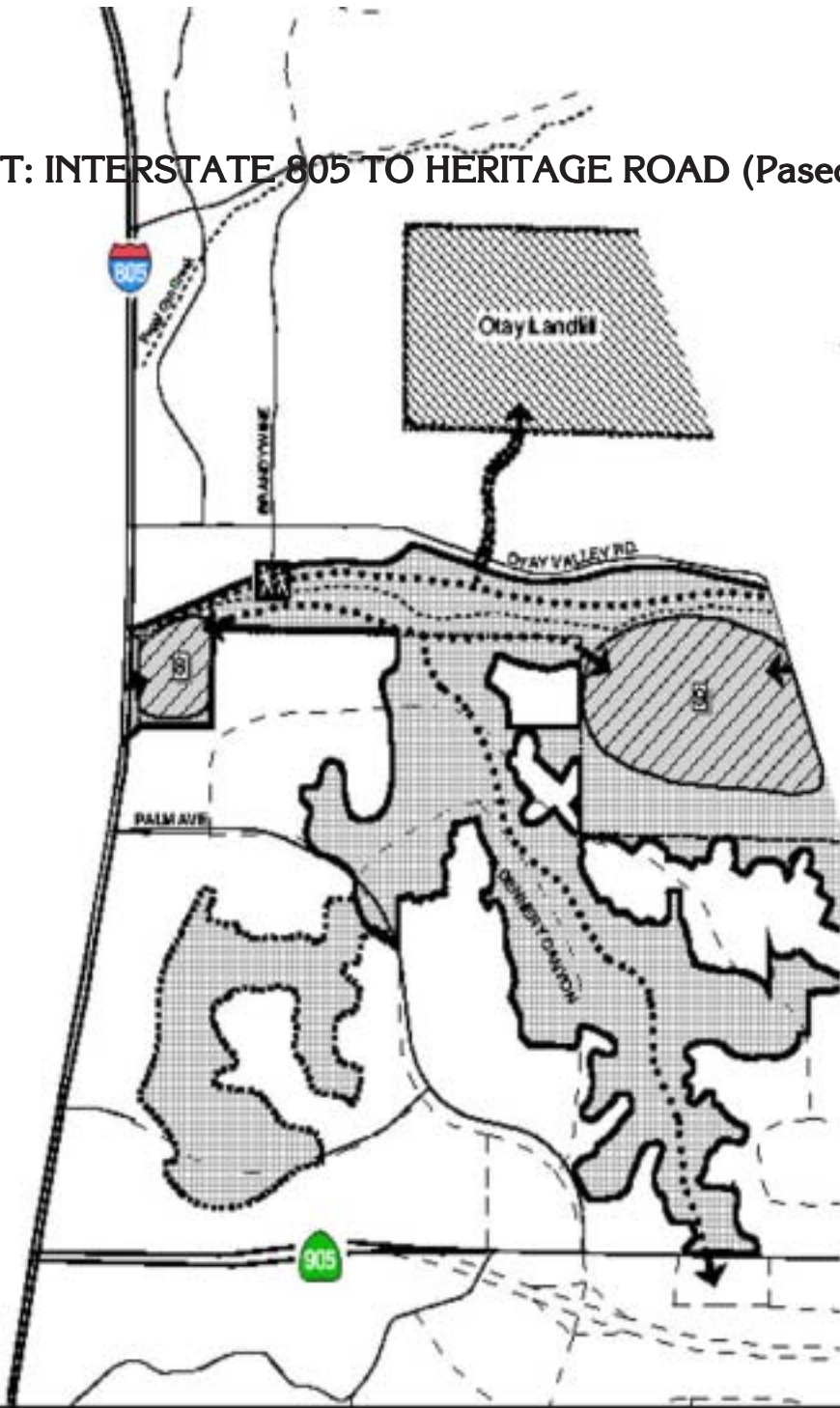
Access is available from Otay Valley Road, at the south end of Brandywine and at the Otay Rio Business Park.

### Policies for This Segment

### Elements in This Segment

An **Alternative Boundary** extends the Park southwest, with the Open Space/Core Preserve Area designation, to provide open space on additional canyon slopes and hillsides contiguous with Dennery Canyon. This area is outside of the FPA, but it is designated for open space and appears to connect habitat and a wildlife corridor with the OVRP.

SEGMENT: INTERSTATE 805 TO HERITAGE ROAD (Paseo Ranchero)



*Legend*

*Plan Elements*

- Boundary
- Alternative Boundary
- Trail Corridor
- Open Space/ Preserve Area
- Recreation Area
- Park Study Area

- Staging Area
- Interpretive Center
- Interpretive Center Alternative Sites
- Viewpoint/Overlook

*Other Map Information*

- Municipal Boundary
- Existing Roads
- Future Roads
- Rivers
- Trolley Lines
- Lakes/Bays



The final configuration of this open space area has not yet been determined. Therefore, the connection to the Open Space/Core Preserve Area of the Park cannot be assessed. In addition, maintenance and management costs for the area may be borne more appropriately by the development rather than the Regional Park.



However, regardless of whether this area is ultimately included within the Park, management practices for the Park Open Space/Core Preserve Area should be coordinated with this open space area.

An Alternative Boundary also extends the Park north, with the Park Study Area designation, to the Otay Landfill. The Landfill is outside of the FPA and has a long operating term. Final uses for the site have not yet been determined. Therefore, the connection and use within the Regional Park cannot be assessed. The Alternative Boundary is used for the Landfill so that future open space or recreational opportunities within the context of the Regional Park may be assessed.

The narrow river corridor and Dennery Canyon have been designated as **Open Space/Core Preserve Area** in this Segment.

Two **Recreation Areas** are located in the Segment.

- Recreation Area #8: about 35 acres, adjacent to I- 805, with some warehousing, truck storage and agricultural uses occurring, and
- Recreation Area #9: The Otay Rio Business Park, about 145 acres, a multi-purpose amphitheater and a water park have been developed on this site that was previously designated for industrial development.

**Trail Corridors** run along both sides of the Boundary and extend south into Dennery Canyon and north to the Otay Landfill. The Trail Corridors are shown crossing the river to provide a loop trail in this Segment; however, a loop trail may be difficult to implement because of the narrow river corridor.

Policy: When the Otay Landfill closes, if open space or recreational uses are developed, extend trails from OVRP to connect to the Landfill area.

Policy: When considering end uses for the Otay Landfill, consider the area's proximity to OVRP

Policy: Encourage development of Viewpoints and Overlooks in this Segment.

Although the Open Space/Core Preserve Area is narrow in this Segment, it may be possible to site trails along the lower slope easement for Otay Valley Road on the north side of the river and along utility easements running along the bottom of the slopes of the south side of the river.

A small **Staging Area** exists at the southern end of Brandywine Street.

The Otay Landfill is designated as a **Park Study Area**. Although it is outside of the FPA for the Park and it has a long operating term, when it closes it may offer recreational or open space opportunities for the region. These opportunities should be explored in the context of their proximity to OVRP.

Viewpoint and Overlook Areas are not identified in this Segment; however, they should be developed as opportunities are presented.

## Heritage Road (Paseo Ranchero) to Otay Lakes Vicinity



With the exception of Rock Mountain, the majority of this Segment is part of the planned Otay Ranch Preserve.

This Segment includes:

- Rock Mountain, a quarry operation with associated asphalt and concrete operations,
- a portion of the planned Otay Ranch Preserve, which will cover important habitat lands in the Segment, including a large vernal pool area, and sensitive cultural sites,
- the Gun Club/Bird Ranch, which is developed with a private shooting range, and
- a portion of undeveloped area of the R.J. Donovan Correctional Facility.

Access is limited currently but will become possible at La Media Road, SR-125, Alta Road and Hunte Parkway as Otay Ranch develops.

### Policies for This Segment

Policy: Encourage and support creation of the Otay Ranch Preserve as a method of implementing Park goals.

Policy: Arrange coordination between Otay Ranch planners and OVRP staff so as to preserve viable wildlife corridors and meaningful recreational connections between Poggi and Wolf canyons and OVRP.

Policy: Cluster Recreation Area #11 development around SR 125 and Hunte Parkway to provide convenient access and minimize disturbance to the Open Space/Core Preserve Area.

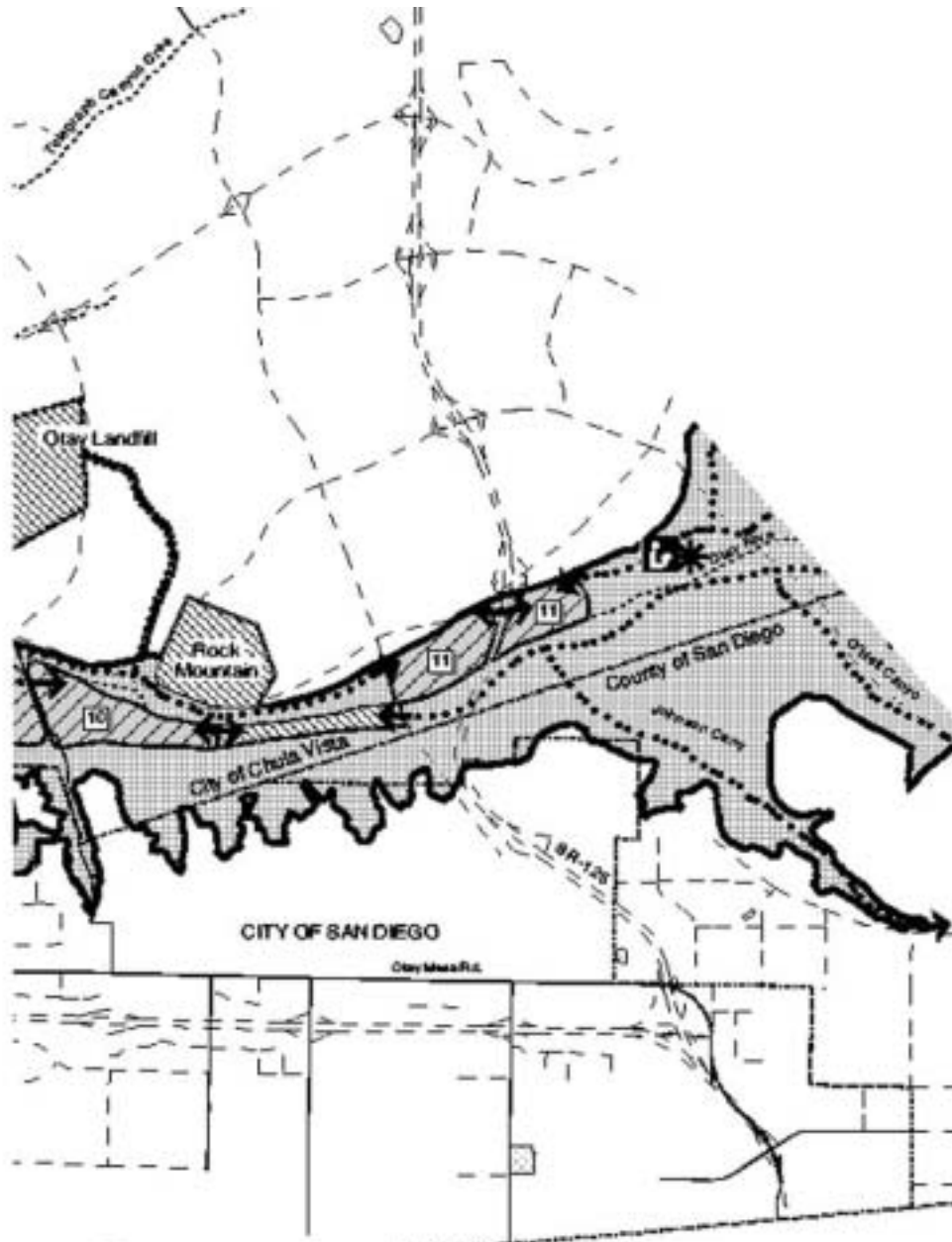
### Elements in This Segment

The **Open Space/Core Preserve Area** is contiguous with a portion of the Otay Ranch Preserve in this segment.

Two **Recreation Areas** are designated in this Segment. These Recreation Areas will be developed in conjunction with the Resource Management Plan for the Otay Ranch Preserve, which calls for up to 400 acres of recreational uses within the Preserve.

- Recreation Area #10: about 125 acres, currently used as the Bird Ranch/Gun Club.
- Recreation Area #11: about 200 acres, vacant land disturbed by agricultural activities and grazing. It should be located on both sides of the corridor for SR 125. Sensitive cultural resources may constrain development of this area.

# SEGMENT: HERITAGE ROAD (Paseo Ranchero) TO OTAY LAKES VICINITY



### Plan Elements

- Boundary
- Alternative Boundary
- Trail Corridor
- Open Space/ Preserve Area
- Recreation Area
- Park Study Area

### Legend

- Staging Area
- Interpretive Center
- Interpretive Center
- Alternative Sites
- Viewpoint/Overlook



### Other Map Information

- Municipal Boundary
- Existing Roads
- Future Roads
- Rivers
- Trolley Lines
- Lakes/Bays



Policy: Coordinate trail planning with the State Department of Corrections to determine feasibility of trail corridors in the vicinity of the R. J. Donovan Correctional Facility.

Policy: Encourage development of Staging Areas and Viewpoints and Overlooks in this Segment.



Policy: Consider regional recreation uses at Rock Mountain when operations are discontinued. If recreational uses are not appropriate, consider open space uses or other uses compatible with OVRP.

Policy: Conduct further environmental studies of the area east of the Gun Club/Bird Ranch to determine the resource value and appropriate use of the site.

**Trail Corridors** extend along both sides of the river, follow Johnson, and O'Neal Canyons and continue offsite to regional trails proposed in Salt Creek Canyon and further to the east/southeast. A Trail Corridor is shown between the planned private development on Otay Mesa to the south of the Park and the RJ Donovan Correctional Facility. This Trail Corridor is an important link to BLM lands to the east.

Staging Areas and Viewpoint and Overlook Areas are not identified in this Segment; however, they should be developed as opportunities are presented.

An **Interpretive Center** is included in this Segment and is also proposed as part of the Otay Ranch RMP. The RMP does not specify the location of the Interpretive Center but identifies this potential area as a possible location.

The Concept Plan envisions one Interpretive Center in the eastern portion of the Park. This Segment provides a possible location in the vicinity of Recreation Area #11. However, another location may be developed and the Concept Plan map shows a second possible location for an Interpretive Center in the eastern area of the Park in the Otay Lakes and Vicinity Segment.

Rock Mountain and a 30-50 acre disturbed site south of the river and east of the Gun Club/Bird Ranch have been designated as **Park Study Areas**.

Operations at Rock Mountain are expected to continue for about 50 years. A number of land uses, including recreational uses, may be appropriate when operations are discontinued and the site is reclaimed.

The 30-50 acre site east of the Gun Club/Bird Ranch has been disturbed by agricultural operations and appears to be suitable for recreational development. However, the habitat and wildlife corridor value of the site have not been determined at this time and further study is needed before the site can be designated for recreational or other uses.



## Otay Lakes Vicinity



This Segment encompasses both Upper and Lower Otay Lakes, the surrounding slopes and the area to the south of the lakes.

This Segment includes:

- land owned by the City of San Diego Water Utilities Department, including the lakes, which provides opportunities for picnicking, fishing and boating, and the San Diego Air Park,
- the 70-acre Otay Lakes County Park,
- the open space area designated for habitat preservation on the County's East Otay Mesa Detention Facility site (The development area for the Detention Facility is within the Boundary of the Regional Park but it is not a part of the Concept Plan),
- a 10 acre site used as a private habitat mitigation bank, northeast of O'Neil Canyon and south of Otay Lake County Park, managed by The Environmental Trust, and
- a large vernal pool area located southeast of Lower Otay Lake.

Access is available to this Segment from Wueste Road and Otay Lakes Road.

## Policies for This Segment

## Elements in This Segment

The majority of this Segment is designated as **Open Space/Core Preserve Area**. This designation covers the lakes and surrounding slopes, the County's open space lands, the area designated for open space protection on the East Mesa Detention Facility site, the vernal pool area and a 10 acre private habitat mitigation bank site.

A number of **Recreation Areas** are designated on properties with existing recreational uses. These uses are both public recreational areas and private commercial operations. They include:

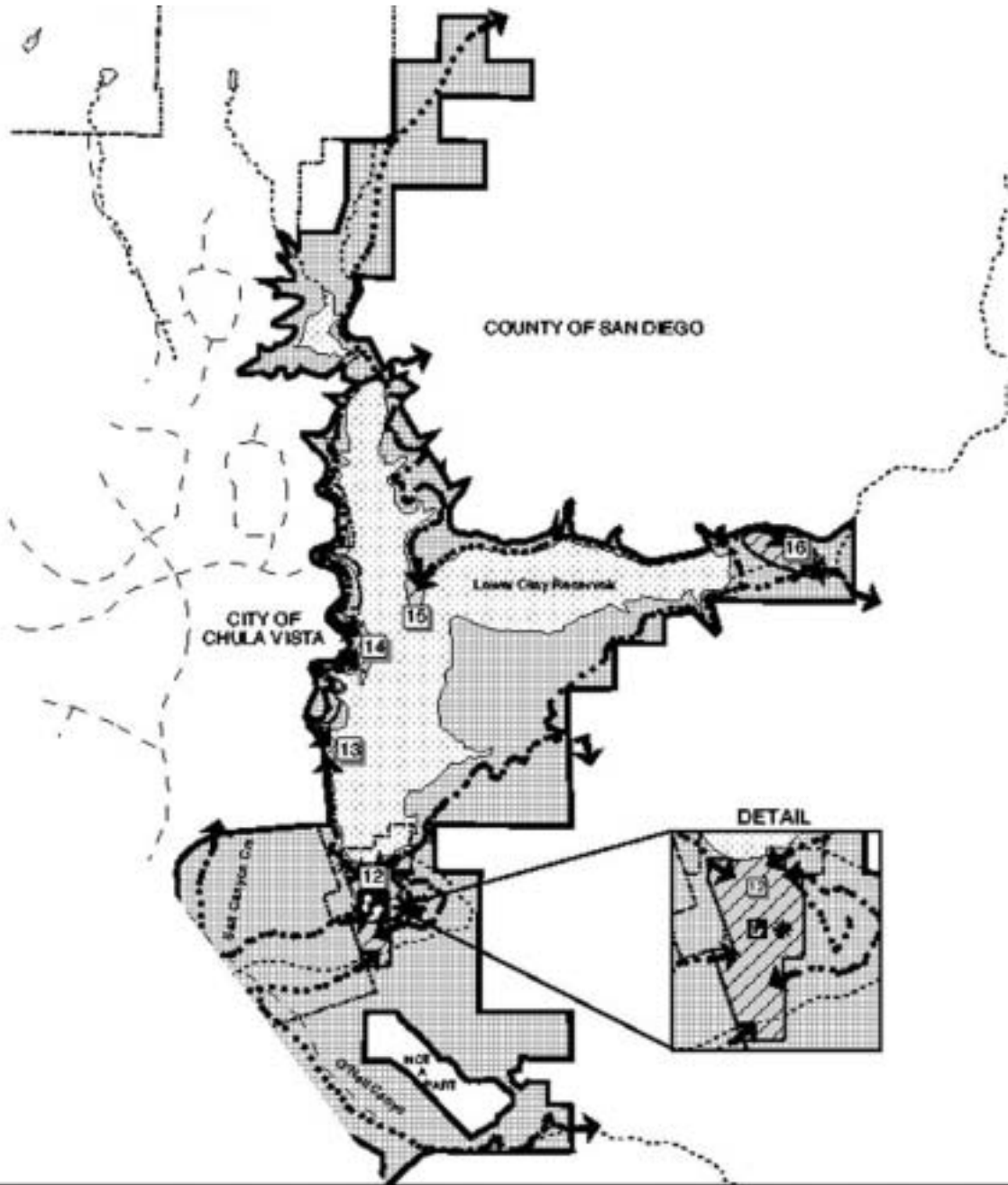


Policy: Coordinate trail planning with the Detention Facility.

- Recreation Area #12: about 70 acres, Otay Lakes County park which was renovated and reopened in 1999, includes picnic areas and associated day uses, and approximately 50 acres for natural open space.
- Recreation Area #13: about 15 acres, the City of San Diego's existing public boat launch area with parking and picnic facilities.
- Recreation Area #14: about 15 acres, boat launch area associated with the Arco Olympic Training Center.
- Recreation Area #15: about 20 acres, a picnic area with parking and access to fishing around the Harvey Arm of Lower Otay Lake.
- Recreation Area #16: about 60 acres, owned by the City of San Diego and leased to the existing San Diego Air Sports Inc., used as a landing field and observation area for gliders, ultra light aircraft and parachutists.

**Trail Corridors** loop around the upper and lower lakes and extend off site to BLM lands to the east and south-east and other regional trails to Proctor Valley to the north and to Salt Creek Canyon to the northwest.

# SEGMENT: OTAY LAKES VICINITY



## Legend

### Plan Elements

- Boundary
- Alternative Boundary
- Trail Corridor
- Open Space/ Preserve Area
- Recreation Area
- Park Study Area

- Staging Area
- Interpretive Center
- Interpretive Center Alternative Sites
- Viewpoint/Overlook

### Other Map Information

- Municipal Boundary
- Existing Roads
- Future Roads
- Rivers
- Trolley Lines
- Lakes/Bays







# CHAPTER 4

## FUTURE ACTIONS

## FUTURE ACTIONS



- ◆ Recommendation of acceptance by CAC
- ◆ Acceptance by PC
- ◆ Adoption by Board of Supervisors and City Councils

### FUTURE PLANNING AND IMPLEMENTATION

Acquisition and development of OVRP will be a long term effort accomplished through a variety of actions. These actions will range from preparation of comprehensive master plans and overall design guidelines to acquisition and development of specific areas in the Park. Concept Plan Elements and Policies must be implemented in both comprehensive plans and individual, incremental actions.

### CONCEPT PLAN ACCEPTANCE AND ADOPTION

Acceptance and adoption of this Concept Plan has consisted of several steps. The OVRP Citizen Advisory Committee (CAC) reviewed a preliminary draft Concept Plan, provided comments and made a recommendation to the Policy Committee (PC) to accept the preliminary draft. The PC considered the recommendations, made modifications to the preliminary draft and accepted the draft Concept Plan.

The draft Concept Plan was transmitted to the County of San Diego Board of Supervisors and the City Councils of the cities of San Diego and Chula Vista, through their respective Planning Commissions, for adoption by each jurisdiction.

Adoption of this Concept Plan does not result in modification of existing jurisdictional boundaries, change existing zoning or land use plans or add new development regulations. However, it may be necessary for each jurisdiction to adopt amendments to General, Community and Specific Plans and to rezone land to be consistent with the Concept Plan Elements as they are acquired or developed by the public agencies.



## ENVIRONMENTAL REVIEW

Analysis of the potential environmental impacts of this Concept Plan consistent with the California Environmental Quality Act (CEQA) was conducted through the environmental review of the City of San Diego's Multiple Species Conservation Program (MSCP) Plan. A programmatic analysis was conducted of this OVRP Concept Plan within the MSCP Environmental Impact Report (EIR).

## CONCEPT PLAN AMENDMENTS

This Concept Plan is intended to be a dynamic and flexible document. While it is intended to provide long-range policy guidance for the acquisition and development of OVRP, amendments to the Concept Plan may be necessary to respond to unanticipated changes in environmental, social, economic or other conditions.

Acquisition and development for OVRP will be considered in substantial conformance with this Concept Plan when they meet the intent of the Plan. Amendments may be needed to change the Boundary or to develop uses that are not consistent with the Concept Plan. The process to amend the Concept Plan is the same as that to accept and adopt it.

- ◆ Boundary changes
- ◆ Element changes
- ◆ Amendment process

## ADDITIONAL PLANS AND STUDIES

Future park planning may be needed to provide more specific guidance and/or detailed plans for development of Elements in the Regional Park. Studies, plans and design documents should address specific uses, circulation, linkages to other features and areas both inside and adjacent to the park development guidelines. Park Study Areas require additional land use and environmental analysis to determine the appropriate uses for these sites.

- ◆ regional recreation marketing/needs analysis and assessment
- ◆ Recreation Area master plans, site development and construction plans
- ◆ Open Space/Core Preserve Area habitat restoration and enhancement plans.
- ◆ master trail plan and trail segment plans
- ◆ overall design guidelines: architecture, land form, signs, trails, parking lots, fencing, lighting, and landscaping

- ◆ acquisition of individual parcels
- ◆ habitat restoration and/or enhancement
- ◆ limited construction of trail segments, staging areas, viewpoints and overlooks
- ◆ passive recreation facilities
- ◆ renovation of existing facilities
- ◆ installation of signage



## INTERIM ACTIONS

In order to take advantage of opportunities for acquisition and development as they are presented and because implementation of OVRP is expected to occur over a number of years, some implementation is expected to occur before comprehensive plans are completed.

## FUTURE PARK ADMINISTRATION AND MANAGEMENT

Cooperative acquisition, planning and design of OVRP is expected to continue under the JEPA adopted in 1990. However, as land is acquired and developed, operational and maintenance needs may call for new agreements among the jurisdictions. Various options that could be considered to address coordinated operations and maintenance responsibilities include, but are not limited to:

- additional agreements within the existing JEPA,
- establishment of a Joint Powers Authority, through the JEPA, to manage acquisition, development and operations, or
- contracting with a private park management firm or non-profit organization.

The JEPA provides a forum to determine these issues.





# APPENDIX

# APPENDIX “A”

## Joint Exercise of Powers Agreement

COPY

JOINT EXERCISE OF POWERS  
AGREEMENT AMONG THE  
COUNTY OF SAN DIEGO AND THE  
CITIES OF CHULA VISTA AND  
SAN DIEGO  
FOR PLANNING AND ACQUISITION  
FOR THE OTAY VALLEY  
REGIONAL PARK

APPENDIX A

THIS AGREEMENT, dated for convenience as of the 30<sup>th</sup> day  
of January 1990 among the Cities of Chula Vista and San Diego,  
and the County of San Diego, existing under the laws of the State  
of California (hereinafter referred to individually or collectively  
as Public Agencies).

W I T N E S S E T H

WHEREAS, the Public Agencies are each empowered by law to  
acquire and hold property and to plan and design public facilities  
and appurtenances for park purposes; and

WHEREAS, the Public Agencies desire to coordinate acquisition,  
planning and design of the Otay Valley Regional Park for the  
benefit of their citizens and the public; and

WHEREAS, it is believed that joint cooperation and  
participation among the Public Agencies will be mutually beneficial  
and in the public interest;

NOW, THEREFORE, the Public Agencies, Agree as follows:

SECTION 1. Purpose.

This Agreement is made pursuant to the provisions of Article  
1, Chapter 5, Division 7, Title 1 of the Government Code of the  
State of California commencing with Section 6500, (hereinafter  
referred to as the "Act") relating to the joint exercise of powers

1 DOCUMENT NO. RR-275620  
FILED APR 30 1990  
OFFICE OF THE CITY CLERK  
SAN DIEGO, CA

CONCEPT PLAN

## APPENDIX A

common to public agencies. The Public Agencies possess the powers referred to in the above recitals. The purpose of this Agreement is to exercise such powers jointly by coordinating acquisition, planning and design of the Otay Valley Regional Park. Operation and maintenance of the acquired park land are not covered by this Agreement.

### SECTION 2. Term.

This Agreement shall become effective when executed by all parties and shall continue in full force and effect for 25 years from the date hereof or until terminated by any of the agencies upon 30 days written notice to the other agencies. At the expiration of the term provided for herein, any money appropriated by the Public Agencies for the coordination of this Agreement which is not spent shall be returned to the parties in proportion to their respective contributions.

### SECTION 3. Boundaries.

The boundaries of the territory within which the Public Agencies shall exercise their powers under this agreement shall be the Focused Planning Area as defined by the Focused Planning Area Map which will be developed and adopted by the agencies subsequent to the approval of this agreement. Adoption of the Focused Planning Area shall not be construed to affect the uses to which any property may legally be devoted. The Focused Planning Area boundaries will be established only after public review, noticed hearings, and approval by the Public Agencies. All Public Agencies shall proceed as expeditiously as possible in identifying the park

APPENDIX A

boundaries and exercising their powers to plan and design a park.

Adoption of the Focused Planning Area is not intended to create, per, se, a potential for a determination that subsequent encroachment or development within the Focused Planning Area results in a significant environmental effect under the California Environmental Quality Act. Recognition of the Focused Planning Area boundaries is not intended to constitute an announcement of the Public Agencies' intent to acquire, by purchase or condemnation, any particular parcel of property located within said boundaries, but rather is intended to facilitate continued planning for potential future park development.

SECTION 4. Policy Committee.

A Policy Committee consisting of three elected representatives appointed respectively by the San Diego County Board of Supervisors, the Chula Vista City Council and the San Diego City Council shall set the policies for the administration of this Agreement. The representative from the County of San Diego shall be a member of and appointed by the County Board of Supervisors. The representative from the City of Chula Vista shall be a member of and appointed by the City Council. The representative from the City of San Diego shall be a member of and appointed by the City Council. Appointment to the Policy Committee shall be for a term not to exceed the appointee's current term in office. A quorum for the purposes of conducting business will consist of two members of the Policy Committee. In the absence of

## APPENDIX A

a quorum, a single member present may move to adjourn.

The Policy Committee may adopt bylaws, rules and regulations as required to conduct its meetings and business.

The Policy Committee shall conduct regular meetings at least annually and at such other times as may be determined by the Committee or provided for in its bylaws.

The Policy Committee shall appoint a Citizens Advisory Committee and regulate its activities.

The Ralph M. Brown Act (Government Code Sections 54950-54961) shall govern the proceedings, noticing and general activities of this Policy Committee.

### SECTION 5. Citizen Advisory Committee.

The Citizen Advisory Committee shall consist of thirty members to be appointed by the Policy Committee. The Citizen Advisory Committee shall select from its membership a chairperson and a vice-chairperson. The Citizen Advisory Committee membership shall be comprised of members from the community, members of community organizations, property owners and others as determined by the Policy Committee. The purpose of the Citizen Advisory Committee is to advise the Policy Committee by facilitating the transfer of information between a broad-based group of concerned community members and the Policy Committee.

The Citizen Advisory Committee members shall serve at the pleasure of the Policy Committee for a term to be set by the Policy Committee. A quorum for the purpose of conducting business will consist of a simple majority of the members of the Citizen Advisory

APPENDIX A

Committee. In the absence of a quorum, a single person present may move to adjourn.

The Ralph M. Brown Act (Government Code Sections 54950-54961) shall govern the proceedings, noticing and general activities of this Citizen Advisory Committee.

SECTION 6. Administration.

This Agreement shall be administered by the Public Agencies. This Agreement shall be administered on behalf of the County of San Diego by the Director of Parks and Recreation; on behalf of the City of San Diego by the Director, City Planning; and on behalf of the City of Chula Vista by the City Manager or his/her designee per written designation.

The powers of the Public Agencies under this Agreement shall be subject to those legal restrictions which the County of San Diego has upon the manner of exercising said power pursuant to California Government Code section 6509.

The County of San Diego agrees to act as lead agency and schedule meetings, prepare agendas, record minutes, maintain records, and conform to other legally required processes pertaining to records, related to the planning and design of the Otay Valley Regional Park on behalf of the Public Agencies.

SECTION 7. Privileges and Immunities.

All of the privileges and immunities from liability, exemptions from laws, ordinances and rules, all pension, relief, disability, workers' compensation, and other benefits which apply to the activity of officers, agents, or employees of any of the Public

**APPENDIX A**

Agencies when performing their respective functions within their territorial limits, shall apply to them to the same degree and extent while engaged in the performance of any of their functions and duties extra-territorially under this Agreement.

**SECTION 8. Records and Accounts.**

The Public Agencies shall be strictly accountable for all funds and report all receipts and disbursements made by the Public Agencies in acquiring real property for the Otay Valley Regional Park.

**SECTION 9. Title to Property.**

All right, title and interest to the real property acquired for the Otay Valley Regional Park pursuant to the coordinated efforts of the Public Agencies shall belong to and be vested in the acquiring Public Agency, i.e., the County of San Diego, the City of Chula Vista, or the City of San Diego. Upon termination of this Agreement, all right, title and interest to the real property comprising the Otay Valley Regional Park shall remain in the acquiring Public Agency.

**SECTION 10. Notices.**

Any notice or notices provided by this Agreement or required by law to be given or served upon the Public Agencies may be given by depositing the same in the United States mail, postage prepaid, addressed to the Director of Parks and Recreation, County of San Diego, at 5201 Ruffin Rd., Suite P, San Diego, CA 92123 or \_\_\_\_\_

Planning Director ~~(to be determined by City Council per Bob Spalding)~~, City of San Diego at

KLF-  
KAW



City Administration Building, 202 C Street,  
Fourth Floor, San Diego, CA 92101

APPENDIX A

\_\_\_\_\_ or City Manager, City  
of Chula Vista at 276 4th Avenue, Chula Vista, CA 92010 or to such  
address as the Public Agencies may subsequently specify in writing:  
~~or, said notices may be personally served upon the Director of  
Parks and Recreation City of San Diego, \_\_\_\_\_  
(to be determined by City Council per Bob Spalding), or the City  
Manager.~~

KLF  
MAN

SECTION 11. Governing Law.

This Agreement shall in every respect be binding upon the parties hereto and their respective successors and assigns. This Agreement shall be governed by the laws of the State of California.

SECTION 12. Provisions Required by Law.

Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and the Agreement shall be read and enforced as though it were included herein, and if for any reason any such provision is not inserted, or is not correctly stated, then upon application of any party the Agreement shall forthwith be physically amended to make such insertion or correction.

SECTION 13. Partial Invalidity.

If any provision of this Agreement or the application thereof to any person or circumstances shall to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall be affected thereby, and each provision of this Agreement shall be valid and be enforced

APPENDIX A

to the fullest extent permitted by law.

SECTION 14. Entire Agreement.

This Agreement contains the entire understanding of the parties. No term or provision hereof may be changed, waived, discharged or terminated unless the same be in writing, signed and executed by the parties to the Agreement;

**APPENDIX A**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized, as of the date first above written.

CITY OF CHULA VISTA

Gregory R. Cox  
Mayor

ATTEST:

Beverly A. Cuthbert  
City Clerk

CITY OF SAN DIEGO

Kent F. Larson  
~~Mayor~~  
ASSIGNMENT TO THE CITY MANAGER

ATTEST:

\_\_\_\_\_  
City Clerk

COUNTY OF SAN DIEGO

[Signature]  
Chairman of the Board of Supervisors

ATTEST:

Fathyn A. Nelson  
Clerk of the Board of Supervisors

Approved and/or authorized by the Board of Supervisors of the County of San Diego

1-30-90(77)

Fathyn A. Nelson

Clerk of the Board of Supervisors

09/14/89

APPROVED

[Signature] 12/2/90  
CONCEPT PLAN  
TERRILL LUNDMARK, DEPUTY COUNTY COUNSEL

APPENDIX A

RESOLUTION NO. 15502

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE JOINT EXERCISE OF POWERS AGREEMENT AMONG THE COUNTY OF SAN DIEGO AND THE CITIES OF CHULA VISTA AND SAN DIEGO FOR PLANNING AND ACQUISITION FOR THE OTAY VALLEY REGIONAL PARK, AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT

The City Council of the City of Chula Vista does hereby resolve as follows:

WHEREAS, the City of Chula Vista, City of San Diego and County of San Diego control property within the Otay River Valley area, and

WHEREAS, all three governmental agencies are participating in the creation of a regional park within this valley, encompassing the area from south San Diego Bay along the Otay River Valley corridor to Lower Otay reservoir and beyond, and

WHEREAS, a Policy Committee, comprised of Mayor Cox, Councilmember Bob Filner (San Diego) and Supervisor Brian Bilbray (County), has been formed to act as the decision-making body for policy issues related to development of a park plan and a Citizens Advisory Committee has been appointed by the Policy Committee to provide input on the park planning process, and

WHEREAS, at a combined Policy Committee and Citizens Advisory Committee meeting on December 8, 1989, the Policy Committee approved adoption of a Joint Exercise of Power Agreement (JEPA) to provide a more formal structure for inter-agency planning and coordination, and

WHEREAS, this JEPA has been forwarded to the governmental agencies for their approval, and is attached hereto.

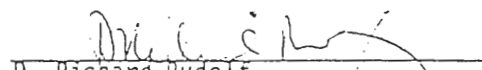
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby approve the Joint Exercise of Powers Agreement among the County of San Diego and the Cities of Chula Vista and San Diego for planning and acquisition for the Otay Valley Regional Park, a copy of which is attached hereto and incorporated herein by reference as if set forth in full.

BE IT FURTHER RESOLVED that the Mayor of the City of Chula Vista be, and he is hereby authorized and directed to execute this agreement for and on behalf of the City of Chula Vista.

Presented by

Approved as to form by

  
Manuel A. Mollinedo  
Director of Parks and Recreation

  
D. Richard Rudolf  
Assistant City Attorney

APPENDIX A

(R-90-1441)

RESOLUTION NUMBER R- 275620

ADOPTED ON APR 30 1990

BE IT RESOLVED, by the Council of The City of San Diego, that the Council hereby approves the establishment of the Otay Valley Regional Park Joint Powers Authority, in accordance with the terms and conditions set forth in the Joint Exercise of Powers Agreement among the cities of San Diego and Chula Vista and the County of San Diego, a copy of which is on file in the office of the City Clerk as Document No. RR- 275620 .

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized and directed to execute said agreement for and on behalf of The City of San Diego.

BE IT FURTHER RESOLVED, that the City Council hereby approves the appointment of the Councilmember from Council District 8 to serve as the representative to the Otay Valley Regional Park Joint Powers Authority.

BE IT FURTHER RESOLVED, that the representative and duly elected or appointed successor shall serve on the Authority at the pleasure of the City Council.

APPROVED: JOHN W. WITT, City Attorney

By   
Rudolf Hradecky  
Deputy City Attorney

RH:mb  
03/29/90  
Or.Dept:Plan  
R-90-1441  
Form=r.none

APPENDIX A

Passed and adopted by the Council of The City of San Diego on  
APR 30 1990 by the following vote:

YEAS: Wolfsheimer, Roberts, Hartley, Pratt, Bernhardt, McCarty,  
Filner, Mayor O'Connor.

NAYS: None.

NOT PRESENT: Henderson.

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California

(SEAL)

By: RHONDA R. BARNES, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true  
and correct copy of RESOLUTION NO. R- 275620, passed  
and adopted by the Council of The City of San Diego, California  
on APR 30 1990.

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California

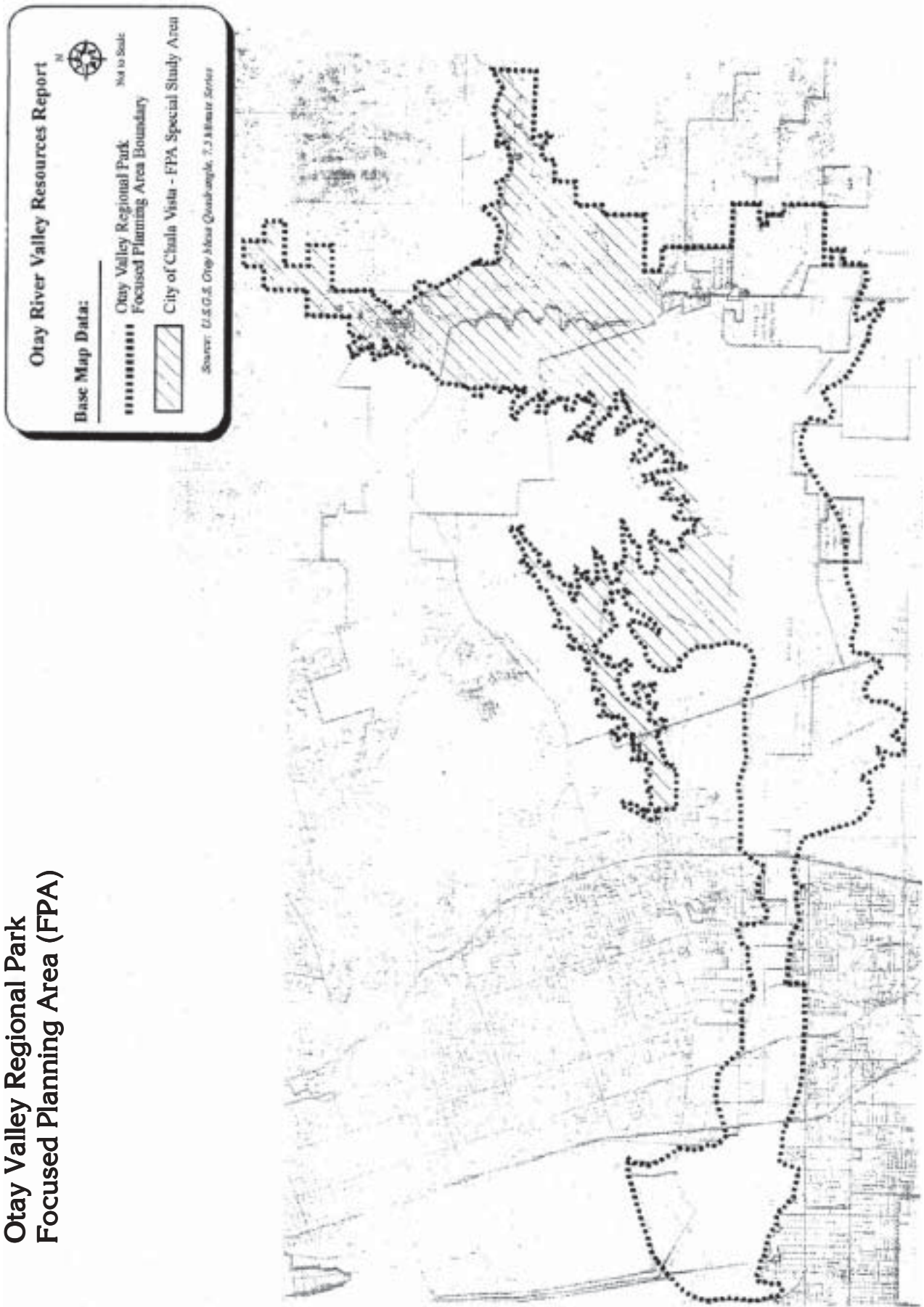
(SEAL)

By: Rhonda R. Barnes, Deputy

# APPENDIX “B”

## Focused Planning Area Map

Otay Valley Regional Park  
Focused Planning Area (FPA)





# APPENDIX “C”

## Public Meetings

## **APPENDIX C**

### Property Owner Forums

November 3, 1995

January 24, 1996

May 7, 1997

### San Diego County Park Advisory Committee

July 27, 1995

April 12, 1997

December 3, 1997

### Otay Valley Road Project Area Committee (Chula Vista)

November 6, 1995

### Southwest Redevelopment Project Area Committee (Chula Vista)

November 6, 1995

### Otay Mesa Recreation Council (San Diego)

November 9, 1995

### South Bay Recreation Council (San Diego)

November 15, 1995

### Otay Mesa Community Planning Group (San Diego)

November 15, 1995

### Chula Vista Parks and Recreation Commission

November 16, 1995

### Southern Area Committee (San Diego)

December 6, 1995

### Otay Mesa/Nestor Community Planning Group (San Diego)

January 10, 1996

### San Diego Planning Commission Workshop

June 26, 1997

### Chula Vista Planning Commission Workshop

August 20, 1997

City of San Diego, Planning Commission,  
Approves the Draft Concept Plan  
April 30, 1998

County of San Diego, Planning Commission,  
Approves the Draft Concept Plan  
December 19, 1997

City of Chula Vista, Planning Commission,  
Approves the Draft Concept Plan  
August 12, 1998

City of National City, Council,  
Approves the Draft Concept Plan  
November 17, 1998

City of San Diego, City Council,  
Approves the Concept Plan  
April 17, 2001

City of Chula Vista, City Council,  
Approves the Concept Plan  
May 15, 2001

County of San Diego, Board of Supervisors,  
Approves the Concept Plan  
May 23, 2001



# APPENDIX “D”

## Other Relevant Plans and Studies

## **APPENDIX D**

- CITY LAKES RECREATION DEVELOPMENT PLAN  
Prepared for: City of San Diego Park and Recreation Board  
Prepared by: City of San Diego (1987)  
Available for review at the San Diego Water Utilities Department, City Lakes Office
- LOWER OTAY RIVER WETLANDS ENHANCEMENT PLAN  
Prepared for: The Southwest Wetlands Interpretive Association and California State Coastal Conservancy  
Prepared by: Michael Brandman Associates, August 1989  
Available for review at the San Diego County Department of Parks & Recreation
- OTAY VALLEY REGIONAL PARK MASTER PLAN  
Prepared for: The City of San Diego  
Prepared by: Estrada Land Planning Inc., May 9, 1990  
Available for review at the San Diego Community and Economic Development Department
- CONCEPTUAL MASTER PLAN OTAY VALLEY REGIONAL PARK  
Prepared for: City of San Diego  
Prepared by: City of San Diego Planning Department, August 8, 1990  
Available for review at the San Diego Community and Economic Development Department
- OTAY RIVER VALLEY RESOURCE ENHANCEMENT PLAN  
Prepared for: State of California Coastal Conservancy and City of Chula Vista  
Prepared by: Wallace, Roberts and Todd, August 26, 1991  
Available for review at the Chula Vista Planning Department
- OTAY RANCH RESOURCE MANAGEMENT PLAN  
Prepared for: City of Chula Vista and County of San Diego  
Prepared by: The Baldwin Company/Otay Ranch Team  
Available for review at the County of San Diego Department of Parks & Recreation and the Chula Vista Planning Department
- OTAY RANCH GENERAL DEVELOPMENT PLAN (GDP)/SUBREGIONAL  
Prepared for: City of Chula Vista and San Diego County, adopted October 28, 1993  
Prepared by: The Baldwin Company/Otay Ranch Team  
Available for review at the Chula Vista Planning Department and the County Department of Planning and Land Use
- OTAY RANCH FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT:  
Prepared for: The Baldwin Company/Otay Ranch Team, December 1992  
Prepared by: Odgen Environmental and Energy Services  
Available for review at the Chula Vista Planning Department and the County Department of Planning and Land Use

Additional plans that provide information:  
Otay Mesa Nesor Community Plan  
Otay Mesa Community Plan and EIR  
Donovan State Prison EIR

# APPENDIX “E”

## Vegetation Communities within Otay Valley Regional Park

## **APPENDIX E**

### **Maritime Succulent Scrub**

This scrub is a low open scrub community that is dominated by a mixture of stem and leaf succulent species and drought deciduous species that all occur within sage scrub communities. This plant community occurs on thin rocky or sandy soils, on steep slopes of coastal headlands and bluffs

### **Common plants**

Coast Barrel Cactus  
Ferocactus viridescens  
Velvet Cactus  
Bergerocactus emori  
Dudleya  
Dudleya spp.  
Desert Thorn  
Lycium californicum  
Cliff Spurge  
Euphorbia misera

**Location:** A large block of this habitat may be found on the southern slopes from Dennery Canyon to I-805. Small to medium size patches may be found throughout the adjacent slopes of Salt Creek, lower south facing slopes, north of the river, between Rock Mountain and Salt Creek.

### **Diegan Coastal Sage Scrub**

This scrub is one of two major shrub types that occur in California. This habitat type occupies dry sites characterized by shallow soils. Sage scrub is dominated by subshrubs whose leaves fall during summer drought and are replaced by a lesser amount of small leaves. This adaption of drought evasion allows these species to better withstand the prolonged drought period in the summer and fall in areas of low precipitation. Sage scrub species have relatively shallow root systems and open canopies. This last trait allows for the occurrence of substantial herbaceous component in coastal sage scrub.

### **Common plants**

California sagebrush  
Artemisia californica  
Flat-top buckwheat  
Eriogonum fasciculatum  
Laurel Sumac  
Malosma laurina  
Lemonade Berry  
Rhus integrifolia  
Black Sage  
Salvia melifera

**Location:** Large continuous blocks of this community occur east of I-805 from Brown Field to the periphery of both lower and upper Otay Lakes, on Rock Mountain and on the slopes of Salt Creek. West of I-805 discontinuous blocks occur on slopes north and south of the river.

### **Chamise Chaparral**

The most widely distributed chaparral shrub is chamise. Chamise's large distribution may be a result of it being the only chaparral species that regenerates from fire from both an underground root crown and the production of seeds traits. It often occurs on dry slopes and ridges, and is found on shallower, drier soils or at somewhat lower elevations than southern mixed chaparral.

### **Common plants**

Chamise  
Adenostoma fasciculatum  
Mission Manzanita  
Xylococcu bicolor  
Lord's Candle  
Yucca whipplei

**Location:** Blocks of this community are restricted to portions of the slopes south and west of Lower Otay Reservoir.



**Southern Mixed Chaparral**

Chaparral is composed of shrubs that grow to about six to ten feet tall and form dense often nearly impenetrable stands. The plants of this association are typically deep-rooted. This habitat occurs on dry, rocky, often steep north-facing slopes with little soil.

**Common plants**

Chamise  
 Adenostoma fasciculatum  
 Mission manzanita  
 Xylococcus bicolor  
 Scrub oak  
 Quercus berberidifolia  
 Ramona Lilac  
 Ceanothus tomentosus  
 Toyon  
 Heteromeles arbutifolia  
 Malosma  
 Malosma laurina

**Location:** Blocks of this community are restricted to portions of the slopes south and west of Lower Otay Reservoir.

**Southern Interior Cypress Forest**

Southern interior cypress forest is a relatively dense, low, fire-maintained coniferous forest dominated by Tecate cypress. Stands of this association are often even-aged due to high mortality rates during fires and the requirement of high temperature to stimulate seed germination. Tree density varies in relation to site factors and fire history.

**Common plants**

Tecate Cypress  
 Cupressus forbesii

**Location:** The only occurrence of this community is within the drainage that flows into Bauschalaugh Cove in the Lower Otay Lake.

**Southern Riparian Forest**

Southern riparian forest is an open or closed canopy forest that is generally greater than 20 feet high and occupies relatively broad drainages and floodplains supporting perennially wet streams. This community is dominated by mature individuals of winter deciduous trees, and often has a dense understory of plant material. The dominant species require moist bare soils for germination and establishment. This is provided after flood waters recede, which leads to uniform-aged stands.

**Common plants**

Fremont's Cottonwood  
 Populus fremontii var. fremontii  
 Willow species  
 Salix gooddingii  
 Salix lasiandra  
 Salix lasiolepis  
 Sycamore  
 Platanus racemosa

**Location:** This habitat occurs along Jamul Creek immediately upstream of Lower Otay Lake. A disturbed block, primarily of willow species, is located west of I-805.

## **APPENDIX E**

### **Southern Riparian Scrub**

Southern Riparian Scrub is a generic term for several shrub dominated communities that occur along drainages and/or riparian corridors. Southern willow scrub, mulefat scrub, and tamarisk scrub are the three most common to the plan area. (This is mapped as a single entity by the MSCP.)

**Location:** These communities occur from Lower Otay Lake downriver to Beyer Way. Scattered patches of disturbed riparian scrub exist along the Otay River from Beyer Blvd. downriver to I-5.

### **Southern Willow Scrub**

This scrub consists of dense, broadleaved, winter-deciduous stands of trees dominated by shrubby willows in association with mulefat. This habitat occurs on loose, sandy or fine gravelly alluvium deposited near stream channels during flood flows.

#### **Common plants**

Mulefat  
Baccharis glutinosa  
Curly Dock  
Rumex crispus  
Cocklebur  
Xanthium strumarium var. canadense  
Western Ragweed  
Ambrosia psilostachya

### **Mulefat Scrub**

This is a riparian scrub community dominated by mulefat and interspersed with shrubby willows. This habitat occurs along intermittent stream channels with a fairly coarse substrate and moderate depth to the water table. This plant community is maintained by frequent flooding, the absence of which would lead to a riparian woodland or forest.

#### **Common plants**

Mulefat  
Baccharis glutinosa

### **Coastal and Valley Freshwater Marsh**

Freshwater marsh occurs in wetlands that are permanently flooded by standing water. It is often characterized by uniform stands of bulrushes or cattails.

#### **Common plants**

Rush  
Juncus sp.  
Cattails  
Typha spp  
Umbrella sedge  
Cyperus sp.  
Spike Sedge  
Eleocharis sp.

**Location:** Freshwater marshes exists as mosaics with other riparian communities within the Otay River Valley down river from Lower Otay Lake.

**Tamarisk Scrub**

This scrub is a weedy stand of tamarisk species, all of which are non-native species that displace native vegetation subsequent to a major disturbance. This habitat occurs along intermittent streams in areas where high evaporation rates increase the salinity level of the soil. Tamarisk is a plant that can obtain water from an underground water table. Because of its deep root system and high transpiration rates, tamarisk can substantially lower the water table to below the root zone of native species, thereby competitively excluding them. As a prolific seeder, it is able to rapidly replace the native species that it displaces within a drainage.

**Common plants**

Tamarisk  
Tamarix species

**Southern Coastal Salt Marsh**

Salt marsh is a highly productive community of plants not more than three feet tall, that are adapted to wet and salt laden soils. This plant community is found along sheltered inland margins of bays, lagoons, and estuaries where the wet soils are subjected to regular tidal inundation by salt water.

**Common Plants**

Pacific Cordgrass  
Spartina foliosa  
Perennial Pickleweed  
Salicornia virginica

**Location:** This community occurs along the banks of the Otay River west of I-5 to the mouth of the river., and in scattered patches along the southern shores of San Diego Bay.

**Disturbed Wetlands**

This community is dominated by exotic wetland species that have invaded sites that have been disturbed or undergone periodic disturbances such that these invasive non-natives have displaced the native wetland vegetation.

**Common plants**

Giant Reed  
Arundo donax  
Ox Tongue  
Picris echioides  
Cocklebur  
Xanthium strumarium L.  
Tamarisk  
Tamarix species

**Location:** These are the mudflats associated with the Otay River delta.

## **APPENDIX E**

### **Native Grassland**

This grassland is a community dominated by perennial bunchgrasses such as purple needle grass with annual and perennial forbs such as common golden stars and California blue-eyed grass. Native grasslands generally occur on fine-textured soils that are moist or wet in winter, but very dry in summer. Shrubs are infrequent, probably due to the unstable clay soils.

### **Common plants**

Purple Needlegrass  
Achnatherum pulchra  
Blue-eyed grass  
Sisyrinchium bellum  
Golden Stars  
Bloomeria crocea ssp. crocea

**Location:** There may be significant pockets of native grasslands within large blocks of non-native grasslands on the slopes and mesas south of the Otay River Valley, from Johnson to Dennery canyons; and from the south-facing slopes east of Rock Mountain to the upper slopes west of Salt Creek.

### **Non-Native Grassland**

This grassland is a dense to sparse cover of annual grasses, often associated with numerous species of showy-flowered native annual forbs. This association occurs on gradual slopes with deep, fine-textured, usually clay soils. Most of the annual introduced species that comprise the majority of species and biomass within the non-native grassland originated from the Mediterranean region. An area with a long history of agriculture and a climate similar to California. These two factors, in addition to intensive grazing and agricultural practices, in conjunction with severe droughts, contributed to the successful invasion and establishment of these species and the replacement of native grasslands with an annual dominated non-native grassland.

### **Common plants**

Wild Oat  
Avena sp.  
Soft Chess  
Bromus mollis  
Red Brome  
Bromus rubens  
Ripgutgrass  
Bromus diandrus  
Ryegrass  
Lolium sp.  
Mustard  
Brassica species

**Location:** Refer to native grasslands

### **Ruderal Vegetation**

These vegetation areas that are highly disturbed are dominated by non-native weedy species that are adapted to a regime of frequent disturbance. Many of the characteristic species of ruderal habitat are also indicator species of annual grasslands, but ruderal areas tend to be more dominated by forbs than grasses.

### **Common Plants**

Red Brome  
Bromus species  
Mustard  
Brassica species  
Tocalote  
Centaurea melitenis  
Russian Thistle  
Salsola australis

**Location:** Large blocks occur on the slopes and mesas south of the Otay River Valley, between I-805 and Dennery Canyon.

**San Diego Mesa Vernal Pools**

Vernal pools are a highly specialized plant habitat occurring on undeveloped mesa tops and supporting a unique succession of floral species. These pools fill with rainwater which does not drain off or percolate away because of the mesa top topography and underlying soil conditions (i.e., a hardpan or claypan layer that prevents or impedes subsurface drainage). Vernal pools are often surrounded by hummocks called mima mounds. Pools and their supporting watershed constitute vernal pool habitat. Many of the species characteristic of vernal pools are also some of the most sensitive species in San Diego County and California.

**Common Plants**

Otay Mesa Mint  
Pogogyne nudiuscula  
San Diego Button Celery  
Eryngium aristulatum var. Parishii  
Orcutt's Grass  
Orcuttia californica  
Prostrate navarretia  
Navarretia fossalis  
Little Mousetail  
Myosurus minimus ssp. apus  
Variegated Dudleya  
Dudleya variegata  
San Diego Goldenstar  
Muilla clevelandii

**Location:** The best of the vernal pool complexes occurs on the mesa between Johnson and O'Neal Canyons. Complexes also are located on mesa tops between Johnson Canyon and Brown Field, and on mesas immediately east and west of Dennery Canyon.

**Eucalyptus Woodland**

Eucalyptus woodland is typically characterized by dense stands of gum trees. Plants in this genus, imported primarily from Australia, were originally planted in groves throughout many regions of coastal California as a potential source of lumber and building materials, for their use as windbreaks, and for their horticultural novelty. They have increased their cover through natural regeneration, particularly in moist areas sheltered from strong coastal winds. Gum trees naturalize readily in the state and, where they form dense stands, tend to take the place of native vegetation, greatly altering community structure and dynamics. Very few native plants are compatible with eucalyptus.

**Common Plants**

Gum Trees  
Eucalyptus species

**Location:** A large block of this community occurs just west of I-805 on the south side of the river. Small patches occur along the floodplain of the Otay River valley.



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