



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: November 1, 2016

REPORT NO: 104

ATTENTION: Park and Recreation Board  
Agenda of Thursday, January 19, 2017

SUBJECT: Otay Valley Regional Park Concept Plan

### SUMMARY

Issue – Should the Park and Recreation Board recommend approval of Otay Valley Regional Park Concept Plan?

Director's Recommendation – Recommend approval of the Otay Valley Regional Park Concept Plan.

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

Otay Valley Regional Park Citizen's Advisory Committee  
Otay Valley Regional Park Policy Committee

Fiscal Impact – OVRP will continue to be administered in accordance with the 2012 amended Joint Exercise of Powers Agreement. Implementation costs will be funded by the Open Space Division's Operations and Maintenance budget. Grants will be pursued where possible.

Water and Energy Conservation Status – The proposed action would not have an impact on water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – The County of San Diego is the Lead Agency in preparing the Exemption for this document.

### BACKGROUND

The planning area for the Otay Valley Regional Park (OVRP) is located in the southern portion of San Diego County, four miles north of the United States/Mexico Border. The Regional Park concept plan boundaries extend about 11 miles from the southeastern edge of the salt ponds of San Diego Bay, through the Otay River Valley, to the land surrounding both Lower and Upper Otay Reservoirs.

The 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. The plan was adopted in 1997. A Revised Draft Concept Plan was adopted in 2001.

In 2006, the JEPA was rescinded and a new JEPA was adopted with added provisions to address management, maintenance, and operations between jurisdictions, and set a term of 25 years for the enforcement of the JEPA. In 2012, the JEPA was also amended to reduce the number of CAC members to 21, seven per jurisdiction. This Concept Plan has since been reviewed and updated for changes in existing conditions and potential enhancements in 2016.

The Concept Plan provides policy direction for the jurisdiction for coordinated land acquisition and development for the Regional Park within a framework of private property rights and proposes a boundary for OVRP.

#### DISCUSSION

In 2015-16 an effort was initiated by the three jurisdictions planning OVRP to update the original 1997 OVRP Concept Plan to reflect the existing conditions in the Area and verify the feasibility of planned uses, incorporate OVRP documents, and revise the figures and images.

A draft Concept Plan was presented at a public meeting on February 25, 2016. The draft Concept Plan was posted for Public Review May 17<sup>th</sup> through June 15<sup>th</sup>, 2016. The CAC voted unanimously to recommend approval of the final draft Concept Plan at the June 23, 2016 CAC Meeting (Attachment 2). The draft Concept Plan was presented at the May 5 PC-CAC meeting, and was unanimously approved at the July 28, 2016 meeting (Attachment 3).

#### ALTERNATIVES

Do not recommend approval of the Otay Valley Regional Park Concept Plan.

Respectfully submitted,



Casey Smith  
Deputy Director, Open Space Division



Prepared by: Laura Ball

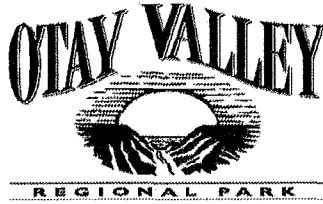
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Attachments:

1. OVRP Concept Plan
2. Minutes for OVRP Citizen Advisory Committee meeting dated June 23, 2016
3. Minutes for OVRP PC-CAC meeting dated July 28, 2016

Note: Due to the size of the Concept Plan Document, an electronic version (pdf) of the OVRP Concept Plan (Attachment A) will be available at <http://www.sandiego.gov/parkandrecboard/reports/index.shtml>

cc: Council District 8



**OTAY VALLEY REGIONAL PARK (OVRP)  
CITIZEN'S ADVISORY COMMITTEE (CAC)  
June 23, 2016  
2:30 P.M.**

**MINUTES**

**CALL TO ORDER**

- Meeting called to order at 2:35 pm by John Vogel.

**Public Comments**

- Public Member Susan Murphy – Is the Executive Director of the San Diego Mountain Bike Association and is very interested in learning more about this committee.
- Public Member Howard Betts – Is a recent returnee to the San Diego area and this area is near and dear to his heart and he is looking to participate and help.
- Public Member Joan Schneider – Commented that her mother Ruth Schneider before she passed away wrote a check for \$45,000 and established a fund to be used for the purchase of property in the OVRP within the City of San Diego boundary.

APPROVAL OF FEBRUARY 25, 2016 MINUTES – Mark Kukuchek, 2<sup>nd</sup> Jack Bransford  
ALL IN FAVOR – 10-0-0

**AGENDA ITEM**

**1. CAC MEMBERSHIP UPDATES**

**a) Attendance Roster**

- Please make sure that you are attending and signing in at each meeting. Upon the 3<sup>rd</sup> missed meeting the member will be notified via phone and then upon the 4<sup>th</sup> missed meeting the member will be removed from the committee and sent a letter of notification of their removal.

**b) Expiration of Terms**

- We have a couple of members whose second term will be expiring at the end of this year. There is a 1 year waiting/hiatus period for these members before they can be appointed to the OVRP CAC again.

**c) Future Appointments**

- There will be two new appointments from the City of Chula Vista and one from the City of San Diego to fill vacancies at the next PC-CAC meeting.

## 2. STATUS REPORT ON PROJECTS WITHIN THE OVRP – Joint Staff

Staff member, Melanie Tylke presented the following status report.

Marilyn Pongeggi with the City of Chula Vista will be retiring; the new representative for Chula Vista will be Cheryl Goddard. Ed Batchelder is also retiring; we thank both of them for their service to OVRP.

All of the NEF interpretive signage should be installed. There are no other current/active projects going on at this time.

Adjacent development/proposals:

Otay River Restoration Project – Chula Vista Joint Staff, Cheryl Goddard is working closely on the trail planning efforts with the Consultant and is utilizing the comments received during the trail tour in January.

Village 4 Notice of Availability- Residential Development project in Chula Vista, North of OVRP has submitted an application in Chula Vista. Joint Staff has requested clarification on potential trail connections from this development to OVRP.

Otay Mesa Conveyance and Disinfection Facility Draft EIR – Otay Mesa Water District is proposing a new conveyance and disinfection facility at the edge of the OVRP boundary, south of Savage Dam. Both City of San Diego and County provided comments on the Draft EIR to consider OVRP Concept Plan.

Otay Business Park – The former Strawberry Fields site/Rec Area 4 will likely have a development application submitted to Chula Vista soon. Once the application has been received, Chula Vista Joint Staff will bring the applicant to the following CAC meeting to present the project.

- Committee Member Kukuchek – Asked if there was any update on grant opportunities and offered to assist if needed.
- CAC Chair Vogel – Commented that the NEF signs look really good and reminded everyone to keep note of items that you see in the park or hear from the community to bring those to these meetings so that we can keep an updated priority list for items for the park.

## 3. OVRP CONCEPT PLAN UPDATE

### a) Staff Presentation

Melanie Tylke gave a brief verbal overview of changes made to the OVRP Concept Plan Update: reincorporated Rock Quarry site, recreation area language update to be more general, and specific trail alignments will be completed through the Otay Ranch Preserve Trail Alignment Study that is currently underway. Items that were not incorporated into the Update: cannot incorporate the Refuge property into the OVRP boundaries, Recreation Area 16 will not be kept as recreation area but will be converted back to open space. Also as a reminder this Concept Plan Update does not change any

zoning/land use requirements or development regulations. An acknowledgment section added to the final plan.

- Committee Member McCoy – Asked if there is still the possibility or option of a connection from OVRP to TJRV in the plan?
- Public Member Schneider – Questioned how that connection would be made and asked if this item could be postponed to allow for more members to review and comment on the document.

The potential for a connection between the OVRP and TJRV will be included in plan as a possible option for the future. It was clarified that for a developer or someone to change something from this plan it would require going through all of the jurisdictions and their respective Boards/Councils to change, as outlined in Chapter 4 of the Concept Plan. The Concept Plan had numerous opportunities for public comment, including a formal 30-day public review period; the request for additional review period was not entertained

- b) Request for CAC Recommendation
- MOTION TO RECOMMEND APPROVAL AND PRESENTATION OF THIS DOCUMENT TO THE POLICY COMMITTEE – Mark Kukuchek, 2<sup>nd</sup> Omar Sanchez  
ALL IN FAVOR – 10-0-0

### **Ranger Reports**

#### **Western OVRP Ranger Barone**

Thanked Ranger Kyle for all of the work he has done covering the OVRP the past few months during his absence. OVRP Day on May 21<sup>st</sup> was very successful, with almost 200 people attending. Continued coordination with the police department and cleaning up the valley in ongoing. A nature camp will be starting up to bring inner city kids into OVRP.

#### **Eastern OVRP Ranger Raduc**

Otay Lakes also participated in OVRP Day, providing a touch table at the event. The Calsense water retrofit program was recently completed at Otay Lakes Park to help with water conservation. We hosted John Vogel and his Cub Scout pack who did a tree planting and hike to the valley. All are invited to attend the upcoming Movie in the Park on July 15, 2016.

### **CAC Chair Comments**

Chair, John Vogel requested CAC members consider priority projects in OVRP as well as continued subcommittee meetings.

### **CAC Vice Chair Comments**

None

**Subcommittee Reports**

1. Adjacent Development Review Subcommittee

No update. This subcommittee needs a Chair, should any CAC members be interested please inform the CAC Chair.

2. Trails Subcommittee Status Report – Chairman Jack Bransford

Requested the CAC remind everyone to be conscious and aware of heat and to be smart about hiking, remain hydrated on the trails.. If anyone ever has a topic or issue with trails please send the subcommittee a message. Requested a site visit to look at the North side for a trail, extending from I-805 to Heritage Road. Additional request for a presentation on OVRP trail connections to Sweetwater Regional Trails was made for the next CAC meeting.

3. COYIS

Bob Miller provided COYIS update for Chair John Holder. COYIS has not had any meetings or actions since OVRP Day.

**Committee Member Comments**

- Committee Member Sanchez – Stated that it was very frustrating planning for OVRP Day trying to get the various school districts, etc involved as I found that there were different rules, guidelines, etc for each place.
- Committee Member Miller – Commented that he attended a presentation and that at this they asked for people to be citizen scientists and take pictures when you're out in nature and help scientists see what is out there. The presenter said that more and more these "citizen scientists" are helping scientists find species, etc through pictures they take while out.

**ADJOURNMENT** – 3:30 pm

**CAC MEMBER ATTENDEES**

John Vogel	Jack Bransford	Mark Kukuchek
Dr. Michael McCoy	Robert Miller	Alfredo Perez
Omar Sanchez	Natalie DeCarlie	Jose Galaz
Ben Vallejos		

**STAFF PRESENT**

Melanie Tylke	Lauren Raduc	John Barone
Kyle Conners		

**OTHER ATTENDEES**

Duane Bazzel	Susan Murphy	Howard Betts
Joan Schneider		



**OTAY VALLEY REGIONAL PARK (OVRP)  
JOINT POLICY-CITIZEN'S ADVISORY  
COMMITTEE MEETING MINUTES  
July 28, 2016  
2:00 P.M.**

Meeting called to order at 2:10 pm by Supervisor Cox.

**PUBLIC COMMENT**

- None

**AGENDA ITEMS**

1. APPROVAL OF MINUTES FROM MAY 5, 2016  
MOTION TO APPROVE MAY 5, 2016 MINUTES – Councilman Miesen, 2<sup>nd</sup> Councilman Alvarez  
ALL IN FAVOR – 3-0-0
2. ACKNOWLEDGEMENTS/INTRODUCTIONS
  - Roundtable introductions of all staff and CAC members. Cheryl Goddard was introduced as the new Joint Staff representative for Chula Vista.
3. CAC VACANCIES (County of San Diego-0, City of San Diego-1, City of Chula Vista-2)
  - Appointment – City of San Diego  
Policy Member Alvarez – The City of San Diego has one appointment today. We would like to nominate Joan Schneider.  
  
MOTION TO RECOMMEND APPOINTMENT OF JOAN SCHNEIDER TO THE OVRP CAC – Policy Member Alvarez, 2<sup>nd</sup> Policy Member Miesen  
ALL IN FAVOR – 3-0-0
  - Appointments – City of Chula Vista  
Policy Member Miesen – The City of Chula Vista would like to nominate John Zarem and Tom Nehring  
  
MOTION TO RECOMMEND APPOINTMENT OF JOHN ZAREM TO THE OVRP CAC – Policy Member Miesen, 2<sup>nd</sup> Policy Member Alvarez  
ALL IN FAVOR – 3-0-0
  - MOTION TO RECOMMEND APPOINTMENT OF TOM NEHRING TO THE OVRP CAC – Policy Member Miesen, 2<sup>nd</sup> Policy Member Alvarez  
ALL IN FAVOR – 3-0-0

4. OVRP CONCEPT PLAN UPDATE – County of San Diego

Staff Member, Melanie Tylke provided a PowerPoint presentation on the updates to the Concept Plan since last presented to the PC on May 5<sup>th</sup>. The overview of changes are considered the final changes to the plan. Throughout this process many comments were received, all of which were reviewed with many incorporated into the final draft Concept Plan. At the June OVRP CAC meeting, the CAC voted unanimously to recommend approval of the final draft Concept Plan.

- Policy Member Cox – Commented that he knows there has been some preliminary discussions with the Boy Scouts for use within the OVRP and inquired if the update identified specific locations for campgrounds
  - Staff Member Tylke – Noted that the recreational areas identified in the concept plan allow for a wide variety of potential recreational uses, such as campgrounds.
- Policy Member Miesen – Commented that he knows there is some concern about private property located within the OVRP Boundary and their rights.
  - Staff Member Goddard – There was comment from private property owners within the City of Chula Vista about their land regarding the plan, but we assured them their private property development rights would not change, in addition to adding clarifying text to state that there would not be any infringement on private property rights.
- Policy Member Alvarez – Questioned if the land below the Kaiser facility is going to be included?
  - Staff Member Ball – Yes, this land is under the City of Chula Vista's jurisdiction and is zoned as agricultural.

MOTION TO APPROVE THE OVRP CONCEPT PLAN – Policy Member Alvarez, 2<sup>nd</sup> Policy Member Miesen  
ALL IN FAVOR – 3-0-0

5. EAST OTAY REGIONAL TRAIL ALIGNMENT STUDY UPDATE – County of San Diego

The consultant on this project is RECON and they have been working diligently on compiling all of the various trail plans, land use regulations and existing conditions for the area to better inform the study as to where future trail alignments can be placed in future. They have been working with a steering committee that has provided guidance on this. RECON should be presenting their preliminary summary of research to the Steering Committee in August for their review and comments and then anticipate the initial public workshop to occur in October. This project/study is extremely large and will cover trail alignment for over 70,000 acres.

Committee Member McCoy – Questioned if this planning area includes Area 13.

6. RANGER REPORTS

- John Barone, City of San Diego, Western OVRP  
Held a bike ride with Outdoor Outreach, Girl Scout Troop hikes and other events at the park and they were all very successful. The Probation crews continue to work on beautification projects throughout the valley. Save the date for I Love A Clean San Diego event on September 17<sup>th</sup> at 8:00am, to help clean up our park.



- Lauren Raduc, County of San Diego, Eastern OVRP  
Otay Lakes park hosted a Movies in the Park with over 200 people attending. We also participated in the MSCP workshop at Mountain Hawk Park, and it was great to get to be out and show a lot of the interpretive items and programs we have with OVRP as the backdrop. It is a very busy season for the park and we continue to serve our customers. Save the date for our next Halloween themed Movie in the Park, on October 29<sup>th</sup>.

7. OVRP/CAC CHAIR'S REPORT – John Vogel, CAC Chair

No Updates. Vice Chair, Jack Bransford reminded CAC members of the next CAC meeting, scheduled for September 22<sup>nd</sup>.

8. FRIENDS OF OVRP REPORT – Frank Ohrmund

Showed a video presentation from a Channel 10 News clip about the Proctor Valley Restoration. Mentioned that John Carroll who was part of this committee previously, as well as continues to be part of the Friends and support the South County, was honored as the County of San Diego's volunteer of the month a few weeks ago and that was a great honor.

9. PC/CAC MEMBER COMMENT/OPEN DISCUSSION

- Committee Member Barajas – Invited members to attend the Americas Finest Film Festival on August 6, 2016.
- Policy Member Cox – Commented that there continues to be additions and upgrades to the Bayshore Bikeway one section at a time. In the next 4 years or so they should all be complete. Bike the Bay will occur on August 28, 2016 where you can bike over the Coronado Bridge and all the way down the Bayshore Bikeway. Next Thursday two women who started hiking the California Coastal Trail will be concluding their hike at the Borderfield State Park.
- Committee Member Kukuchek – Announced Bonitafest is still on and will be held September 16-17. Everyone is invited to the equestrian twilight ride on September 16, starting at the Sunnyside Arena and going to the Library.
- Committee Member Mendez – Announced the first Friday of the month there is a luncheon for the Fellowship of Leaders. Cost is \$15, all are invited to attend, which includes lunch and a presentation from local law enforcement.
- Committee Member Vallejos – Announced the annual Farm to Bay fundraiser on August 6 from 4:00-7:30 pm at the Living Coast Discovery Center.
- Policy Member Cox – Thanked and congratulated Chris Zirkle from the City of San Diego on his upcoming retirement and efforts in OVRP over the years.

10. REQUEST FOR AGENDA ITEMS FOR UPCOMING MEETINGS

- Tijuana River Valley Regional Park Feasibility Study
- Update on the East Otay Regional Trail

ADJOURNMENT – 3:15 pm

OVRP PC MEMBER ATTENDEES

Supervisor Cox                      Councilman Alvarez                      Councilman Miesen

CAC MEMBER ATTENDEES


Jack Bransford                      Robert Miller                      John Mendez  
Alfredo Perez                      Mike McCoy  
Vinit Jensen                      Ben Vallejos                      Jose Galaz  
Irene Barajas                      Roberto Alcantar                      Natalie DeCarli

STAFF PRESENT

Brian Albright                      Herman Parker                      Kristi McClure-Huckaby  
Melanie Tylke                      Chris Zirkle                      Cheryl Goddard  
Yidelwo Asbu                      Laura Ball                      Ruth Martin  
Lauren Raduc                      John Barone                      Michael DeLaRosa  
Sabrina Powell

PUBLIC ATTENDEES

Joan Schneider                      John Zarem                      Tom Nehring  
Wayne Dickey                      Susie Murphy                      Frank Ohrmund



## OVRP Concept Plan Update

Park and Recreation Board  
January 19, 2017

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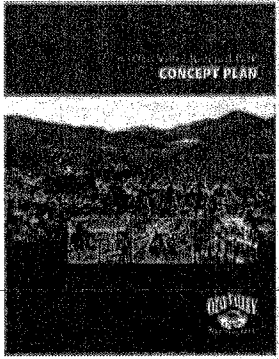
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### Agenda

- Goals of Update
- Background
- Update Process
- Updates by Segment
- Next Steps
- Questions



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### Goals of the Update

- Primary
  - **Update existing conditions**
  - Verify feasibility of planned uses
- Supplemental
  - Incorporate OVRP documents
  - Revise figures and images

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## Background

- OVRP JEPA - *Established 1990*
- Draft Concept Plan - *Adopted 1997*
- Revised Draft Concept Plan - *Adopted 2001*

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## Update Process

- Requested, Summer 2015
- Kick-Off, November 2015
- Public Meeting, February 2016
- Public Review, May-June 2016
- CAC Approval, June 23, 2016
- PC Approval, July 28, 2016

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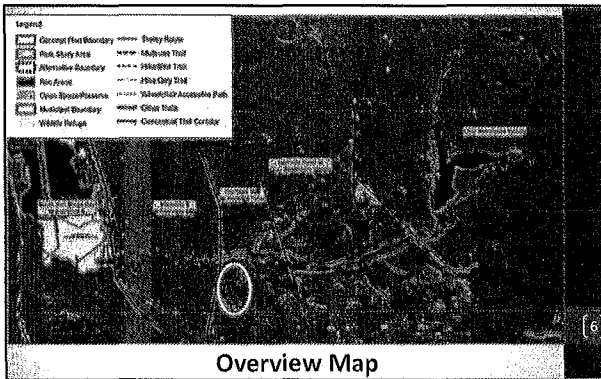
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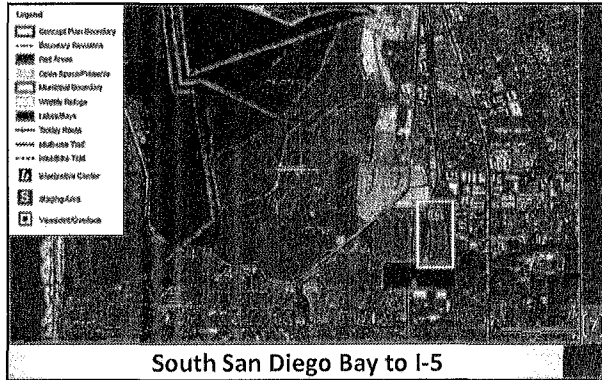
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South San Diego Bay to I-5

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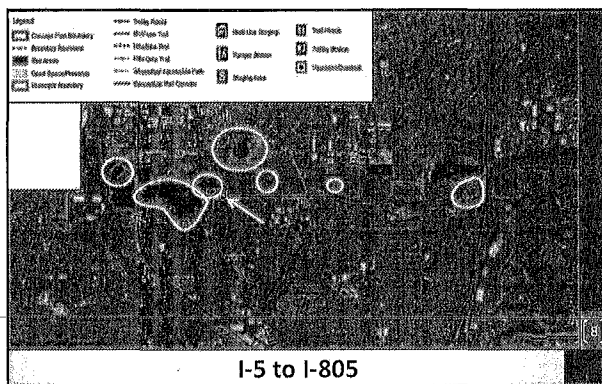
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I-5 to I-805

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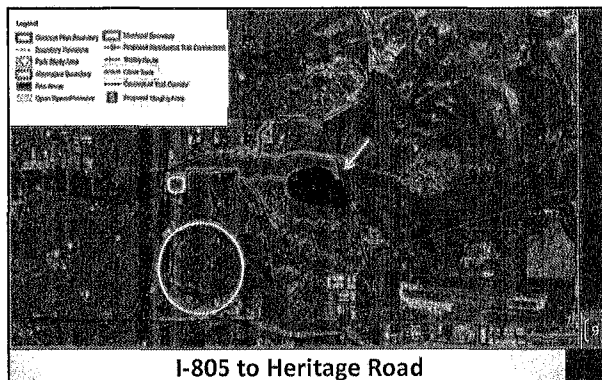
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I-805 to Heritage Road

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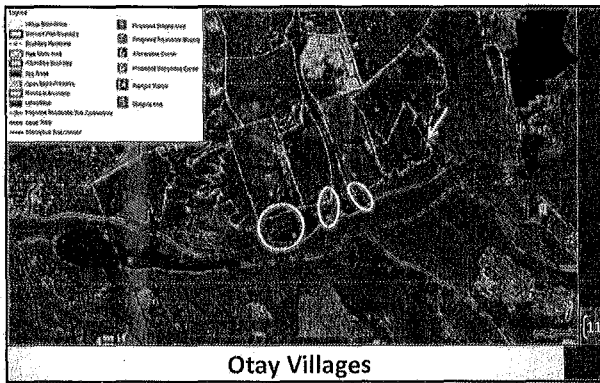
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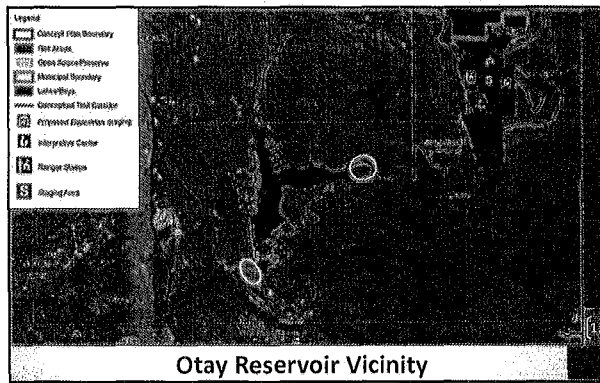
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## Next Steps

- Adoption by Boards and Councils, *Fall/Winter 2016*
- County of San Diego, Board of Supervisors
- City of Chula Vista, City Council
- City of San Diego, City Council
  - *Includes Park and Rec Board November 2016 and City Council Environment Committee Prior to Council Action*

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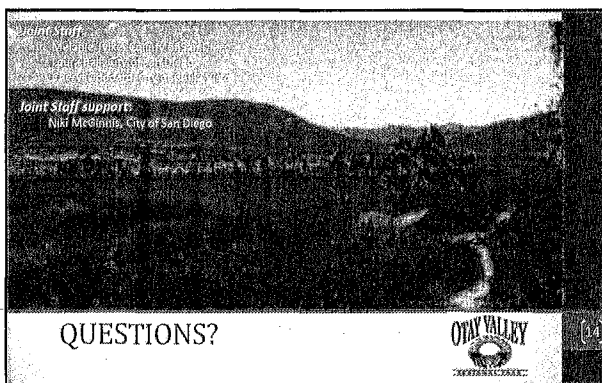
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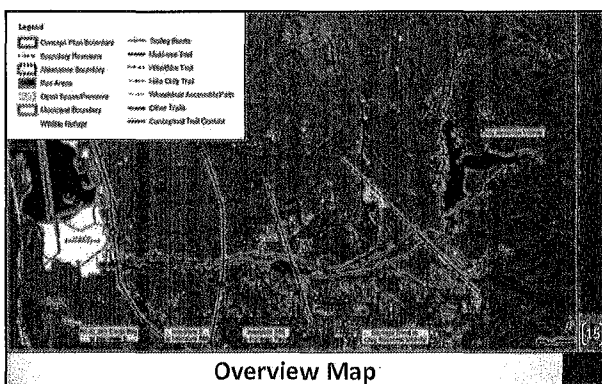
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