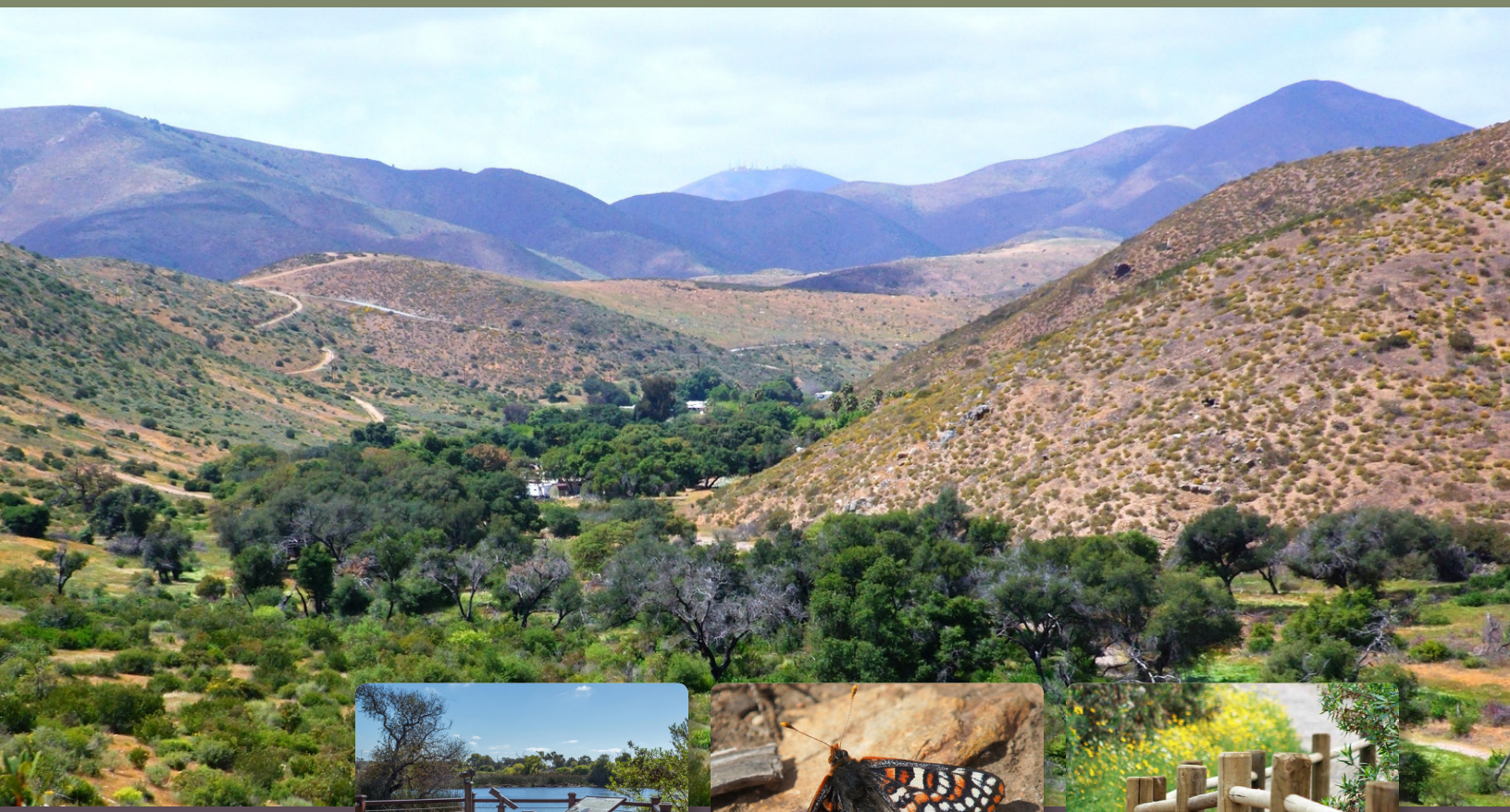
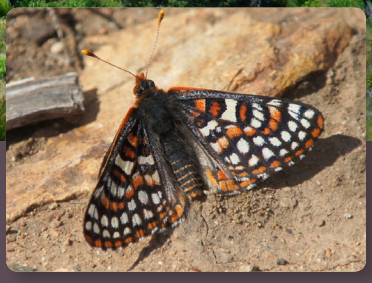
DRAFT

Otay Valley Regional Park

CONCEPT PLAN





OTAY VALLEY
REGIONAL PARK

DRAFT
Otay Valley Regional Park
CONCEPT PLAN

PREPARED BY

County of San Diego

Parks and Recreation Department

City of Chula Vista

Development Services Department
Recreation Department

City of San Diego

Planning Department
Public Utilities Department
Park and Recreation Department

OTAY VALLEY
REGIONAL PARK

TABLE OF CONTENTS—DRAFT OTAY VALLEY REGIONAL PARK CONCEPT PLAN

EXECUTIVE SUMMARY *Page 1*

CHAPTER 1—INTRODUCTION *Page 5*

- Goal Statement
- Overview of the Concept Plan
- Organizational Structure
- Other Regional Planning Efforts in The Otay River Valley
- Methodology and Planning Considerations

CHAPTER 2—EXISTING CONDITIONS *Page 11*

- Environmental Setting
  - Regional and Local Setting
  - Topography/Land Form
  - Hydrology
  - Biological Resources
  - Cultural Resources
- Urban Setting
  - Regional and Local Setting
  - General and Community Plans
  - Zoning and Other Regulations
  - Land Uses: West of Heritage Road
  - Land Uses: East of Heritage Road

CHAPTER 3—CONCEPT PLAN *Page 19*

- General Policies
- Concept Plan Elements
- Concept Plan Segments
  - South San Diego Bay to Interstate 5
  - Interstate 5 to Interstate 805
  - Interstate 805 to Heritage Road
  - Heritage Road to Otay Reservoirs Vicinity
  - Otay Reservoirs Vicinity

CHAPTER 4—FUTURE ACTIONS *Page 51*

- Future Planning and Implementation
- Concept Plan Acceptance and Adoption
- Concept Plan Amendments
- Additional Plans and Studies
- Future Actions
- Future Park Administration and Management

APPENDICES

- A. Joint Exercise of Powers Agreement
- B. Original Concept Plan Adoption Documents
- C. Otay Villages Map
- D. Vegetation Communities within Otay Valley Regional Park
- E. Other Relevant Plans and Studies

Executive Summary

OTAY VALLEY REGIONAL PARK PLANNING EFFORT

This Otay Valley Regional Park (OVRP, Regional Park) 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, revised in 2001 and again in 2016.

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 amended to reduce the number of CAC members to 21, seven per jurisdiction. In 2016, Concept Plan was reviewed and updated for changes in existing conditions and potential Regional Park enhancements..

This 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.

COMMUNITY INVOLVEMENT

The South Bay community has been closely involved with development of the Concept Plan.

The South Bay community has been closely involved with development of the 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. The CAC was also consulted for the re-adoption of the JEPA in 2006, the amendment to the JEPA in 2012, and the update of Concept Plan in 2001 and 2016. Public outreach, meetings, and input have also been continuous throughout the implementation of the Concept Plan.

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) implemented by all three jurisdictions and the U.S. Fish and Wildlife Service San Diego National Wildlife Refuge are regional habitat 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 the MSCP including the South County Subarea Plan, City of Chula Vista Subarea Plan, and the City of San Diego Subarea Plan, and the establishment of the San Diego Bay National Wildlife Refuge. Similarly, those plans provide synergy for the 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 or 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 (see Figure 1), 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 interpretive centers for environmental and educational programs.

The Concept Plan consists of a text document and maps.

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
- Heritage Road 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. As lands are acquired or developed by the public agencies, 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.

Implementation actions may range from the preparation of comprehensive master plans and overall design guidelines to acquisition and development of specific areas of the Regional Park. Cooperative acquisition, planning including design, and operations and maintenance of OVRP are expected to continue under the JEPA, last amended in 2012 (See Appendix A). One of the terms agreed upon under the 2006 JEPA, includes the provision that the JEPA shall continue in full force and effect for 25 years from 2006, or until terminated by any of the agencies.

1 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 1769, 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 1886 construction was initiated on Otay Dam by the Otay Water Company. The dam was completed by the Southern California Mountain Water Company between 1894 and 1897. In 1913 the City of San Diego purchased the reservoir. During the southern California Floods of 1916, the dam failed, flooding the Otay River Valley and scouring the river valley to the sea. The dam was reconstructed between 1917 and 1919 and named Savage Dam. Otay Reservoir continues to support growth in San Diego, and the reach of the river below the dam 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 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, conserved lands, wildlife, historic, agricultural, and archaeological resources.

This Concept Plan forms the basis for creation of OVRP.

GOAL STATEMENT

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

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 Reservoir. 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.

A Joint Exercise of Powers Agreement (JEPA) for coordinated acquisition, planning, and design of OVRP was executed on January 30, 1990. This JEPA was rescinded and a new JEPA was adopted on July 5, 2006, to include operations and management, which was then amended on July 31, 2012.

(See Appendix A)

To insure that OVRP 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 or 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.

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

- 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 interpretive centers for environmental and educational programs.

In the almost 20 years since the original Concept Plan was developed, some of the land uses in the Otay River Valley and the surrounding areas have changed. At the direction of the Policy Committee, the Concept Plan was updated in 2016 to reflect existing conditions and evaluate the feasibility of proposed elements.

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

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.

ORGANIZATIONAL STRUCTURE

PRESENT POLICY COMMITTEE MEMBERS

County Supervisor
Greg Cox (District 1)

Chula Vista Councilmember
Steve Miesen (District 4)

San Diego Councilmember
David Alvarez (District 8)

JURISDICTIONAL STAFFING

County Parks and
Recreation Department

Chula Vista Department of
Development Services

San Diego Park and
Recreation Department

EXECUTIVE MANAGEMENT TEAM

County Director of
Parks and Recreation

City of Chula Vista
Director of Recreation

City of San Diego Director of
Park and Recreation

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 that include the Otay River Valley. The PC provides direction to the jurisdictions and appoint 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 2012 amended JEPA establishes a 21-member CAC to advise the PC on matters on which the PC requests such advice and to support agency staff in various OVRP matters. CAC members are appointed by the PC. CAC membership is composed of members of the community, members of community organizations, property owners, and others interested in OVRP as determined by the PC.

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.

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 Regional Park efforts.

OTHER REGIONAL PLANNING EFFORTS IN THE OTAY RIVER VALLEY

Several regional planning efforts that include the Otay River Valley were underway at the original adoption of the Concept Plan. 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. The Concept Plan was prepared to complement those adopted plans, just as they provide synergy for creation of the Regional Park.

Multiple Species Conservation Program (MSCP)

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. Distinct from the open space lands within the planning area are the City of San Diego's MSCP Cornerstone Lands surrounding Upper and Lower Otay Reservoirs and Proctor Valley. These lands are held in perpetuity, committed to ecosystem services for habitat and source water protection. The distinction is the limited public access on Cornerstone Lands.

Recognizing the importance of this regional conservation effort, the Concept Plan has been developed to be consistent with the various MSCP Subarea Plans. Uses and development of the Regional Park are subject to the development guidelines of the MSCP in order to meet regional goals of protecting important environmentally sensitive areas.

U.S. Fish and Wildlife Service San Diego National Wildlife Refuge

The San Diego National Wildlife Refuge is the U.S. Fish and Wildlife Services' 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. Currently, the Refuge is composed of the Otay-Sweetwater Unit and the Vernal Pools Stewardship Project.

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 National Park Service (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 Regional Park, private development plans adjacent to the Focused Planning Area (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. The CAC was also consulted regarding the update of Concept Plan in 2016.

2 Existing Conditions

ENVIRONMENTAL SETTING

Regional and Local Setting

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 Reservoirs.

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 slopes along the valley are part of the Otay Ranch Planned Community, which are being developed. The floodplain and portions of the slope remain in open space. 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 Reservoirs. 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.

SOUTHWEST SAN DIEGO COUNTY

San Diego Bay
Coastal Plains
Marine Terraces
River Valley
Canyons
Mesas
Mountain Slopes

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

Topography/Land Form

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 Reservoirs reach an elevation of 600 feet.

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

In this 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 25 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 Upper and Lower Otay Reservoir area. The relatively flat areas on the mesas at the eastern end of the Otay Valley are planned for development per the Otay Ranch General Development Plan, with only one mesa below the Lower Otay Reservoir remaining undisturbed supporting the San Diego Vernal Pool Complex.

Hydrology

Watershed: 143 square miles

The Otay River Watershed lies between the Sweetwater River basin to the north and the Tijuana River basin to the south. The eastern end of the watershed originates on the west slope of the Laguna Mountains and flows into South San Diego Bay. Runoff from the watershed is impounded in Upper and Lower Otay Reservoirs, limiting flow west of the dam system.

The most significant hydrologic change affecting Otay River hydrology occurred in 1886 when the Otay Water Company began construction on the

original Otay Dam. The dam construction was completed in 1897 by the Southern California Mountain Water Company. In 1898, the company began constructing another dam in the watershed on a tributary to Otay River, Proctor Creek. The City of San Diego purchased the reservoirs in 1913 to supply water for the burgeoning population.

In 1916 the Lower Otay Reservoir dam failed catastrophically after heavy rains sent water flowing over the dam, undermining the inadequately built impounding structure. In under three hours over 16 billion gallons of water roared to the sea, depositing everything in its path into the bay. The current dam was completed in 1919 and is named Savage Dam after the engineer in charge of its design and construction.

Both reservoirs were designed for water supply storage, not flood control. Today Lower Otay Reservoir stores local source water and raw water supplies from the regional aqueduct system. Water drawn from Lower Otay Reservoir is treated at the Otay Water Treatment Plant near the dam and distributed as potable water to over 250,000 people in San Diego, Coronado, and Imperial Beach.

River length: 13 miles

Precipitation: 10–18 inches/year; typically, November through March

Floodway/Floodplain Characteristics

Reservoirs: >50,000 acre/feet

Biological Resources

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 Reservoir have contributed to the current condition of the biological resources in the river valley.

Thirteen 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 D for a description of these vegetation communities.)

Annual Grassland
Chamise Chaparral
Developed Habitat
Diegan Coastal Sage Scrub
Freshwater Marsh
Maritime Succulent Scrub
Mulefat Scrub
Open Water
Ruderal Vegetation
Southern Mixed Chaparral
Southern Willow Scrub
Sycamore Woodland
Vernal Pools - Mima Mounds

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 for 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 OVRP have identified over 280 cultural resources (both prehistoric and historic) in the park planning area. 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 nonnative 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 and Mary Birch in the late 1930s. Historic resources remaining within the park planning area 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 County of San Diego and the Cities of San Diego and Chula Vista. The communities of Montgomery, Otay, Otay Mesa, and Otay Mesa/Nestor border the river.

Regional access is available from Interstates 5 and 805, State Route 125, and an existing trolley station located adjacent to the Regional Park at Palm Avenue and Hollister Street in San Diego. West of Interstate 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 and trails that cross the valley will also 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

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 Land Use and Transportation 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 that 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 OVRP.

SAN DIEGO
Progress Guide and General Plan
Otay Mesa Community Plan
Otay Mesa/Nestor Community Plan
MSCP Subarea Plan

CHULA VISTA
General Plan
MSCP Subarea Plan
Chula Vista Greenbelt Master Plan
Otay Ranch General Development Plan

COUNTY
General Plan
South County MSCP Subarea Plan
Otay Ranch Subregional Plan

Zoning and Other Regulations

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 (RMP) for Otay Ranch includes guidelines for protection and management of lands in the Otay Ranch Preserve. Resource Management Plan Phase 2 for Otay Ranch is the implementing document to protect and manage lands in the Otay Ranch Preserve.

ZONING
Agricultural
Floodway/Plain
Limited Residential, Commercial, Industrial

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

Land Uses: West of Heritage Road

ADJACENT TO THE CONCEPT PLAN

Residential
Commercial
Industrial with Open Storage
South Bay Salt Works
Chula Vista Auto Park
Crossings Shopping Center
Otay Landfill
Chula Vista Animal Care Facility

WITHIN THE CONCEPT PLAN

Existing
Amphitheater
Asphalt/Concrete Batching
Golf Driving Range
Nurseries
Water Park

Planned
Open Space
Commercial Recreation

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.

Uses within the area designated for the Regional Park include two asphalt and concrete batch plants, commercial recreation developments (J. R. Southbay Golf, Aquatica Seaworld Waterpark, and Sleep Train Amphitheater), and a variety of agricultural operations including retail nurseries. Sand and gravel resources have been largely exhausted; however, the remnants of sand and gravel extraction activities remain in the form of material and equipment stockpiles, ponds, and assorted debris.

Land Uses: East of Heritage Road

East of Heritage Road, the valley remains 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 Municipal Airport. The Chula Vista Athlete Training Center (CVTC), formerly known as the U.S. Olympic Training Center is also located within the vicinity of OVRP.

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 both the city of San Diego and the city of Chula Vista. Much of the residential development of Otay Ranch, which is grouped into villages, has been constructed north of Olympic Parkway and East of La Media Road since the original Concept Plan was developed. Moreover, at the time of the 2016 Concept Plan, additional village developments adjacent to the northern boundary of eastern OVRP have been permitted and have broken ground.

Planning for a 15-acre regional mixed-use commercial recreation use just east of Heritage Road within the Concept Plan Boundary is underway.

In the 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 OVRP 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. The public recreational uses include Otay Lakes County Park. Other recreational opportunities are available through the fishing program at the City of San Diego's Upper and Lower Otay Reservoirs.

The land immediately surrounding the Upper and Lower Reservoirs is owned by the City of San Diego for the purposes of sustaining San Diego's water system. The Public Utilities Department manages these lands for the primary and overarching purpose of protecting water quality in the City's source waters.

The City of San Diego property surrounding the Reservoirs is also recognized as Cornerstone Lands by the City of San Diego's Multiple Species Conservation Program (MSCP), which commits the area to habitat conservation for source water and habitat protection. These lands are not open space, therefore recreation along the northern and western edge of the Reservoirs is limited to the days and times the Reservoir is open for fishing.

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 more than 11,000 acres of open space lands. About 1,000 acres of the Preserve are contiguous with OVRP.

ADJACENT TO THE CONCEPT PLAN

Existing

East Mesa Detention Facility
R.J. Donovan Correctional Facility
Brown Field Municipal Airport
Chula Vista Athlete Training Center

Planned

Otay Ranch (under development)
Residential
Commercial
Industrial
Open Space

WITHIN THE CONCEPT PLAN

Existing

Rock Mountain Quarry
Otay Lakes County Park
Otay Reservoir/boat launches
Open Space

Planned

Otay Ranch Preserve
Commercial Recreation
Open Space

3 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 or 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.

ELEMENTS OF THE CONCEPT PLAN

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

SEGMENTS OF THE CONCEPT PLAN

- South San Diego Bay to Interstate 5
- Interstate 5 to Interstate 805
- Interstate 805 to Heritage Road
- Heritage Road to Otay Reservoirs Vicinity
- Otay Reservoirs Vicinity

GENERAL POLICIES

These general policies apply to all Elements of the Concept Plan throughout OVRP.

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.

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, and staging and viewing areas in conjunction with the Regional 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 Regional 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 on 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

The Boundary defines the area in which future park acquisition and development should occur. The Boundary is located within the Focused Planning Area (FPA) boundary and is conceptual in nature and thus 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.

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.

Alternative Boundary

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

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

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.

Open Space/Core Preserve Area

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

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 Reservoirs. 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 percent 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 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. In addition to the MSCP, OVRP guidance documents for these Elements have also been prepared since the adoption of the original Concept Plan. Trail design should be in accordance with the *Otay Valley Regional Park Trail Guidelines* and the Otay Ranch RMP.

A portion of the Open Space/Core Preserve Area includes sensitive resource lands that will be assembled west of Otay Reservoirs for the Otay Ranch Preserve. The Otay Ranch RMP and RMP2 guide management of Preserve lands and include guidelines for siting and developing uses within the Otay Ranch Preserve.

The City of Chula Vista has an approved *Greenbelt Master Plan* that implements an open space and trails concept prioritized through policies in the City's adopted General Plan. The Greenbelt consists of connected open space ringing the City of Chula Vista that includes the Sweetwater Valley and Otay Valley, connected by the Otay Lakes on the east and the San Diego Bay on the west. A primary trail system within the Greenbelt will consist of multi-use and rural paths that, when connected, will total approximately 28 miles in circumference surrounding the City.

The Greenbelt Master Plan addresses existing and potential trail locations, trail and staging area development standards, maintenance responsibilities, and a system of trails and open space that serves as a unifying element in linking other trails within the central areas of the City.

A portion of the Open Space/Core Preserve Area surrounding the Upper and Lower Reservoirs is owned by the City of San Diego for the purposes of sustaining San Diego's water system. The Public Utilities Department manages these lands for the primary and overarching purpose of protecting water quality in San Diego's source waters. These Conserved Lands are not open space, therefore recreation on the western side of Reservoirs is limited to the days and times the Reservoir is open for fishing. These lands are further distinguished as MSCP Cornerstone Lands, which are held in perpetuity and committed to ecosystem services for habitat. Trails meeting the conditions set forth in the *Guidelines for the Establishment, Use, and Management of Public Access Trails on Public Utilities Land* may be compatible with the goals and objectives of these Conserved Lands.

POLICY: Maintain the natural floodplain; discourage 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.

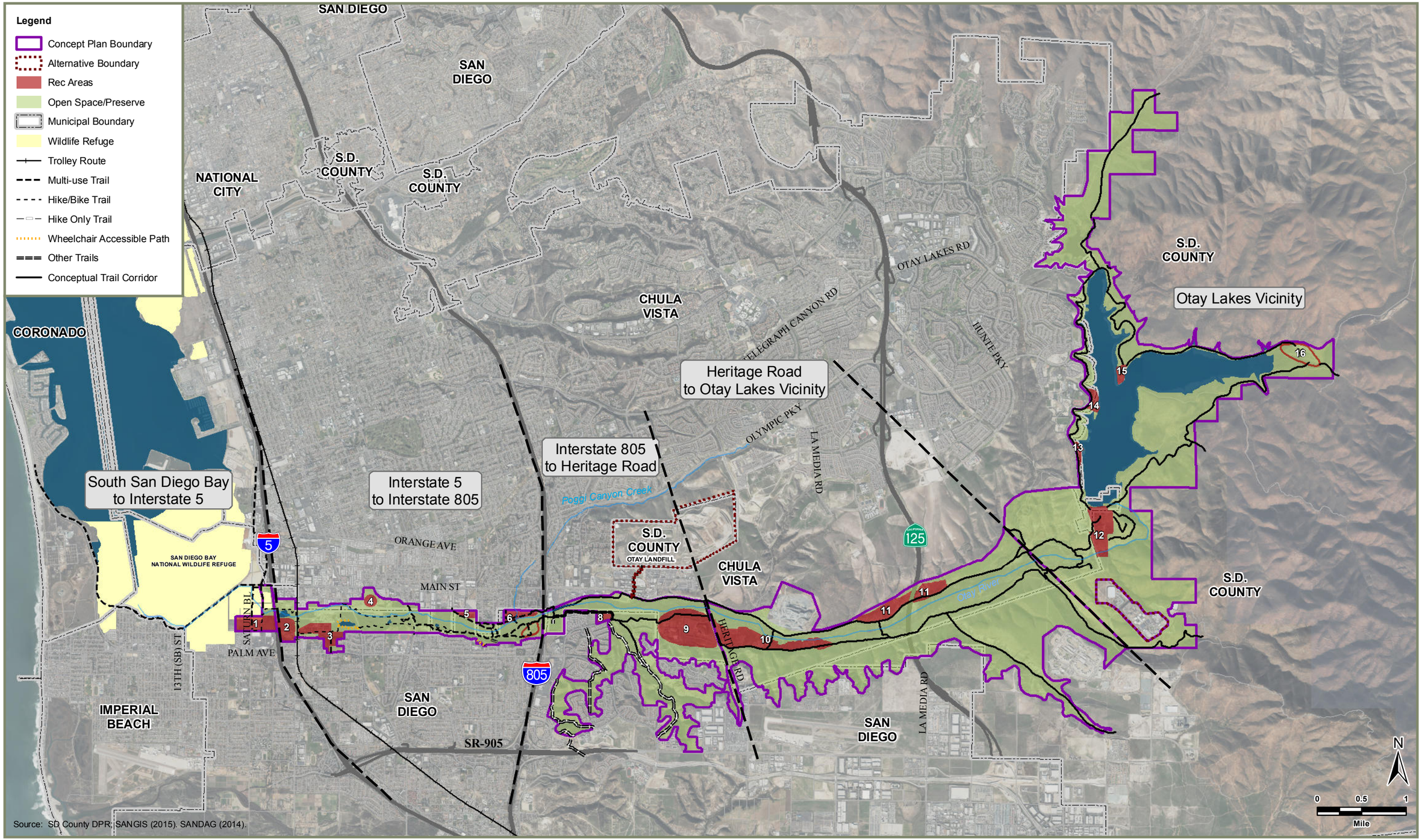
Recreation Areas are areas that may be suitable for a variety of active or passive recreational uses. They may be vacant or have existing recreational uses, are relatively flat, have been previously disturbed or lack sensitive biological resources, and have the potential for access from regional or local 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. Typical amenities may include, but are not limited to large recreational centers, passive and active turf areas, hard-court play areas, children's play areas, restrooms, pavilions and monument signs. They may also provide Staging Areas, Interpretive Centers, Ranger Stations, 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. Certain Recreation Areas have undergone conceptual planning and public review, resulting in refined boundaries.

Recreation Areas are not part of the MSCP and include both existing and proposed active and passive recreation sites in the County of San Diego and City of Chula Vista. In the City of San Diego, recreation areas may be included in the MHPA. If active recreation areas are developed in the MHPA, this may require a boundary line adjustment. Additionally many of these Recreation Areas 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 or 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 City of Chula Vista MSCP Subarea Plan includes guidelines for siting and developing recreational uses within the areas of the City's Preserve and the Otay Ranch Preserve.

FIGURE 1: OVERVIEW MAP—OTAY VALLEY REGIONAL PARK CONCEPT PLAN



Trail Corridor

Trail Corridors are intended to provide a continuous link through the Regional 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 OVRP. 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 off site, 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.

Existing trails can be accessed through multiple trailheads in the western section of OVRP. Also mentioned within this Concept Plan are "proposed residential connections," which are locations where residential trails from the implementation of the Otay Ranch Villages will connect to proposed trail corridors within the adjacent OVRP (see Figures 4 and 5).

Within OVRP, there are approximately 9 miles of existing trails, with the potential for approximately 40 miles of conceptual trail corridors, subject to trail siting criteria. In accordance with the MSCP and RMP additional trail corridors may be sited in the future.

POLICY: Provide trails that connect to other regional trails off site 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 on sensitive resources.

POLICY: With the exception of Border Patrol, maintenance, and/or emergency vehicles, prohibit off-highway (motorized) vehicle use throughout OVRP.

POLICY: In 2003, the OVRP Trail Guidelines were adopted and provide guidelines for development, management, and maintenance of the OVRP trails system from the San Diego Bay, along the Otay River, and around the perimeter of Otay Lake Reservoirs.

Staging Area

Staging Areas function as neighborhood or regional access points to OVRP 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. Additionally, an existing Equestrian Staging Area provides a combination of trailer parking, round pens, corrals, and hitch posts for horseback riding depending on size. In accordance with the MSCP and RMP, additional Equestrian Staging Areas may be sited in the future.

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

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

Viewpoint and Overlook Areas provide sites for short- and long-range views into and through the Regional Park. They are generally located at the edges of the Park Boundary. Some are designated in the center of the Park Boundary, near waterbodies or on mesa tops.

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 RMP calls for an Interpretive Center for the Otay Ranch Preserve. The Concept Plan envisions this Interpretive Center within the Park Boundary adjacent to the Preserve.

Park Study Area

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 FPA, 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.

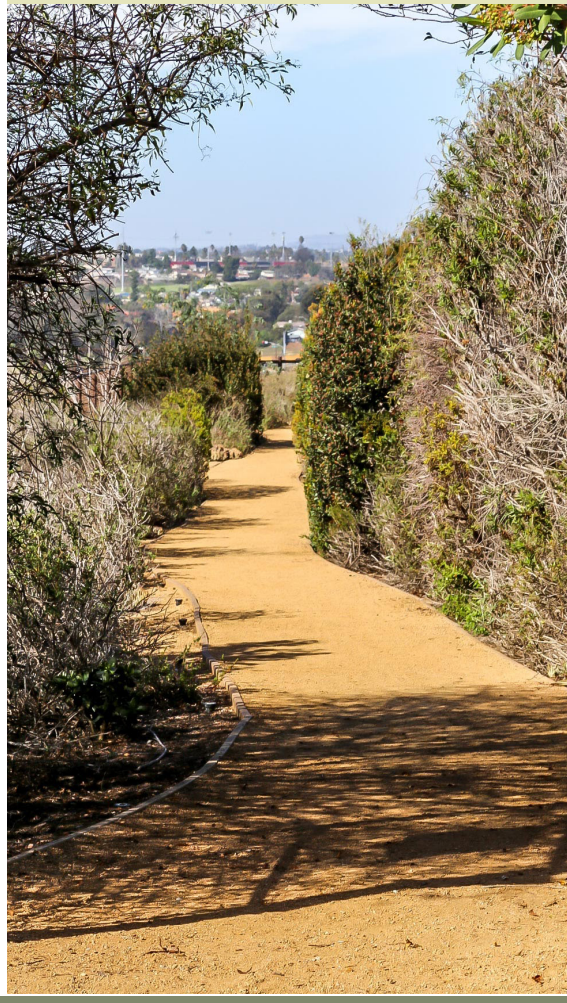
POLICY: Give special consideration to recreational uses in future analyses to determine the appropriate land uses for Park Study Areas.

CONCEPT PLAN SEGMENTS

For ease of description, the Concept Plan has been divided into five Segments (see Figure 1).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,
- Heritage Road to Otay Reservoirs Vicinity, and
- Otay Reservoirs Vicinity.



POLICY: Encourage continued conservation of the native upland and wetland habitats at this bay/river interface to support wildlife and provide for a positive trail experience.

South San Diego Bay to Interstate 5

This Segment is the western anchor of the OVRP (see Figure 2, across). It contains the following:

- Swiss Park, which includes a Staging Area and trail segment that connects to the Bayshore Bikeway 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.
- 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 extends through this Segment.

ELEMENTS IN THIS SEGMENT

The western terminus of the Otay River floodplain currently includes restored riparian woodland habitat, existing and planned restoration of tidal wetlands, and commercial solar salt ponds. The majority of the land and salt ponds are now included within the boundaries of the San Diego Bay National Wildlife Refuge, managed by the U.S. Fish and Wildlife Service.

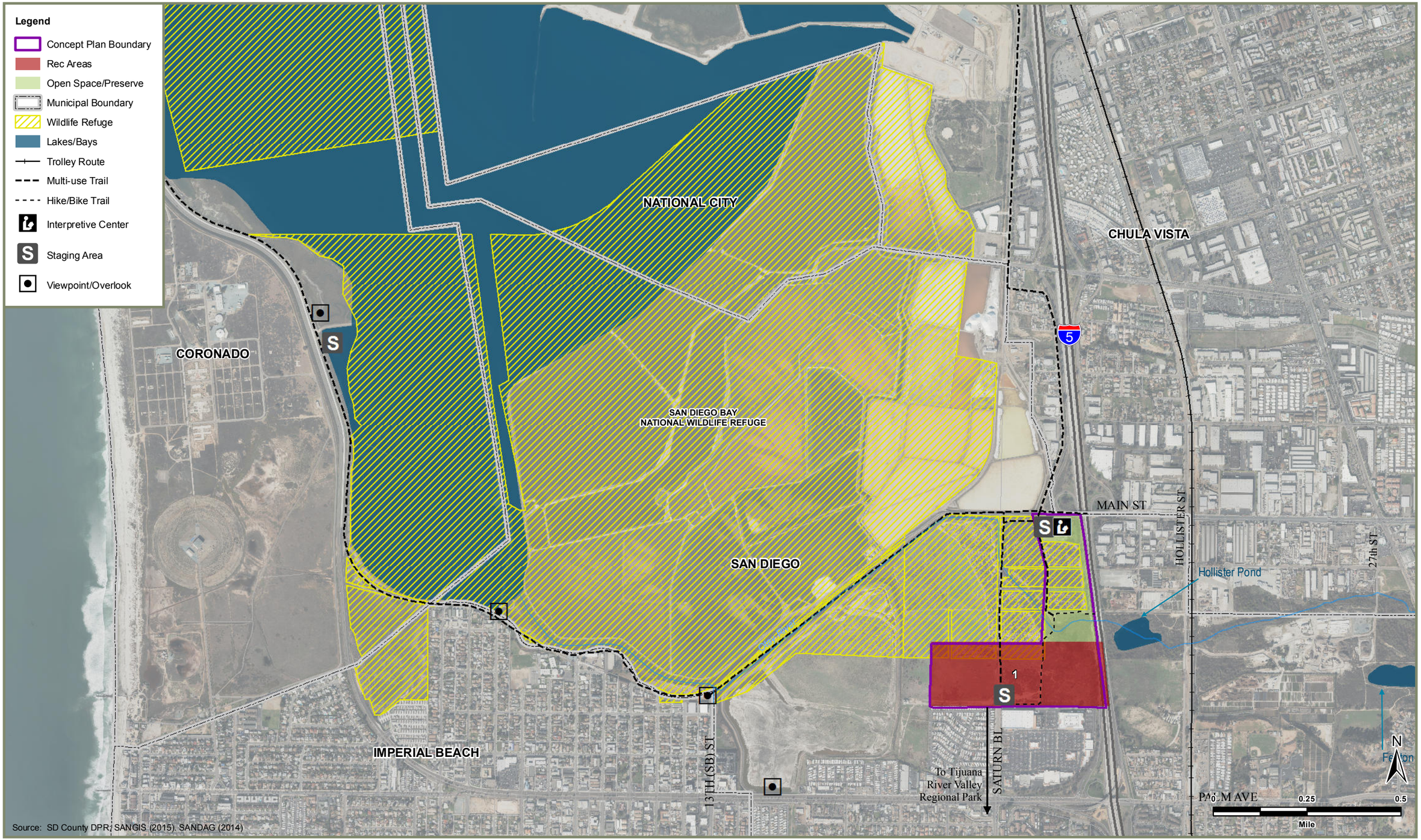
The solar salt ponds and adjacent intertidal areas provide foraging and nesting habitat for a variety of migratory seabirds and shorebirds. The Refuge Comprehensive Conservation Plan proposes the phased restoration of the salt ponds, with some ponds to be maintained as water management areas to provide a range of foraging opportunities of migratory birds.

RECREATION AREAS – Recreation Area #1 covers about 40 acres, and is designated on a site on the south side of the river between Nestor Creek and Interstate 5. The site is vacant and has been disturbed previously by agriculture.

TRAIL CORRIDORS – Three existing trail corridors run through this Segment of the Concept Plan Boundary, including approximately one-quarter mile of existing hiking/biking trails and less than one-quarter mile of existing multi-use trails.

- The southern loop of the Bayshore Bikeway runs along Silver Strand Boulevard, continues along the southern portion of the South Bay Wildlife Refuge, and then winds northward along Bay Boulevard.
- A second trail corridor runs north/south along the existing bicycle path on Saturn Boulevard.

FIGURE 2: SEGMENT MAP—SOUTH SAN DIEGO BAY TO INTERSTATE 5



- The third trail corridor splits off from the Bayshore Bikeway at Swiss Park and connects eastward to other existing trail corridors.

An additional trail connection proposed in this Segment could start at the Saturn Boulevard staging area and connect into the Tijuana River Valley Regional Park to the south, outside of the OVRP Boundary. Further studies would need to be completed to implement this connection.

STAGING AREAS – There are three existing Staging Areas in this Segment and its immediate vicinity.

- One Staging Area is located at the Silver Strand South Bay Marine Biology Study Area, along the Bayshore Bikeway. This Staging Area is part of the San Diego Bay National Wildlife Refuge, managed by the U.S. Fish and Wildlife Service.
- A second Staging Area is also located at the corner of Saturn Boulevard and Boundary Avenue, which is within the OVRP Boundary.
- Swiss Park contains parking and a trailhead leading eastward into OVRP. This area is owned by San Diego County Swiss Club Inc. and managed by a maintenance agreement between the Club and the County of San Diego.

VIEWPOINT AND OVERLOOK AREAS – Several Viewpoint and Overlook Areas exist and are located adjacent to the Segment. These are just outside of the OVRP Concept Plan Boundary and are part of the San Diego Bay National Wildlife Refuge, managed by the U.S. Fish and Wildlife Service. They provide connectivity to the OVRP.

- 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 located 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 located 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.
- A fourth Viewpoint and Overlook will be built at the northern end of 8th Street, providing additional views into the salt ponds and north across the bay.

INTERPRETIVE CENTER – A small scale interpretive center, consisting of an outdoor kiosk with interpretive signage is located within the adjacent South Bay Wildlife Refuge. It provides interpretation and information about the resources at the bay/river interface and the unique relationship between the salt mining activities and natural resources.

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 Interstate 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.

Interstate 5 to Interstate 805

This Segment runs through a highly urbanized area (see Figure 3, across). It contains the following:

- 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 City of San Diego 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 J R South Bay Golf.
- Disturbed and undisturbed steep slopes along the south side of the river in the eastern portion of the Segment.
- Sites with gentler slopes and level areas along the floodplain fringe on both sides of the river. These sites are vacant. A eucalyptus grove exists on the south side of the river.

Regional access is available from Interstates 5 and 805 as well as a trolley station at Palm Avenue and Hollister Street. Local access is available from Finney trailhead and Palm Avenue trailhead in the City of San Diego, and Palm Avenue, Main Street, Hollister Street, Mace Street, Rios Avenue, Rancho Drive, Beyer Boulevard, and Beyer Way in the City of Chula Vista.

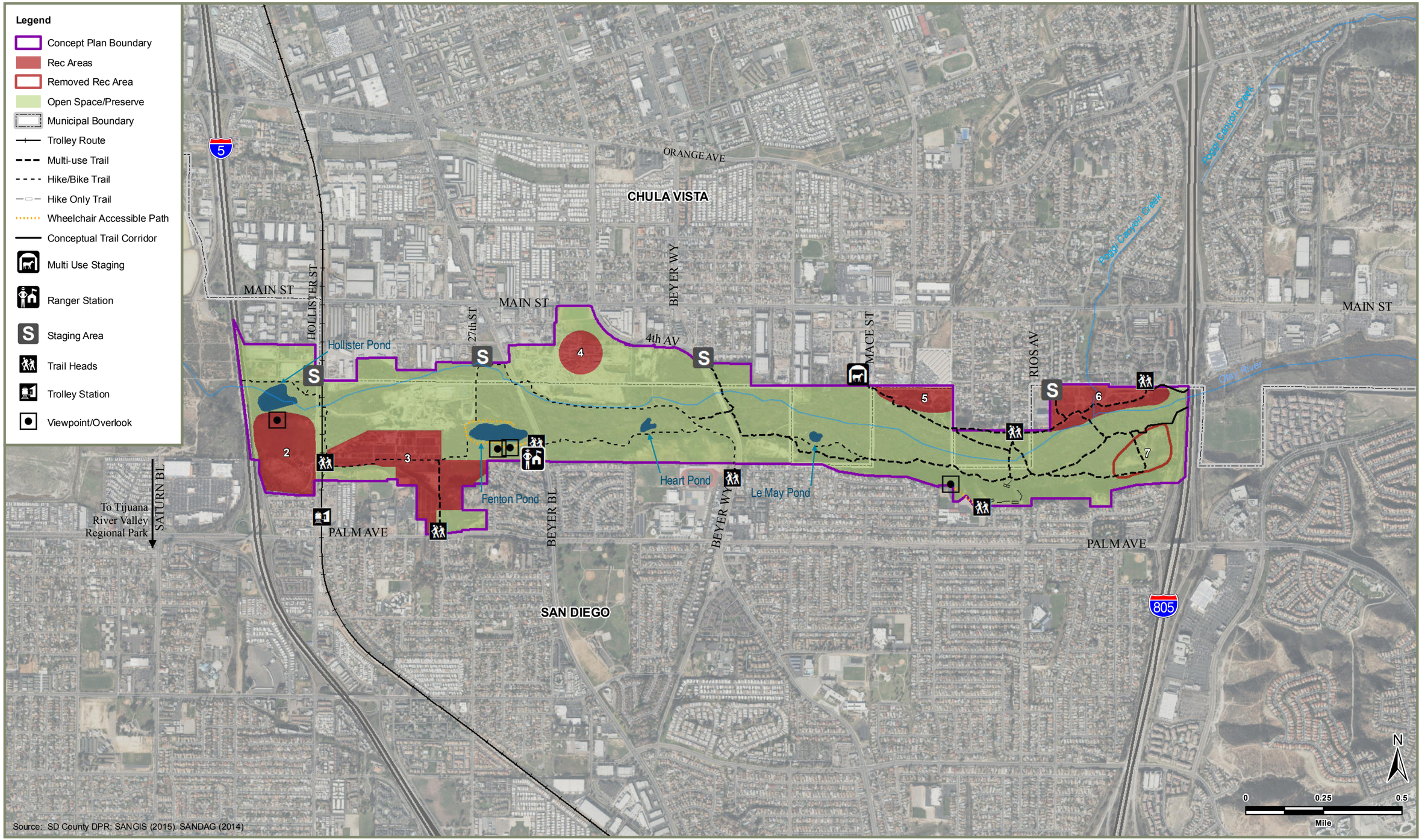
ELEMENTS IN THIS SEGMENT

OPEN SPACE/CORE PRESERVE AREA – This Element 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. Hollister Pond, Fenton Pond, Heart Pond, and Le May Pond are also in this Segment.

RECREATION AREAS – Six Recreation Areas totaling about 160 acres are included along both sides of the river in this Segment.

- Recreation Area #2: about 25 acres; partially developed lot under private ownership, containing J R South Bay Golf and the former Fun Farm Go-Kart and Arcade, which is now closed.
- Recreation Area #3: about 45 acres; a portion of this area is currently being leased to Terra Bella Nursery, with conceptual plans to develop an active recreation sports complex.
- Recreation Area #4: about 12 acres; vacant, potential community park with trail connections to OVRP trails.
- Recreation Area #5: about 10 acres; vacant, with a creek drainage running north to south.

FIGURE 3: SEGMENT MAP—INTERSTATE 5 TO INTERSTATE 805



- 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 Interstate 805. This Recreation Area has been reclassified to Open Space, and the site may prove suitable for future habitat restoration.

TRAIL CORRIDORS —There are seven trailheads in this Segment leading to trail corridors along both the north and south sides of the river with looped connections that create a series of shorter loops suitable for use in this urbanized area. There are approximately 8.5 miles of existing trails in this Segment of the Concept Plan Boundary.

- A trailhead is located north of the Palm Avenue trolley station in the City of San Diego, which connects Swiss Trail to the rest of the trails within OVRP.
- Palm Avenue Trail serves hikers and bikers, and starts with a trailhead south of the river, on the northern side of Palm Avenue in the City of San Diego, through Recreation Area #3.
- Another trailhead is located at Beyer Boulevard, along with the City of San Diego Ranger Station. This area provides Americans with Disabilities Act (ADA)-accessible trails around Fenton Pond.
- A trailhead is located south of the river at Beyer Way, adjacent to important resource areas.
- A trailhead located at the southern end of Palm Avenue in the City of Chula Vista, north of Otay River, features a direct trail crossing over Otay River.
- Finney Trailhead is an ADA-accessible pathway and trail to Finney Overlook. A steeper trail also connects from the trailhead to the valley floor south of the Otay River.
- An additional trailhead is located at Melrose Avenue, north of Otay River.

Equestrian trail use has been permitted east of Beyer Way to Interstate 805, with the potential to extend farther east.

STAGING AREAS – Six Staging Areas are located in this Segment.

- One Staging Area is located along Hollister Street, south of Main Street.
- A second is on the north side of Otay River, at 27th Street.
- A ranger station on Beyer Boulevard serves as a regional Staging Area, with a trailhead into Otay River Valley.
- A fourth Staging Area is located on the north side of the river, at Beyer Way.
- A regional equestrian Staging Area is located at Mace Street.
- A sixth Staging Area is located at Rios Avenue.

VIEWPOINT AND OVERLOOK AREAS – Four viewpoints have been identified in this Segment.

- Hollister Pond viewing deck is located on the north side of Hollister Pond and equipped with a viewing telescope for hikers.
- Several viewpoints are located at Fenton Pond and include interpretive signage.
- Willett Grove, near Fenton Pond, serves as a viewpoint and a dedication to former CAC Chair John Willett.
- Another viewpoint at Finney Elementary School offers unique opportunities to coordinate with the schools to provide interpretive signage and materials for students.

Interstate 805 to Heritage Road

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 (see Figure 4, next page).

This Segment contains the following::

- A narrow floodway/floodplain corridor where no activities currently occur.
- Dennery Canyon, which has largely become dedicated parkland/open space. Additional dedication is anticipated.
- The SleepTrain Amphitheater and Aquatica SeaWorld Water Park.

Access is available from Main Street, at the south end of Brandywine Avenue, at Heritage Road and Entertainment Circle, and Dennery Road.

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.

ELEMENTS IN THIS SEGMENT

OPEN SPACE/CORE PRESERVE AREA – The narrow river corridor and Dennery Canyon have been designated as Open Space/Core Preserve Area in this Segment.

ALTERNATIVE BOUNDARY – The southwest portion of OVRP within this Segment, formerly within the Alternative Boundary, is now included within the Concept Plan Boundary with the Open Space/Core Preserve Area designation, and provides open space on additional canyon slopes and hillsides contiguous with Dennery Canyon. This area connects habitat and a wildlife corridor within the OVRP.

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.

RECREATION AREAS – Two Recreation Areas are located in the Segment.

- Recreation Area #8: about 8 acres; this area, relocated to the north side of Dennery Road, is intended for the creation of a neighborhood park.

- Recreation Area #9: about 145 acres; includes Sleep Train Amphitheater and Aquatica SeaWorld Water Park have been developed on this site, which was previously designated for industrial development.

TRAIL CORRIDORS – Trail corridors run along both sides of Otay River. There are approximately 9 miles of trail corridor proposed in this Segment within the Concept Plan Boundary.

- The southern alignment is a proposed multi-use trail primarily along utility easements running along the bottom of the slopes of the south side of the river. This segment would extend south into Dennery Canyon.
- The northern segment is a proposed multi-use trail and has a potential extension north to the Otay Landfill. The Trail Corridors are shown crossing the river east of Interstate 805, and under the bridge at Heritage Road.
- Trails from the Otay Mesa Community Plan have been mapped in the southern portion of this segment as "Other Trails," which serve as connectors to OVRP.
- 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 Main Street on the north side of the river.

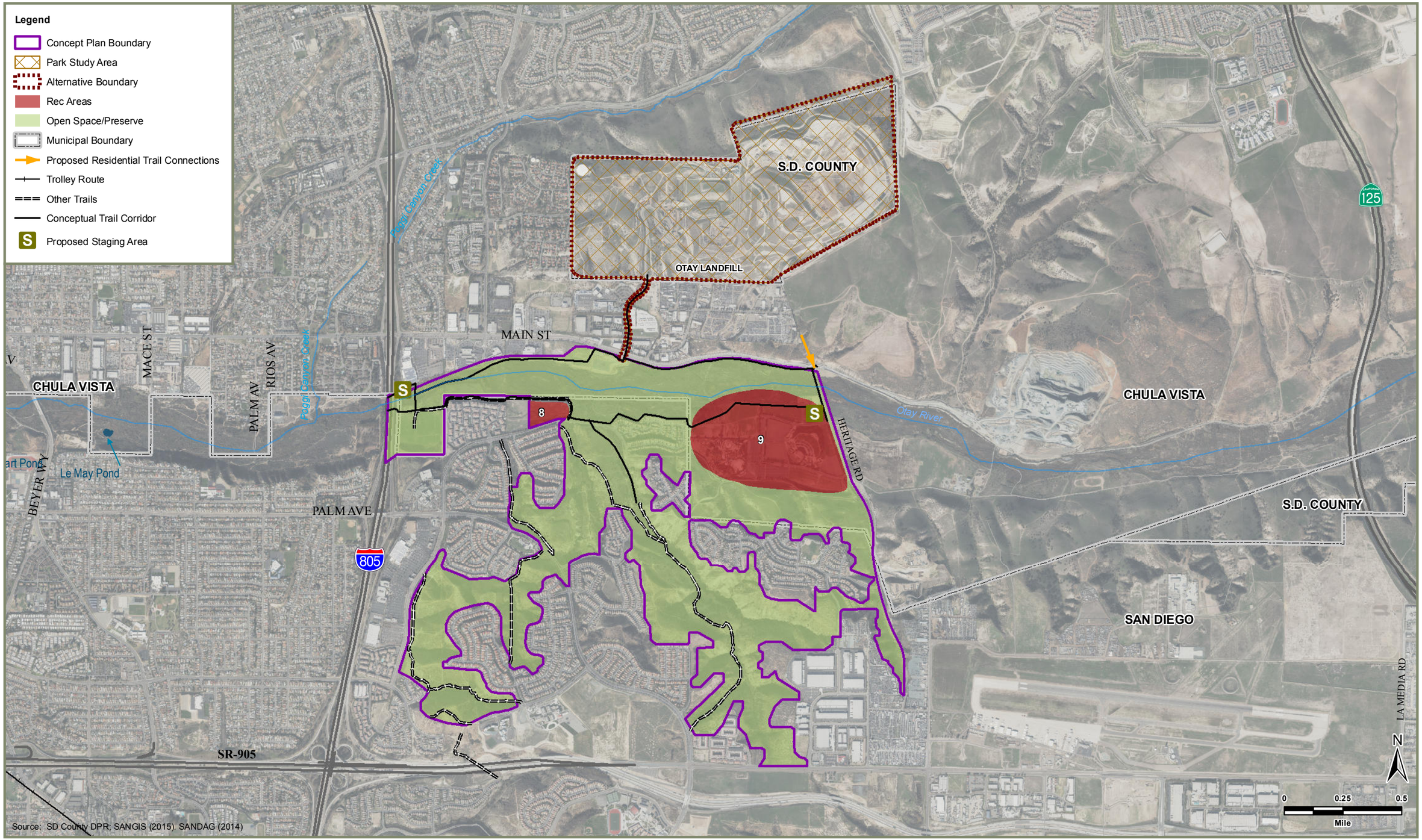
STAGING AREAS – Staging areas in this Segment would provide regional and local access into the Park.

- A small Staging Area is proposed in the southern portion of the Chula Vista Auto Park, just east of Interstate 805.
- Another Staging Area is proposed within Recreation Area 9.

PARK STUDY AREA – The Otay Landfill is designated as a Park Study Area. Although it is outside of the FPA for the Regional 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 — Although none have been identified in this Segment, they should be developed as opportunities are presented.

FIGURE 4: SEGMENT MAP—INTERSTATE 805 TO HERITAGE ROAD



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 State Route 125 and Hunte Parkway to provide convenient access and minimize disturbance to the Open Space/Core Preserve Area.

Heritage Road to Otay Reservoirs Vicinity

With the exception of Rock Mountain, the majority of this Segment is part of the planned Otay Ranch Preserve (see Figure 5, across).

This Segment includes The Otay Ranch General Development Plan/ Subregional Plan from Heritage Road east to the Otay Reservoir, including:

- 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;
- A portion of the undeveloped area of the R.J. Donovan Correctional Facility; and
- State Route 125, which currently has four lanes, but will expand to eight lanes per California Department of Transportation planning documents.

Access is possible at Heritage Road, La Media Road, State Route 125, Alta Road, and Main Street as Otay Ranch develops.

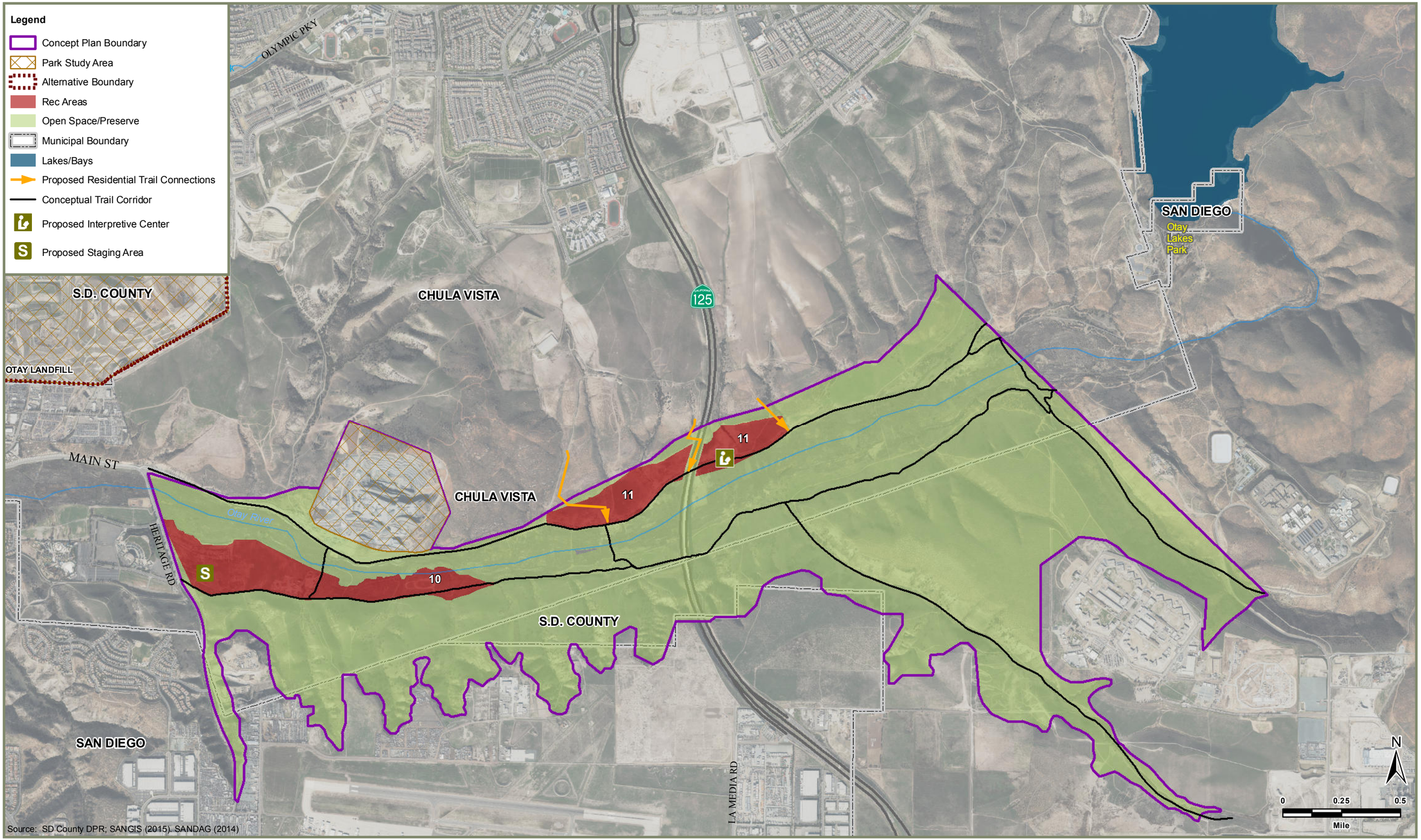
ELEMENTS IN THIS SEGMENT

OPEN SPACE/CORE PRESERVE AREA – This area is contiguous with a portion of the Otay Ranch Preserve in this Segment.

RECREATION AREAS – Two Recreation Areas are designated in this Segment, and will be developed in conjunction with the RMP for the Otay Ranch Preserve, which calls for up to 400 acres of recreational uses within the Preserve. Within the Chula Vista MSCP Subarea Plan, approximately 205 acres of the 400 acres are identified for active recreation uses in OVRP and have been granted Take Authority.

- Recreation Area #10: about 120 acres; previously used as the Bird Ranch/Gun Club. The site will be subject to a future study evaluating the design and practicality of a development as a public/private sports complex. In addition to a sports complex, the study should evaluate the feasibility of a demonstration agricultural area which is envisioned and discussed in the Otay Ranch RMP2. The site will also include approximately 15 acres that is designated for a mixed-use commercial development area just east of Heritage Road.
- Recreation Area #11: about 85 acres; vacant land disturbed by agricultural activities and grazing, proposed as a community park that may include a sports complex, parking, restrooms, and other support facilities. It should be located on both sides of the corridor for State Route 125. Sensitive cultural resources may constrain development of this area.

FIGURE 5: SEGMENT MAP—HERITAGE ROAD TO OTAY RESERVOIRS VICINITY



TRAIL CORRIDORS – Trail Corridors extend along both sides of the river. There are approximately 12 miles of Trail Corridors proposed for this segment within the Concept Plan Boundary.

- The northern alignment runs along Wiley Road and through the southernmost portion of the Rock Mountain Quarry site out to Main Street, a majority of which is a part of the Chula Vista Greenbelt Trail.
- Three river crossings are proposed: at Recreation Area #10, at Recreation Area #11, and eastward toward Otay Lakes County Park.
- The southern alignment also follows Johnson and O'Neal canyons and continues off site to regional trails proposed in Salt Creek Canyon and farther to the east\southeast into BLM lands.
- Three proposed residential trail connections would connect residential trails to Trail Corridors within the park.

STAGING AREAS – A Staging Area is proposed south of Otay River, along Heritage Road in the proximity of Recreation Area #10.

VIEWPOINT AND OVERLOOK AREAS – Although no Viewpoint and Overlook Areas are identified in this Segment, they should be developed as opportunities are presented.

INTERPRETIVE CENTER – An Interpretive Center is included in this Segment and is also proposed as part of the Otay Ranch RMP. This Segment provides a potential location in the vicinity of Recreation Area #11. This Interpretive Center could also be constructed jointly with support facilities such as a Ranger Station for the area.

PARK STUDY AREAS – Two Park Study Areas were identified in the original Concept Plan; however, one of which has since been removed. Although two have been identified in this Segment, only one remains as a Park Study Area:

- 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
- A 30- to 50-acre area east of the former Gun Club/Bird Ranch was previously designated as a Park Study Area. Upon adoption of the City of Chula Vista MSCP Subarea Plan this site was incorporated as Open Space.

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: Coordinate trail planning with the Detention Facility.

Otay Reservoirs Vicinity

This Segment encompasses both Upper and Lower Otay Reservoirs, the surrounding slopes, and the area to the south of the Reservoirs (see Figure 6, across).

This Segment includes the following:

- Land owned by the City of San Diego Public Utilities Department, including the Reservoirs, which provides opportunities for picnicking, fishing, and boating when the Reservoirs are open to the public.
- The 70-acre Otay Lakes County Park.
- The San Diego Vernal Pool Complex located southeast of Lower Otay Reservoir. This area is off limits to the public; in general the southeast side of Lower Otay is one of the most sensitive areas in the city of San Diego's MSCP.

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

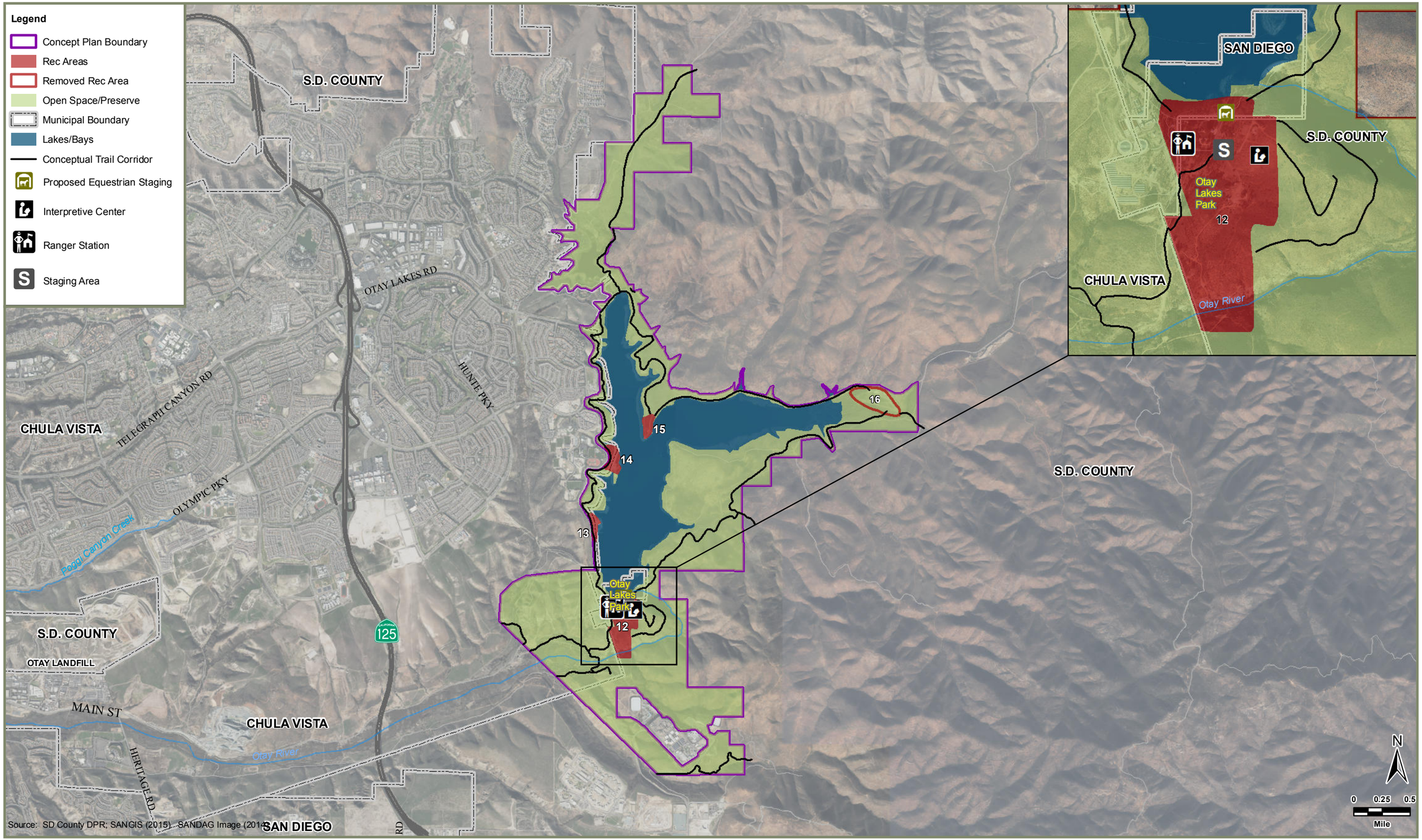
ELEMENTS IN THIS SEGMENT

OPEN SPACE/CORE PRESERVE AREAS – The majority of this Segment is designated as Open Space/Core Preserve Area. This designation covers the Reservoirs and surrounding slopes, which are Cornerstone Lands, not open space; the County's open space lands; the area designated for open space protection on the East Mesa Detention Facility site; and the San Diego Vernal Pool Complex.

RECREATION AREAS – 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 the following:

- 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; this area includes the City of San Diego's existing public boat launch with parking and picnic facilities.
- Recreation Area #14: about 15 acres; this is the boat launch area associated with the Chula Vista Elite Athlete Training Center (CVTC).
- Recreation Area #15: about 20 acres; this is a picnic area with parking and access to fishing around the Harvey Arm of Lower Otay Reservoir, which is open for day use when the Reservoir is open.
- Recreation Area #16: about 60 acres; this area is owned by the City of San Diego and leased to the existing Tactical Air Operations Inc.,

FIGURE 6: SEGMENT MAP—OTAY RESERVOIRS VICINITY



and is used as a landing field for ultra-light aircrafts and parachutists, and as a U.S. Navy training and operations area. This Recreation Area will be reclassified from Recreation Area to Open Space/Core Preserve Area at the end of the current leasem, in 2020.

TRAIL CORRIDORS – Proposed corridors for trails are located in this Segment, and link to regional trails outside the park. There are approximately 19 miles of Trail Corridor proposed for this Segment within the Concept Plan Boundary.

- A Trail Corridor loops around the upper and lower reservoirs.
- Another Trail Corridor extends off site to BLM lands to the east and southeast.
- A third Trail Corridor leads north towards Proctor Valley and has potential to connect to Sweetwater Regional Park.
- An additional Trail Corridor connects to a portion of Chula Vista Greenbelt trails in Salt Creek Canyon to the northwest.

Trail corridors extending eastward will be evaluated as part of a current planning study, the Otay Ranch Preserve Trail Alignment Study, which is a multi-agency planning effort to ensure trail connections from the Otay Ranch Preserve to regional trails within the Otay Valley Regional Park, Sweetwater Loop Trail, and the California Hiking and Riding Trail; as well as to ensure trail connections to adjacent public trail systems located within the Cities of Chula Vista and San Diego, and on lands owned by the National Wildlife Refuge, California Department of Fish and Wildlife, and BLM.

STAGING AREAS – A local Staging Area is located at Otay Lakes County Park. An equestrian Staging Area is also proposed at Otay Lakes County Park.

INTERPRETIVE CENTER – Otay Lakes County Park contains a small cultural museum to educate park goers on the park's cultural and historic resources.

4 Future Actions

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 to acquisition and development of specific areas in the Regional 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 CAC reviewed a preliminary draft Concept Plan, provided comments, and made a recommendation to the 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 in 1997.

Recommendation of acceptance by CAC

Acceptance by PC

Adoption by Board of Supervisors and City Councils

The update in 2016 followed the same acceptance and adoption process as mentioned above. In the almost 20 years since the original Concept Plan was developed, some of the land uses in the Otay River Valley and the surrounding areas have changed. At the direction of the PC in 2016, the Concept Plan was updated to reflect existing conditions and evaluate the feasibility of proposed Elements.

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.

CONCEPT PLAN AMENDMENTS

Boundary changes

Element changes

Amendment process

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.

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. Park Study Areas require additional land use and environmental analysis to determine the appropriate uses for these sites.

To date various documents have been completed, including the *OVRP Trail Guidelines*, *OVRP Design Standards & Guidelines* as well as the *Habitat Restoration Plan & Non-Native Plant Removal Guidelines for OVRP* . Please refer to Appendix E.

Regional recreation marketing/ needs analysis and assessment

Recreation Area master plans, site development and construction plans

Updates to the master trail plan and trail segment plans

FUTURE ACTIONS

It is expected that the acquisition and implementation of projects consistent with the goals of the OVRP will occur over a period of years. These projects will include:

- Trails, Staging Areas, Viewpoints and Overlooks
- Habitat Restoration and/or Enhancement
- Development of Recreation Areas
- Interpretive Facilities and/or Signage

The JEPA Partners will continue to seek grants and other funding sources for these projects.

FUTURE PARK ADMINISTRATION AND MANAGEMENT

Cooperative acquisition, planning, and design of OVRP is expected to continue under the JEPA, which was originally adopted in 1990 and last amended in 2012. As land was acquired and developed, operational and maintenance needs among the jurisdictions were addressed in the 2006 JEPA. Various options that could be considered to address coordinated operations and maintenance responsibilities include, but are not limited to the following:

- 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 A

Joint Exercise of Powers Agreement

ORIGINAL

FIRST AMENDMENT TO
JOINT EXERCISE OF POWERS
AGREEMENT AMONG THE
COUNTY OF SAN DIEGO AND THE
CITIES OF CHULA VISTA AND
SAN DIEGO FOR THE
OTAY VALLEY REGIONAL PARK

This First Amendment, dated JUL 31 2012 for convenience, is entered into by the Cities of Chula Vista and San Diego, California municipal corporations, and the County of San Diego, a political subdivision of the State of California (referred to individually or collectively as Public Agency or Public Agencies).

RECITALS

WHEREAS, the Public Agencies entered into a Joint Exercise of Powers Agreement for the Otay Valley Regional Park dated July 5, 2006 (JEPA); and

WHEREAS, among other things, the JEPA establishes a Citizen Advisory Committee of 30 members appointed by the Policy Committee with a quorum being 12 members; and

WHEREAS, both of these numbers have proved to be too high to conduct business; and

WHEREAS, the Public Agencies wish to amend the JEPA to reduce the number of members of the Citizen Advisory Committee and to adjust the number that constitutes a quorum.

NOW, THEREFORE, the Public Agencies agree as follows:

1. Section 7 of the JEPA is amended in its entirety to read as follows:

The Citizen Advisory Committee shall consist of twenty one (21) members unless the Policy Committee votes, by a majority, to establish a different membership. The members shall 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 shall be comprised of members of the community, members of community organizations, property owners and others interested in OVRP as determined by the Policy Committee. The purpose of the Citizen Advisory Committee is to advise the Policy Committee on matters on which the Policy Committee requests such advice and to support agency staff in various park matters.

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, defined as a majority of non-vacant seats of the Citizen Advisory Committee, must be present in order to conduct business, to make recommendations on projects, and to take action at

meetings. A simple majority of the members present shall be required to take action on an item.

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

The Ralph M. Brown Act (Government Code sections 54950-54963) shall govern the proceedings, noticing and general activities of this Citizen Advisory Committee.

2. All other sections of the JEPA remain in full force and effect.

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

CITY OF SAN DIEGO

By: _____
Mayor

ATTEST:

_____
City Clerk

Approved as to form and legality
City Attorney

By: _____
Deputy City Attorney

CITY OF CHULA VISTA

By: _____
Mayor

ATTEST:

_____
City Clerk

Approved as to form

By: _____
City Attorney

COUNTY OF SAN DIEGO

By: _____
Director of Parks and Recreation

Approved as to form and legality
County Counsel

By: _____
Senior Deputy

R - 307623

RESOLUTION NUMBER R- 307623

DATE OF FINAL PASSAGE AUG 13 2012

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE MAYOR TO EXECUTE A FIRST AMENDMENT TO JOINT EXERCISE OF POWERS AGREEMENT AMONG THE COUNTY OF SAN DIEGO AND THE CITIES OF CHULA VISTA AND SAN DIEGO FOR THE OTAY VALLEY REGIONAL PARK.

WHEREAS, the concept of creating a regional park in the Otay Valley was first introduced to the Mayor and the City Council in a memorandum dated April 6, 1988; and

WHEREAS, on April 30, 1990, the City Council adopted Resolution No. R-275620 approving the establishment of the Otay Valley Regional Park Joint Exercise of Powers Agreement (JEPA); and

WHEREAS, the JEPA established the Policy Committee (PC) and the Citizens Advisory Committee (CAC) for the planning of the jurisdiction and design of the Otay Valley Regional Park; and

WHEREAS, on October 10, 2005, the City Council adopted Resolution No. R-300902 approving the revised JEPA to address maintenance and operations between the jurisdictions; and

WHEREAS, the JEPA approved on October 10, 2005 contained language addressing the minimum number of votes necessary for the CAC to take action; and

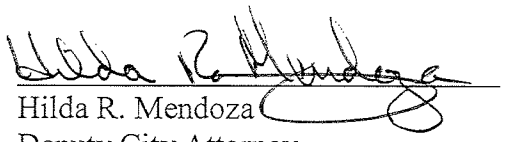
WHEREAS, on June 27, 2006, the City Council adopted Resolution No. R-0301593 approving the revised JEPA to address maintenance and operations and to modify the minimum number of votes necessary for the CAC to take action; and

WHEREAS, the JEPA approved on June 27, 2006 established the CAC of 30 members appointed by the PC and defined a quorum constitutes 12 member, however both numbers have proved to be too high to conduct business; and

WHEREAS, the public agencies wish to amend the JEPA to reduce the number of CAC members to 21 and adjust the number that constitutes a quorum; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Mayor or his designee is authorized to execute, for and on behalf of the City, the First Amendment to Joint Exercise of Powers Agreement among the County of San Diego and the Cities of Chula Vista and San Diego for the Otay Valley Regional Park (First Amendment), under the terms and conditions set forth in the First Amendment among the City of San Diego and Chula Vista and the County of San Diego, which is on file in the Office of the City Clerk as Document No. RR- 307623.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Hilda R. Mendoza
Deputy City Attorney

HRM:als
07/17/2012
Or.Dept:P&R
Doc. No. 399077

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 31 2012.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: 8.13.12
(date)

_____
JERRY SANDERS, Mayor

Vetoed: _____
(date)

_____
JERRY SANDERS, Mayor

R 307623

Passed by the Council of The City of San Diego on JUL 31 2012, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	☑	☐	☐	☐
Kevin Faulconer	☑	☐	☐	☐
Todd Gloria	☑	☐	☐	☐
Anthony Young	☑	☐	☐	☐
Carl DeMaio	☑	☐	☐	☐
Lorie Zapf	☑	☐	☐	☐
Marti Emerald	☐	☐	☑	☐
David Alvarez	☑	☐	☐	☐

Date of final passage AUG 13 2012.

AUTHENTICATED BY:

JERRY SANDERS
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By _____, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 307623

Passed by the Council of The City of San Diego on July 31, 2012 by the following vote:

YEAS:	**LIGHTNER, FACULCONER, GLORIA, YOUNG, DEMAIO, ZAPF, ALVAREZ.**
NAYS:	**NONE.**
NOT PRESENT:	**EMERALD.**
VACANT:	**NONE.**
RECUSED:	**NONE.**

AUTHENTICATED BY:

JERRY SANDERS

Mayor of The City of San Diego, California

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(Seal)

By: Peggy Rogers, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. **R-307623** approved by The Mayor of the City of San Diego, California on **August 13, 2012**

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(SEAL)

By: _____, Deputy

COPY

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

THIS AGREEMENT, dated for convenience as of the 5th day of July 2006 is entered into by the Cities of Chula Vista and San Diego, California Municipal Corporations, and the County of San Diego, a political subdivision of the State of California, (hereinafter referred to individually or collectively as Public Agency or Public Agencies).

R E C I T A L S

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 (OVRP) for the benefit of their citizens and the public; and

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

WHEREAS, the Public Agencies have acquired property for OVRP and wish to coordinate the operation and maintenance of OVRP for the benefit of their citizens and others, by jointly exercising their common powers in the manner set forth in this Agreement.

NOW, THEREFORE, the Public Agencies agree as follows:

SECTION 1. Rescind Original JEPA.

The Joint Exercise of Powers Agreement for the Planning and Acquisition for OVRP dated January 30, 1990 is hereby rescinded and replaced in its entirety by this Agreement.

DOCUMENT NO. RR 301593
JUN 27 2006
FILED
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

SECTION 2. 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 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, design, operations and maintenance of the OVRP.

SECTION 3. 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 implementation of this Agreement which has not been spent shall be returned to the parties in proportion to their respective contributions.

SECTION 4. Definitions.

Developed Recreation - Areas that have been altered to provide for active recreational use, such as sports fields, turf areas, recreation centers, and paved parking.

Maintenance - The normal maintenance duties of an agency's ranger staff that includes, but not limited to:

- Removal of litter and illegal dump sites;
- Installing and repairing fencing and gates;
- Constructing and maintaining trails;
- Site remediation (i.e. erosion control).

Natural open space – Areas that are managed for habitat value and passive recreation, such as trails and staging areas with interpretive facilities.

Operations - The normal operation duties of an agency's ranger staff that include:

- Developing and conducting nature walks and other interpretive programs on the natural and historical features of the OVRP;
- Designing and preparing exhibits and information materials related to OVRP;
- Serving as liaison to other jurisdictional departments and agencies, community groups and organizations, and the public regarding OVRP facilities, services and improvements;
- Patrolling roads and trails in OVRP to monitor park usage and to enforce park rules and regulations;
- Answering questions and explaining/enforcing OVRP policies and regulations, and issues;
- Developing, coordinating and administering OVRP maintenance and security contracts;
- Assigning, training, and evaluating the work of contractors and volunteer OVRP staff;
- Maintaining records of OVRP activities and preparing reports regarding OVRP;
- Providing first aid assistance;
- Monitoring OVRP use by the public; and
- Preparing and monitoring an annual OVRP budget.

SECTION 5. Boundaries.

The boundaries of the territory within which the Public Agencies shall exercise their powers under this Agreement shall be the boundaries of the approved Concept Plan map as adopted by the Public Agencies on May 23, 2001 (see Exhibit "A") except for the City of San Diego reservoirs as depicted on Exhibit "A".

A depiction of the Concept Plan boundaries shall not be construed to affect the uses to which any property may legally be devoted and 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 6. 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, by unanimous vote, set the policies for the administration of this Agreement including the resolution of any issues or disputes that have not been satisfactorily resolved through coordination efforts described in Section 16 herein. The representative for 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 a quorum, a single member present may move to adjourn.

The Policy committee may adopt bylaws, rules and regulations as required to conduct 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 Citizen Advisory Committee and oversee its activities. The Policy Committee may also appoint alternates for Citizen Advisory Committee Representatives.

The Ralph M. Brown Act (Government Code Sections 54950-54963) shall govern the proceedings, noticing and general activities of the Policy Committee.

SECTION 7. Citizen Advisory Committee.

The Citizen Advisory Committee shall consist of thirty members appointed by the Policy Committee. The Citizen Advisory Committee shall select from its membership a chairperson and a vice-chairperson. The Citizen Advisory Committee shall be comprised of members of the community, members of community organizations, property owners and others interested in OVRP as determined by the Policy Committee. The purpose of the Citizen Advisory Committee is to advise the Policy Committee on matters on which the Policy Committee requests such advice and to support agency staff in various park matters.

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 purposes of conducting business shall consist of 12 committee members or alternates. A simple majority of the members present shall be required to take action on an item.

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

The Ralph M. Brown Act (Government Code Sections 54950-54963) shall govern the proceedings, noticing and general activities of this Citizen Advisory Committee.

SECTION 8. 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 of Park and Recreation; and on behalf of the City of Chula Vista by the City Manager or his/her designee per written designation.

The County of San Diego agrees to act as lead agency for purposes of scheduling meetings, preparing agendas, recording minutes and maintaining records related to the planning, design, operations and maintenance of the OVRP.

SECTION 9. 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 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 10. Records and Accounts.

Each Public Agency shall be strictly accountable for all funds and shall report all receipts and disbursements related to the acquisition of real property for OVRP and to the operation and maintenance of OVRP under this Agreement.

SECTION 11. Title of Property.

All right, title and interest to the real property acquired for the OVRP shall belong to and be vested in the Public Agency, i.e., the County of San Diego, the City of Chula Vista, or the City of San Diego, that acquired the real property. Termination of this Agreement shall not change the right, title, or interest of any real property comprising the OVRP. If the property is in another jurisdiction, the Public Agency that acquired the real property may retain ownership of the property or may transfer ownership to the jurisdiction in which the property is located if the

Public Agency in whose jurisdiction the property is located provides its written consent to the transfer.

SECTION 12. Operations and Maintenance of the OVRP

A. At its cost, the City of San Diego shall operate and maintain the public lands designated for natural open space purposes in Area "A" on Exhibit "A." The City of San Diego shall maintain these lands in a good and sanitary order, condition and repair and in a manner reasonably acceptable to the City of Chula Vista and County of San Diego. This obligation applies irrespective of which Public Agency owns the public lands in Area "A," but the obligation is subject to the availability of funds as determined by the San Diego City Council.

B. At its cost, the County of San Diego shall operate and maintain the public lands designated for natural open space purposes in Areas "B" and "C" on Exhibit "A." The County of San Diego shall maintain these lands in a good and sanitary order, condition and repair and in a manner reasonably acceptable to the City of Chula Vista and City of San Diego. This obligation applies irrespective of which Public Agency owns the public lands in Areas "B" and "C," but the obligation is subject to the availability of funds as determined by the County of San Diego Board of Supervisors.

C. At its sole cost, the City of San Diego shall operate and maintain for water resources purposes (lake operations, water-related recreation, and watershed protection), all of the land in Area "C" on Exhibit "A" that the City of San Diego owns. This obligation shall be subject to the availability of funds as determined by the San Diego City Council.

D. The obligations of the City of San Diego and County of San Diego to operate and maintain the natural open space property in Areas "A" and "B" on Exhibit "A" owned by the City of Chula Vista in fee or through an easement restricting development are contingent on the

City of Chula Vista paying to the City and County of San Diego the funds reasonably necessary for this purpose. However, the City of Chula Vista's obligation to pay the City and County of San Diego is subject to the availability of funds as determined by the Chula Vista City Council.

E. The obligations specified above to operate and maintain the public lands designated for natural open space purposes in Areas "A" and "B" on Exhibit "A" do not include those responsibilities specified in the Multiple Species Conservation Program Subarea Plans, the Otay Ranch Resource Management Plan or the Western Otay Valley Regional Park Natural Resources Management Plan, unless otherwise agreed to under separate instrument.

F. The City of San Diego, the City of Chula Vista and the County of San Diego shall each be solely responsible for operating and maintaining lands in OVRP that the respective Public Agency acquires or acquired that is or will be developed for purposes of active recreation (lands not designated for natural open space purposes).

G. Upon the approval of the owning Public Agency and approval by the Policy Committee, a Public Agency shall have the right to enter said property for the purpose of constructing open space amenities (i.e. trails, kiosks, signage, staging area).

SECTION 13. Defense and Indemnity

A. Claims Arising From Sole Acts or Omissions of County of San Diego.

The County of San Diego (County) hereby agrees to defend and indemnify the City of San Diego and/or City of Chula Vista, and their respective agents, officers and employees, from any claim, action or proceeding against the City of San Diego and/or City of Chula Vista, arising solely out of the acts or omissions of the County in the performance of this Agreement. At its sole discretion, the City of San Diego and/or City of Chula Vista may participate at its own expense in the defense of any claim, action or proceeding, but such

participation shall not relieve the County of any obligation imposed by this Agreement. The City of San Diego and/or City of Chula Vista shall promptly notify the County of any claim, action or proceeding and cooperate fully in the defense.

B. Claims Arising From Sole Acts or Omissions of City of San Diego.

The City of San Diego hereby agrees to defend and indemnify the City of Chula Vista and/or the County of San Diego, and their respective agents, officers and employees, from any claim, action or proceeding against the City of Chula Vista and/or the County of San Diego, arising solely out of the acts or omissions of the City of San Diego in the performance of this Agreement. At its sole discretion, the City of Chula Vista and/or the County of San Diego may participate at its own expense in the defense of any claim, action or proceeding, but such participation shall not relieve the City of San Diego of any obligation imposed by this Agreement. The City of Chula Vista and/or the County of San Diego shall promptly notify the City of San Diego of any claim, action or proceeding and cooperate fully in the defense.

C. Claims Arising From Sole Acts or Omissions of City of Chula Vista.

The City of Chula Vista hereby agrees to defend and indemnify the City of San Diego and/or the County of San Diego, and their respective agents, officers and employees, from any claim, action or proceeding against the City of San Diego and/or the County of San Diego, arising solely out of the acts or omissions of the City of Chula Vista in the performance of this Agreement. At its sole discretion, the City of San Diego and/or the County of San Diego may participate at its own expense in the defense of any claim, action or proceeding, but such participation shall not relieve City of Chula Vista of any obligation imposed by this Agreement. The City of San Diego and/or the County of San Diego shall promptly notify the City of Chula Vista of any claim, action or proceeding and cooperate fully in the defense.

D. Claims Arising From Concurrent Acts or Omissions.

The County of San Diego hereby agrees to defend itself, the City of San Diego hereby agrees to defend itself and the City of Chula Vista hereby agrees to defend itself, from any claim, action or proceeding arising out of the concurrent acts or omissions of the County of San Diego, City of San Diego and/or City of Chula Vista. In such cases, County of San Diego, City of San Diego and City of Chula Vista agree to retain their own legal counsel, bear their own defense costs, and waive their right to seek reimbursement of such costs, except as provided in subsection F below.

E. Joint Defense.

Notwithstanding subsection D above, in cases where the County of San Diego, City of San Diego and/or City of Chula Vista agree in writing to a joint defense, the County of San Diego, City of San Diego and/or City of Chula Vista may appoint joint defense counsel to defend the claim, action or proceeding arising out of the concurrent acts or omissions of the County of San Diego, City of San Diego and/or City of Chula Vista. Joint defense counsel shall be selected by mutual agreement of the parties. The parties agree to share the costs of such joint defense and any agreed settlement in equal amounts, except as provided in subsection F below. The parties further agree that no party may bind the other party or parties to a settlement agreement without the written consent of the other party or parties.

F. Reimbursement and/or Reallocation.

Where a final judgment of a court or an arbitration award allocates or determines the comparative fault of the parties, the County of San Diego, City of San Diego and/or City of

Chula Vista may seek reimbursement and/or reallocation of defense costs, settlement payments, judgments and awards, consistent with such comparative fault.

SECTION 14. Entrance on Premises

Each Public Agency reserves and shall always have the right to enter the land that it owns irrespective of whether the land is in Area "A," "B" or "C" on Exhibit "A."

SECTION 15. OVRP Revenue

The Public Agencies agree that all revenues obtained from the operation and use of the OVRP natural open space property shown in Areas "A","B" and "C" on Exhibit "A" shall be collected by the Public Agency managing the lands and shall be used exclusively for OVRP natural open space purposes as defined in Section 2. For lands shown in Exhibit "A", Area "C", all water-related revenues will remain with the City of San Diego, but all natural open space related revenues shall be collected by the County of San Diego Parks and Recreation Department and used exclusively for OVRP natural open space purposes.

SECTION 16. Coordination of Operations and Budget.

On or before December 31 of each year, the Chief Administrative Officer of the County of San Diego and the City Managers of the Cities of San Diego and Chula Vista, or their designees, shall meet to review and resolve any issues or disputes regarding development, operation and maintenance, and to determine an annual budget for the OVRP natural open space lands, shown in Exhibit "A", that is equitable to each public agency and arrange for transfers of funds as may be authorized by their respective agencies.

SECTION 17. 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, 5201 Ruffin Road, Suite P, San Diego, CA 92123; Park and Recreation Director, City Administration Building, 202 "C" Street, Ninth Floor, San Diego CA 92101; or City Manager, City of Chula Vista at 276 4th Avenue, Chula Vista, CA 92010 or to such addresses as the Public Agencies may subsequently specify in writing.

SECTION 18. 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 19. 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 20. 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 unaffected thereby and shall remain valid and be enforced to the fullest extent permitted by law.

SECTION 21. Execution.

This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. It is also understood and agreed that separate counterparts of this Agreement may be separately executed by City of San Diego, City of Chula Vista, and County of San Diego, all with the same full force and effect as though the same counterpart has been executed simultaneously by each City and the County of San Diego.

SECTION 22. Termination.

The Agreement may be terminated upon written notice by any of the Public Agencies to the other Public Agencies and shall be effective no less than 30 days after receipt, unless a shorter time is agreed upon in writing by the Public Agencies.

SECTION 23. Entire Agreement.

This Agreement contains the entire understanding to the parties with respect to the subject matter contained herein. All prior understandings and representations, written and oral, are superseded by this Agreement. No term or provision hereof may be changed, waived, discharged or terminated unless the same be in writing and signed by the parties to the Agreement.

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

CITY OF CHULA VISTA

Mayor

ATTEST:

for City Clerk

CITY OF SAN DIEGO

8/1/02

City Manager

ATTEST:

City Clerk

COUNTY OF SAN DIEGO

By:

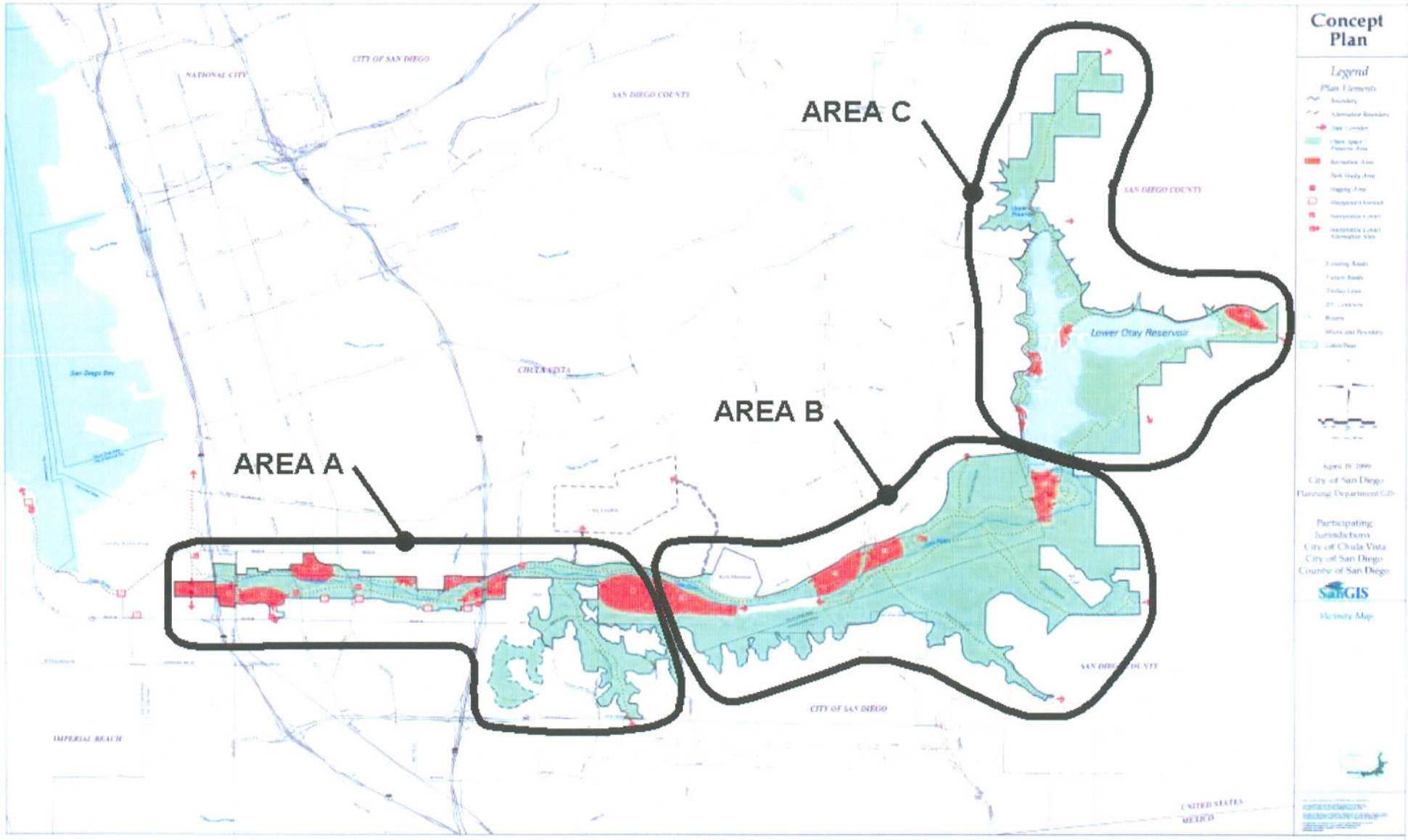
Director of Parks and Recreation

Approved as to form and legality
this 21st day of July 2004
MICHAEL J. AGUIRRE, City Attorney
By
Deputy City Attorney

R- 301593

OTAY VALLEY REGIONAL PARK

EXHIBIT A



(R-2006-991)

103

6/27/06

RESOLUTION NUMBER R- 301593

DATE OF FINAL PASSAGE JUL - 5 2006

WHEREAS, the concept of creating a regional park in the Otay Valley was first introduced to the Mayor and City Council in a memorandum dated April 6, 1998; and

WHEREAS, on April 30, 1990, the Council adopted Resolution No. R-275620 approving the establishment of the Otay Valley Regional Park Joint Exercise of Powers Agreement [JEPA]; and

WHEREAS, the JEPA established the Policy Committee [PC] and the Citizens Advisory Committee [CAC] for the planning of the jurisdiction and design of Otay Valley Regional Park; and

WHEREAS, on October 10, 2005, the Council adopted Resolution No. R-300902 approving the revised Otay Valley Regional Park Joint Exercise of Powers Agreement to address maintenance and operations between the jurisdictions; and

WHEREAS, the JEPA approved on October 10, 2005 contained language addressing the minimum number of votes necessary for the Citizens Advisory Committee [CAC] to take action, and whereas this language needs to be modified; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Mayor be and is hereby authorized and empowered to execute the revised Otay Valley Regional Park Joint Exercise of Powers Agreement [Agreement], under the terms and conditions set forth in the 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 County Recorder as Document No. RR- 301593.

BE IT FURTHER RESOLVED, that this activity is not a "project" and therefore is not subject to California Environmental Quality Act [CEQA] pursuant to the State Guidelines Section 15060(c)(3). Future activities involving physical effects to the environment will require further environmental review under CEQA.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

HRM:SMT:cq:als:pev
06/07/06
Or.Dept:P&R
R-2006-991
MMS#3304

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUN 27 2006.

ELIZABETH S. MALAND
City Clerk
By Esther Ramos
Deputy City Clerk

Approved: 7-5-06
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

_____
JERRY SANDERS, Mayor

R- 301593

Passed by the Council of The City of San Diego on June 27, 2006 , by the following vote:

YEAS:	**PETERS, FAULCONER, ATKINS, YOUNG, MAIENSCHEIN, FRYE, HUESO.**
NAYS:	**NONE.**
NOT PRESENT:	**MADAFFER.**
VACANT:	**NONE.**

AUTHENTICATED BY:

JERRY SANDERS

Mayor of The City of San Diego, California

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(Seal)

By: Debbie Levenson-Cruz , Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. R- **301593** , approved by the Mayor of The City of San Diego, California on **July 5, 2006** .

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(SEAL)

By: Debbie Levenson-Cruz, Deputy

RESOLUTION NO. 2005-362

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING THE AMENDMENT TO OTAY VALLEY REGIONAL PARK JOINT EXERCISE POWERS AGREEMENT (JEPA) BETWEEN THE COUNTY OF SAN DIEGO AND THE CITIES OF CHULA VISTA AND SAN DIEGO AND AUTHORIZING THE MAYOR TO SIGN THE AMENDED AGREEMENT

WHEREAS, the City of Chula Vista, City San Diego and County of San Diego (agencies) exercise jurisdictional control over property located within the Otay River Valley area; and

WHEREAS, the agencies entered into a Joint Exercise of Powers Agreement (JEPA) on January 30, 1990 for the planning, design and acquisition of land for the Otay Valley Regional Park (OVRP); and

WHEREAS, the agencies recognize that the original JEPA did not address operations and management of the OVRP and therefore are now proposing amendments that will address this; and

WHEREAS, this JEPA Amendment has been forwarded to the 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 adopt an amendment to the JEPA between the County of San Diego and the Cities of Chula Vista and San Diego, 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 is hereby authorized and directed to execute this JEPA amendment for and on behalf of the City of Chula Vista.

Presented by

Jim Sandoval
Planning and Building Director

Buck Martin
Recreation Director

Approved as to form by

Ann Moore
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 1st day of November, 2005, by the following vote:

AYES:	Councilmembers:	Castaneda, McCann, Rindone, and Padilla
NAYS:	Councilmembers:	None
ABSENT:	Councilmembers:	Davis

Stephen C. Padilla, Mayor

ATTEST:

Susan Bigelow, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Susan Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2005-362 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 1st day of November 2005.

Executed this 1st day of November 2005.

Susan Bigelow, MMC, City Clerk

COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
WEDNESDAY, DECEMBER 14, 2005

MINUTE ORDER NO. 9

SUBJECT: APPROVE NEW JOINT EXERCISE OF POWERS AGREEMENT AMONG THE COUNTY OF SAN DIEGO AND THE CITIES OF CHULA VISTA AND SAN DIEGO FOR OTAY VALLEY REGIONAL PARK (DISTRICT: 1)

OVERVIEW:
On January 30, 1990 (77), the County of San Diego and the Cities of San Diego and Chula Vista entered into a Joint Exercise of Powers Agreement for the coordination of planning, acquisition, and design of Otay Valley Regional Park. The original agreement is outdated, in part, because it does not address operations and maintenance of the park. The Otay Valley Regional Park Policy Committee has approved a new agreement dated May 12, 2005, and has directed Joint Staff (staff representing the three jurisdictions) to present the agreement to their respective governing bodies for approval.

The proposed action is to approve the new agreement which has been updated to include a provision rescinding the existing agreement and provisions for operations and maintenance of the newly constructed and proposed recreational facilities that did not exist at the time the original agreement was approved.

The proposed agreement defines the conceptual planning area for Otay Valley Regional Park. The area is located in the southern portion of San Diego County, four miles north of the international border. The regional park extends over 13 miles from the southeastern edge of the South Bay Wildlife Refuge east through the Otay River Valley to the land surrounding the Otay Lakes. The agreement clearly identifies the responsibilities of each of the public agencies for acquisition, planning, design, operations, and maintenance of the park.

FISCAL IMPACT:
There is no fiscal impact associated with this action. The proposed action is to approve a new Joint Exercise of Powers Agreement with the Cities of Chula Vista and San Diego for Otay Valley Regional Park (OVRP). As facilities are developed, each agency, according to provisions of the agreement will be responsible for operations and maintenance. Currently, operations and maintenance of the County's portion of OVRP is being managed with existing budgeted staff from the nearby Otay Lakes County Park. Operations and maintenance of any future facilities in OVRP will be addressed at the time each project is approved.

RECOMMENDATION:
CHIEF ADMINISTRATIVE OFFICER
1. Find in accordance with section 15301 of the California Environmental Quality Act (CEQA) Guidelines that the proposed project is exempt from CEQA.
2. Approve the Joint Exercise of Powers Agreement Among the County of San Diego and the Cities of Chula Vista and San Diego for the Otay Valley Regional Park dated May 12, 2005, and authorize the Director of the Department of Parks and Recreation to execute the agreement.

ACTION:
ON MOTION of Supervisor Jacob, seconded by Supervisor Roberts, the Board of Supervisors took action as recommended, on Consent.

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

- - -

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By _____
David Hall, Deputy

APPENDIX B

Original Concept Plan Adoption Documents

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

ATTEST:

Clerk of the Board of Supervisors

CITY OF CHULA VISTA

Mayor
Resolutuion 2001-148

ATTEST:

City Clerk

CITY OF SAN DIEGO

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

ATTEST:

City Clerk

OVRP CITIZEN ADVISORY COMMITTEE
CURRENT AND FORMER MEMBERS

Alma Aguilar
Fred Arbuckle
Linda Bartholomew
Joe Berlanga
Fred Borst
John Bowen
Jack Bransford
Charlene Burleson*
Rod Cameron
Andy Campbell*
Joann Carson
Michelle Castagnolla*
Antonio Castro
Chris Chase
Marco Cortes*
Fred Creveling
John Crouse
Magali Curtis
Vince Davies
Roque De La Fuente
Roy DeVault
Wayne Dickey
Charles Dow
Greg Fay
Pete Flores*
Dave Fredricksen
Jennie Fulasz
Doug Fuller
Susan Fuller
Don Gardner
David Gomez*
Carol Gove*
Michelle Grifka
Val Guerra*
Archie Hall
Donn Hall
John Hammond*
George Hanson◊
Laura Hunter
Ranie Hunter
Melvin Ingalls
Ralph Inzunza
Richard Inzunza
Jan Johnston
Allen Jones*
Kathleen Kastlunger
Dick Kau
Pat Kruer
Louis Lake
George Loustalet
Gary McCall
Mike McCoy
Patricia McCoy*
Eugene McMurdy
Gregory Medico
James Miller
Linda Lee Mowery
Ken Munson
Don Nay
Stephen Neudecker
Christine Olguin
Steve Palma*
Tom Pasqua*
Chris Patek*
Pat Patek
Carolyn Powers*
Verna Quinn*
Yolanda Ramos*
Candace Ricks
Don Ross
Karl Schneider
Ruth Schneider*
Paul Slayton*
Ross Spalding
Ann Steiner
Martin Thompson
Charles Valkenburgh
David Van De Water
Bruce Warren
John Willett*

*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.

COPY

RESCINDED IN 2006

APPENDIX A

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

THIS AGREEMENT, dated for convenience as of the 30th 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

DOCUMENT NO. RR-275629
FILED APR 30 1990
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

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

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

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

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 an 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

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-KAH

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

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

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;

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. Authelet
City Clerk

CITY OF SAN DIEGO

Mayor
ASSISTANT TO THE CITY MANAGER

ATTEST:

City Clerk

COUNTY OF SAN DIEGO

Approved and/or authorized by the Board of Supervisors of the County of San Diego
1-30-90(77)
Kathryn A. Nelson
Clerk of the Board of Supervisors

Chairman of the Board of Supervisors

ATTEST:

Kathryn A. Nelson
Clerk of the Board of Supervisors

09/14/89

APPROVED
THOMAS LUNDMARK, DEPUTY COUNTY COUNSEL

APPENDIX A **RESCINDED IN 2006**

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

Manuel A. Mollinedo
Director of Parks and Recreation

Approved as to form by

D. Richard Rudolf
Assistant City Attorney

(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 **RESCINDED IN 2006**

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

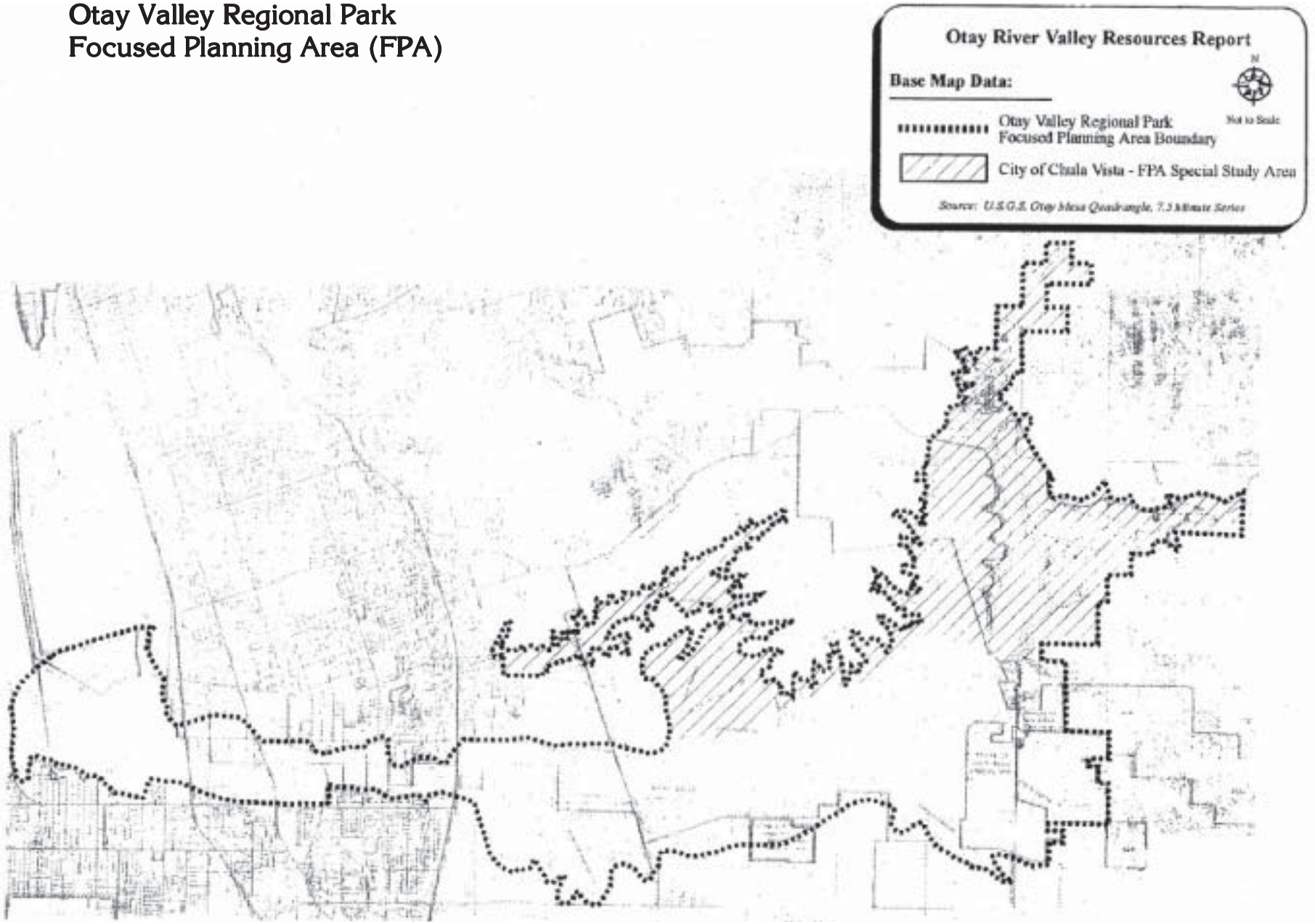
I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. R- 275620, passed and adopted by the Council of The City of San Diego, California on APR 30 1990.

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

(SEAL)

By: Rhonda R. Barnes, Deputy

Otay Valley Regional Park
Focused Planning Area (FPA)



APPENDIX C - Public Meetings

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

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 National Park Service (NPS) in the formative year of the planning effort elicited community concerns and visions for the future of the Otay River Valley.

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*

APPENDIX D - Other Relevant Plans and Studies

- 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

ACKNOWLEDGEMENTS

CHULA VISTA CITY COUNCIL

Shirley Horton, Mayor
Stephen C. Padilla, Vice Mayor
Patty Davis
Jerry R. Rindone
Mary Salas

SAN DIEGO CITY COUNCIL

Dick Murphy, Mayor
Scott Peters, First District
Byron Wear, Second District
Toni Atkins, Third District
George Stevens, Fourth District
Brian Maienschein, Fifth District
Vacant, Sixth District
Jim Madaffwe, Seventh District
Ralph Inzunza, Eighth District

SAN DIEGO COUNTY BOARD OF SUPERVISORS

Greg Cox, First District, Chair
Dianne Jacob, Second District
Pam Slater, Third District
Ron Roberts, Fourth District
Bill Horn, Fifth District

OVRP POLICY COMMITTEE

Greg Cox, Supervisor, County of San Diego, First District
Shirley Horton, Mayor, Chula Vista
Ralph Inzunza, Councilmember, City of San Diego, Eighth District

OVRP CITIZEN ADVISORY COMMITTEE

George Hanson, Chair, January 1996 - December 1997
John Willett, Chair, June 1991 - December 1995 and January1998 - Present

ALTERNATES TO THE OVRP CITIZEN ADVISORY COMMITTEE

Fred Cagle
Tom Davies
Jose Esparza
Andrew Mills
Les Stark
Janet Wart

OVRP JOINT STAFF, Concept Plan Preparation

Duane Bazzel, Chula Vista Planning Department
Marette Esperance, County of San Diego Department of Parks and Recreation
Howard Greenstein, San Diego Community and Economic Development Department
Jeff Harkness, San Diego Park and Recreation Department
Frank J. Herrera-A, Chula Vista Planning Department
Bill Levin, City of San Diego Planning Department
Robert Rushlow, County of San Diego Department of Parks and Recreation

ONA, INC., Design and Publishing

Dennis Otsuji, FASLA
Joseph Esposito, ASLA

SAN DIEGO DATA PROCESSING CORPORATION, Maps

Tom McDowell
Martha Sievers

SPECIAL THANKS

CHULA VISTA

Barbara Bamburger
Duane Bazzel
Andy Campbell
John Goss
George Krempl
Bob Leiter
Daniel M. Pass
David Rowlands
Martin Schmidt
Shauna Stokes
Doug Reid
Jess Valenzuela

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Severo Esquivel
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Ernie Freeman
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John Kovac
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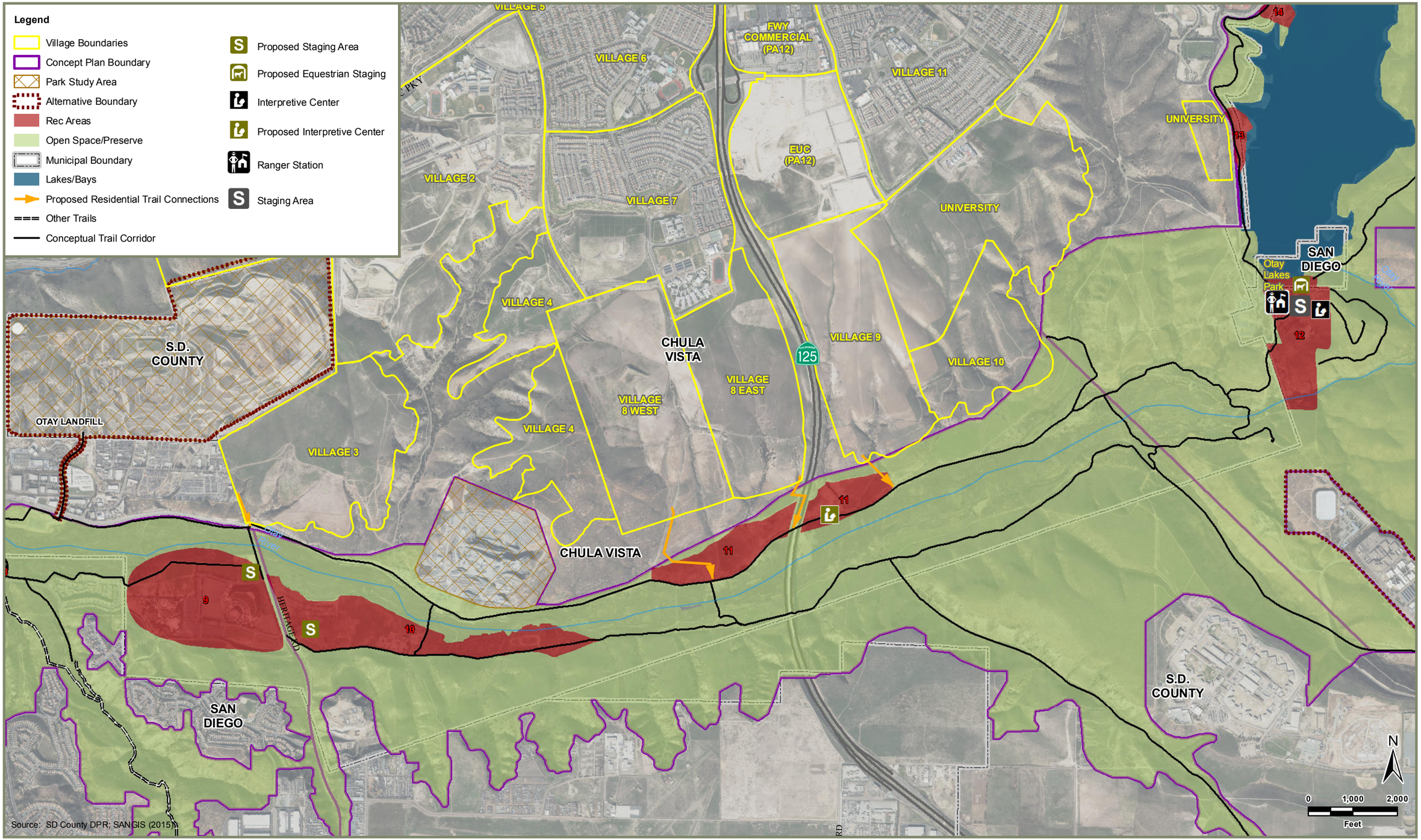
Marcia McLatchy
Ted Medina
Don Prisby
Robert Spalding
Mike Stang
Mike Stepner
Tom Story
Deborah Van Wanseele

COUNTY OF SAN DIEGO

Matt Bohan
Robert Copper
Kelly Duffek
Bob Downer
Ken Gengler
Susan Hector
Steve Hendrix
Michael G. Kemp
Cory Linder
Alex A. Martinez
Tom Oberbauer
Janet Pineault
Anne Rast
Ric Repasy
Lari Sheehan
Mark Webb

APPENDIX C

Otay Villages Map


Legend
Village Boundaries
Concept Plan Boundary
Park Study Area
Alternative Boundary
Rec Areas
Open Space/Preserve
Municipal Boundary
Lakes/Bays
Proposed Residential Trail Connections
Other Trails
Conceptual Trail Corridor
Proposed Staging Area
Proposed Equestrian Staging
Interpretive Center
Proposed Interpretive Center
Ranger Station
Staging Area
VILLAGE 5
VILLAGE 6
FWY COMMERCIAL (PA12)
VILLAGE 11
UNIVERSITY
EUC (PA12)
VILLAGE 2
VILLAGE 7
UNIVERSITY
SAN DIEGO
Otay Lakes Park
VILLAGE 4
S.D. COUNTY
CHULA VISTA
VILLAGE 9
VILLAGE 10
VILLAGE 8 EAST
VILLAGE 8 WEST
OTAY LANDFILL
VILLAGE 4
VILLAGE 3
CHULA VISTA
SAN DIEGO
S.D. COUNTY
HERITAGE RD
9
10
11
12
13
14
125
N
0
1,000
2,000
Feet
Source: SD County DPR; SANGIS (2015)

APPENDIX D

Vegetation Communities within Otay Valley Regional Park

ANNUAL 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 nonnative 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 nonnative grassland.

LOCATION: There may be large blocks of nonnative 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.

COMMON PLANTS

Wild Oat, *Avena* sp.

Soft Chess, *Bromus hordeaceus*

Red Brome, *Bromus rubens*

Ripgutgrass, *Bromus diandrus*

Ryegrass, *Festuca* sp.

Mustard, *Brassica species*

CHAMISE CHAPARRAL

Chamise chaparral is dominated, sometimes exclusively, by chamise (*Adenostoma fasiculatum*). This community tends to occur most frequently on ridgelines and flat mesas, though slopes will also support chamise chaparral. The community is composed of more than 50 percent cover of chamise, and tends to be of lower stature and density than many other chaparral communities (e.g., southern mixed chaparral). Though the floristic diversity of this community is often relatively low, other component species can occur.

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

COMMON PLANTS

Chamise, *Adenostoma fasiculatum*

Black Sage, *Salvia mellifera*

Mission Manzanita, *Xylococcus bicolor*

DEVELOPED HABITAT

Developed areas support no native vegetation and may be additionally characterized by the presence of man-made structures such as buildings or paved roads. The agricultural component of developed areas includes actively cultivated lands or lands that support nursery operations.

LOCATION: Developed habitat within OVRP occurs at the amphitheater, Otay Lakes County Park, Terra Bella Nursery, J R Southbay Golf, and other business complexes within OVRP.

DIEGAN 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*

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.

LOCATION: Large continuous blocks of this community occur east of Interstate 805 from Brown Field Municipal Airport to the periphery of both lower and upper Otay Reservoirs, on Rock Mountain and on the slopes of Salt Creek. West of Interstate 805 discontinuous blocks occur on slopes north and south of the river.

FRESHWATER MARSH

COMMON PLANTS

Rush, *Juncus* sp.

Cattails, *Typha* spp.

Umbrella sedge, *Cyperus* sp.

Spike Sedge, *Eleocharis* sp.

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

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

MARITIME SUCCULENT SCRUB

COMMON PLANTS

Coast Barrel Cactus, *Ferocactus viridescens*

Velvet Cactus, *Bergerocactus emori*

Dudleya, *Dudleya* spp.

Desert Thorn, *Lycium californicum*

Cliff Spurge, *Euphorbia misera*

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.

LOCATION: A large block of this habitat may be found on the southern slopes from Dennery Canyon to Interstate 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.

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 course 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 salicifolia*

OPEN WATER

Open water is associated with water and occasionally with wetland communities. This habitat type consists of any open water body including lakes, reservoirs, bays, flowing water within a river channel, and small ponds along streamcourses. Open water bodies provide important habitat for a variety of aquatic organisms and water fowl. Open water usually lacks vegetation.

LOCATION: Open water is represented by Otay Reservoirs, Hollister Pond, Fenton Pond, Le May Pond, and Heart Pond.

RUDERAL VEGETATION

These vegetation areas, which are highly disturbed, are dominated by nonnative 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

Bromes, *Bromus species*

Mustard, *Brassica species*

Tocalote, *Centaurea melitenis*

Russian Thistle, *Salsola tragus*

LOCATION: Large blocks occur on the slopes and mesas south of the Otay River Valley, between Interstate 805 and Dennery Canyon.

SOUTHERN MIXED CHAPARRAL

This 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*

Laurel Sumac, *Malosma laurina*

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

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 salicifolia*

Curly Dock, *Rumex crispus*

Cocklebur, *Xanthium strumarium* var. *canadense*

Western Ragweed, *Ambrosia psilostachya*

SYCAMORE WOODLAND

Sycamore woodland is an open, tall, winter-deciduous, streamside woodland dominated by western sycamore (*Platanus racemosa*) and favors more intermittent streamflow. These occur in perennial streams and riverine areas that are subject to seasonal high-intensity flooding. Western sycamore do not generally form a closed canopy, rather they appear as scattered clumps in a shrubby thicket of evergreen and deciduous species.

COMMON PLANTS

Western Sycamore, *Platanus racemosa*

Blue Elderberry, *Sambucus mexicana*

California Blackberry, *Rubus ursinus*

VERNAL POOLS – MIMA MOUNDS

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.

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 Municipal Airport, and on mesas immediately east and west of Dennery Canyon.

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*

APPENDIX E

Other Relevant Plans and Studies

JOINT COUNTY OF SAN DIEGO, CITY OF SAN DIEGO AND CITY OF CHULA VISTA DOCUMENTS

Otay Valley Regional Park Trail Guidelines (2003)

Otay Valley Regional Park Design Standards & Guidelines (2005)

Otay Valley Regional Park Habitat Restoration Plan & Non-Native Plant Removal Guidelines (2006)

CITY OF SAN DIEGO DOCUMENT

Guidelines for the Establishment, Use, and Management of Public Access Trails on Public Utilities Land (2009)

These documents are available on the respective jurisictions websites.

OTAY VALLEY

REGIONAL PARK