

(R-2024-)

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE GENERAL PLAN TO DESIGNATE A 23.8-ACRE SITE RESIDENTIAL AND AMEND THE CITY OF SAN DIEGO MUNICIPAL BOUNDARIES TO INCLUDE THE SITE, AN AMENDMENT TO THE OTAY MESA COMMUNITY PLAN TO DESIGNATE THE 23.8-ACRE SITE TO RESIDENTIAL LOW-MEDIUM AND AMEND THE COMMUNITY PLAN BOUNDARIES TO INCLUDE THE SITE, AND AN AMENDMENT TO MULTIPLE SPECIES CONSERVATION PROGRAM MINOR AMENDMENT TO INCLUDE THE SITE WITHIN THE CITY OF SAN DIEGO SUBAREA PLAN.

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Otay Mesa Community Plan; and

WHEREAS, Tri Pointe Homes IE-SD, Inc., requested an amendment to the General Plan to designate the 23.8-acre site Residential and amend the City of San Diego municipal boundaries to include the site located south of the Otay River and east of Interstate-805 in the City of Chula Vista, the site which is commonly referred to as the Nakano site and is legally described as that portion of the northeast quarter of the southeast quarter of section 24, township 18 south, range 2 west, San Bernardino Meridian in the City of Chula Vista, County of San Diego, State of California, according to the official plat thereof described as follows: Beginning at the southeast corner of said northeast quarter of the southeast quarter; thence along the south line thereof South 89°42'04" West, 1069.30 feet to the easterly line of freeway described in final order of condemnation recorded July 22, 1968 as File No. 123488 official records; thence along said easterly line North 3°47'10" East, 918.10 feet; thence North 80°52'26" East, 1030.62 feet to the east line of said section; thence along said east line South 0°28'33" West, 1074.02 feet to the point of beginning and Lot 'C' of Denney Ranch Village 2/3

according to Map thereof no. 15592, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County on August 15, 2007; and

WHEREAS, Tri Pointe Homes IE-SD, Inc., requested an amendment to the Otay Mesa Community Plan to designate the Nakano site Residential Low Medium and amend the community plan boundaries to include the Nakano site; and

WHEREAS, the Nakano site is located within the City of Chula Vista and the Chula Vista City Council has approved a resolution of support for the City of San Diego to submit an application to the Local Agency Formation Commission (LAFCO) to detach the Nakano site from the City of Chula Vista and annex the Nakano site to the City of San Diego which is referred to as a reorganization; and

WHEREAS, the General Plan identifies the Nakano site as a prospective annexation area on Figure LU-3; and

WHEREAS, the General Plan identifies the need to consider and evaluate reorganizations with adjacent jurisdictions to avoid duplication of services with special districts; promote orderly growth and development and preserve open space, as necessary, on its periphery; and promote a more cost-efficient delivery of urban services to both existing areas that already have urban services and future development areas that require urban service extensions from contiguous City areas; and

WHEREAS, the Nakano site can only be accessed and receive services from the City of San Diego and would represent an orderly and logical extension of City boundaries; and

WHEREAS, proposed residential land use designation will assist the City in meeting housing goals by providing new housing opportunities on an undeveloped site, near existing commercial and recreational uses;

WHEREAS, portions of the Nakano site are within the City of Chula Vista's Multiple Species Conservation Program (MSCP) Sub Area Plan; and

WHEREAS, The City of San Diego's MSCP Subarea Plan has been prepared to meet the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992; and

WHEREAS, including portions of the Nakano site within the City of San Diego's MSCP Sub Area Plan will conserve biological resources; and

WHEREAS, on December 19, 2024, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan and the Otay Mesa Community Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendments to the General Plan, Otay Mesa Community Plan, and Multiple Species Conservation Program, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

BE IT FURTHER RESOLVED, that the Council adopts amendments to the General Plan and Community Plan for the City of San Diego to incorporate the above amended plans.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Corrine L. Neuffer
Chief Deputy City Attorney

ATTACHMENT 15

OTAY MESA COMMUNITY PLAN
AMENDED MAPS AND TABLES

OTAY MESA COMMUNITY PLAN

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Otay Mesa Community Plan Adopted	February 13, 2014		March 11, 2014	R-308810
Corrections to address inconsistencies between the Land Use and Zoning Map. Minor map and text corrections to show land use and the removal of paper streets from map figures.	April 30, 2015	4685-PC	June 2, 2015	R-309773
Otay Mesa Central Village Specific Plan Adopted	February 23, 2017		April 13, 2017	R-311020
Vernal Pool Habitat Conservation Plan (VPHCP) Adopted			January 22, 2018	R-311505
Removal of a portion of Avenida Costa Azul, immediately south of Otay Mesa Road related to the Sunroad Otay 50 Project.	April 11, 2019	5001-PC	May 20, 2019	R-312469

Editor's note: After the adoption of the Otay Mesa Community Plan, it was noticed that Figure 3-2 depicted the street classifications for Otay Pacific Drive, Otay Pacific Place, and Las Californias incorrectly; these streets were classified pursuant to City Council Resolution R-307235 on January 10, 2012, which the reclassification was not captured in all places in the Otay Mesa Community Update documents, including Figure 3-2; and therefore, Figure 3-2 in Document Number R-308810 is replaced with Figure 3-2.

OTAY MESA COMMUNITY PLAN

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Redesignation of 9.2 acres located at the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, just north of SR-905 from Community Commercial-Residential Prohibited to Residential Medium (15-29 dwelling units per acre).			June 4, 2019	R-312500
Removal of Otay Pacific Drive, Otay Pacific Place and Las Californias Drive from the Mobility Element's classified Roadways network serve private drives serving the Otay Mesa Cross Border Facility.	October 25, 2018		October 5, 2021	R-313736
Redesignating 4.46 acres at the southeast corner of Caliente Avenue and Otay Mesa Road from Community Commercial-Residential Prohibited to Residential Medium (15-29 dwelling units per acre).	April 6, 2021		November 15, 2022	R-314470

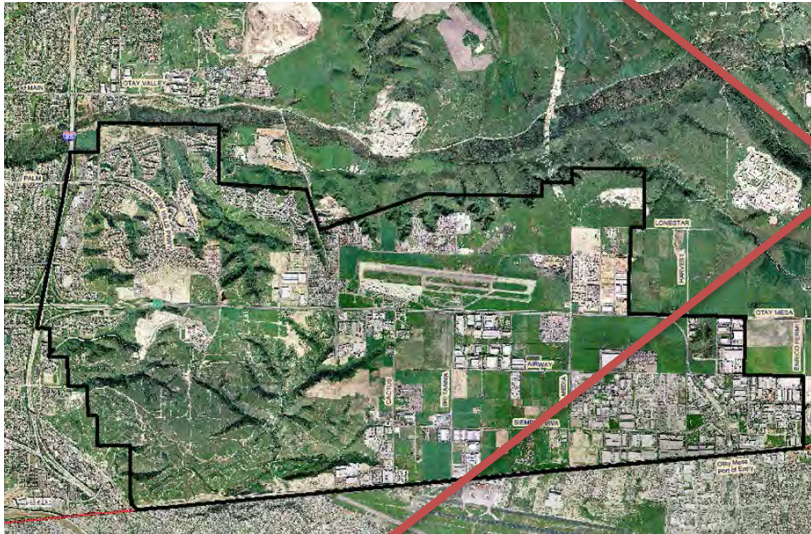
Redesignating 13.44 acres at the northwest corner of Otay Mesa Road and Emerald Crest Court from Community Commercial-Residential Prohibited to Community Commercial-Residential Permitted.	March 30, 2023	5241-PC	May 23, 2023	R-314932
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Redesignating 2.01-acres located northeast of the terminus of Exposition Way and south and west of Innovative Drive from Community Commercial-Residential Prohibited to Light Industrial.	May 11, 2023	5245-PC	July 3, 2023	R-315026
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<u>Designating 23.8-acre site for the Nakano property north of Caliente and east of I-805 to Residential Low-Medium and amending the community plan boundaries to include the site.</u>			_____, 2024	<u>R-XXXXXX</u>
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1.0 Introduction

This plan for the Otay Mesa community is a set of goals, policies, and recommendations that represents a shared vision for the future of the area. It establishes a framework for ensuring that changes to the built environment, whether public or private, aid in maintaining or improving the fabric of the community and enhances its qualities as a place for living, recreating, and working. The plan sets out a clear roadmap for both the public and private actions necessary to realize the vision presented in it.



Aerial Photo of Otay Mesa

Community Profile

The community of Otay Mesa encompasses approximately 9,300 acres located at the southern limit of the City of San

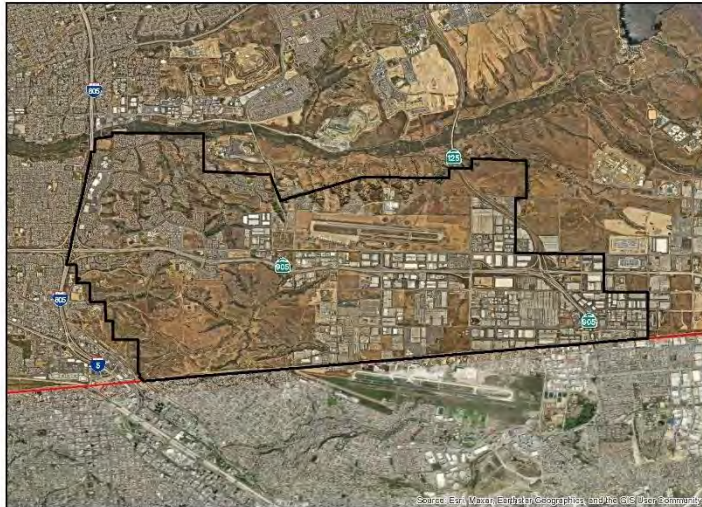
Diego. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities to the west, the City of Chula Vista and the Otay Valley Regional Park to the north, the County of San Diego to the east and the U.S./Mexico border and the City of Tijuana to the south as seen in Figure 1-1. Major natural and manmade features define the community and create its boundaries, including the Otay River Valley, the canyon and mesa systems in the western portion, Brown Field airport and the U.S./Mexico border. Otay Mesa's unique location along the Mexican border and its broad flat topography allows Otay Mesa to contribute to the thriving border economy. With the opening of the border crossing in 1985, a significant number of the industrial establishments in this area provide critical support to over 700 production-sharing companies located in Baja California (2009), such as consumer electronics, automotive, furniture, medical supplies, and others.

Significant historic themes in Otay Mesa's history include agriculture, aviation, industrial uses, and preservation of natural resources. The area was settled in the late 19th century and was originally a rural farming community of San Diego County. Though the availability of water was limited, residents practiced dry farming for most of the early 20th Century. Brown Field, currently a municipally owned and operated airport, was originally owned and used by both the Army and Navy for training grounds for pilots. In 1956, Otay Mesa was annexed to the City of



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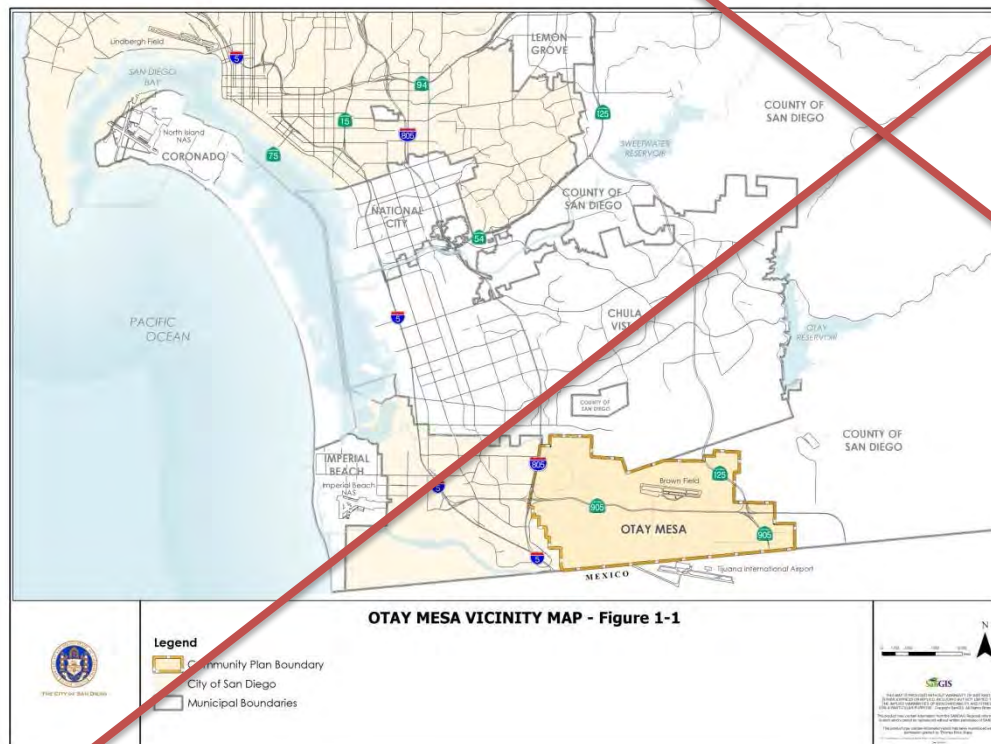


Community Plan Introduction

San Diego and shortly thereafter, in 1961, Brown Field was acquired by the City.

The historical development pattern followed the natural topography of the land, with development occurring on the flat mesa tops and bounded by the extensive canyon system. Known sensitive biological resources have been documented, and planning in the area included preservation of canyon lands and sensitive resources along with development opportunities.

The Otay Mesa Community Plan was first adopted by the San Diego City Council on April 27, 1981, and was intended to guide development of the area through the year 2000. Its principal goals included facilitating the annexation of part of Otay Mesa into the City of San Diego, coordinating development of the Otay Mesa Port of Entry, increasing employment opportunities, creating residential communities, and providing amenities for employees and residents. The community plan called for residential and supporting commercial development in western Otay Mesa with industrial development and limited commercial uses in the central and eastern portions of the community surrounding Brown Field.

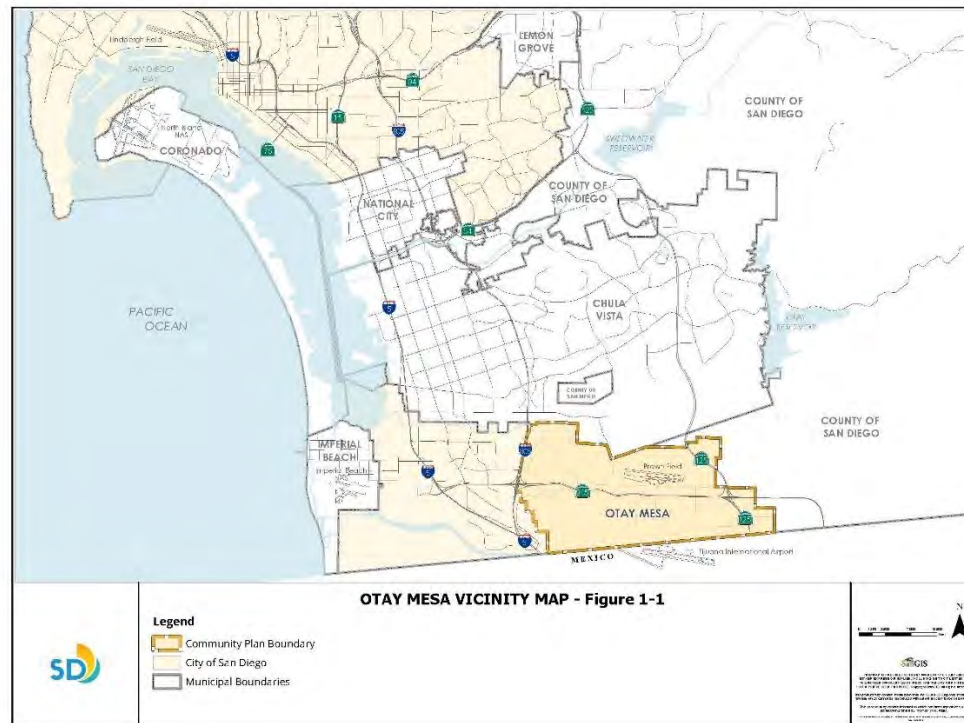


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Community Plan Introduction

A portion of Otay Mesa may experience little or no change during the 15 to 20-year planning period addressed by this plan. This portion would include areas planned for open space, used as public facilities, or where development has recently occurred and is in the beginning of its life cycle. The stable areas may still need infrastructure improvements and public facilities required by existing plans. Areas that may experience change through redesignation or intensification include the southwest and central residential village areas, the industrial areas where a hierarchy of industrial land use designations has been introduced, and areas identified for specific facilities. Substantial infrastructure improvements and investment is required to facilitate change in these areas.

General Plan

The ~~2008~~ General Plan proactively addresses the challenges of citywide growth through the City of Villages strategy. Village strategies include creating housing near job/employment centers and transit with compact pedestrian-friendly orientation. Otay Mesa's village areas, through the specific planning process, have the opportunity to implement the General Plan's village strategies, while interacting with Otay's unique natural resources and topography.

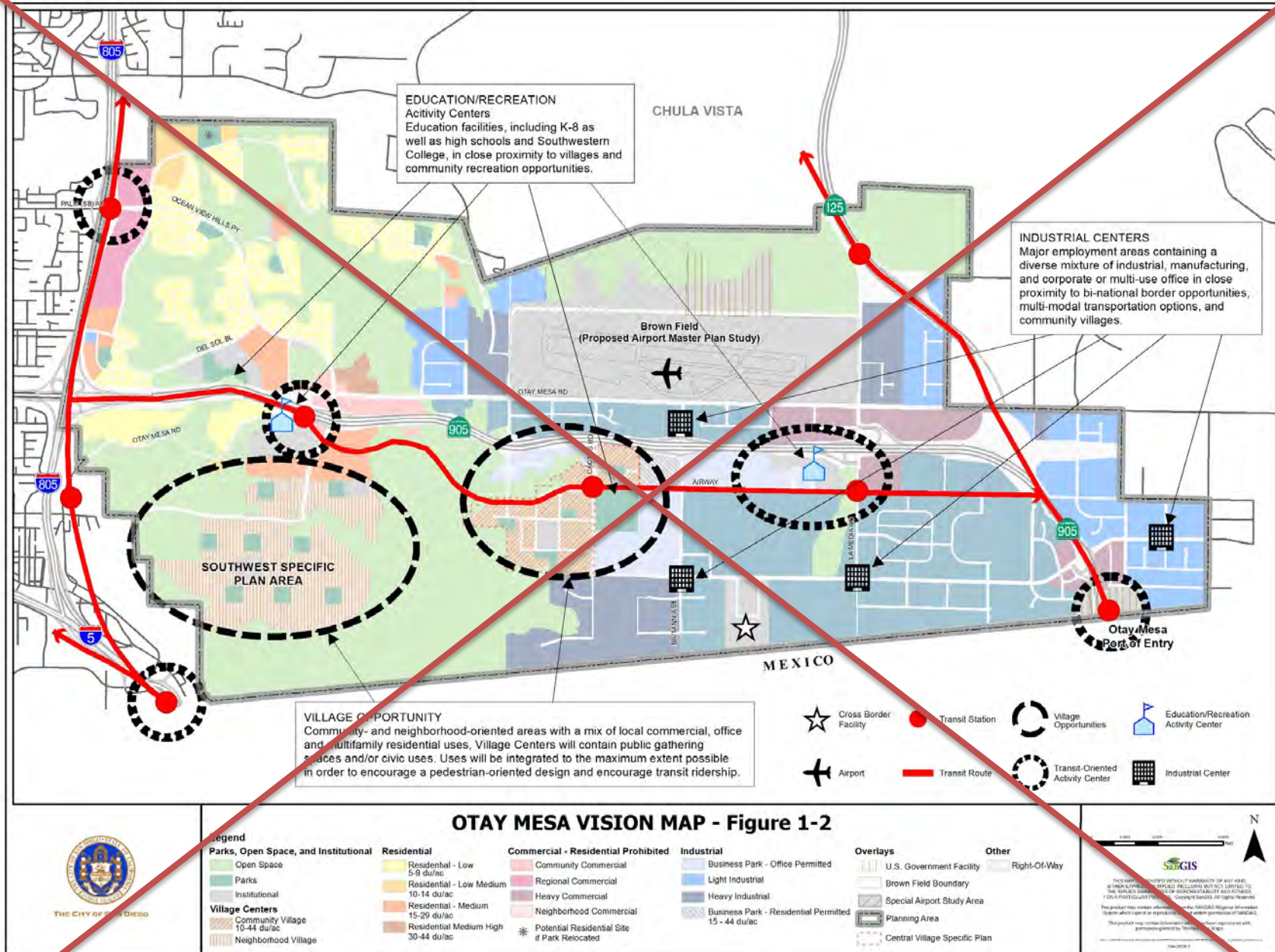
Table 1-1
General Plan Guiding Principles

The City of San Diego General Plan integrates the following basic principles which describe the essential structure of San Diego's plan and reflect the core values that guide its development:

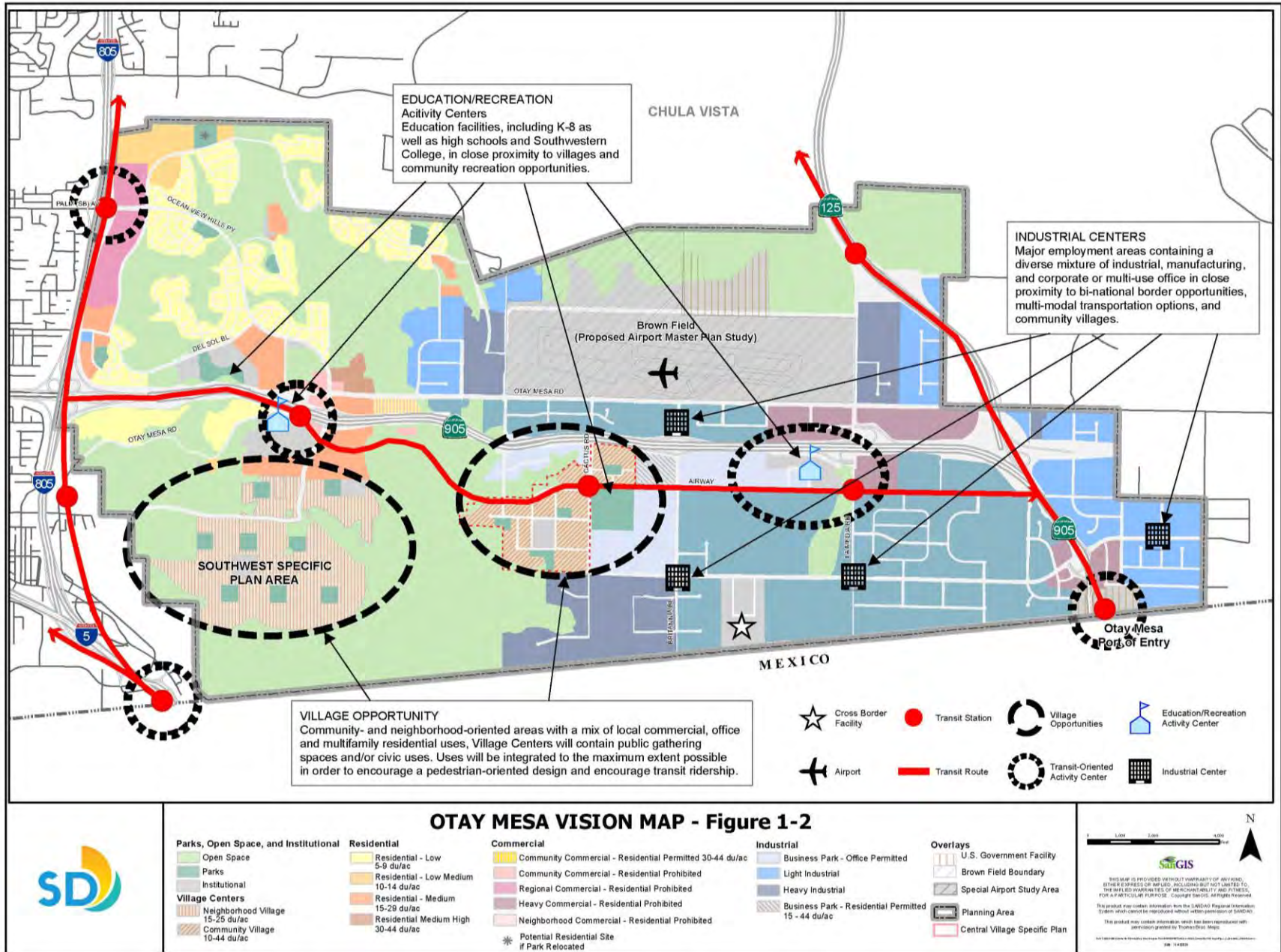
1. An open space network formed by parks, canyons, river valleys, habitats, beaches, and ocean;
2. Diverse residential communities formed by the open space network;
3. Compact and walkable mixed-use villages of different scales within communities;
4. Employment centers for a strong economy;
5. An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
6. High quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors;
7. Historic districts and sites that respect our heritage;
8. Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;
9. A clean and sustainable environment; and
10. A high aesthetic standard.



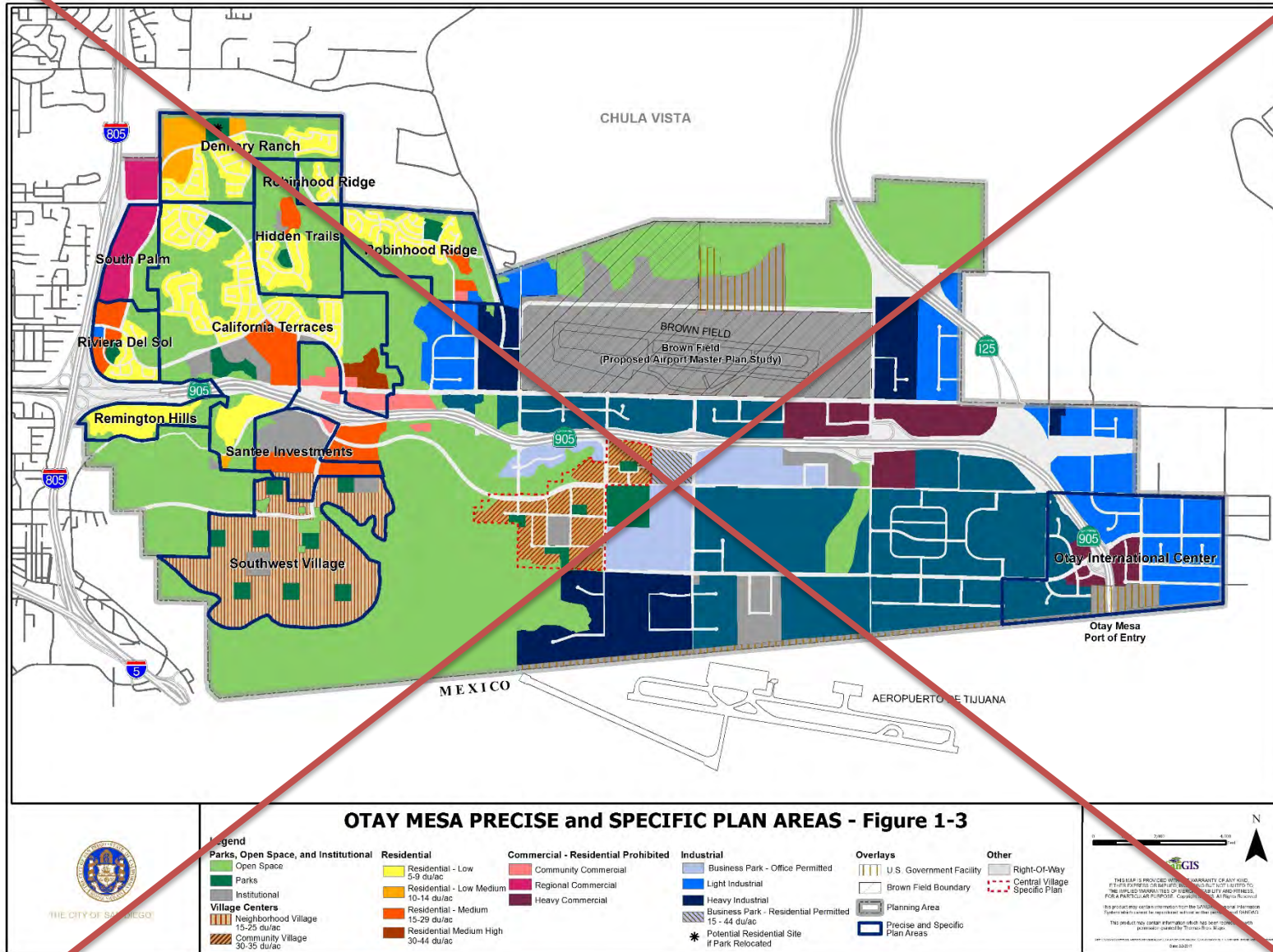
Community Plan Introduction



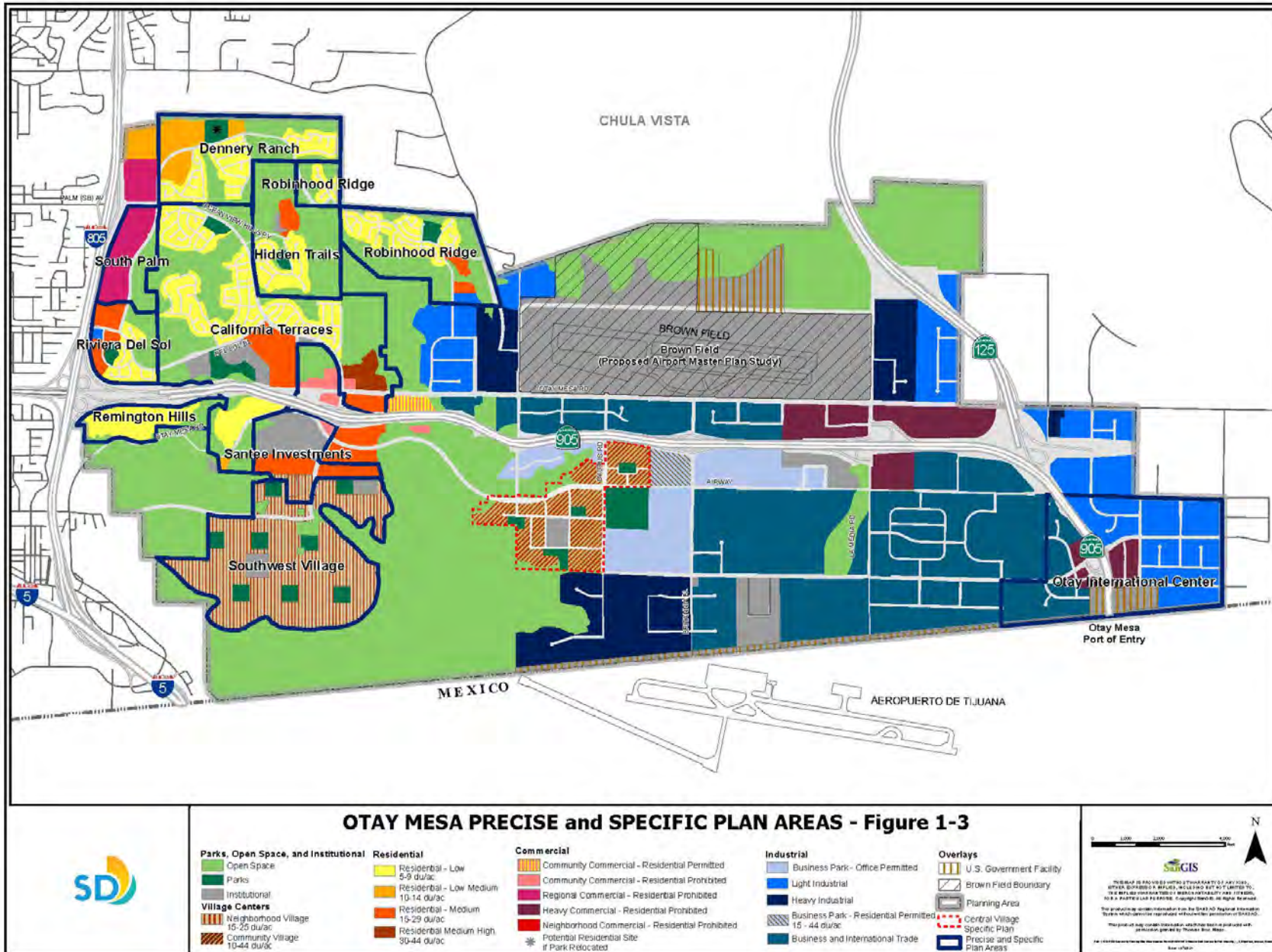
Community Plan Introduction



Community Plan Introduction



Community Plan Introduction



Land Use Element

Year 2010 and planned land uses within Otay Mesa are outlined in Tables 2-1 and 2-2. Otay Mesa's extensive canyon systems in the western portion of the planning area accounts for 30 percent of the total community acreage and results in Open Space comprising the largest single land use. The Open Space areas are home to sensitive resources, and the opportunity to combine protection of the resources with educational opportunities will help facilitate community awareness and stewardship. In support of the General Plan's identification of Otay Mesa as a Subregional Employment Area, industrial land uses in the eastern portion encompass the next largest land use accounting for approximately 27 percent of the total acreage. Residential land uses comprise approximately 9 percent, with the majority of the acreage in the western half of the planning area. The Village Area uses, which include residential and commercial opportunities, encompass approximately 6 percent. Park uses, in support of the residential and employment land uses, include approximately 2 percent of the total acreage of Otay Mesa. The Institutional uses comprise approximately 12 percent, with almost 900 of the acres belonging to Brown Field, the City's general aviation airport. Figure 2-1 illustrates the Community Plan Land Use Map and Table 2-3 outlines the land use categories within the community, as well as the types of uses allowed in each category.

Table 2-1
2010 Existing Land Use Distribution

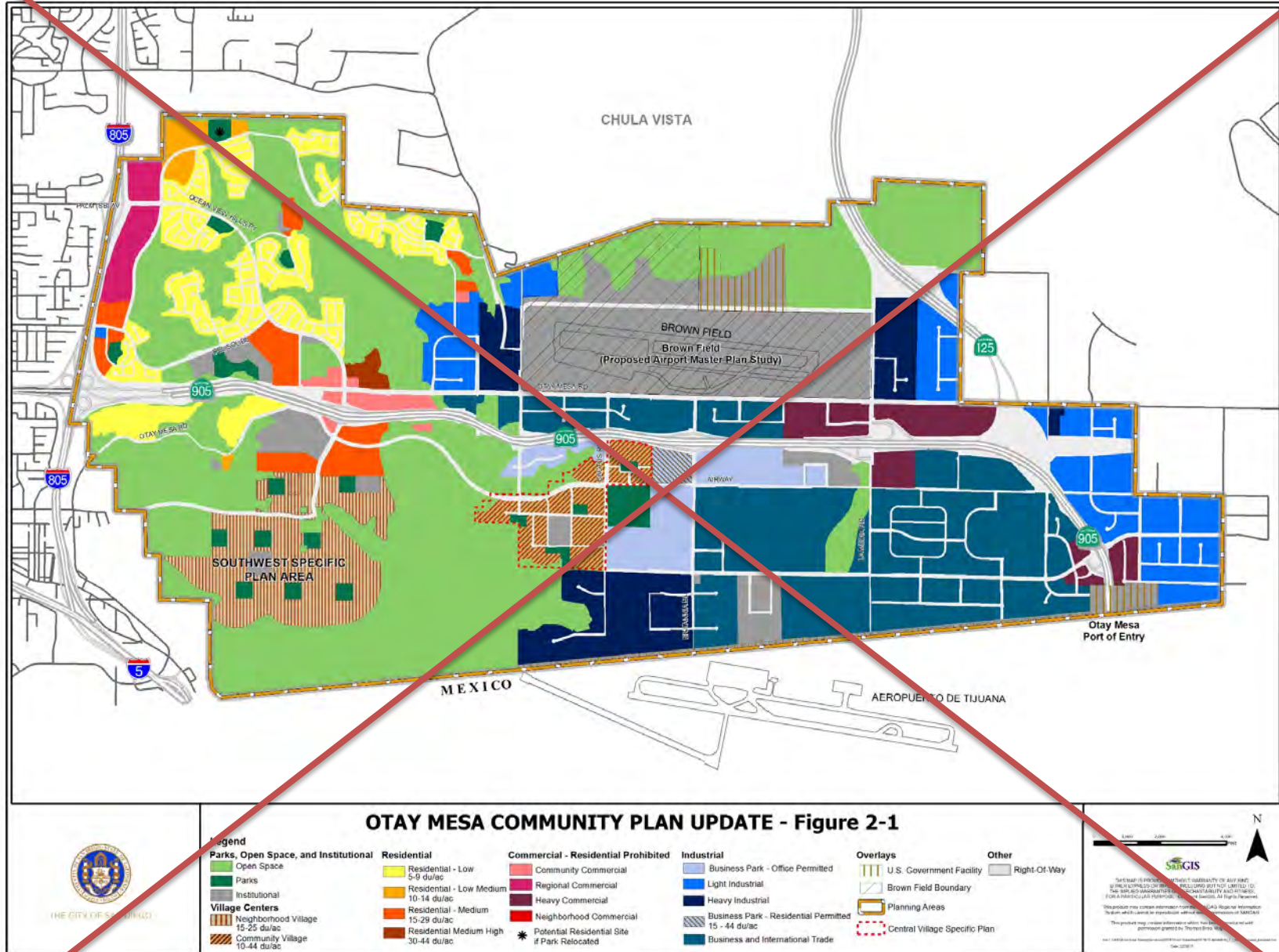
Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,565	27%	
Residential	1,270	14%	12,400
Commercial	453	5%	
Village Area			
Industrial	2,839	30%	
Institutional	1,023	11%	
Parks	53	1%	
Right-of-Way	1,099	12%	
Total	9,302	100%	12,400

Table 2-2
Planned Land Use Distribution

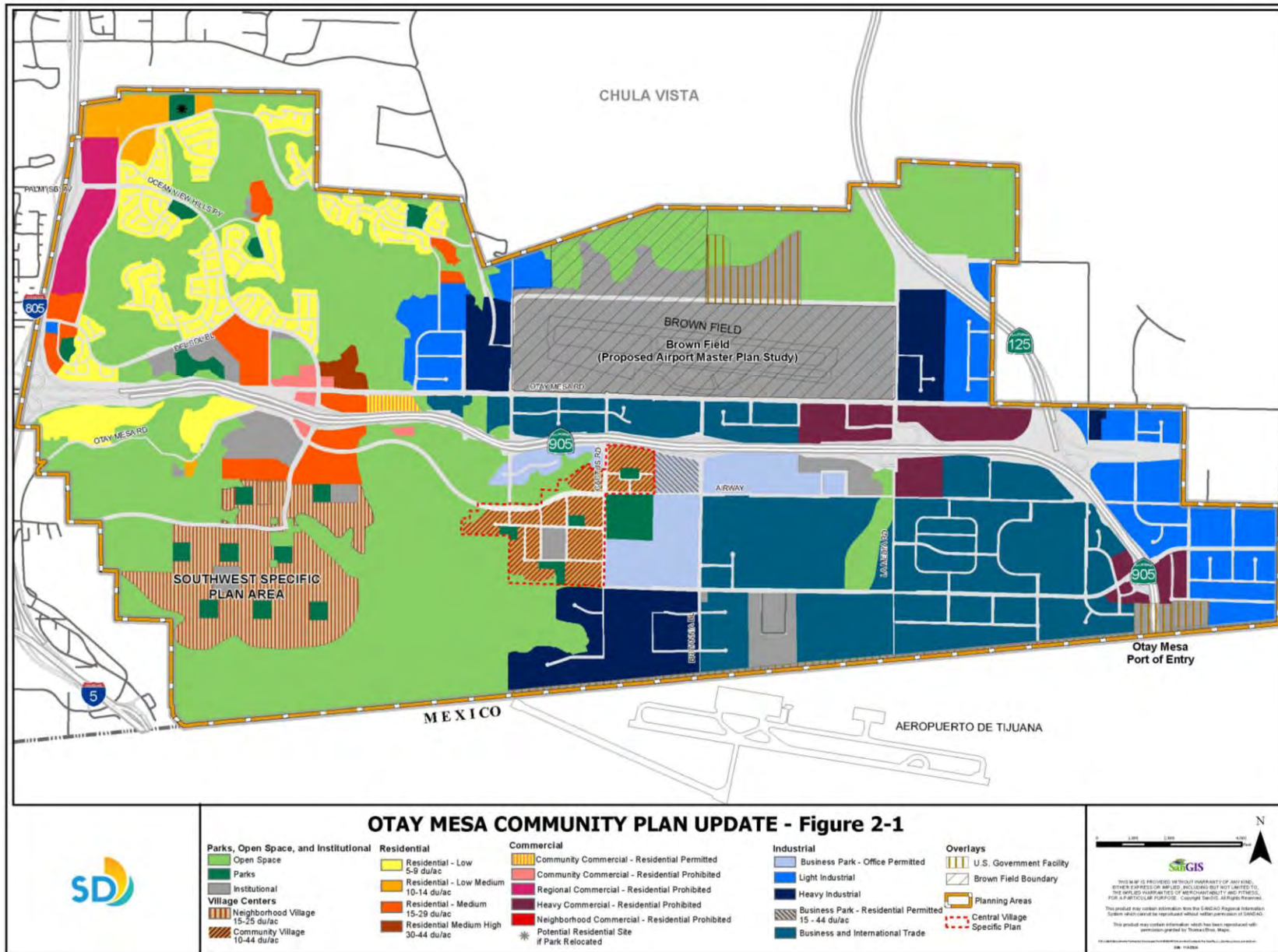
Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,833	30%	
Residential	806 830	9%	7,768 7,989
Commercial	295	3%	430
Village Area	560	6%	11,126
Industrial	2,513	27%	
Institutional	1,120	12%	
Parks	151	2%	
Right-of-Way	1,023	11%	
Total	9,301 9,325	100%	19,324 19,545



Land Use Element



Land Use Element

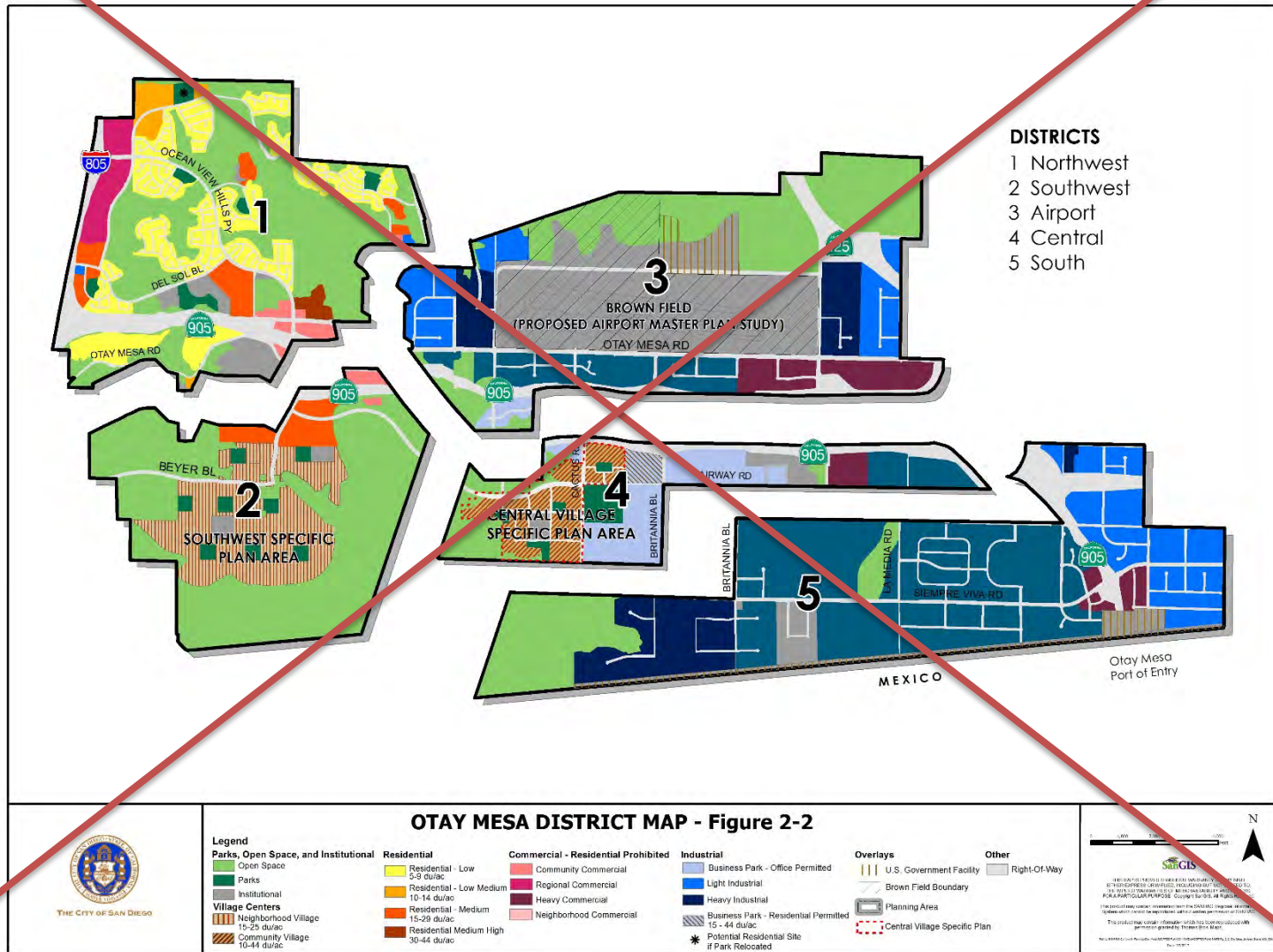


Land Use Element

Districts

Within the planning area and as shown in Figure 2-2 below, a series of districts help to organize and form the community of Otay Mesa. Predominant land uses,

facilities, natural features, and infrastructure help form the five districts.

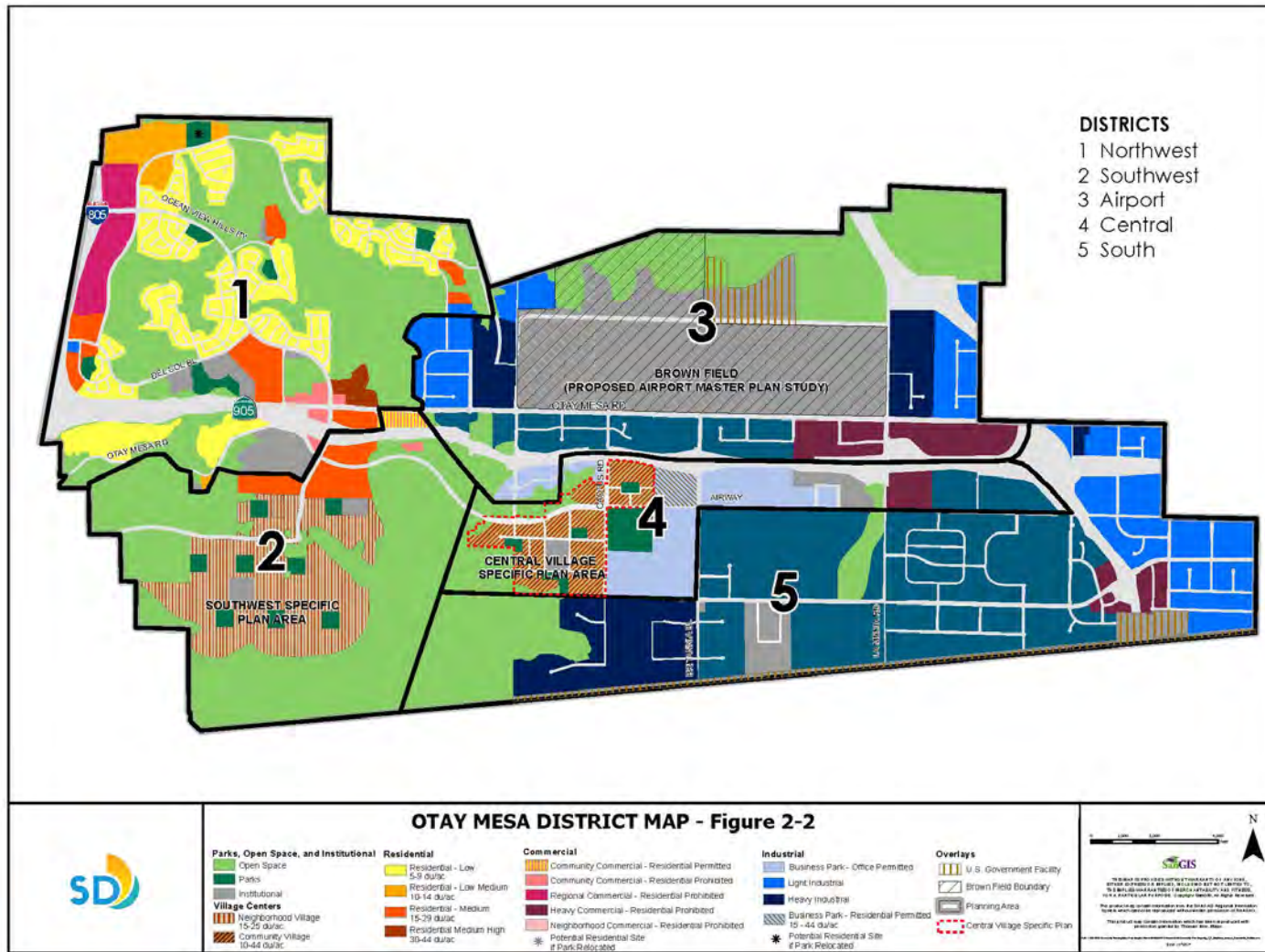


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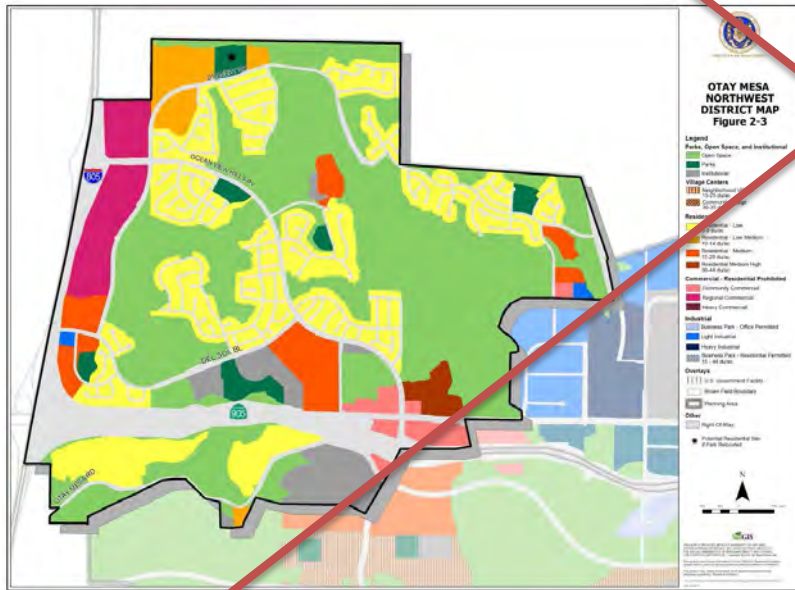


Land Use Element

1. Northwest District

The Northwest District of Otay Mesa is generally bounded by I-805 on the west, Moody Canyon to the south, Denney Canyon to the west, and the boundary with Chula Vista to the north. The district is characterized by hilltop low density single-family residential development, a canyon system with protected sensitive biological resources and habitat areas, and associated community and regional commercial services. Several locations are designated for medium to high density multifamily

development, and are located near SR-905 and commercial services. The District includes the San Ysidro High School, and seven Precise Planning Area neighborhoods: California Terraces, Denney Ranch, Hidden Trails, Remington Hills, Riviera del Sol, Robinhood Ridge, and Santee Investments (Figure 1-3). Because the precise planning areas are almost completely developed, these residential neighborhoods are not projected to change significantly for the life of the plan.

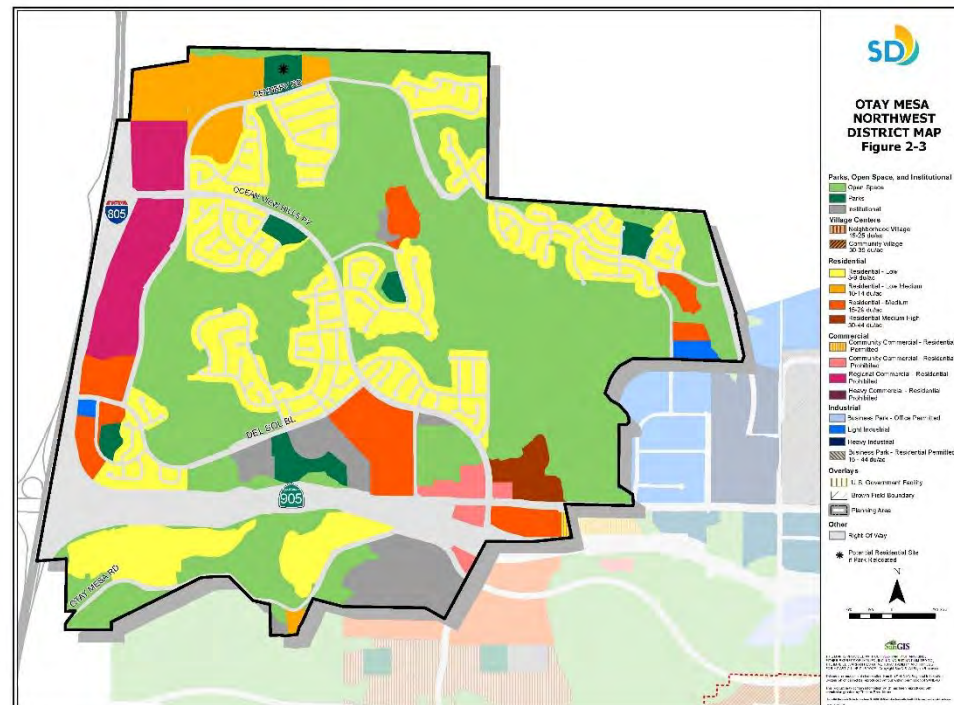


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Land Use Element

split between single-family and multi-family homes. Otay Mesa's households are generally larger than the City as a whole, and the median household income is significantly lower as well.

In order to achieve a balanced community in Otay Mesa, larger units along with a greater proportion of multi-family residential developments are needed to accommodate the larger households. Furthermore, affordable housing opportunities are needed to ensure a diverse mixture of incomes and households in Otay Mesa.

Based on the density ranges of the Land Use Map and household sizes within the aforementioned survey, Table 2-5 shows estimated totals for population, as well as village dwelling unit totals for single family and units for the three residential areas within Otay Mesa. The village totals represent the total unit count used to determine infrastructure and public facility needs for the village, and should be considered the maximum number when Specific Plans are processed. The Northwest District area is mostly developed, and considered as an area with little opportunity for change. The Southwest and Central Villages represent areas of opportunity for village development.

The City of Villages strategy encourages future development to increase the housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. Table 2-6 provides the residential density ranges for Otay Mesa,

and further defines the estimated units from Table 2-5 into more specific density ranges. The Very Low, Low, Low Medium, Medium, and Medium High designations are representative of the development pattern and intensities of the Northwest Area.

Table 2-5

Estimated Otay Mesa Residential Summary Table at Build-Out				
	SF Units	MF Units	Total Units	Total Population
Northwest Area	2,873	4,985 5,116	7,768 7,989	29,737
Southwest Village	1,400	4,910	6,310	21,028
Central Village		4,768	4,768	16,451
Business Park, Res. Permitted		478	478	1,648
Total	4,273	15,501 15,272	19,324 19,545	68,864

The Neighborhood Village designation will allow for the provision of both single-family and multi-family housing types and is applied in the Southwest Specific Plan Area as well as the western half of the Central Village to achieve a balanced mix of single-family, multi-family and mixed-use developments. The Community Village designation, applied in the eastern half of the Central Village Specific Plan Area provides opportunities for smaller lots, townhomes, and multi-family housing development. While the village density ranges were used to estimate dwelling units and population, further



Land Use Element

refinement of the land use designations and dwelling unit counts may occur when Specific Plans are submitted for the village areas

Residential development is planned for the Central Village, with a goal of providing housing in close proximity to employment. A variety of industrial lands are located to the north, east, and south of the Central Village, providing a diversity of employment opportunities for village residents. In order to prevent potential conflicts between village and industrial uses, the Otay Mesa Community Plan utilizes multiple land use designations to help create distance between sensitive receptors in the Central Village and the industrial lands to the east and the south.

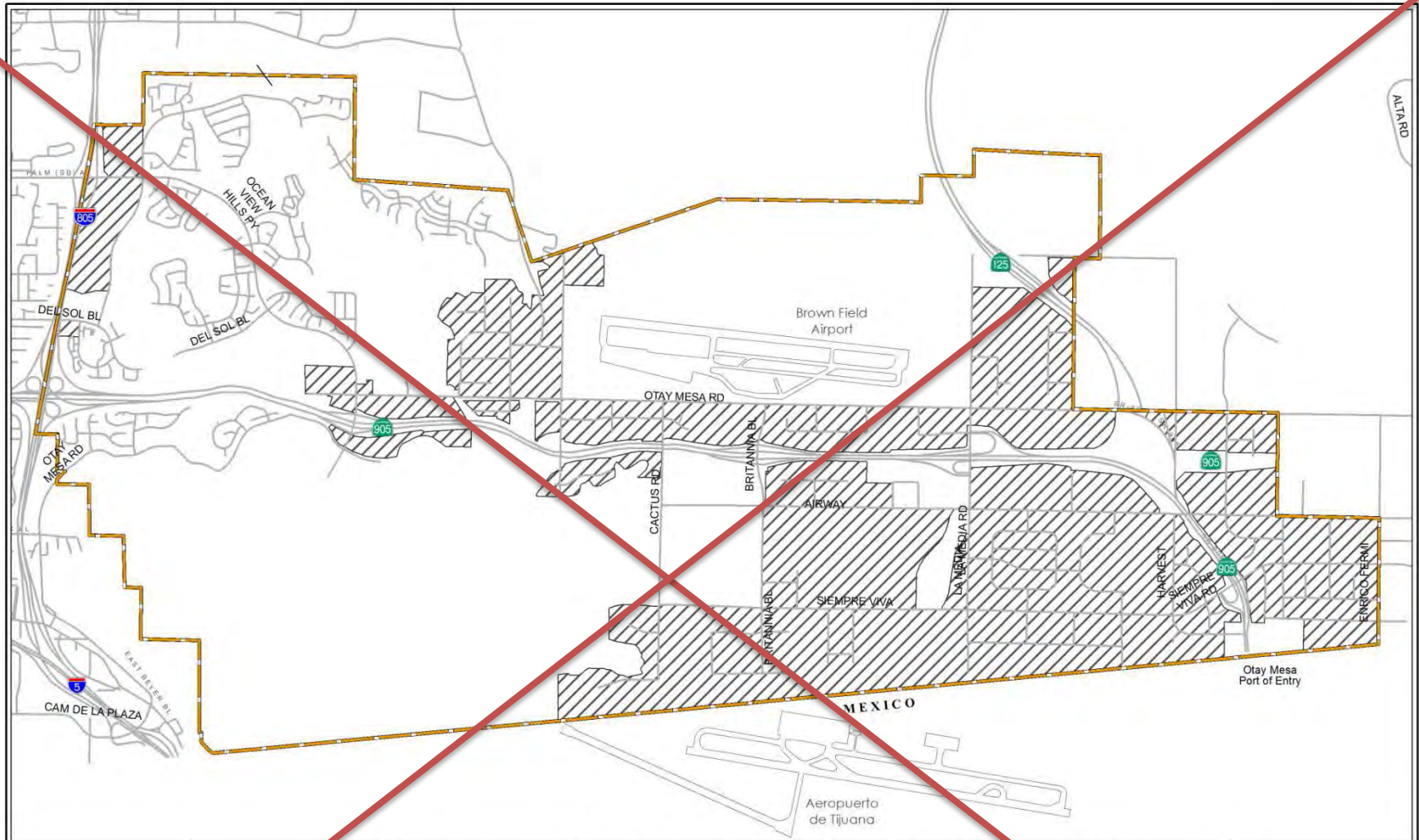
The Open Space lands serve as a natural distance separator between industrial activity and sensitive receptors, reducing the potential for conflicts. The Business Park land use designation, which allows for light manufacturing and office uses that do not create nuisance or hazardous characteristics, provides uses that can locate near sensitive receptors as well as more traditional industrial uses. Business Park lands located along Britannia Boulevard and Siempre Viva Road separate the Grand Park and residential village from other industrial land uses. Heavy Industrial lands located south of Siempre Viva Road are separated from the Central Village by Wruck Canyon, depicted in Figure 8-1. Although this distance separation reduces the potential

for conflicts between users, all future development will need to ensure appropriate separation distances between industrial and residential uses, as stated in the General Plan's Economic Prosperity Element and Appendix C.

Table 2-6

Otay Mesa Residential Density Ranges Single Family (SF) and Multi-family (MF) Dwelling Units (du's)			
Designation	Density Range	SF Units	MF Units
Residential - Very Low	0-4 du's /acre	59	0
Residential - Low	5-9 du's /acre	2,814	0
Residential - Low Medium	10-14 du's /acre	0	860 1,081
Residential - Medium	15-29 du's /acre	0	1,441
Residential - Medium High	30-44 du's /acre	0	2,594
Community Commercial - Res. Permitted	30-44 du's /acre	0	430
Neighborhood Village	15-25 du's /acre	1,400	4,480
Community Village	10-44 du's /acre	0	4,485
Business Park, Res. Permitted	15-44 du's/acre		478
Total Units		4,273	15,051 15,272







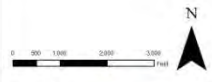
Otay Mesa Community Plan Implementation Overlay Zone - Figure 2-8



THE CITY OF SAN DIEGO

Legend

-  Proposed CPIOZ
-  Planning Areas

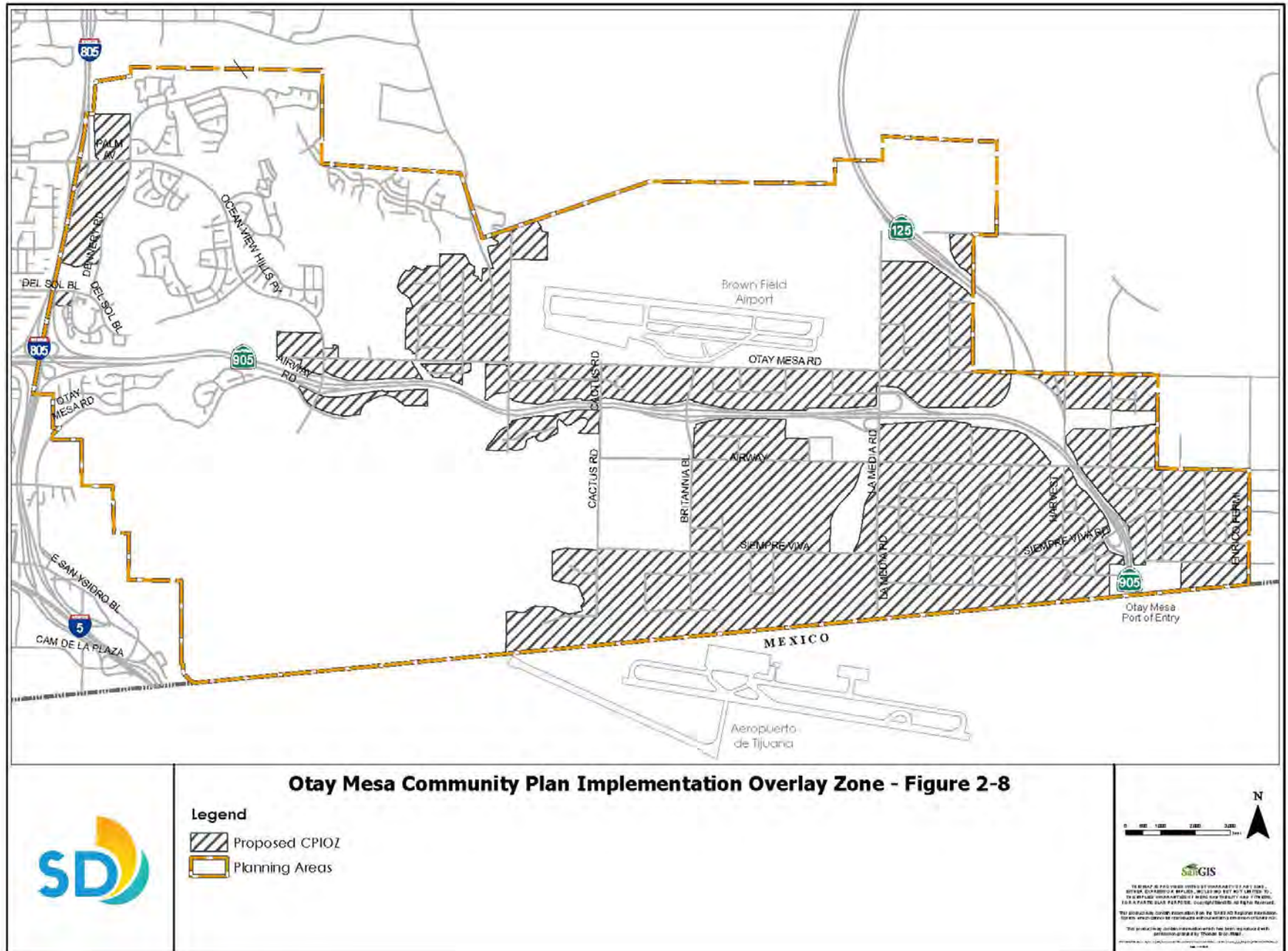


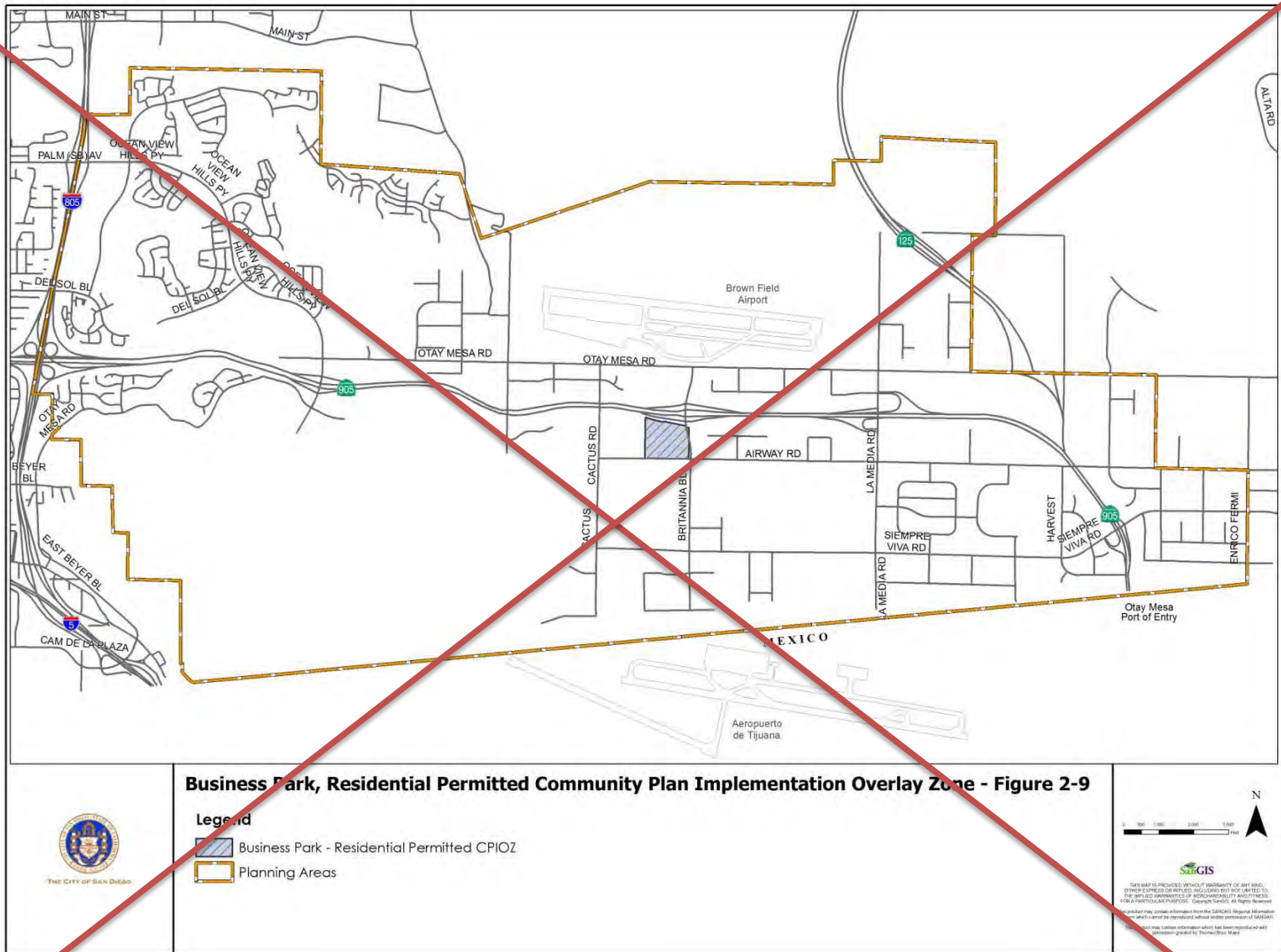
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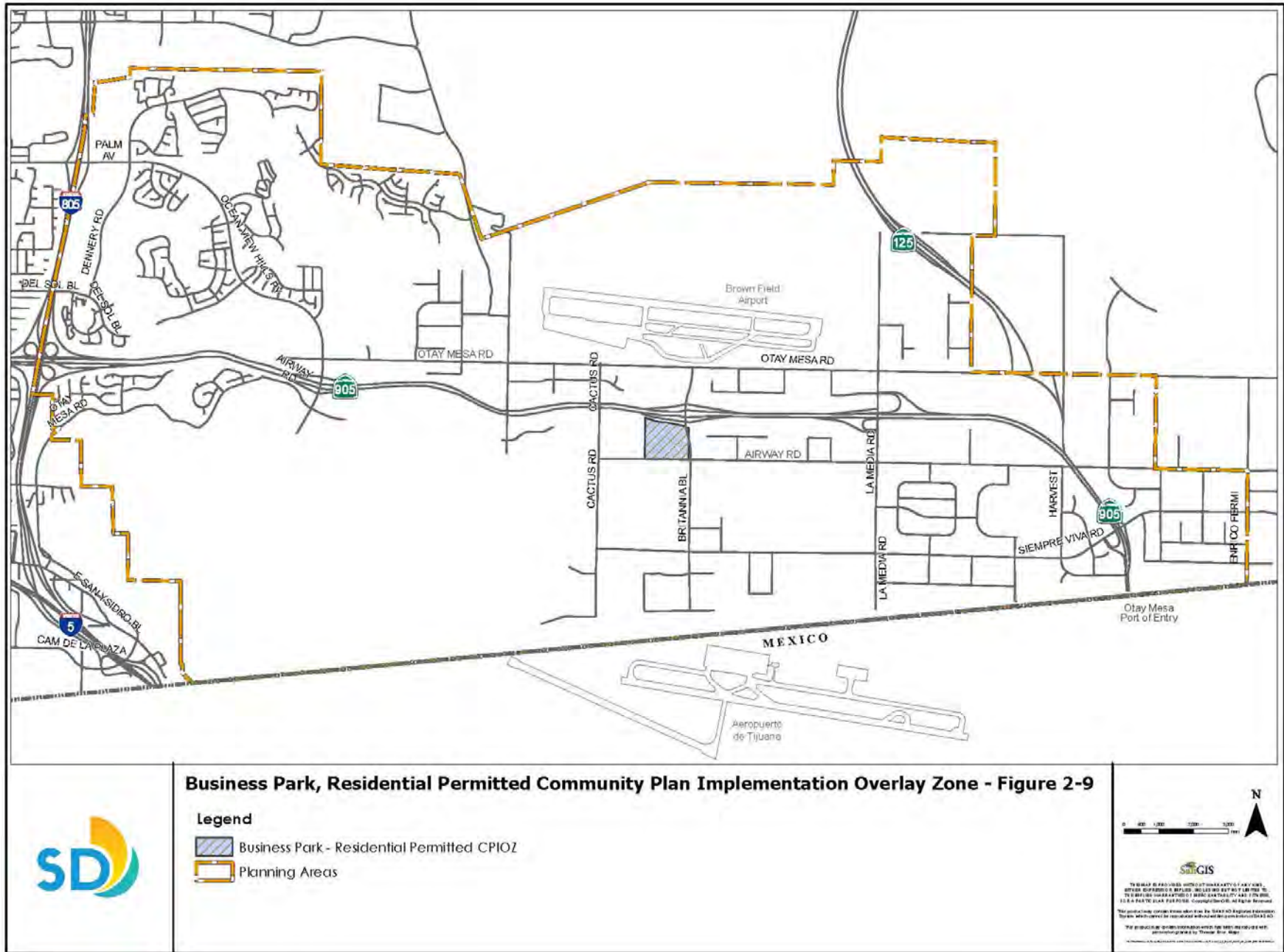
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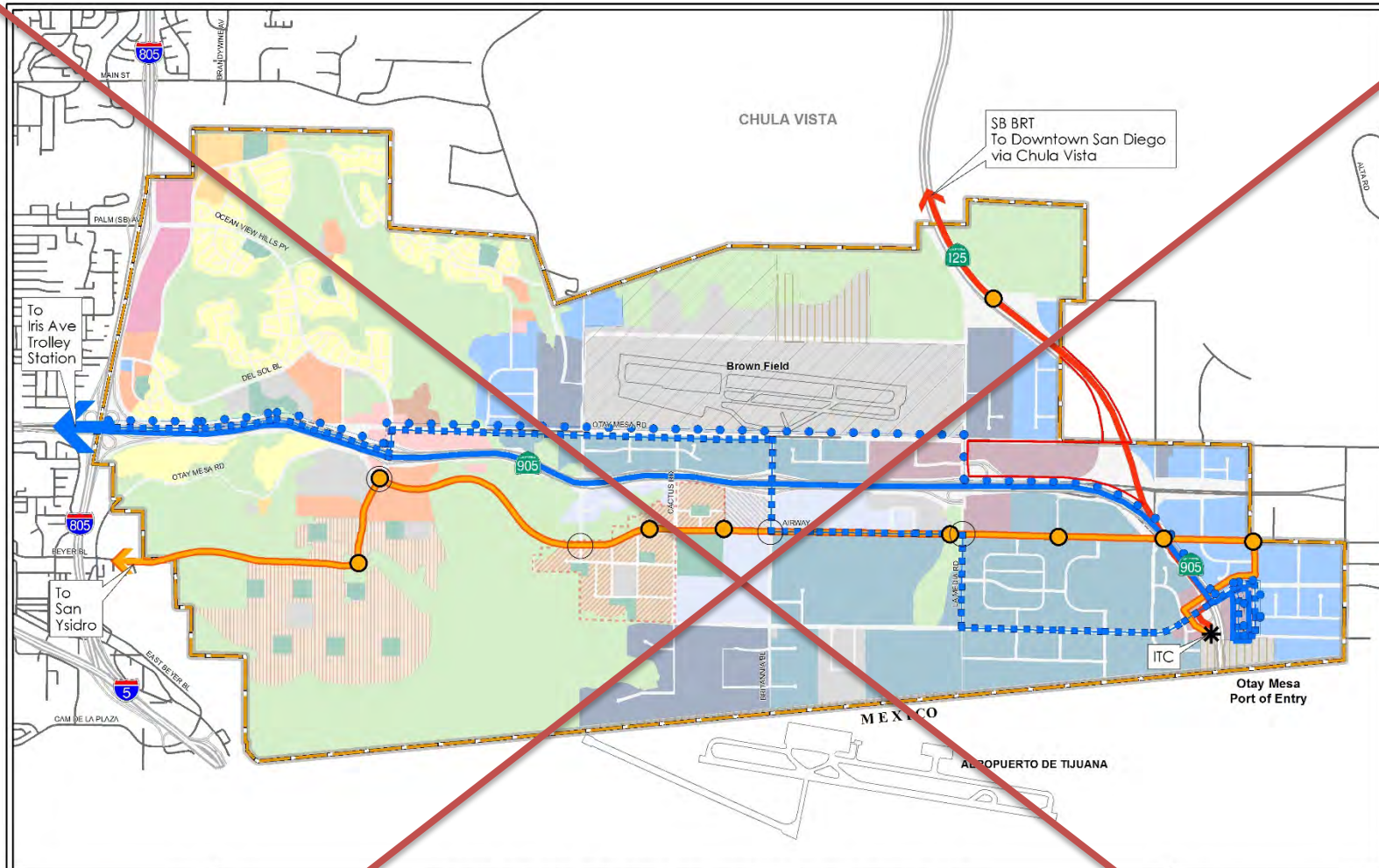








Mobility Element

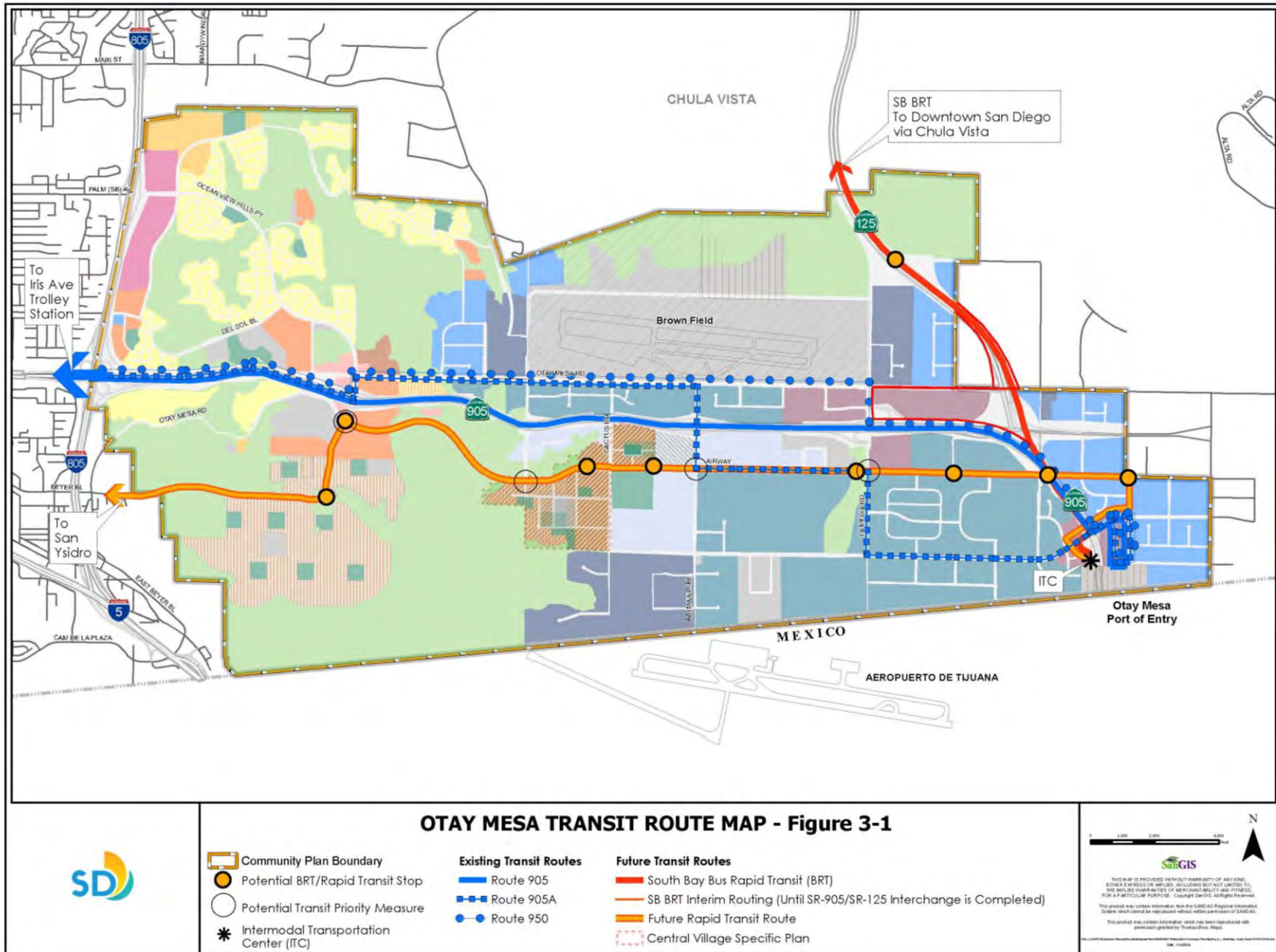


OTAY MESA TRANSIT ROUTE MAP - Figure 3-1

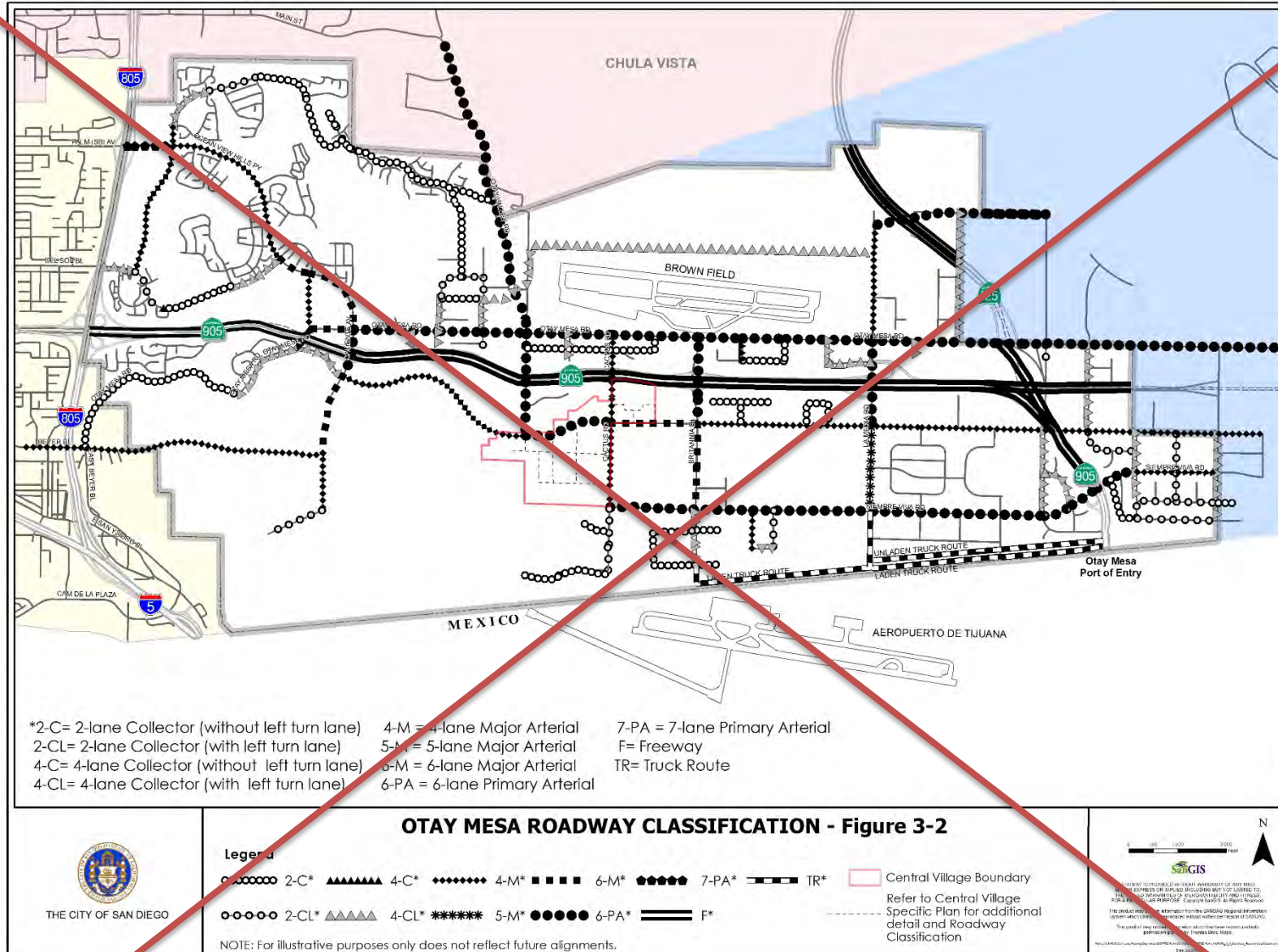
<p>THE CITY OF SAN DIEGO</p>	<p>Legend</p> <ul style="list-style-type: none"> Community Plan Boundary Potential BRT/Rapid Transit Stop Potential Transit Priority Measure Intermodal Transportation Center (ITC) 	<p>Existing Transit Routes</p> <ul style="list-style-type: none"> Route 905 Route 905A Route 950 	<p>Future Transit Routes</p> <ul style="list-style-type: none"> South Bay Bus Rapid Transit (BRT) SB BRT Interim Routing (Unfil SR-905/SR-125 Interchange is Completed) Future Rapid Transit Route Central Village Specific Plan 	<p>SanGIS</p> <p><small>THE CITY OF SAN DIEGO MAKES THIS INFORMATION AVAILABLE TO ANY PERSON WITHOUT CHARGE. HOWEVER, THE CITY DOES NOT WARRANT THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA OR INFORMATION THAT MAY BE CAUSED BY THE USE OF THIS INFORMATION. THE PRODUCT IS PROVIDED AS-IS. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA OR INFORMATION THAT MAY BE CAUSED BY THE USE OF THIS INFORMATION.</small></p>
		<p>OTAY MESA TRANSIT ROUTE MAP - Figure 3-1</p>		



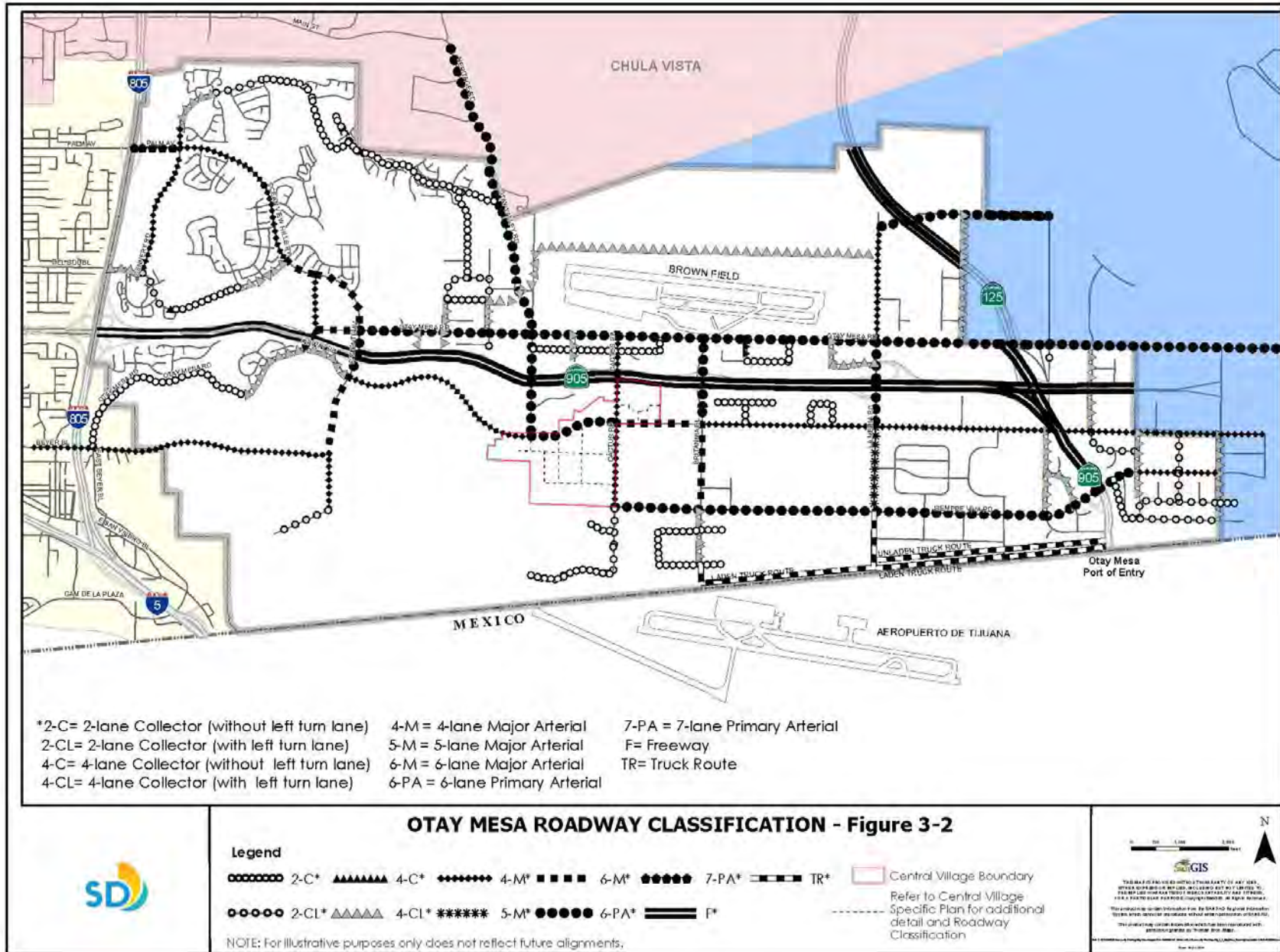
Mobility Element



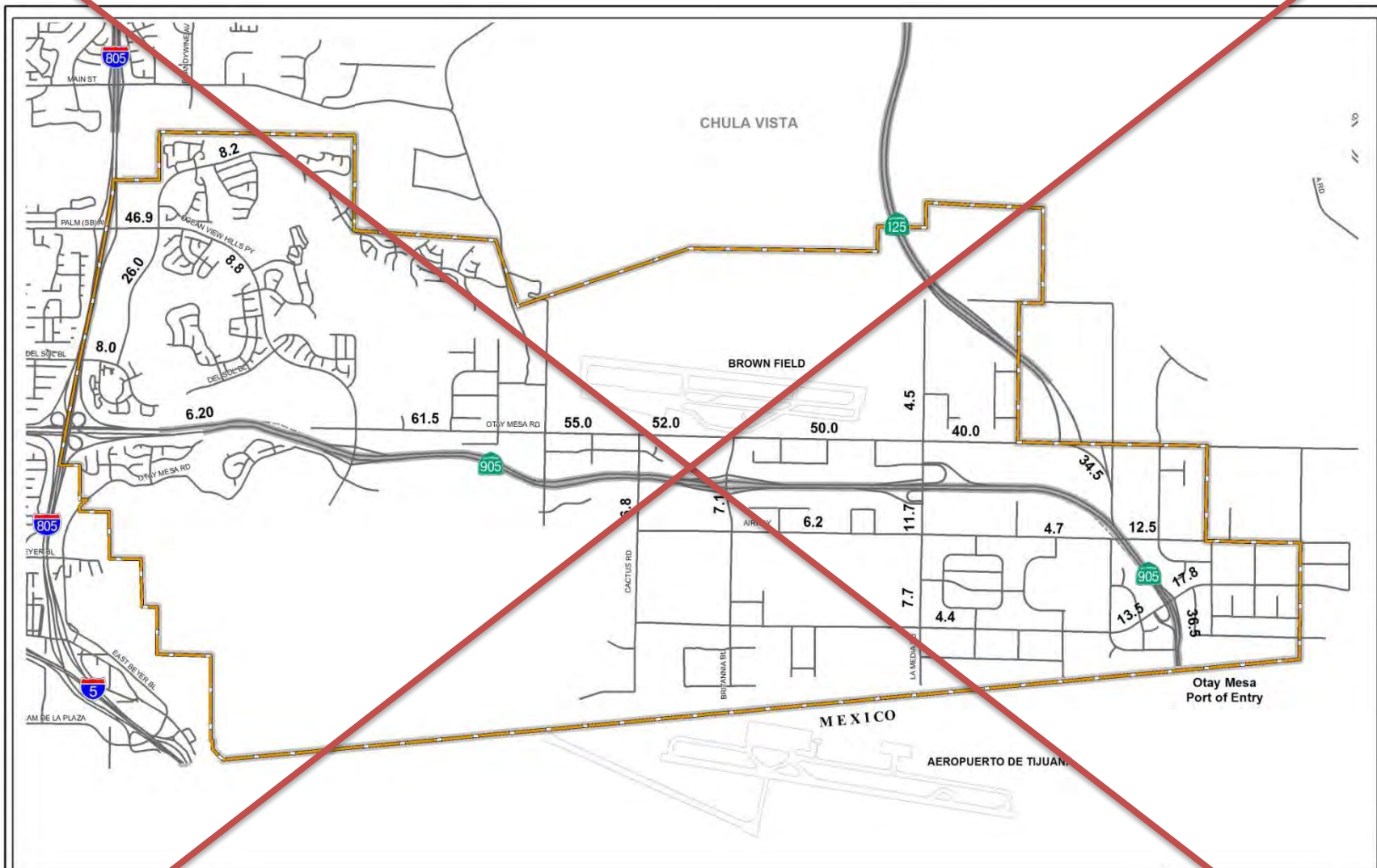
Mobility Element



Mobility Element



Mobility Element



OTAY MESA FUTURE AVERAGE DAILY TRAFFIC VOLUMES(2010) - Figure 3-3



Legend
 Planning Areas

Scale: 0 1,000 2,000 4,000 Feet

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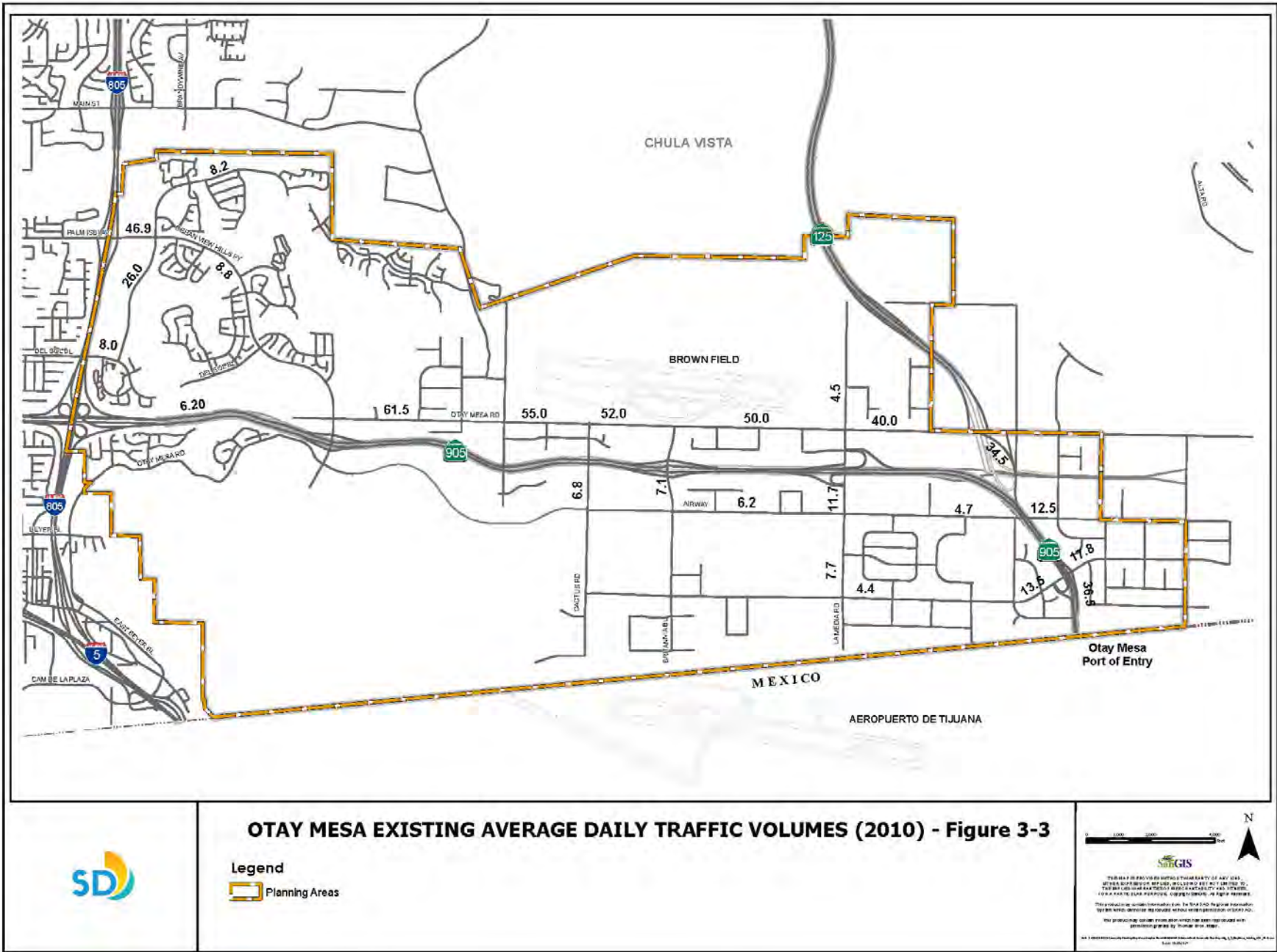
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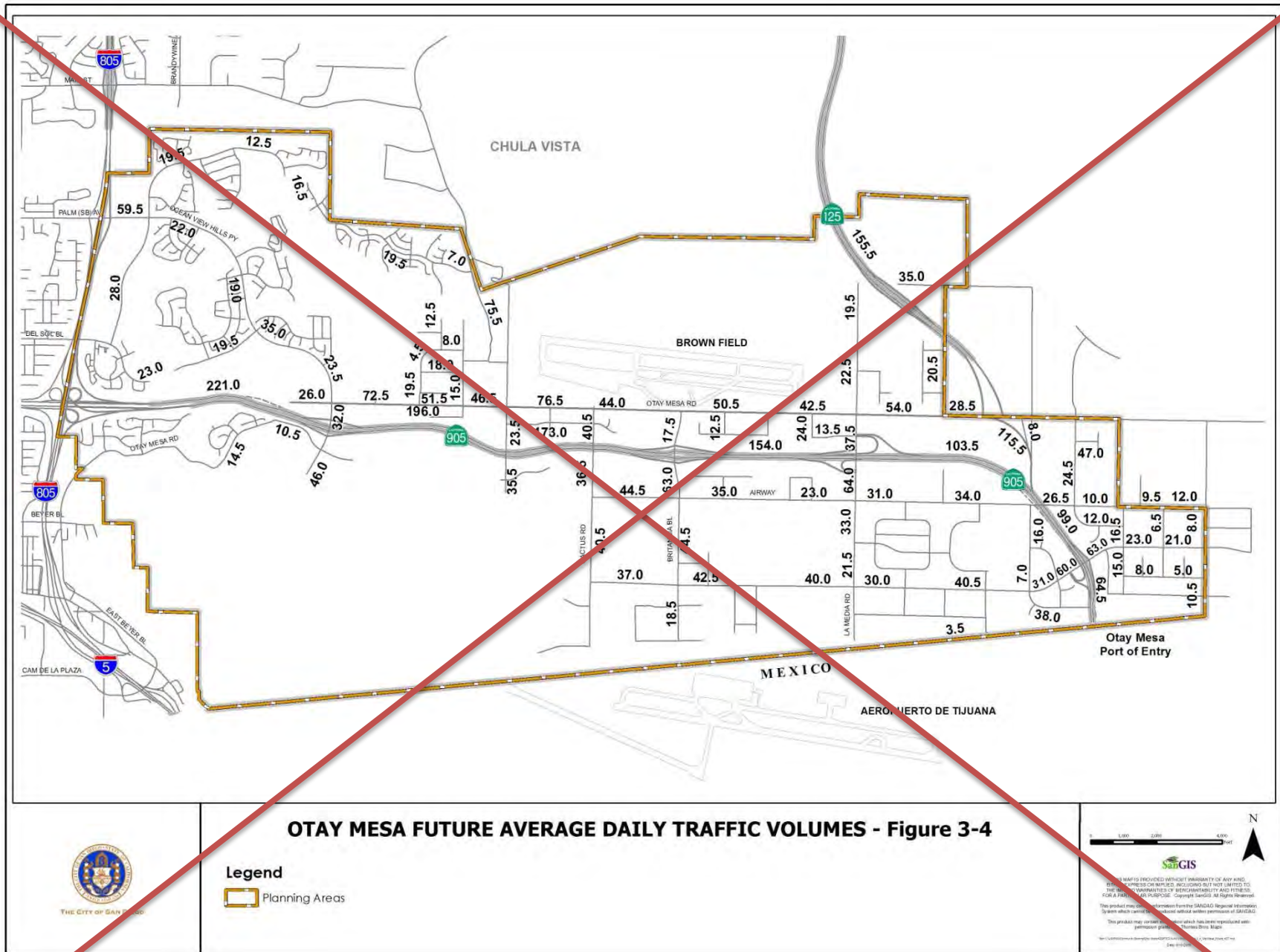
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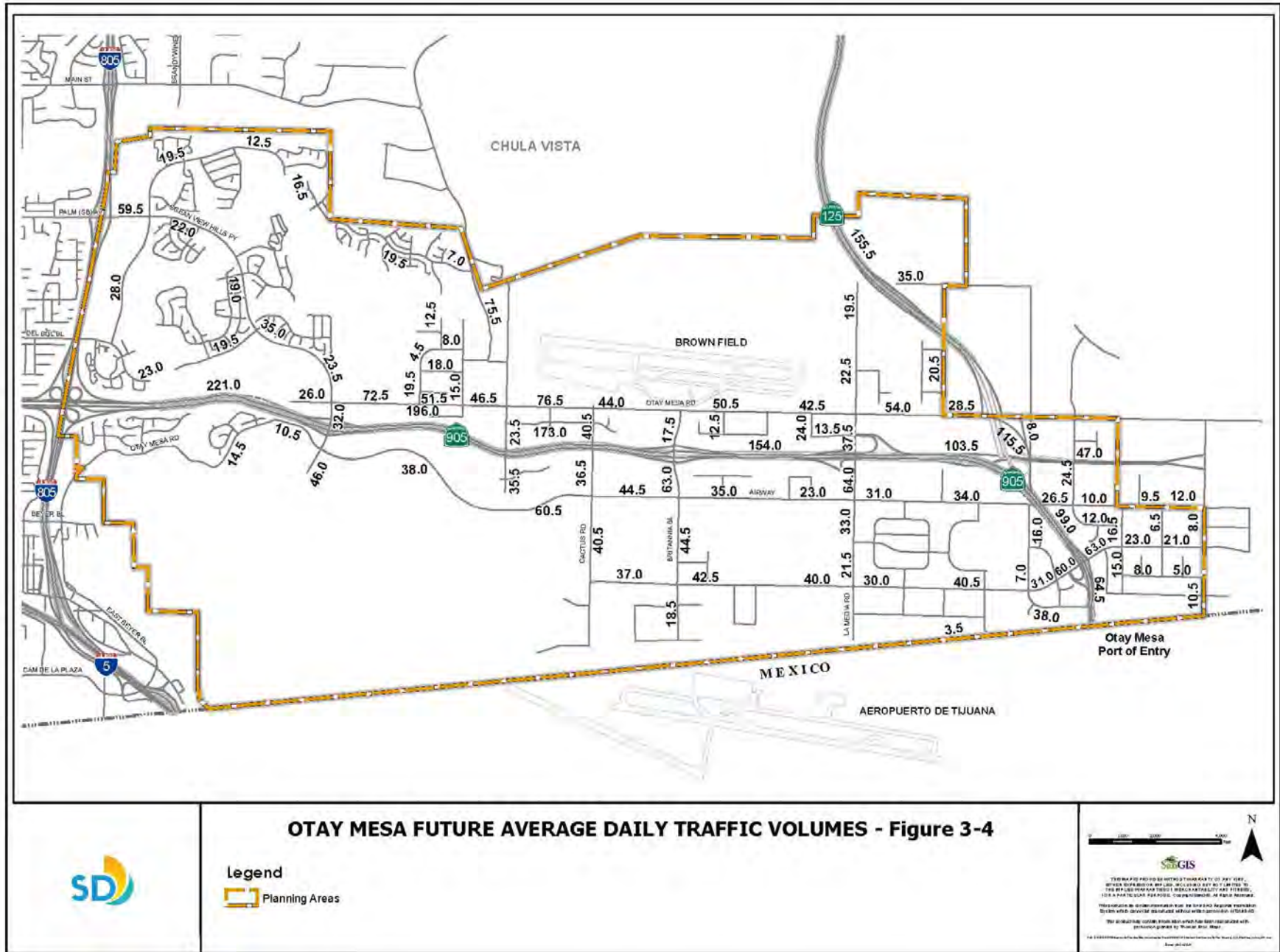
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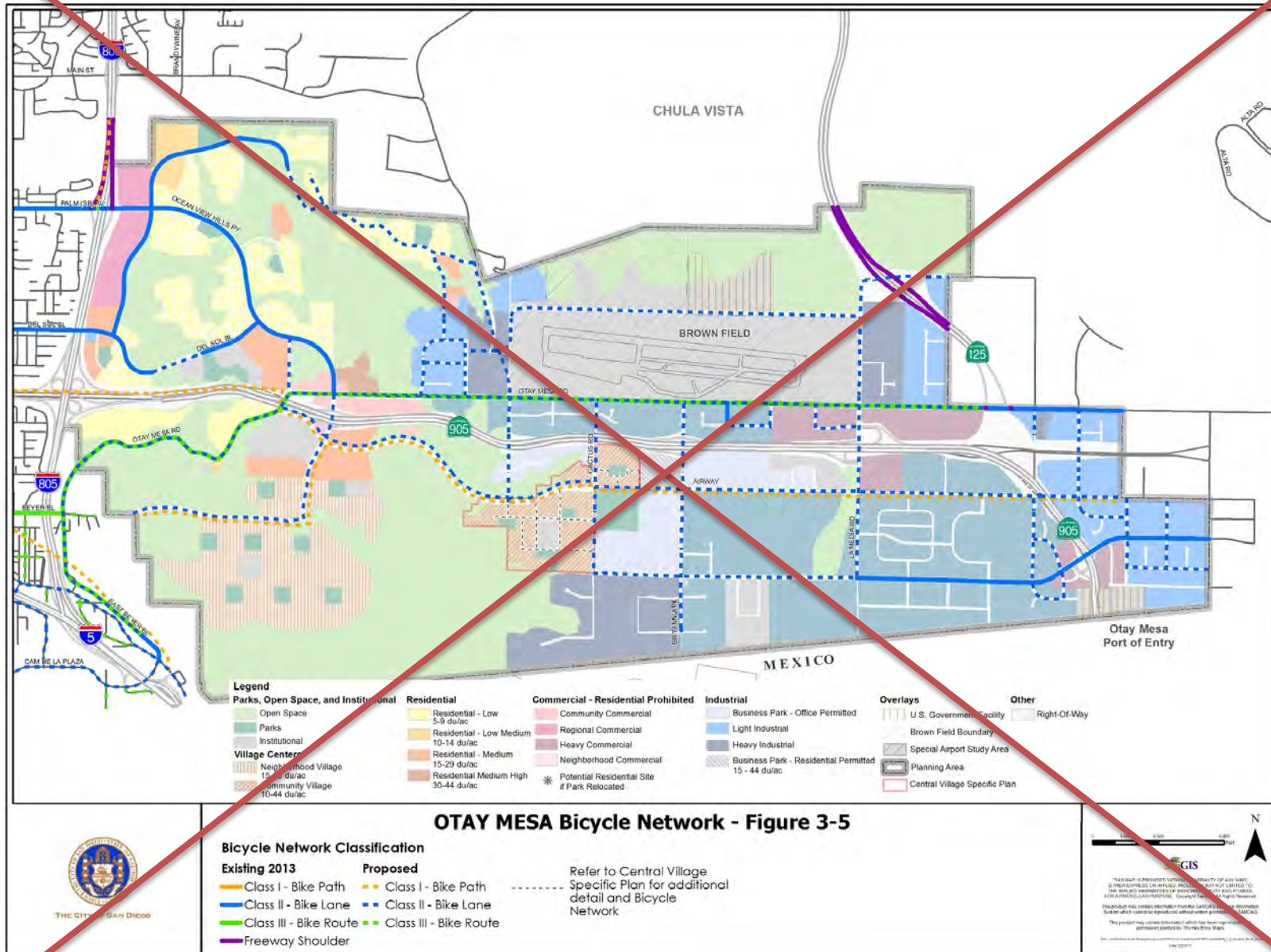
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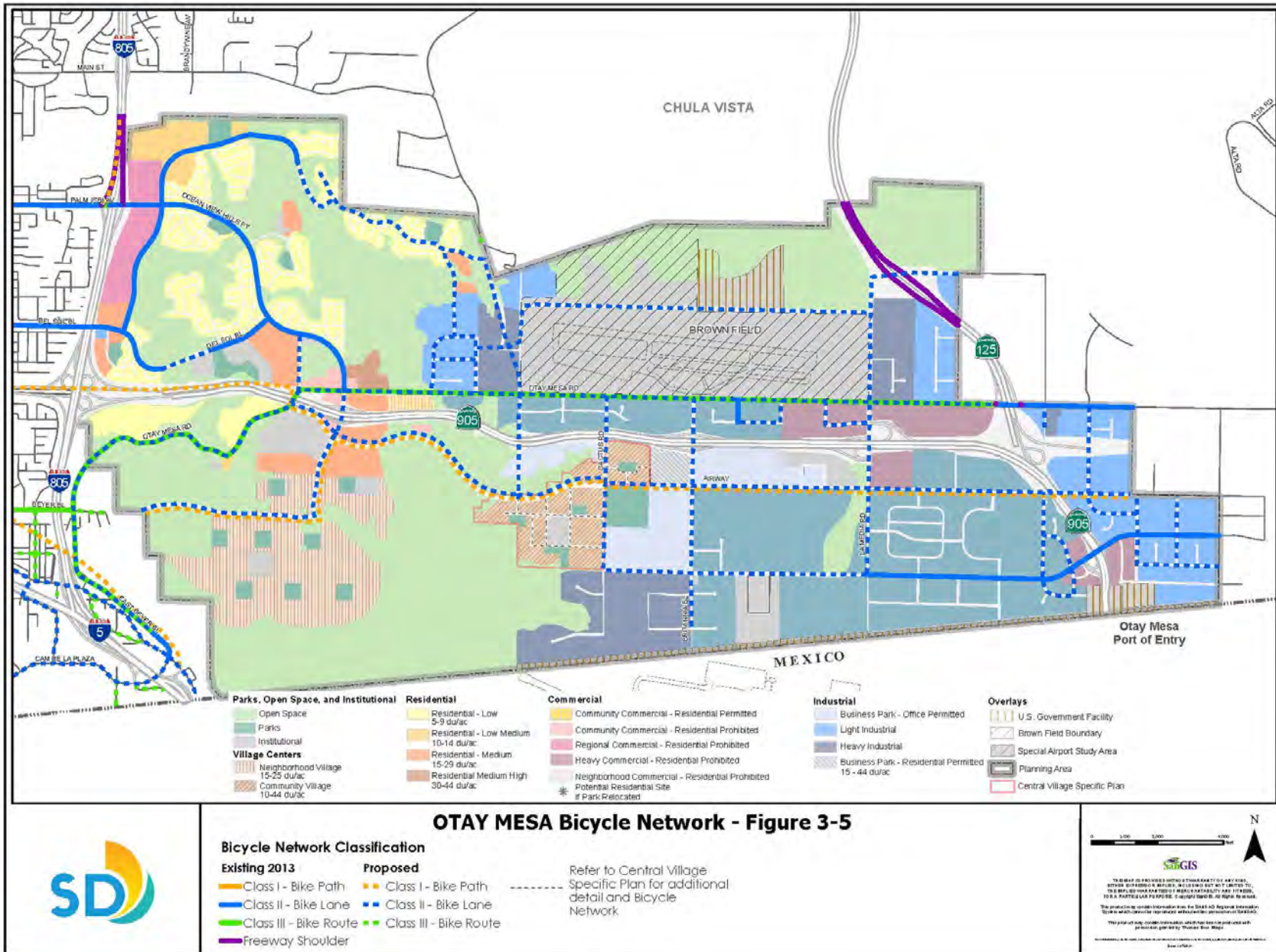
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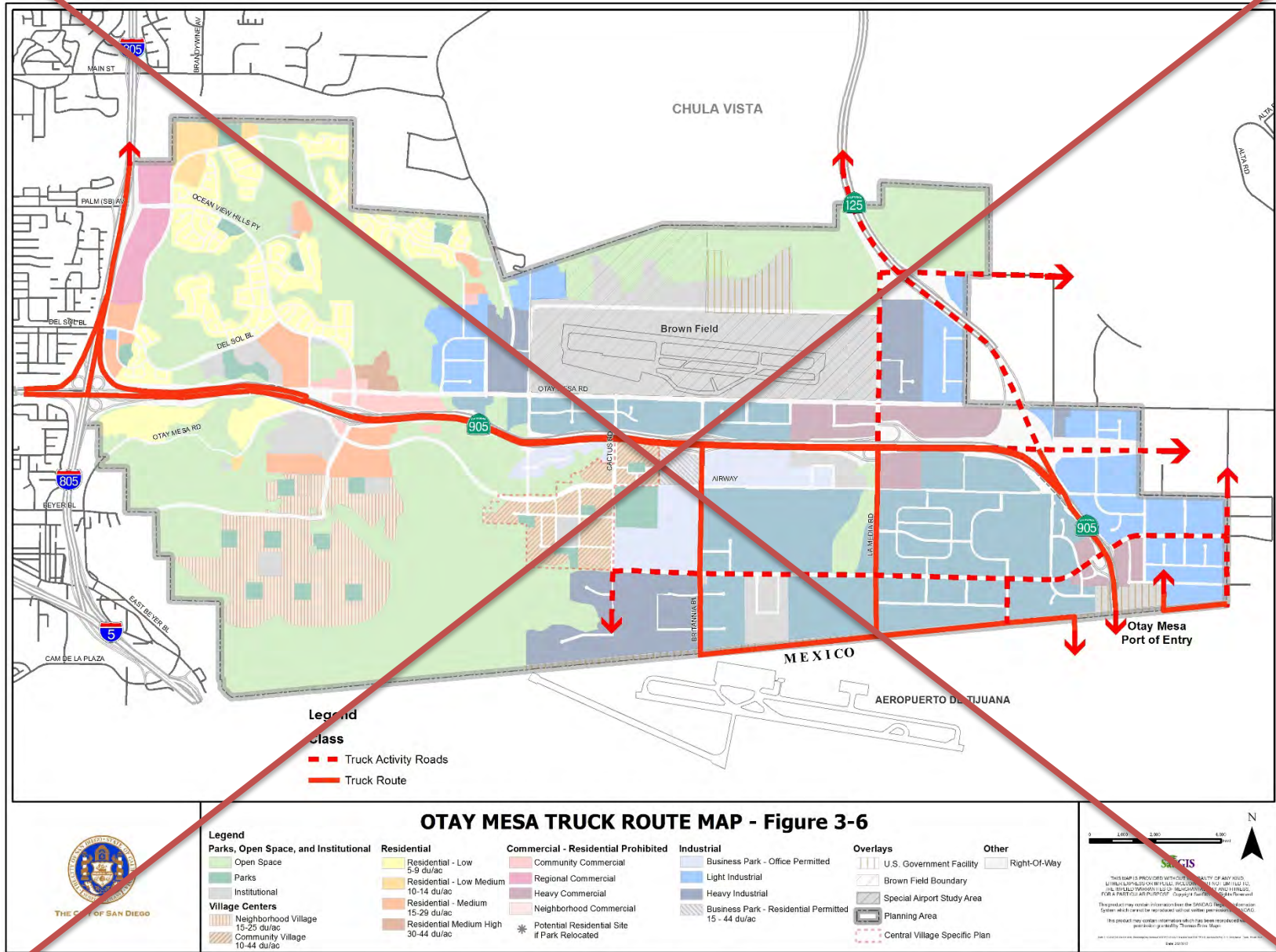
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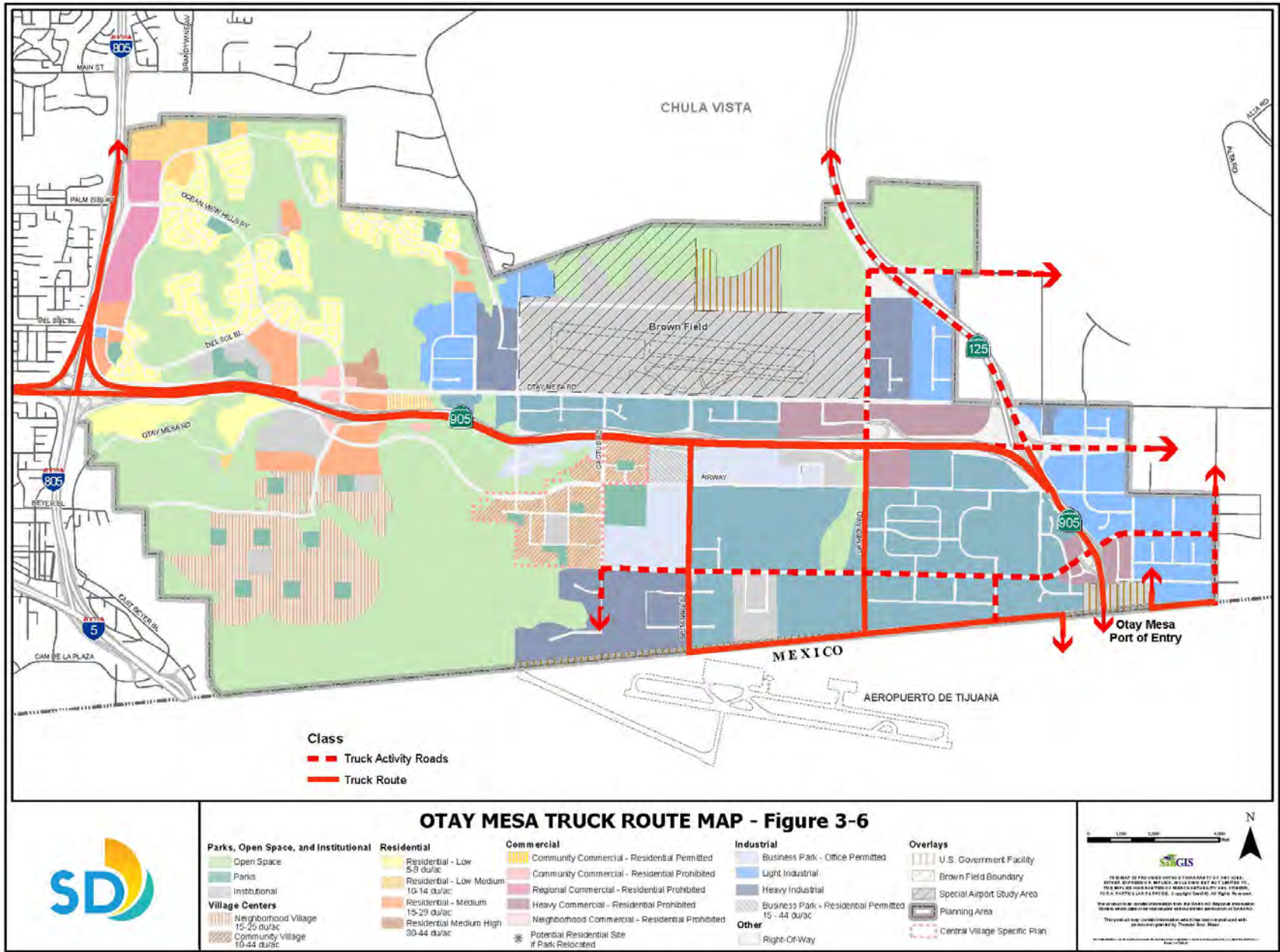
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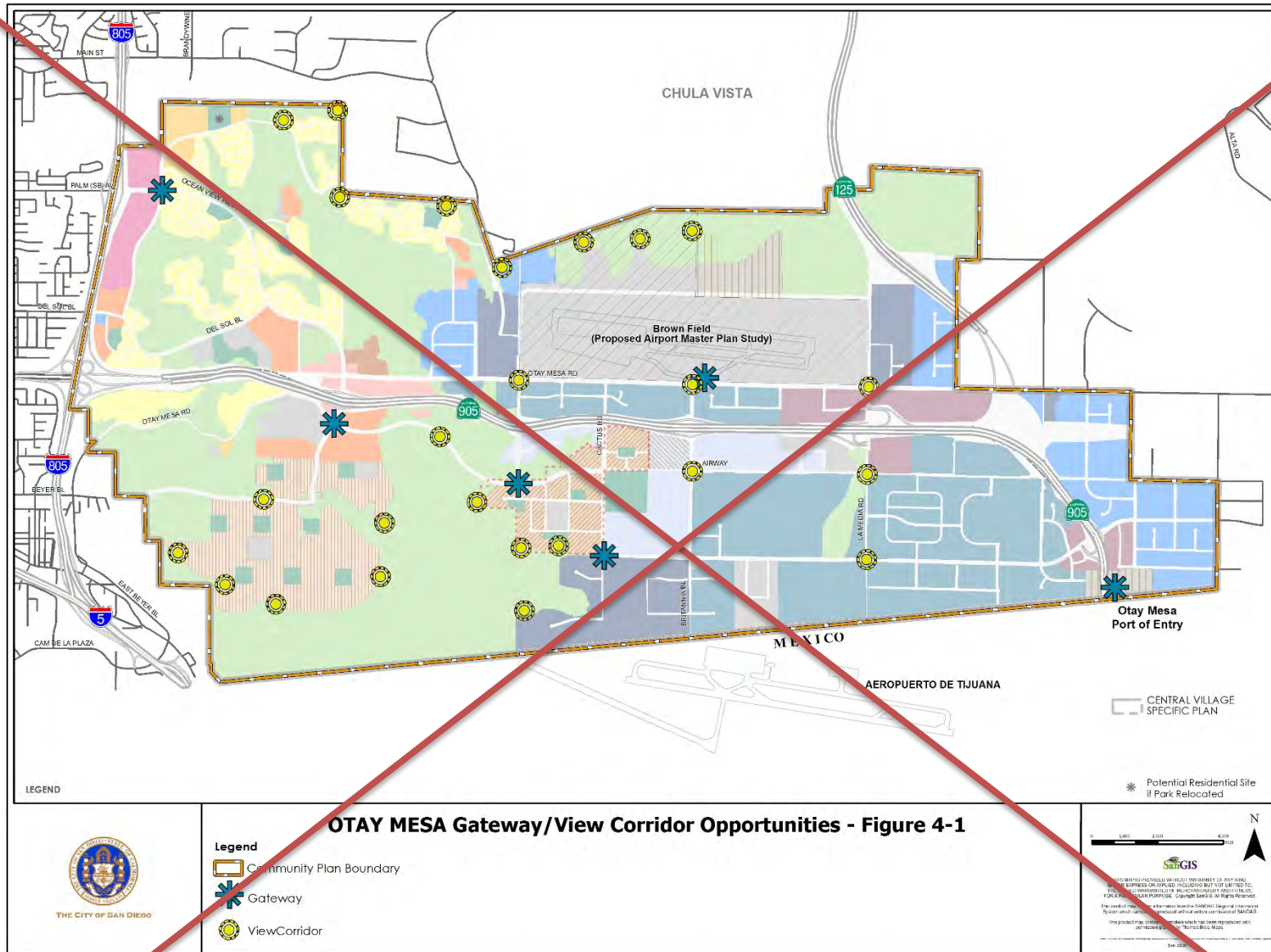


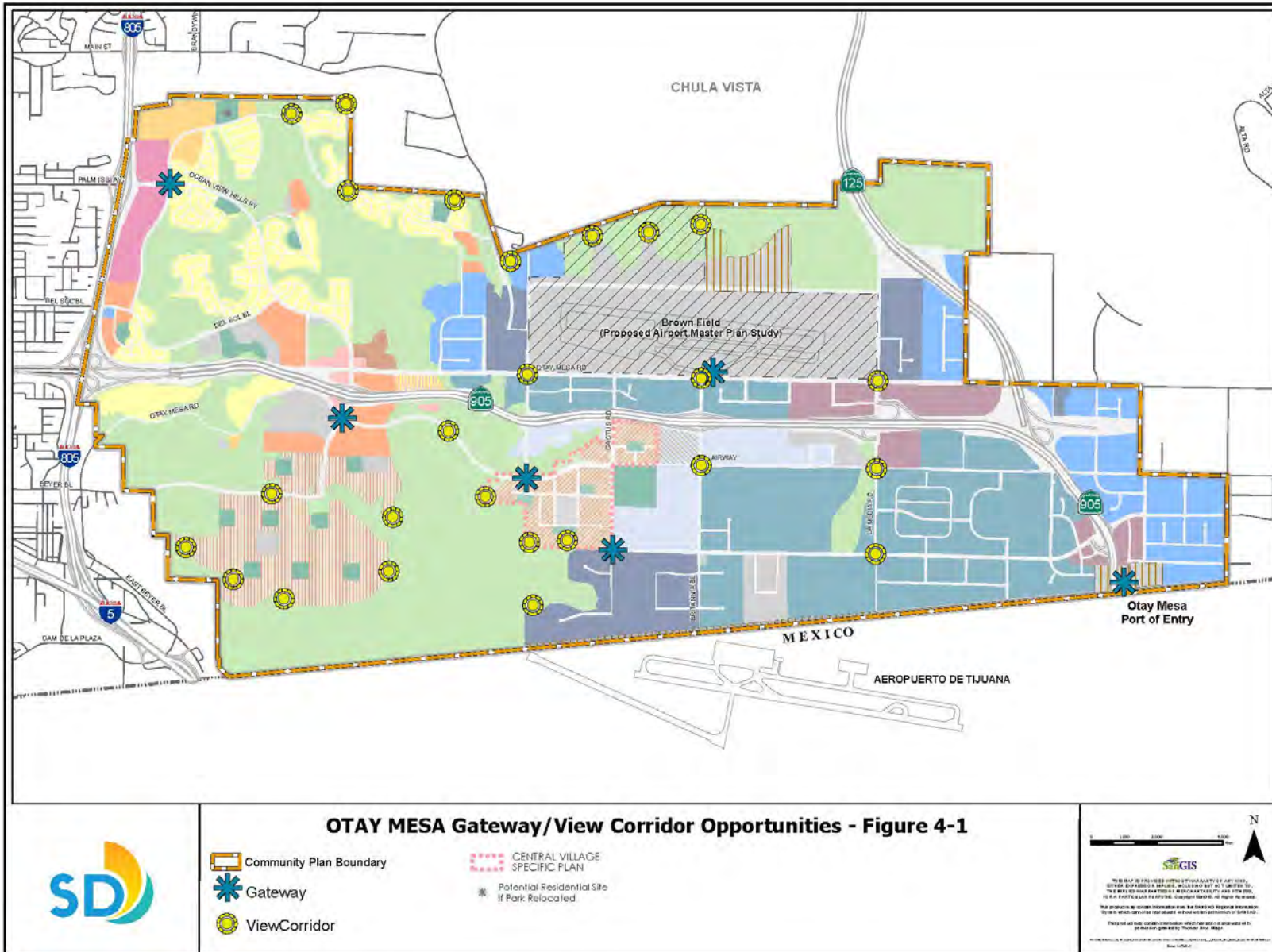
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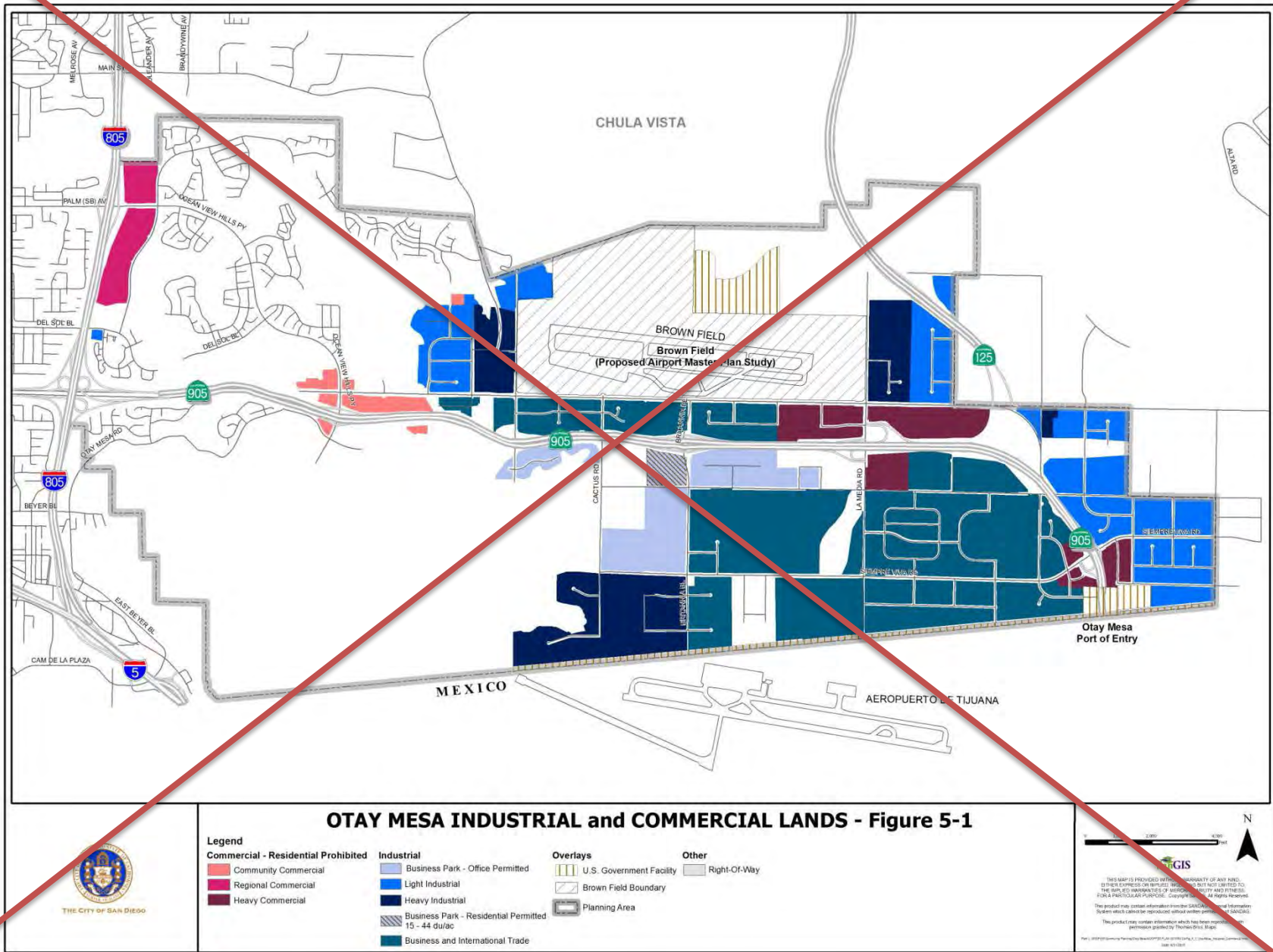


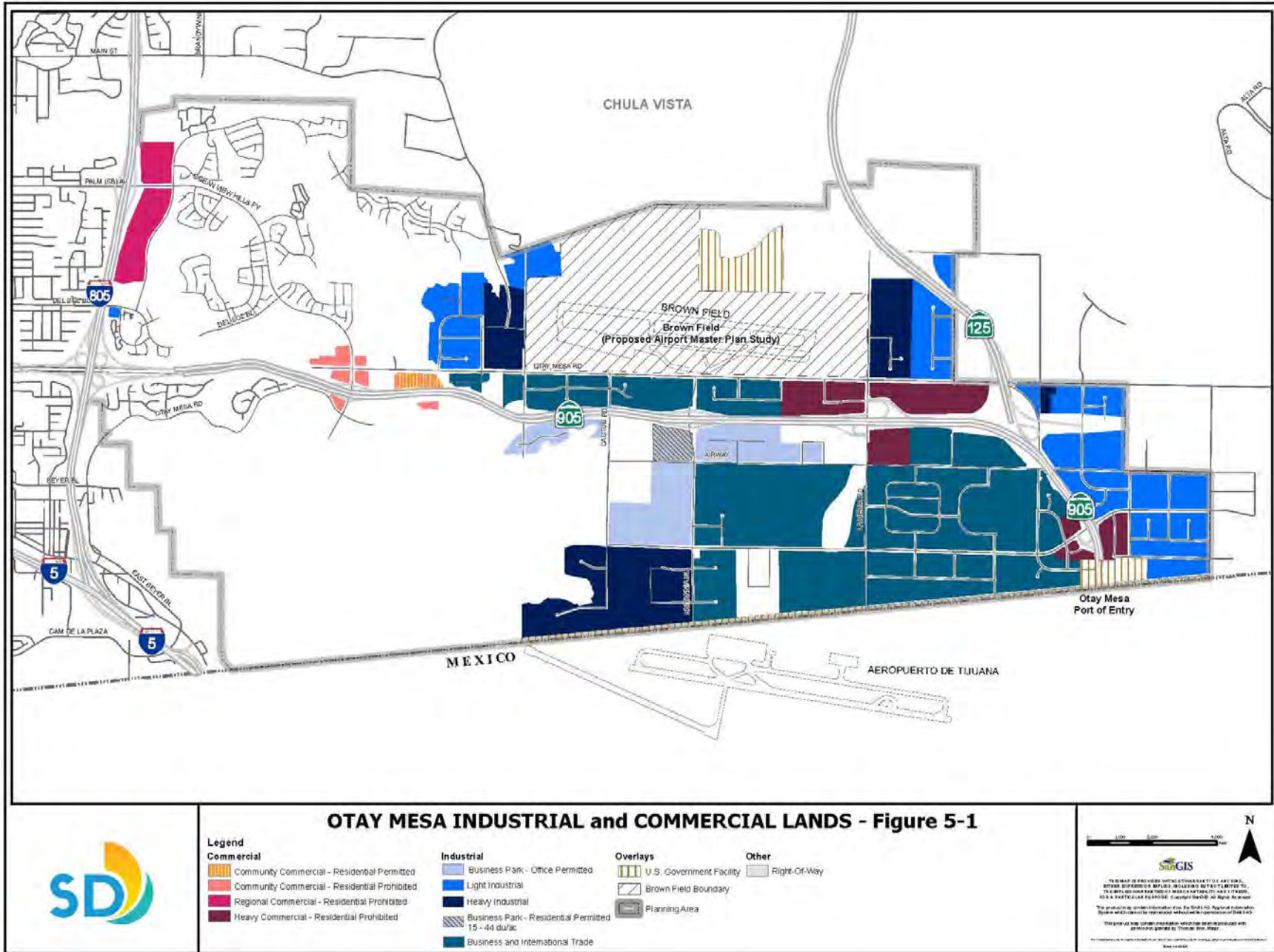
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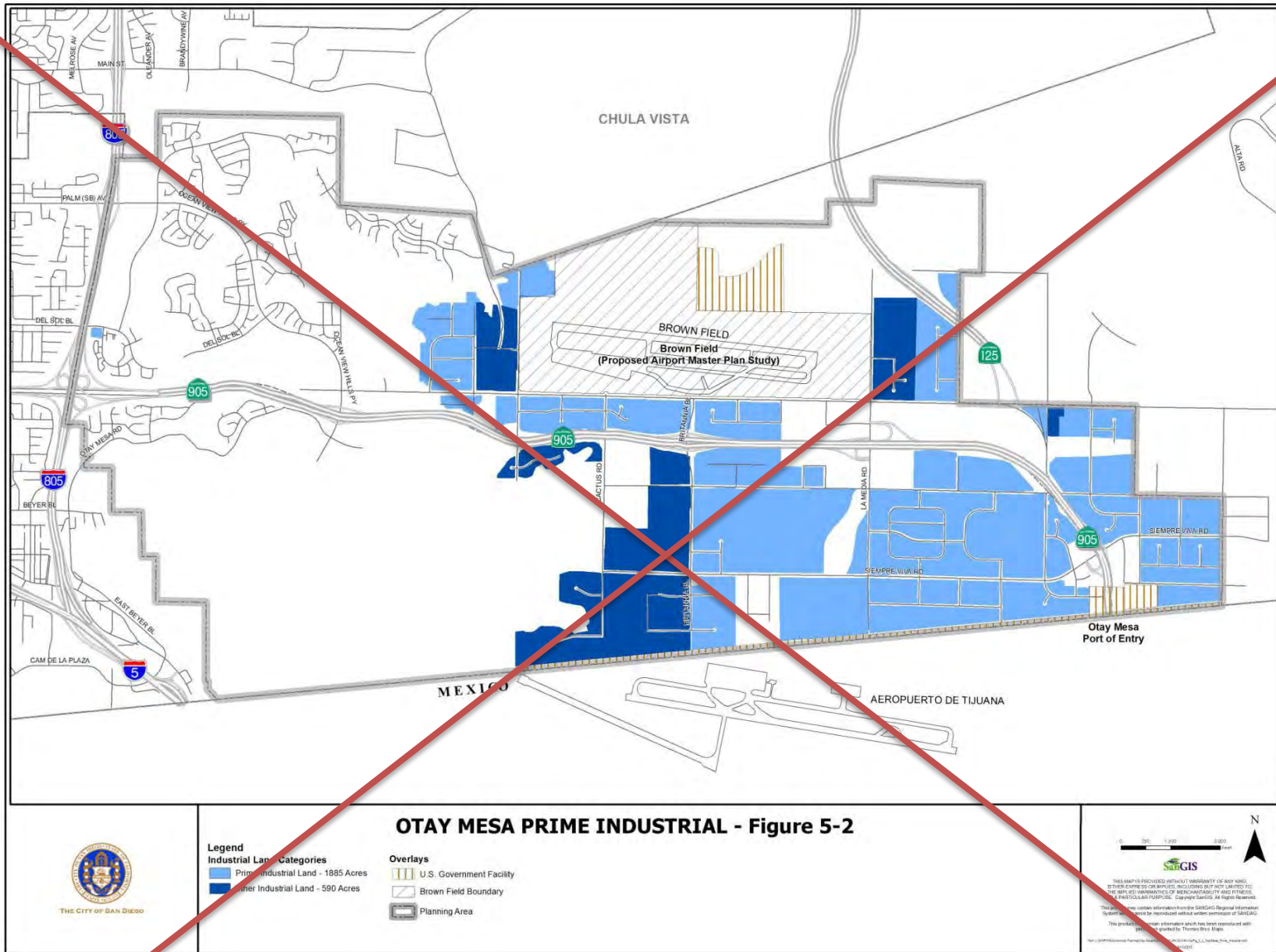


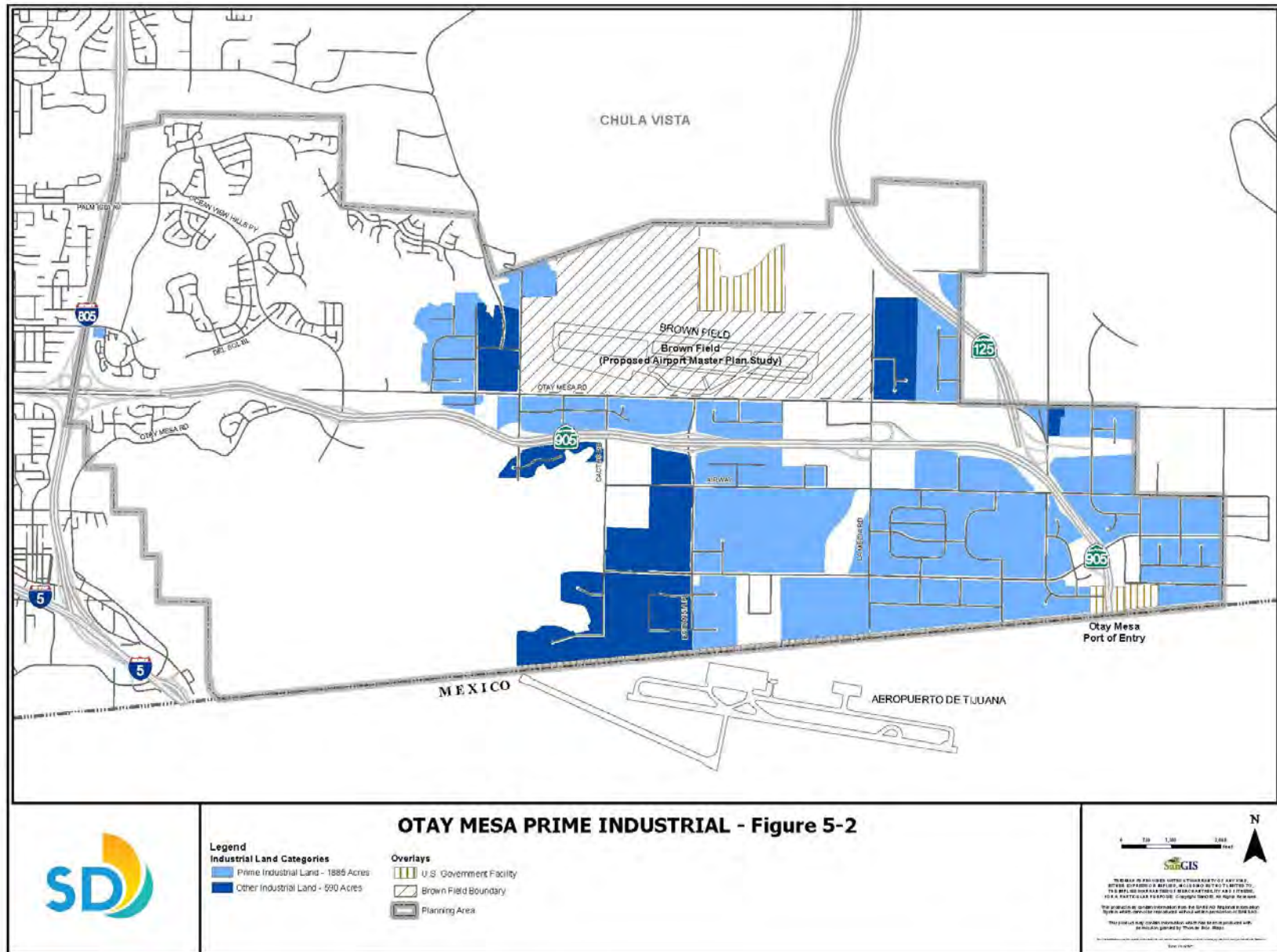




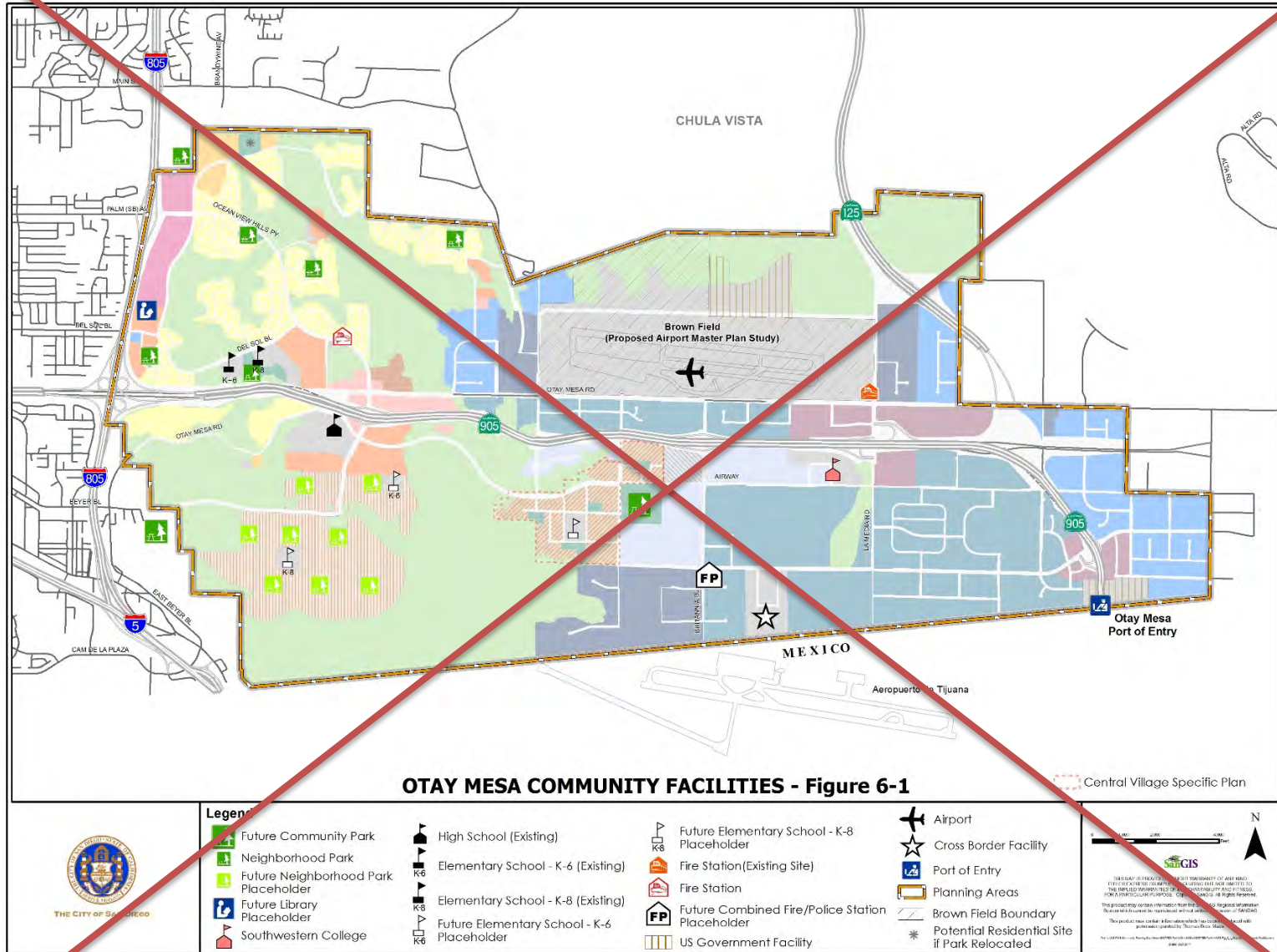


Economic Prosperity Element

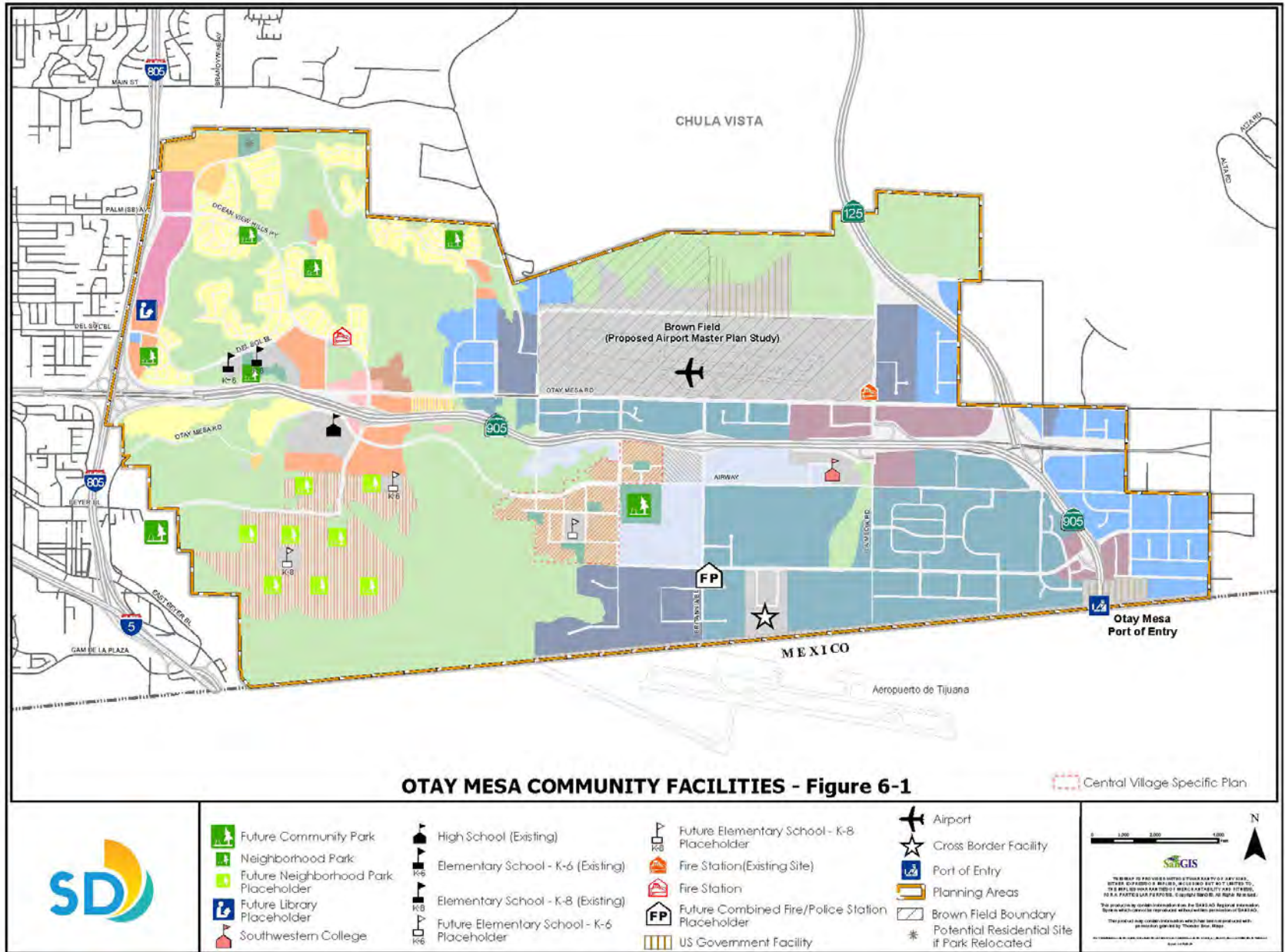




Public Facilities, Services & Safety Element



Public Facilities, Services & Safety Element



Recreation Element

Population-Based Parks and Recreation Facilities

The General Plan establishes a minimum standard provision of 2.8 useable acres of population-based park land for every 1,000 residents. All new development in Otay Mesa will be required to comply with the General Plan standard. At full community build out, this plan projects approximately 39,100 residents for the Southwest and Central Districts.

As of 2011, the Northwest District provides approximately 51 acres of park land, or 1.8 acres per 1,000 residents, as stipulated in the previously approved precise plans that govern development in these areas. The total required park acreage for Otay Mesa is approximately 161 acres, which combines the 51 acres in the Northwest District with approximately 110 acres, or 2.8 acres per 1,000 residents, for the other Neighborhood Districts in the community. Of these 110 acres, a minimum of approximately 21 acres (13 acres per 25,000 residents) of community parks should be provided; the remaining acreage should be in the form of neighborhood parks. Some neighborhood park acreage has been allocated to the Grand Park (discussed in the Central District, below). The General Plan also establishes population-based minimum guidelines for recreation centers (1 per 25,000 residents) and aquatic complexes (1 per 50,000 residents).

Table 7-1

Otay Mesa Park Acreage Summary Table			
	Total Units	Total Population	Park Acres
Northwest Area	7,768 7,989	29,737	51*
Southwest Village	6,310	21,028	59
Central Village**	5,246	18,099	51
TOTAL	19,324 19,545	68,864	161

*Park standards governed by previously adopted Precise Plans

** Central Village totals include units and population of Business Park – Residential Permitted area

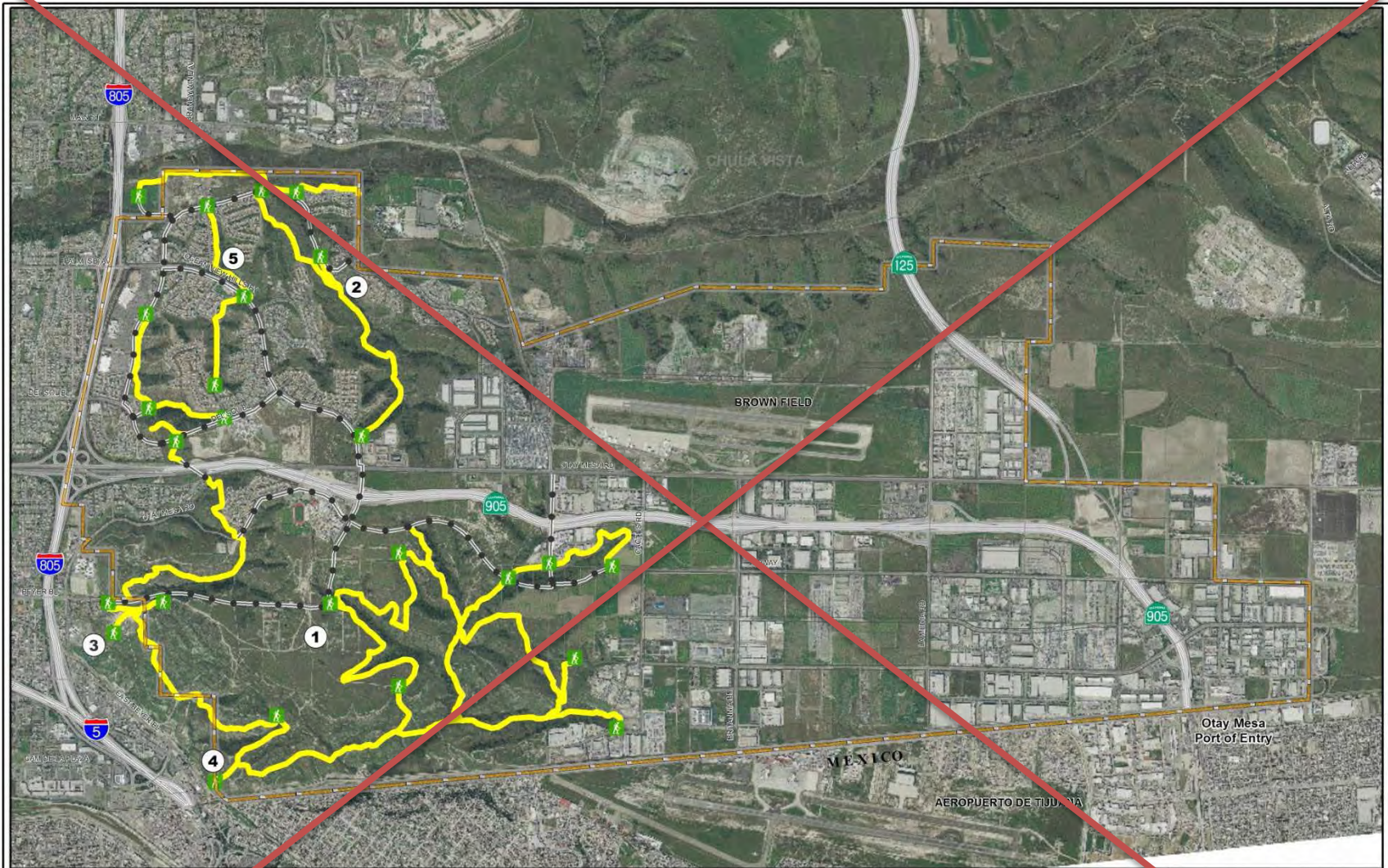
Table 7-2

Otay Mesa Park Facilities Table		
	Recreation Centers	Swimming Facilities
Northwest Area	Pacific Breezes	Pacific Breezes
Southwest Village	Beyer Community Park	
Central Village	Grand Park	Grand Park

The General Plan establishes “equivalencies” as a mechanism for provision of population-based park acreage in urbanized communities where land is constrained. Since Otay Mesa is not constrained and the planning process allows for incorporation of all required park acreage, the use of equivalencies, including joint use partnerships, is not available as a method to provide population-based park acreage, except for the Ocean View Hills Middle School Joint Use Area (described below).



Recreation Element



OTAY MESA TRAILS MAP - Figure 7-1



THE CITY OF SAN DIEGO

Legend

- Planning Areas
- Trails, Open Space
- Trailhead View Point
- Sidewalk, Bike Lane Connection-Proposed ROW

- 1* Approximate educational trail adjacent to Vernal Pool areas.
- 2* Proposed Road.
- 3* Connection to proposed Community Park.
- 4* Potential trail would require crossing rail road tracks.
- 5* Monitor existing trail adjacent to occupied cactus wren habitat.

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Recreation Element



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

OTAY MESA TRAILS MAP - Figure 7-1



Legend

- Planning Areas
- Trails, Open Space
- Trailhead View Point
- Sidewalk, Bike Lane Connection-Proposed ROW

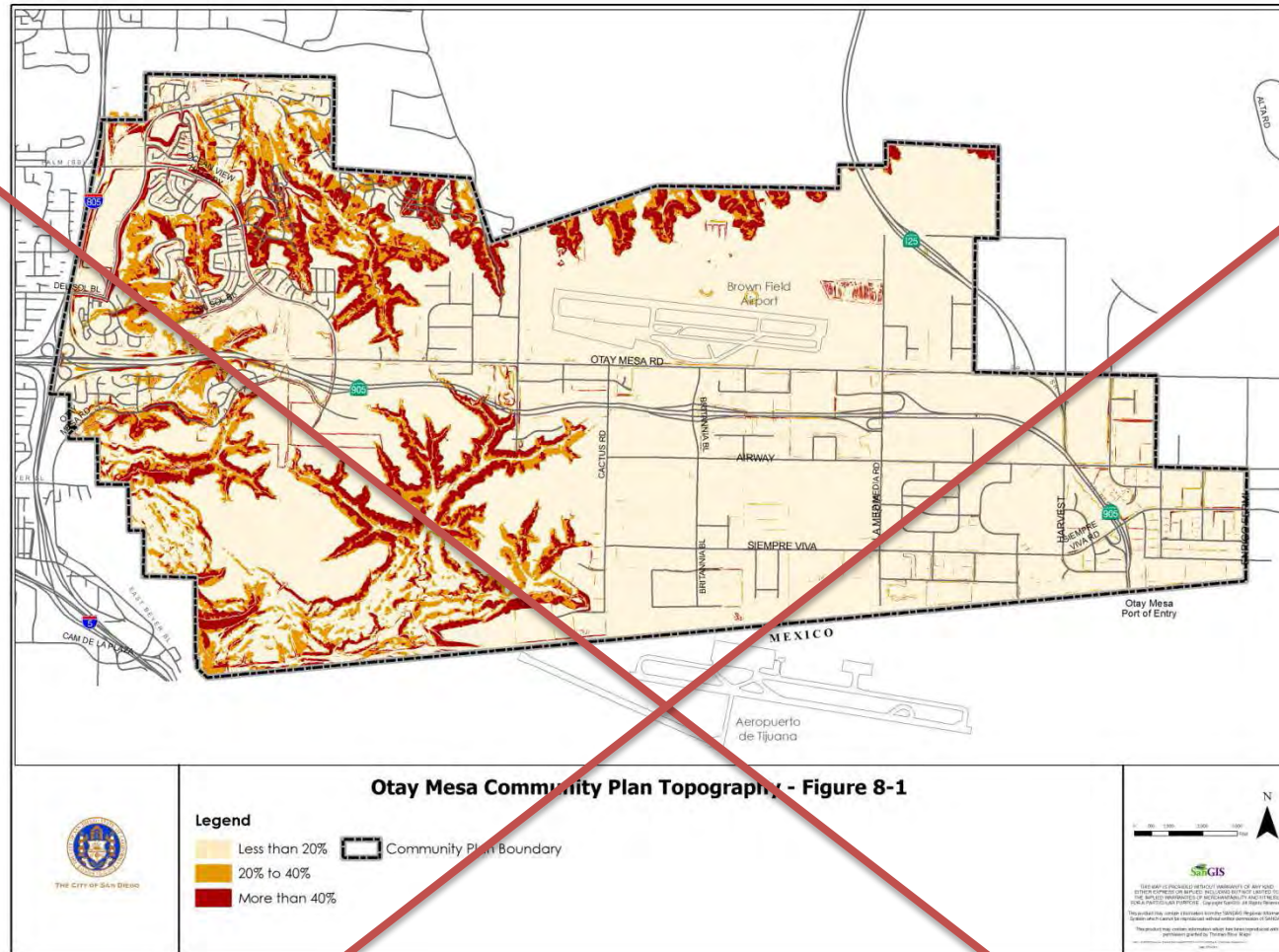
- 1* Approximate educational trail adjacent to Vernal Pool areas.
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- 5* Monitor existing trail adjacent to occupied cactus wren habitat.

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Conservation Element



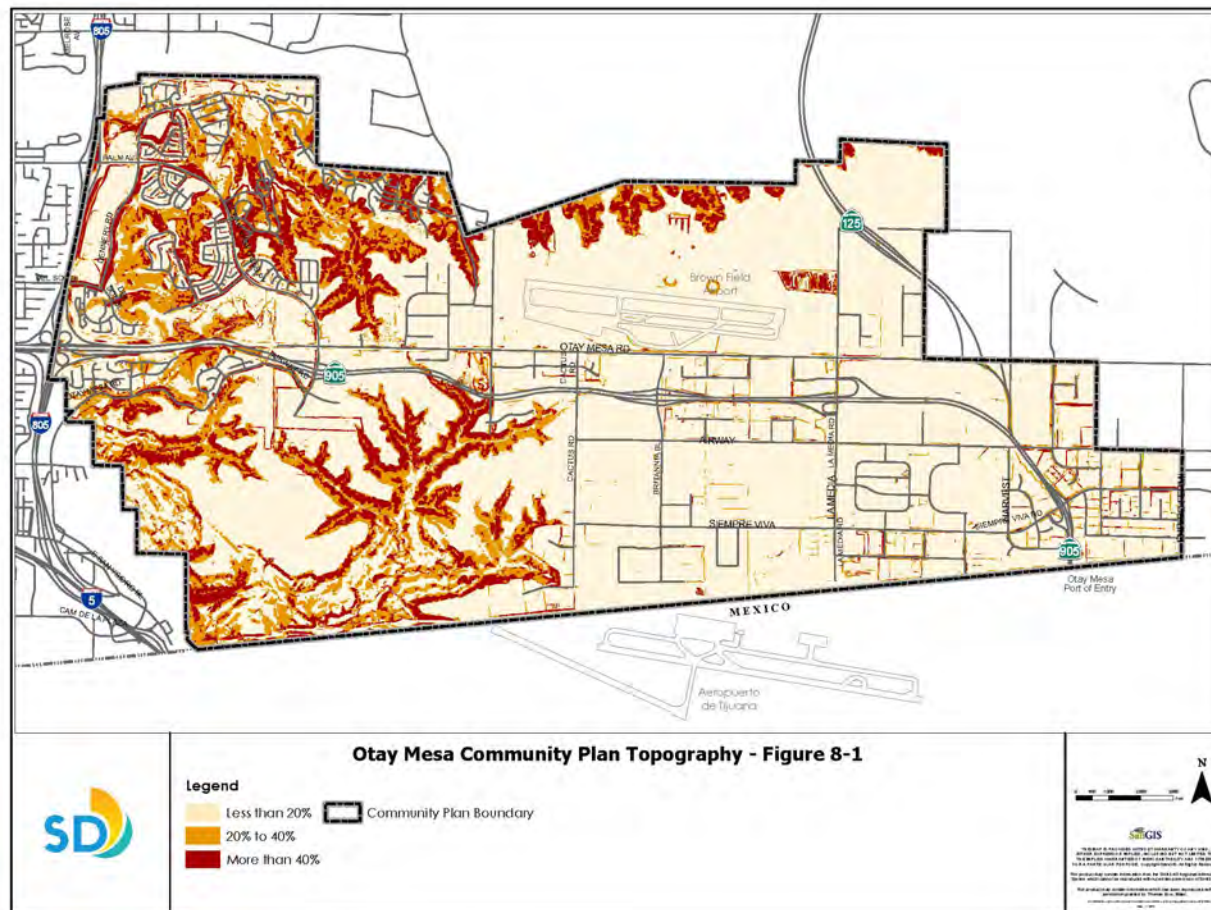
Conservation Element

8.1 Habitat and Sensitive Lands Protection

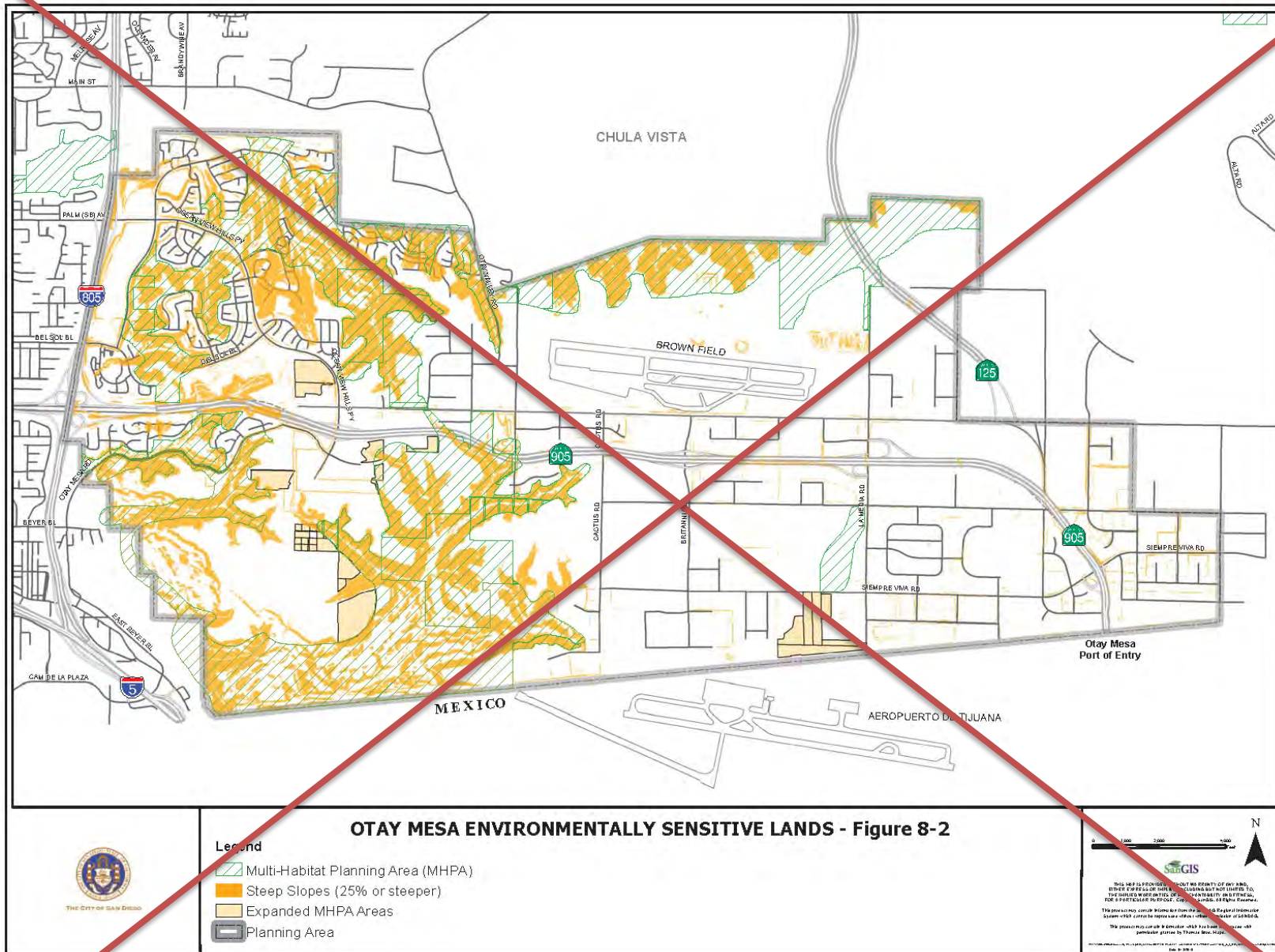
DISCUSSION

Otay Mesa is characterized as a flat mesa or “tableland” broken by the irregular bluffs and canyons that drain north into the Otay River Valley and south to

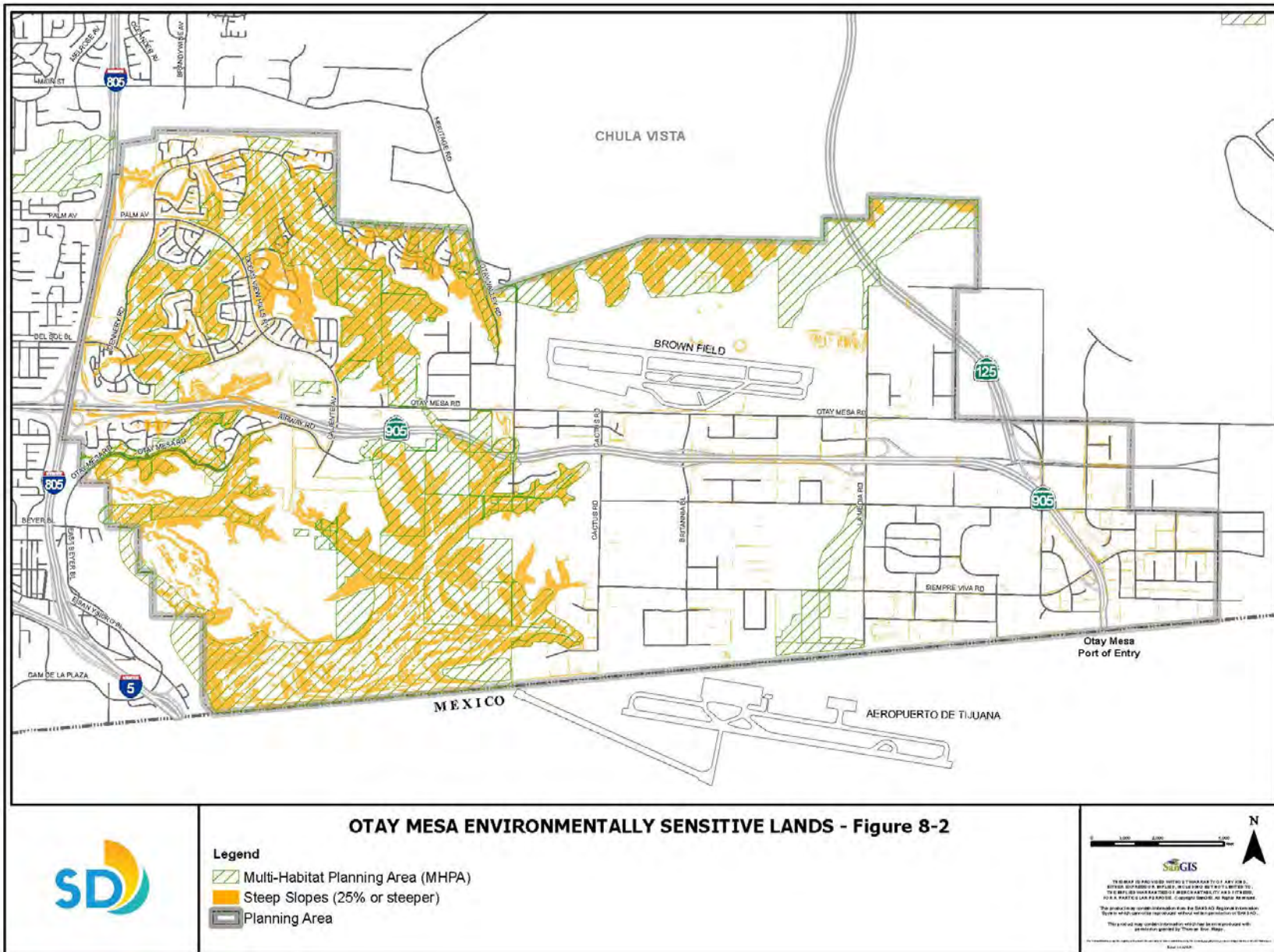
the Tijuana River. Figure 8-1 identifies the slope percentages of Otay Mesa, along with the major canyon systems that drain Otay Mesa.



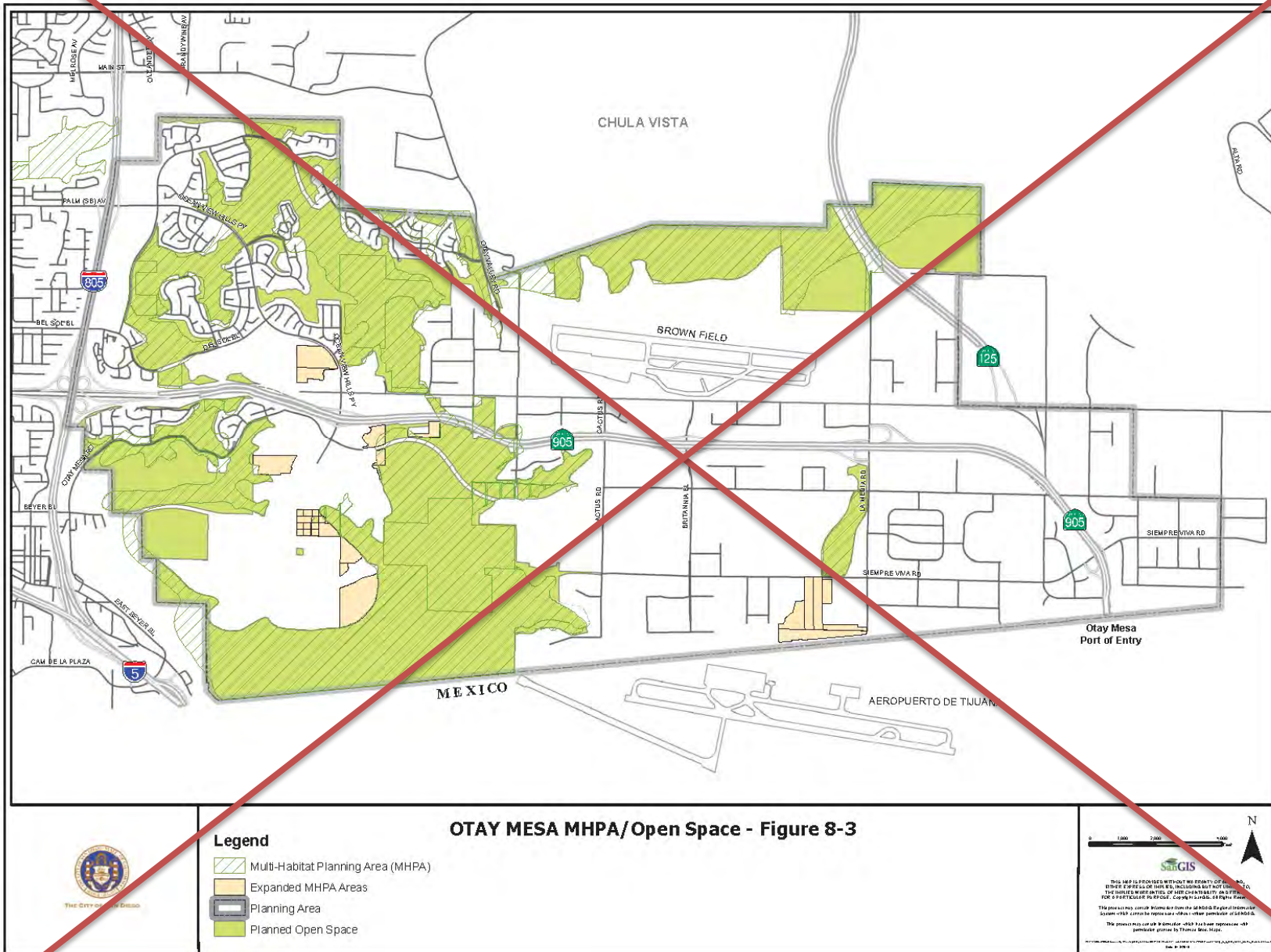
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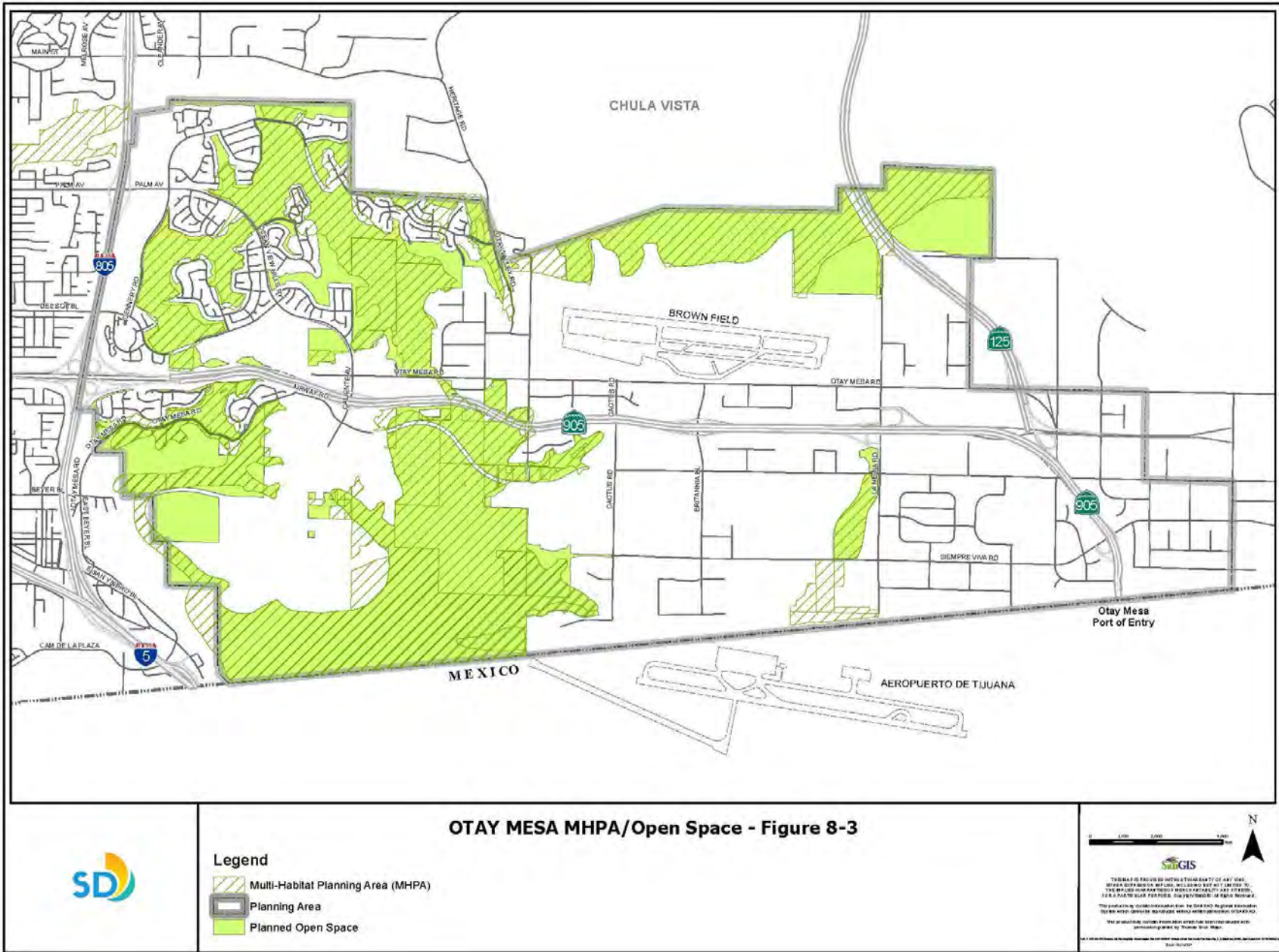
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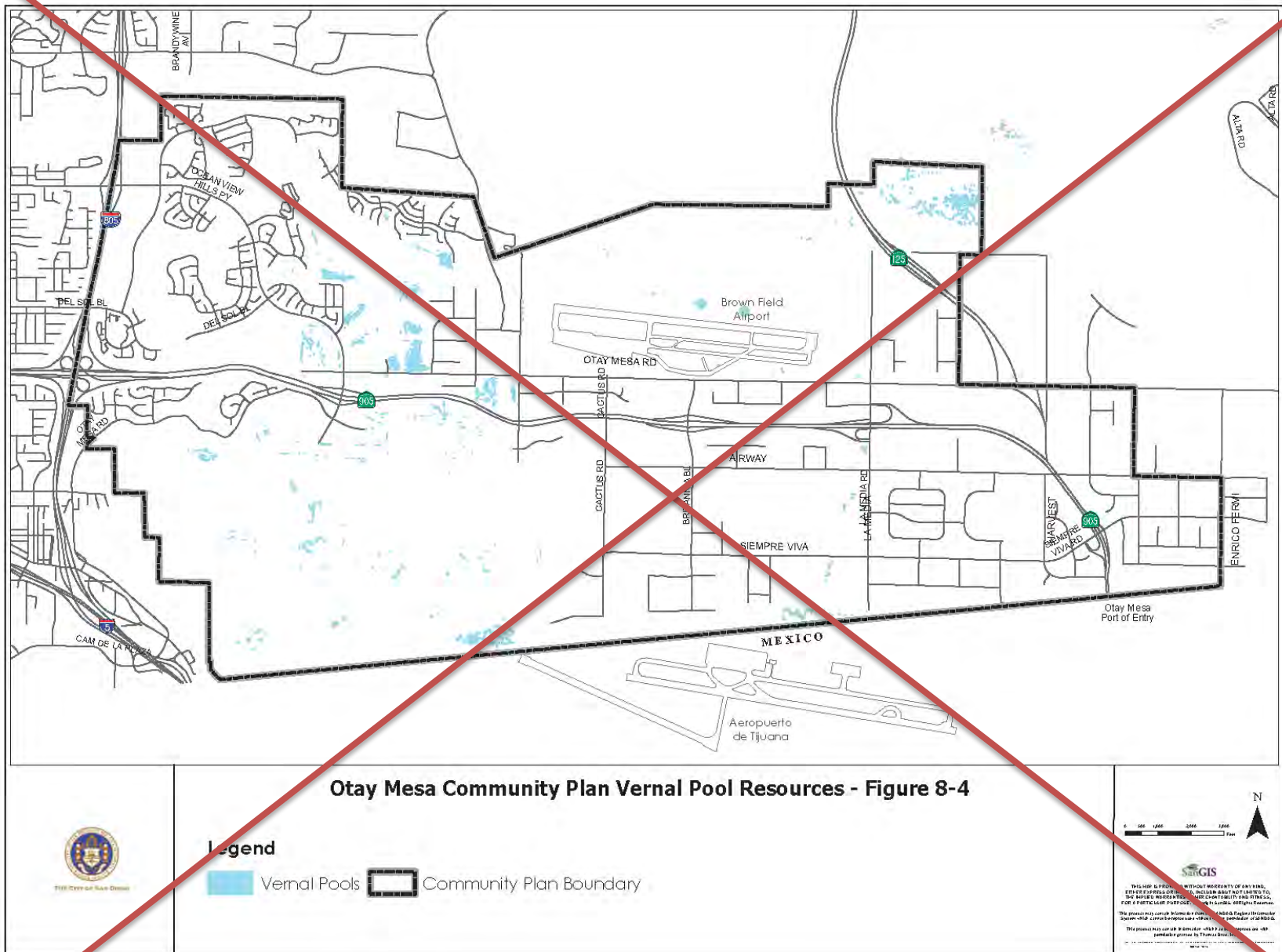
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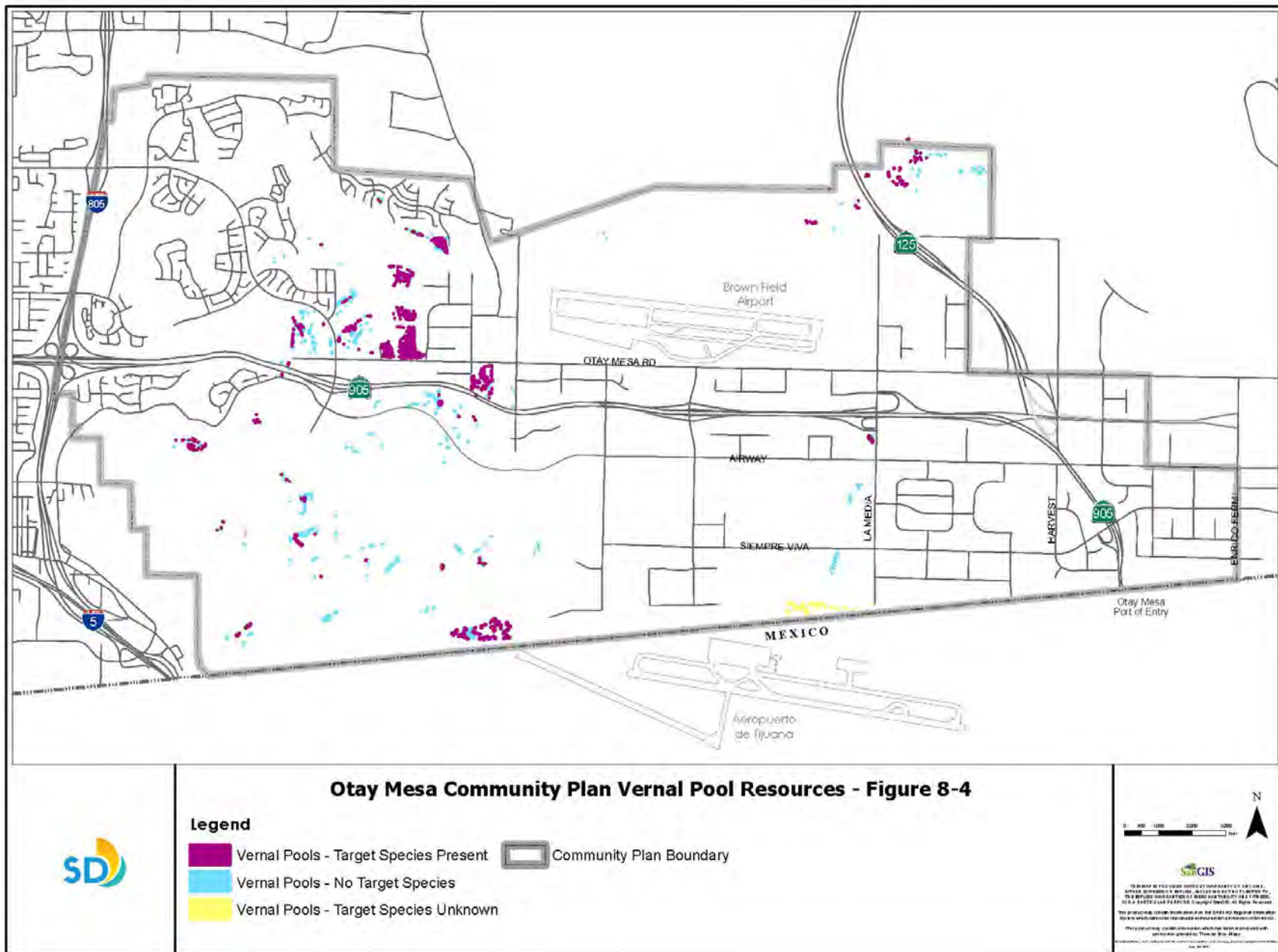


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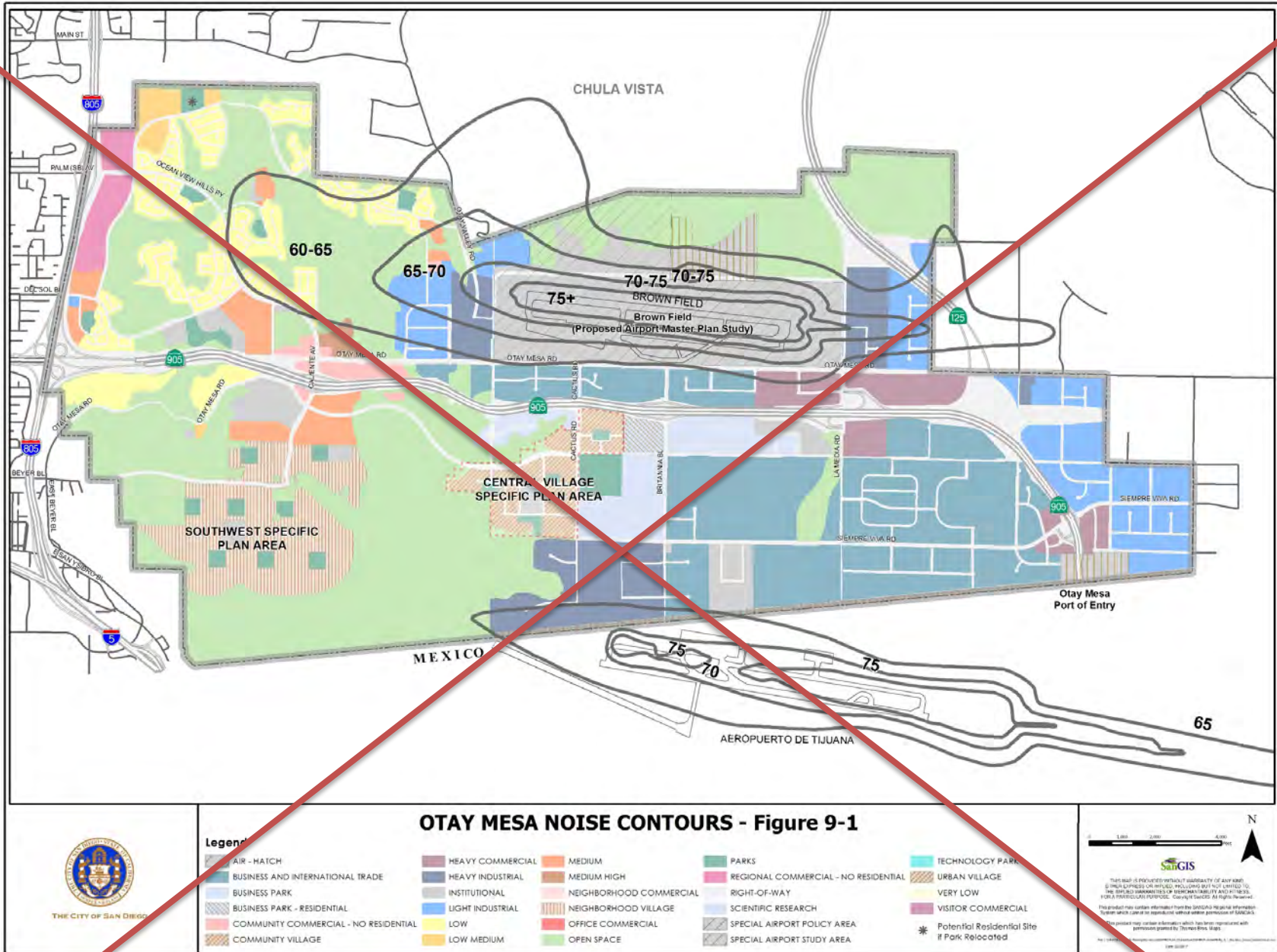


Conservation Element





Noise Element



Noise Element

