



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 17, 2010 **REPORT NO. PC – 10-049**

ATTENTION: Planning Commission Agenda of June 24, 2010

SUBJECT: Initiation of Community Plan Amendments to facilitate certain trail alignments proposed in the draft Carmel Mountain/Del Mar Mesa Natural Resources Management Plan.

**OWNER/
APPLICANT:** City of San Diego Park and Recreation Department

SUMMARY

Issue(s) – Should the Planning Commission INITIATE amendments to the Del Mar Mesa, Carmel Valley, Pacific Highlands Ranch, Rancho Peñasquitos, and Torrey Highlands Community Plans? The Community Plan Amendments have been requested to add planned trail alignments within the approximately 885-acre Carmel Mountain/Del Mar Mesa natural resource management planning area and to formalize connections to existing and planned off-site trails.

Staff Recommendation(s) – INITIATE the community plan amendment process.

Community Planning Group Recommendations – There are three community planning groups that cover the five affected community planning areas. All three groups supported the initiation request for their respective areas as follows:

- The Rancho Peñasquitos Planning Board voted 13-0-1 to support the initiation at their regularly scheduled meeting of June 2, 2010;
- The Carmel Valley Community Planning Board voted 13-0-0 to support the initiation at their regularly scheduled meeting of June 8, 2010;
- The Del Mar Mesa Community Planning Board voted 10-0-0 to support the initiation at their regularly scheduled meeting of June 10, 2010. The Planning Board also voted to request that the community plan amendment also include changes to the Del Mar Mesa Specific Plan to resolve four issues related to plan implementation that are of concern to them. The Planning Board's letter detailing this vote is included as **Attachment 3**. Staff has not had time to fully review their proposal. However, if the amendments are initiated with a broader scope, staff would request that the Planning Commission direct CPCI

to include the additional changes only if they are determined to be minor in nature and not affect the project timeline or generate the need for significant analysis or additional environmental review.

Other Recommendation(s) – None.

Environmental Impact – If initiated, the proposed Community Plan Amendments and future discretionary actions will be subject to environmental review.

Fiscal Impact – Processing costs are being absorbed in the City Planning & Community Investment Department's General Fund work program.

Code Enforcement Impact – Unauthorized recreational use has been occurring within the preserve area covered by the Natural Resources Management Plan, mainly the unauthorized creation of new paths as well as the use of existing, undesignated paths for trail use. The park ranger from the City Park and Recreation Department and the warden from the California Department of Fish and Game are providing enforcement. According to the Park and Recreation Department, providing legitimate recreational access to open space can deter illegal activities. The proposed amendments would increase the number of designated trail miles within the planning area but would reduce the miles of existing, undesignated paths. The increase in designated trails and the reduction in unauthorized trails would potentially reduce the enforcement impact by providing more trail use in the preserve.

Housing Impact – None.

The initiation of community plan amendments in no way confers adoption of plan amendments, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendments, and that the City Council is not committed to adopt or deny the proposed amendments.

BACKGROUND

I. Community Plan Amendments (CPAs)

The proposed Community Plan Amendments are generally located within the following five northern communities: the majority of the Del Mar Mesa Specific Plan area; the eastern portion of Pacific Highlands Ranch; the southern portion of Carmel Valley; the southwestern portion of Rancho Peñasquitos; and the very southern portion of Torrey Highlands. A Natural Resources Management Plan (NRMP) has been prepared for designated open space preserves located in the eastern portion of the Del Mar Mesa community and for the Carmel Mountain Preserve south of SR-56 and west of Carmel Country Road (**Attachment 1**). One of the objectives of the Carmel Mountain/Del Mar Mesa Natural Resources Management Plan is to establish a trail system for the area that meets current recreational needs and is consistent with the natural resource protection goals of the NRMP. The NRMP's proposed trail alignments as well as several offsite trail connections proposed by the Park and Recreation Department are more extensive

than the trail alignments identified in the land use plans and community plans within the five community planning areas affected by the proposal (**Attachments 4&5**). Therefore, the Park and Recreation Department has submitted an application for the proposed trail system to amend the affected Community Plans.

The Community Plan Amendments and NRMP have slightly different review processes: while both the NRMP and the plan amendments are Process 5 decisions (City Council), the NRMP is first reviewed by the Park and Recreation Board before a Council decision. Therefore, the Community Plan Amendments will be processed separately from the NRMP. However, since the technical analysis for the NRMP will be part of the General Plan and Community Plan consistency evaluation for the Community Plan Amendments, the amendments and NRMP will be processed to concurrent decision points. The proposed scope of work would require amending the planning documents listed below (**Attachments 6-9**). It is anticipated that the amendments would consist of either new or revised figures that establish the mapped trail alignments within each planning document described as follows:

Del Mar Mesa Specific Plan – The amendment would add trails in addition to the single multi-use trail (SDG&E access road) shown in the existing plan. The NRMP boundary is within the eastern portion of the community designated as Resourced-based Open Space by the Specific Plan and is identified as core habitat area by the City’s Subarea Plan for the Multiple Species Conservation Program (MSCP). The trail system proposed within Del Mar Mesa is the most extensive of the five community planning areas affected by the proposal.

Carmel Valley Neighborhood 8A Specific Plan/Precise Plan – The amendment would add a trails map to the Precise Plan that would formalize the trail system proposed within the Carmel Mountain preserve. The Carmel Valley Community Planning Board also raised the concern that any trail map in the Precise Plan not be used to override future management concerns that could require trail closure in environmentally sensitive areas if needed. Staff can address the Board’s issue with either a notation on the trails map and/or changes to the Precise Plan text.

Pacific Highlands Ranch Subarea Plan – The amendment would add a loop trail within Deer Canyon that extends west from the Del Mar Mesa Preserve.

Rancho Peñasquitos Community Plan – The amendment would add a multi-use trail to introduce a connection between Del Mar Mesa and Darkwood canyon in Rancho Peñasquitos (within the Los Peñasquitos Canyon Preserve) from the west side of Carmel Mountain Road to the east side of Camino Del Sur. The proposed multi-use trail would follow the existing alignment of the pedestrian pathway shown within the Community Plan Open Space System. The proposed trail would also follow the future extension of Camino Del Sur.

Torrey Highlands Subarea Plan – The amendment would add two multi-use trail alignments within the southern portion of the Torrey Highlands Community that connect

to the Del Mar Mesa Preserve area via Deer Canyon. The proposed amendment would provide connectivity between Torrey Highlands and the Del Mar Mesa Specific Plan through two multi-use trail alignments adjacent to the residential and employment center areas. The proposed NRMP would result in the consolidation of trail alignments into existing built trails that connect Deer Canyon to the Del Mar Mesa Preserve.

II. Natural Resources Management Plan

Natural Resource Management Plans are prepared pursuant to the Multiple Species Conservation Program (MSCP). The overarching goal of the MSCP is to maintain and enhance biological diversity in the region and conserve viable populations of endangered, threatened, and key sensitive species and their habitats, thereby preventing local extirpation and ultimate extinction, and minimizing the need for future listings, while enabling economic growth in the region.

Section 10.6 (B) of the 1997 MSCP Implementing Agreement between the City, the U.S. Fish and Wildlife Service (FWS) and the California Department of Fish and Game (DFG) requires the City to identify the preparation of "Area Specific Management Directives" as a requirement in its Framework Management Plan. The City's Framework Management Plan, which was incorporated into the City's 1997 MSCP Subarea Plan, includes certain Specific Management Directives and also calls for the preparation of Natural Resource Management Plans (NRMP).

The Implementing agreement and Subarea Plan also established the Multi-Habitat Planning Area (MHPA), the area within which preserve planning is focused and within which permanent conservation of habitat lands will be accomplished through implementation of the Subarea Plan. The MHPA is defined by mapped boundaries and/or by quantitative targets for habitat conservation and other criteria as specified in the Subarea Plan. Within the MHPA, Carmel Mountain and Del Mar Mesa are designated as "Core Biological Areas". MSCP-related planning documents include policies which recognize these areas as having the highest need for protection of biological resources.

The proposed trail system has been revised several times and continues to be revised in order to address issues and concerns raised by the wildlife agencies, City staff and user groups. The current draft NRMP requires plan amendments only to the one graphic which depicts trail alignments in each plan.

DISCUSSION

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either Planning Commission or City Council initiation before the plan amendment process and accompanying project may actually proceed. This initiation request does not constitute an endorsement of the project proposal. A staff recommendation will be developed once the project has been fully analyzed.

The purpose of the initiation process is not to discuss the details of the proposal, but rather focus upon the more fundamental question of whether the proposed change to the General Plan and community plan is worthy of further analysis based upon compliance with the initiation criteria (provided below). These criteria are now included in the Land Use Element of the City's recently updated General Plan, whereas before they were included in the Land Development Code. Although applicants have the right to submit amendment requests to the City, not all requests merit study and consideration by City staff and the decision-makers. The initiation process allows for the City to deny an application for amendment if it is clearly inconsistent with the major goals and policies of the General Plan. Most importantly, the initiation process allows for early public knowledge and involvement in the process as a whole. Additionally, the Planning Commission has the opportunity to advise City staff to evaluate specific factors during the processing of the proposed plan amendment process.

The recommendation of approval or denial of the initiation is based upon compliance with three initiation criteria. The City Planning & Community Investment Department believes that all of the following initiation criteria can be met:

- (1) **The amendment request appears to be consistent with the goals and policies of the General Plan and affected community plan and any community plan specific amendment criteria.**

The General Plan recommends that canyon and other open space trails be located to take advantage of existing pathways and maintenance easements where possible. It also includes recommendations for linking communities through a trail system, as well as the implementation of the MSCP goals, policies, and objectives (**See Attachment 2**). The proposed trail system generally follows existing access roads and dirt paths and meets this General Plan objective. However, many dirt paths, particularly in Del Mar Mesa, are a result of unauthorized use of the preserve and are not suitable for formal trails because they do not meet city standards or because their continued use is detrimental to protecting the natural environment. The NRMP proposes to close and restore these unsustainable trails and they are not part of the proposed trail plan.

The community plans all address the need for connectivity, multi-use trails, and the preservation and protection of sensitive biological resources (**See Attachment 2**). The proposed Community Plan Amendments would add trail alignments within two significant blocks of open space in the north city, the Carmel Mountain Preserve and eastern Del Mar Mesa. As the communities surrounding these preserves have developed, the demand has grown for recreational use of open space and the largely pristine natural environment within these two habitat preserves has attracted interest from trail user groups, particularly mountain bicyclists. The Park and Recreation Department has worked with the Los Peñasquitos Canyon Preserve Citizen's Advisory Committee and the various user groups to identify a trail system within the preserves as well as offsite connections to

adjacent communities. The proposed trail system would increase access to the preserve for recreation, providing trail experiences for hikers, mountain bicyclists and equestrians. This is consistent with a General Plan goal for open space lands to provide “*a system of pedestrian, bicycle, and equestrian paths linking communities, neighborhoods, parks, and the open space system.*”

Carmel Mountain and Del Mar Mesa open space is also identified as MSCP core habitat, a primary component of the MSCP preserve. The proposed trail configuration in these open space areas would need to be evaluated for consistency with the General Plan policy to “*balance passive recreation needs of trail use with environmental preservation*” if the Community Plan Amendments are initiated. Environmental preservation is the main goal of the NRMP and the proposed trail system and corresponding management directives have been evaluated under the requirements of that plan.

- (2) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.**

The proposed amendments would benefit the community by enhancing recreational opportunities through the addition of multi-use trails and increased access to the canyon system. The closure of illicitly established trails as a result of this process would enhance the preservation and protection of sensitive biological and cultural resources within the Preserve.

- (3) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

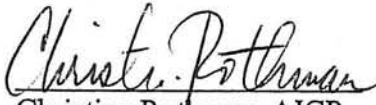
Not applicable. However, it is hoped that providing additional recreational trail opportunities will actually reduce enforcement efforts against illegal off-trail activities.

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Potential impacts of planned trail alignments through mapped and private properties.
- Potential conflict between the diverse users of multi-purpose trails, including equestrians, bicyclists, and pedestrians.
- Potential impacts to sensitive biological resources

As discussed above, the proposed Community Plan Amendments meet all three General Plan criteria for Planning Commission initiation of a community plan amendment; therefore, staff recommends initiation of the proposed amendments. Although staff believes that the proposed amendments meet the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. **Therefore, by initiating these community plan amendments, neither the staff nor the Planning Commission are committed to recommend in favor or denial of the proposed amendment.**

Respectfully submitted,



Christine Rothman, AICP
Program Manager
City Planning & Community Investment

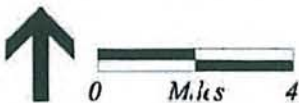
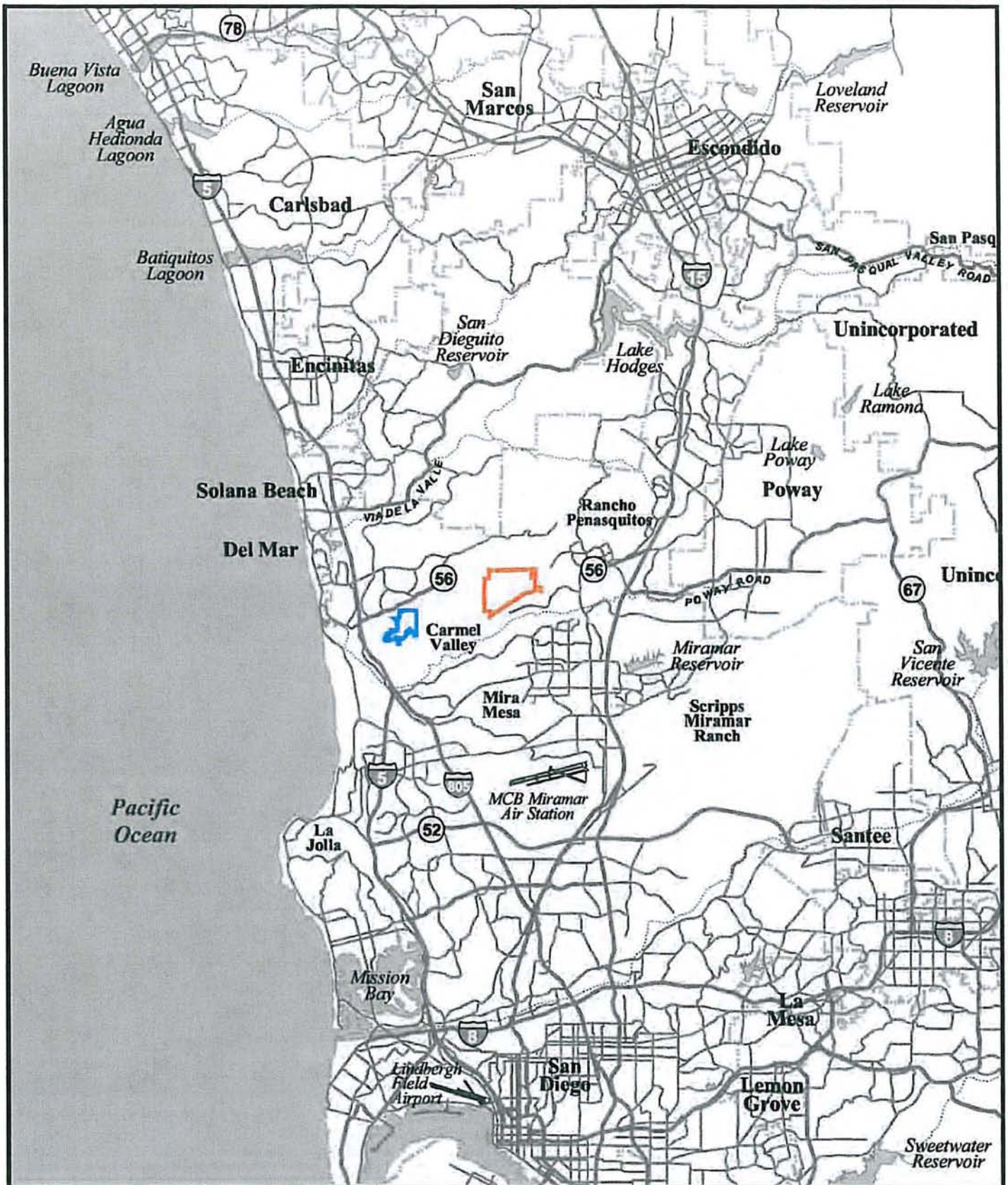




Michael Prinz
Associate Planner
City Planning & Community Investment

CR/BT/MP

Attachments

1. Regional Location of the Preserves
2. General Plan and Community Plan policies related to the NRMP
3. Del Mar Mesa Community Planning Board Letter
4. Carmel Mountain Natural Resources Management Planning Area
5. Del Mar Mesa Natural Resources Management Planning Area
6. Del Mar Mesa Community Plan, Figure 20, Trails Plan
7. Torrey Highlands Community Plan, Figure 3-2, Trails and Circulation Map
8. Rancho Peñasquitos Community Plan, Figure 33, Open Space System
9. Pacific Highlands Ranch Community Plan, Figure 4-11, Regional Trails System





-  Carmel Mountain Preserve
-  Del Mar Mesa Preserve

Regional Location of the Preserves



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 Carmel Mountain Preserve
 Del Mar Mesa Preserve

Vicinity of the Preserves

General Plan and Community Plan policies related to the NRMP

The following General Plan and Community Plan policies have been identified with the initiation request by Park and Recreation and City Planning & Community Investment staff. If initiated, these policies, as well as other that may be identified, will be analyzed and evaluated through the community plan amendment review process:

General Plan Conservation Element, Section B, Open Space and Landform Preservation:

- CE-B.1. g. Require sensitive design, construction, relocation, and maintenance of trails to optimize public access and resource conservation.
- CE-B.5. Maximize the incorporation of trails and greenways linking local and regional open space and recreation areas into the planning and development review processes.

General Plan Conservation Element, Section G, Biological Diversity Policy:

- CE-G.3. Implement the conservation goals/policies of the City's MSCP Subarea Plan, such as providing connectivity between habitats and limiting recreational access and use to appropriate areas.

General Plan Recreation Element, Section A, Park and Recreation Guidelines, Equity Policies:

- RE-A.12. Ensure that appropriate quality and quantity of parks, recreation facilities and infrastructure is provided citywide.

General Plan Recreation Element, Section C Preservation Policies:

- RE-C.2. Protect, manage and enhance population- and resource-based parks and open space lands through appropriate means which include sensitive planning, park and open space dedications, and physical protective devices.

General Plan Recreation Element, Section F. Open Space Lands and Resource-Based Parks Goal:

- A system of pedestrian, bicycle, and equestrian paths linking communities, neighborhoods, parks, and the open space system.

General Plan Recreation Element, Section F. Open Space Lands and Resource-Based Parks Policies:

- RE-F.4. Balance passive recreation needs of trail use with environmental preservation.
- RE-F.7. Create or enhance open space multi-use trails to accommodate, where appropriate, pedestrians/hikers, bicyclists, and equestrians.
 - b. Enhance public access to public open space by clearly identifying trailheads and trail alignments which are consistent with MSCP preservation goals.
 - c. Locate canyon and other open space trails to take advantage of existing pathways and maintenance easements where possible and appropriate.

Torrey Highlands Community Plan Open Space Element

Section 2.4.3 Preserve Segment Requirements:

- In general, the Torrey Highlands Preserve Segment would consist of native vegetation with limited passive recreation activities such as trails allowed along the boundaries of the Preserve, and in limited areas within the Preserve to allow crossing between residential communities. The trails will generally follow the contours on the inside edge of the north side of the Preserve to avoid unnecessary grading. A trail will also follow the sewer trunk easement road located within the Preserve and a trail connection will be provided within the SDG&E easement near the southwest edge of Torrey Highlands.

Torrey Highlands Community Plan Circulation Element

Section 3.4, Transportation Alternatives:

- 3.4.1 Trails: The unpaved trail system will generally be located along the edge of the north side of the Preserve and along utility easements within the Preserve. It will provide linkages to the proposed San Dieguito River Valley Park in La Zanja Canyon, the MSCP Preserve within Subarea III and Black Mountain Ranch, and selected neighborhood parks. Figure 3-2 illustrates the trail system.
- 3.4.2 Trails Policies
 - All neighborhoods will be connected by a system of trails.
 - Link the trails and paths in Torrey Highlands with trails and paths located in adjacent communities and surrounding regional systems, as designated in this Plan.
 - Design pathways that provide through connections and/or loops.
 - Post signage at regular intervals along the trails to inform pedestrians, equestrians and bicyclists of correct trail use.
 - Design trail drainage inlet grates, manhole covers, etc. to avoid injuries to trail users.
 - Provide at-grade trail crossings at signalized intersections.
Comment: The NRMP proposes no at-grade trail connections within Torrey Highlands.
 - Locate all paved trails in public right-of-ways and unpaved trails in open space areas.

Rancho Peñasquitos Community Plan Open Space and Resource Management Element

- Open space with reduced long-term biological value (due to proximity of development) should be used for moderate impact activities such as jogging, horseback riding, pet walking and interpretive trail hiking.
- Vernal pools and their associated native landforms and contributing watersheds should not be disturbed.
- Encourage the use of open space with reduced long-term biological value by - providing well-marked and convenient access points with signage which clearly indicates that these open space areas are intended to be used by people with pets, for mountain biking, hiking, jogging and horseback riding, while other open spaces in the community are not available for such uses.

Pacific Highlands Ranch Community Plan Open Space Element

Section 3.1, Open Space Goals:

- *Goal 1:* Provide a series of interconnected and viable habitat reserves that protect and preserve biological resources while providing a linkage between the San Dieguito River Valley, Los Peñasquitos Canyon Preserves and Black Mountain Park.

Section 3.2.3, Uses Allowed in the Preserve:

- Uses allowed in the MHPA (Tables 3-1 and 3-2) are described in the MSCP Subarea Plan, Section 1.4.1. Permitted uses include...Passive recreation.

Section 3.4, Trail System

- Pacific Highlands Ranch will include a subarea-wide trail system. This trail system will include approximately 15 miles of hiking, biking and equestrian trails that connect with pedestrian and bike paths within the built neighborhoods. This relationship between the natural and built environment enhances the overall community and helps to create a definite sense of place for the residents. The trails will be sited by the City of San Diego within the MHPA as allowed in the San Diego MSCP Subarea Plan, and in the urban amenity. Developer Impact Fees (DIF) will pay for construction of the trails while maintenance costs will be borne by a Landscape Maintenance District or other financing entity.

Pacific Highlands Ranch Community Plan Circulation Element

Section 4.4.3 Trails in the MHPA

Trails within the MHPA will be multi-purpose regional trails for hiking, biking, and, in some cases, for horseback riding. They will be designed and constructed by the City of San Diego in accordance with City standards and consistent with the MSCP Subarea Plan. They will be located in open space areas and will consist of loose decomposed granite or similar substance. The trails will generally follow the contours of the natural terrain and will avoid unnecessary grading. The design of the trail system will be sensitive to native species and will include interpretive signs to inform users of the purpose of the area and to identify native flora and fauna. In order to preserve the wildlife corridor, equestrians in Gonzales Canyon will link to the trail in McGonigle Canyon by crossing under Del Mar Heights Road then continuing south through the private high school and the SeaBreeze properties. The private high school and SeaBreeze properties are not within the MHPA. Horses will also be permitted to connect with La Zanja Canyon through the residential neighborhood on the north side of the urban amenity. As prescribed in the MSCP Subarea Plan, trails within the MHPA will use existing utility easements and improvements where feasible.

Del Mar Mesa Specific Plan Land Use Element

Del Mar Mesa is included in the Northern Area of the City's MSCP Subarea Plan. It is part of the Los Peñasquitos Lagoon and Canyon/Del Mar Mesa core biological area. This core biological resource area encompasses one of the few intact natural open space areas in coastal San Diego County that is still linked to larger expanses of habitat to the east, hence, its tremendous significance. Del Mar Mesa contains core habitat area on the Del Mar Mesa north of the Los Peñasquitos Canyon Preserve in addition to linkages containing disturbed lands and habitat leading toward Carmel Valley and Carmel Creek.

Del Mar Mesa Specific Plan MSCP/Open Space Element

Guidelines for Resource Based Open Space Areas and Adjacent Areas

- The City of San Diego MSCP Subarea Plan applies to the Resource Based Open Space areas within Del Mar Mesa which are included in the adopted MSCP (see Figure 7). This document should be used in evaluating appropriate uses and development in these areas.
 - o Compatible Land Uses -The following land uses are considered conditionally compatible with the biological objectives of the MSCP and thus will be allowed within the City's MHPA/Resource Based Open Space areas:
 - o Passive recreation

Del Mar Mesa Specific Plan Circulation Element

Guiding Principles:

- The general guiding principles are those of the North City Future Urbanizing Area Framework Plan. Specific guiding principles are...[H]iking and equestrian trails, with access to adjacent trails that provide walking and horseback riding opportunities to the general public and Del Mar Mesa residents.

Hiking/Equestrian Trails:

- In order to direct trail users and provide for safety, the ten-foot trail shall be separated from the six-foot parkway by a three-foot high split rail type fence (see Figure 19). In addition to the multipurpose trail, a hiking/equestrian trail system is proposed. This system is intended to complement the roadside multiuse trail system by providing public hiking and riding opportunities away from vehicular traffic (see Figure 20).
- In general, existing equestrian/hiking trails designated for inclusion in the nonvehicular circulation system will be left in their present condition. Limited improvements may be made to address any existing hazards to safe passage. **Roadside multiuse trails and new equestrian/hiking trails shall be improved to achieve City trail standards unless the trail is located in the MHPA or in an area with steep topography.** Where topographic conditions allow, new trails shall be eight feet in width, constructed of decomposed granite to a depth of six inches and should be no steeper than ten percent grade. Within the MHPA, wildlife corridors and/or in areas of steep topography, trail widths should not exceed four feet in width. The width of the trail shall be ten feet where the multiuse trail and equestrian/hiking trail share the same alignment. Clear signage should be provided to direct users to designated trail areas.

Del Mar Mesa Specific Plan Implementation Element

Open Space Acquisition

Based upon the significant biological resources contained in the open space in Del Mar Mesa, and the importance of its inclusion in the MSCP as a preserved core area, a main goal of the Plan is, to the greatest extent practicable, the retention as open space the eastern portion of the Del Mar Mesa designated Open Space/Rural Residential. As stated earlier in the MSCP/Open Space Element, the Del Mar Mesa's proximity to the Los Peñasquitos Canyon Preserve results in an area that, if preserved, provides the single most important component of the open space system in the NCFUA.

Multiple Species Conservation Program Subarea Plan, Framework Management Plan

Management Objectives:

1. To ensure the long-term viability and sustainability of native ecosystem function and natural processes throughout the MHPA.
2. To protect the existing and restored biological resources from intense or disturbing activities within and adjacent to the MHPA while accommodating compatible public recreational uses.

General Management Directives for Public Access, Trails, and Recreation – Priority 1:

1. Provide sufficient signage to clearly identify public access to the MHPA. Barriers such as vegetation, rocks/boulders or fencing may be necessary to protect highly sensitive areas. Use appropriate type of barrier based on location, setting and use. For example, use chain link or cattle wire to direct wildlife movement, and natural rocks/boulders or split rail fencing to direct public access away from sensitive areas. Lands acquired through mitigation may preclude public access in order to satisfy mitigation requirements.
2. Locate trails, view overlooks, and staging areas in the least sensitive areas of the MHPA. Locate trails along the edges of urban land uses adjacent to the MHPA, or the seam between land uses (e.g., agriculture/habitat), and follow existing dirt roads as much as possible rather than entering habitat or wildlife movement areas. Avoid locating trails between two different habitat types (ecotones) for longer than necessary due to the typically heightened resource sensitivity in those locations. Trail alignments are located on existing disturbed areas and trail alignments have adequate separation between them to provide habitat that is undisturbed by the edge effects associated with trail use.
3. In general, avoid paving trails unless management and monitoring evidence shows otherwise. Clearly demarcate and monitor trails for degradation and off-trail access and use. Provide trail repair/maintenance as needed. Undertake measures to counter the effects of trail erosion including the use of stone or wood crossjoints, edge plantings of native grasses, and mulching of the trail.
4. Minimize trail widths to reduce impacts to critical resources. For the most part, do not locate trails wider than four feet in core areas or wildlife corridors. Exceptions are in the San Pasqual Valley where other agreements have been made, in Mission Trails Regional Park, where appropriate, and in other areas where necessary to safely accommodate multiple uses or disabled access. Provide trail fences or other barriers at strategic locations when protection of sensitive resources is required.
5. Limit the extent and location of equestrian trails to the less sensitive areas of the MHPA. Locate staging areas for equestrian uses at a sufficient distance (e.g., 300-500 feet) from areas with riparian and coastal sage scrub habitats to ensure that the biological values are not impaired.
6. Off-road or cross-country vehicle activity is an incompatible use in the MHPA, except for law enforcement, preserve management or emergency purposes. Restore disturbed areas to native habitat where possible or critical, or allow to regenerate.

Specific Management Policies and Directives for Subarea 3 (Pacific Highlands Ranch):

1. Within the Carmel Creek area, and McGonigle and Deer Canyons, restore disturbed areas to the appropriate native habitat over the long term, with riparian woodland species in the canyon bottoms, coastal sage scrub on south and west facing slopes, and chaparral on north facing slopes.
2. Where feasible, remove eucalyptus trees and other invasive non-native species from the MHPA over the long term, and replace with native riparian tree species.

Specific Management Policies and Directives for Subarea 4 (Torrey Highlands):

Due to the sensitivity of Deer Canyon, limit access to this area. Maintain fencing and signage between development and the canyon as the area develops. Restore degraded areas and prevent off-trail use.

Specific Management Policies and Directives for Subarea 5 (Del Mar Mesa):

1. Clearly demarcate all trails through the Del Mar Mesa area and provide split rail fencing or barriers and signage along sensitive portions to discourage off-trail use. Trails through this area should use the existing disturbed roads as much as possible. No new trails should be cut through existing habitat. Assess existing dirt and disturbed roads and trails for restoration over the long term.
2. Develop an equestrian use plan for the Del Mar Mesa area that avoids the vernal pool habitat and their associated watershed areas. If possible, the Del Mar Mesa area should be managed as a single unit rather than split into separate entities according to ownership (County, various City departments, easements).
3. Protect sensitive areas of Del Mar Mesa area from impacts from adjacent development. Use signage to inform people of the sensitivity of the vernal pools and the Del Mar Mesa area in general, and restrict off-road vehicle use of the area.

Del Mar Mesa Community Planning Board Letter

Del Mar Mesa Community Planning Board

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June 11, 2010

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Re: Del Mar Mesa Community Plan Amendment Issues

Pursuant to our discussion last night and in accordance with the Resolution approved unanimously by The Del Mar Mesa Community Planning Group, we request City Planning & Community Investment to use the Community Plan Amendment (CPA) initiation to the Del Mar Mesa Specific Plan, which is to be considered and hopefully approved by the Planning Commission, to incorporate the following updates and /or corrections to our Specific Plan:-

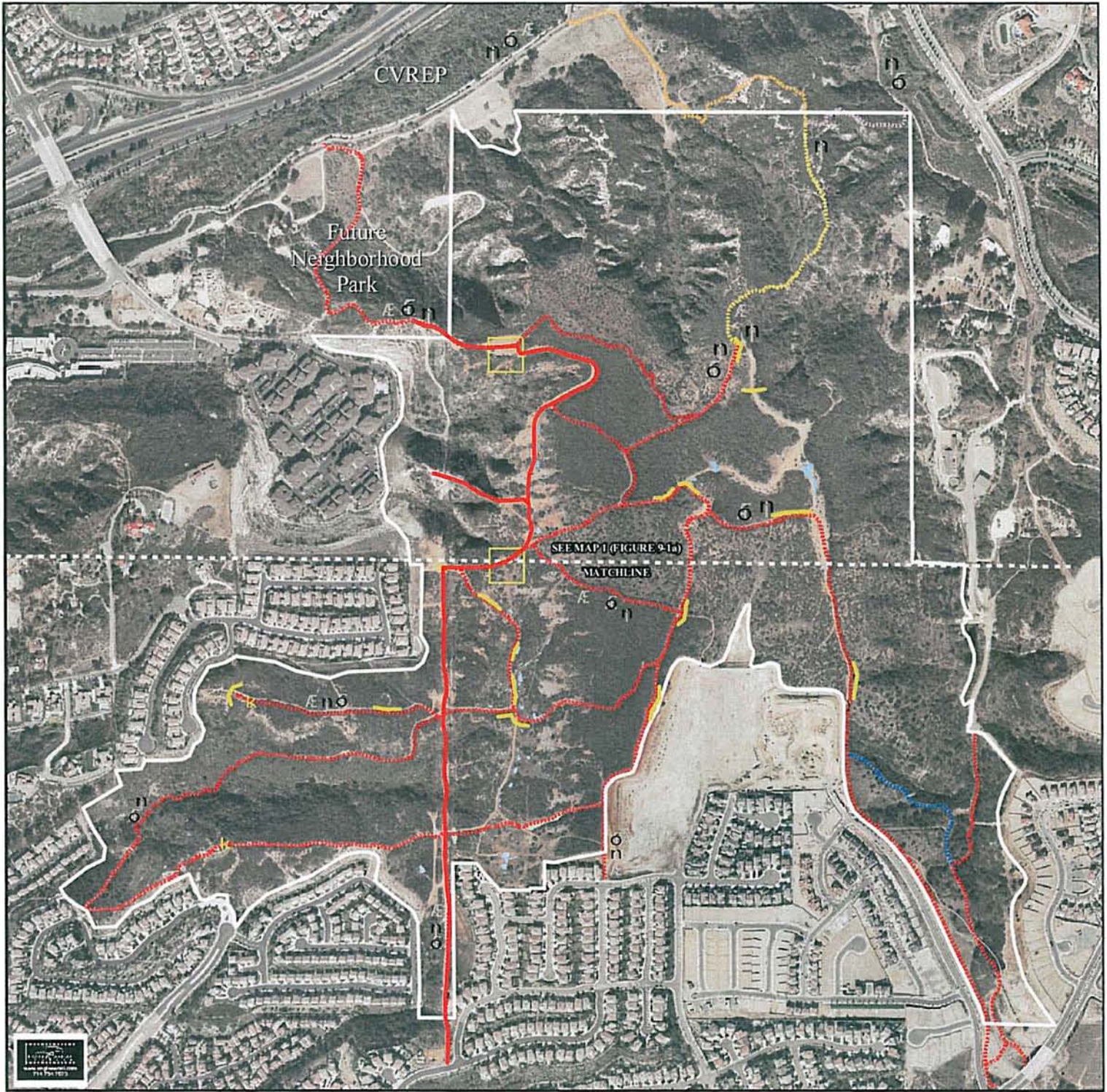
- Update the number of dwelling units projected for buildout. The Plan establishes 685 Development Units as the achievable density. The current parcel roll count of developable properties shows that development will not exceed 560 Development Units.
- The Board adopted Fence & Wall Standards in December of 2002 and would like them included in the Plan. Currently the Plan does not adequately address this issue.
- The language relating to horse keeping requires clarification particularly relating to issues raised by MSCP staff regarding the interface between Estate Residential and the MHPA/OS areas that are common on the Mesa. We need to address the issues to satisfy staffs concerns while clearly emphasizing the importance that the community places on its residents being able to have horses on their property.
- We need to incorporate and clarify maintenance responsibilities of the landscaping along Parkways and Slope areas adjacent to the multi-use trail. We would like to incorporate standards in the Specific Plan that would allow recourse to Neighborhood Code Compliance for support and enforcement.

We understand that the staff does not have the time or the budget to open up the Specific Plan for significant debate on issues which may be controversial within our community. We are comfortable that we can provide specific language on the above issues to staff for their review, will restrict our debate to addressing solely these issues, and will hereby make the process of incorporating these amendments relatively quick and easy for staff and the Planning Commissioners.

Given the above commitment, we request that Staff request of the Planning Commission the initiation of the Specific Plan Amendment, but broaden the areas to be addressed to include the above 4 issues.

Sincerely,

Gary Levitt, Chair
Del Mar Mesa Community Planning Group



<p>0 200 400 Feet</p>	<p>Proposed Multi-Use Trails</p>	<p>Proposed Equestrian Trails</p>	<p>DDG&E Access Road</p>
	<p>Proposed Hike and Bike Trails</p>	<p>Proposed Vernal Pools</p>	<p>Proposed Fencing</p>
	<p>Proposed Hiking and Equestrian Trails</p>	<p>Proposed Vernal Pools (Source: City of San Diego revised in part by RECON 2010/2012)</p>	<p>Seeps (Source: City of San Diego, Hill Environmental Inc. revised in part by RECON 2012)</p>
	<p>Proposed Hiking Dry Trails</p>	<p>Proposed Trail Access</p>	<p>Private Property</p>
	<p>Proposed Equestrian Dry Trails</p>	<p>Proposed Trail Access</p>	

Note: Public trails will not be located on private land pending land acquisition. MDU and/or trail easement.

FIGURE 9-1a
Proposed Trail System
on Carmel Mountain Preserve
(Map 1)

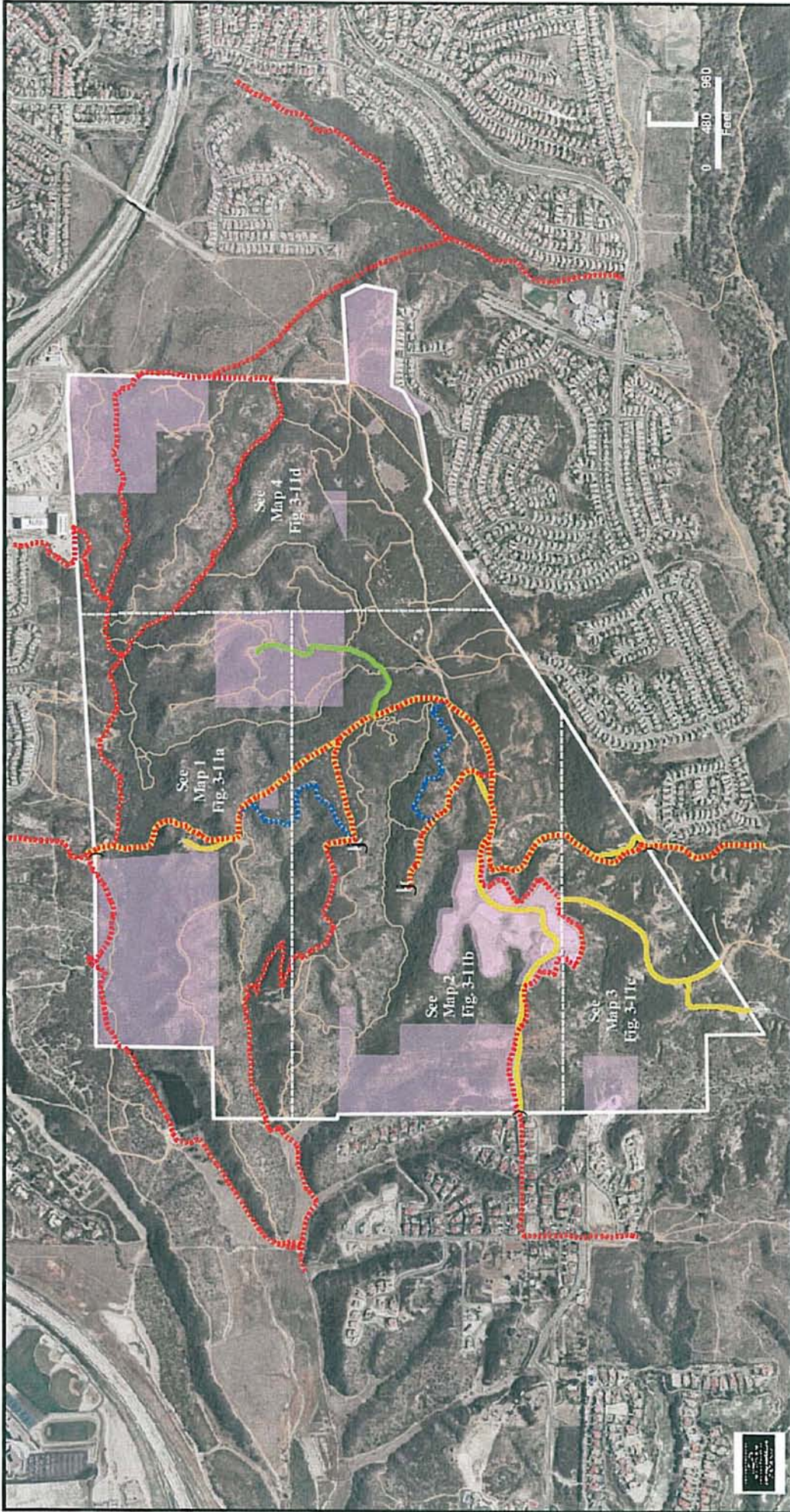
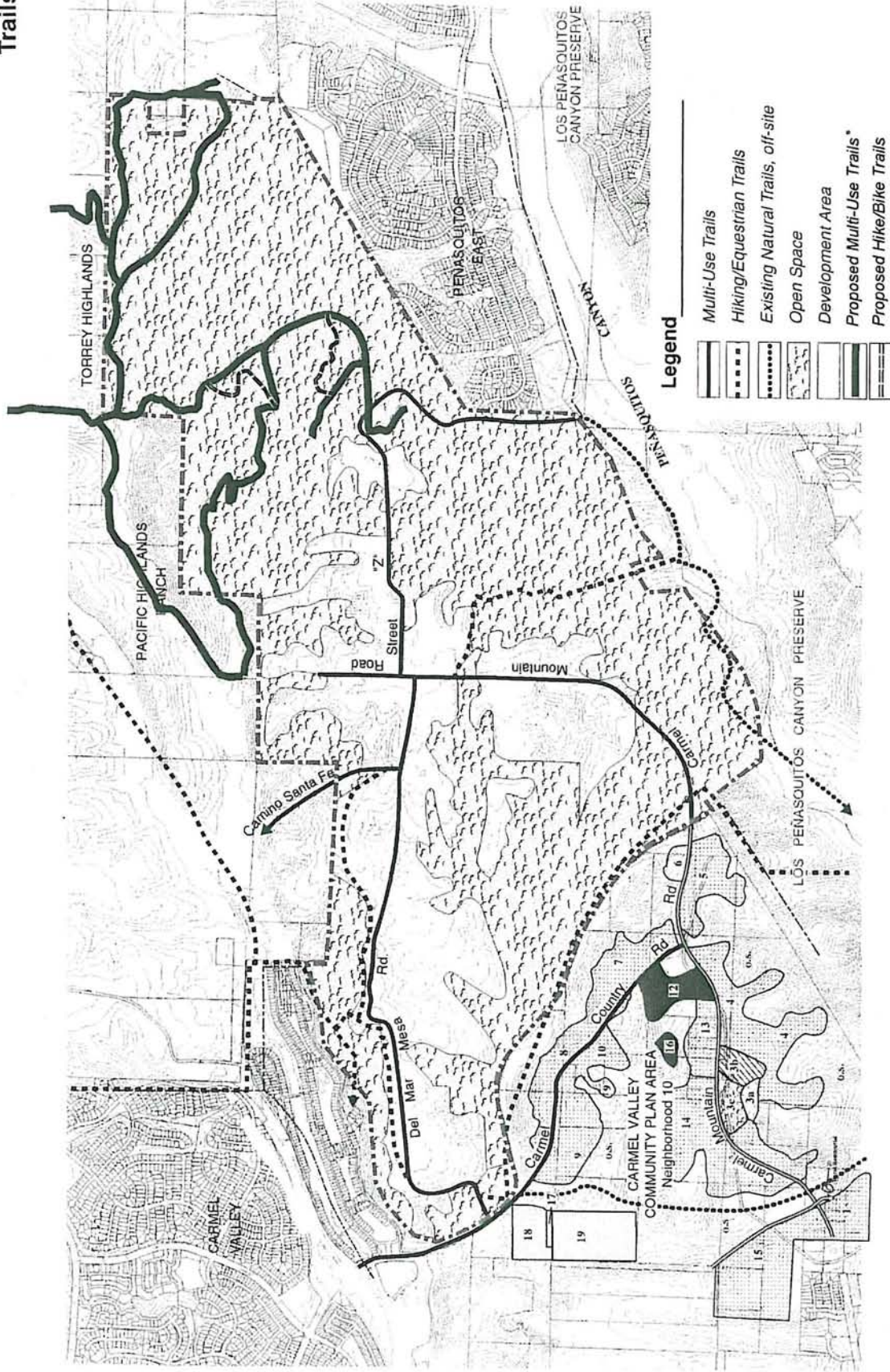


FIGURE 9-2
Overview of Existing Roads,
Paths, and Proposed Trail System
on Del Mar Mesa Preserve

- Proposed multi-use trail
- Proposed hike/bike trail
- Proposed equestrian trail
- Existing authorized paths
- Private property

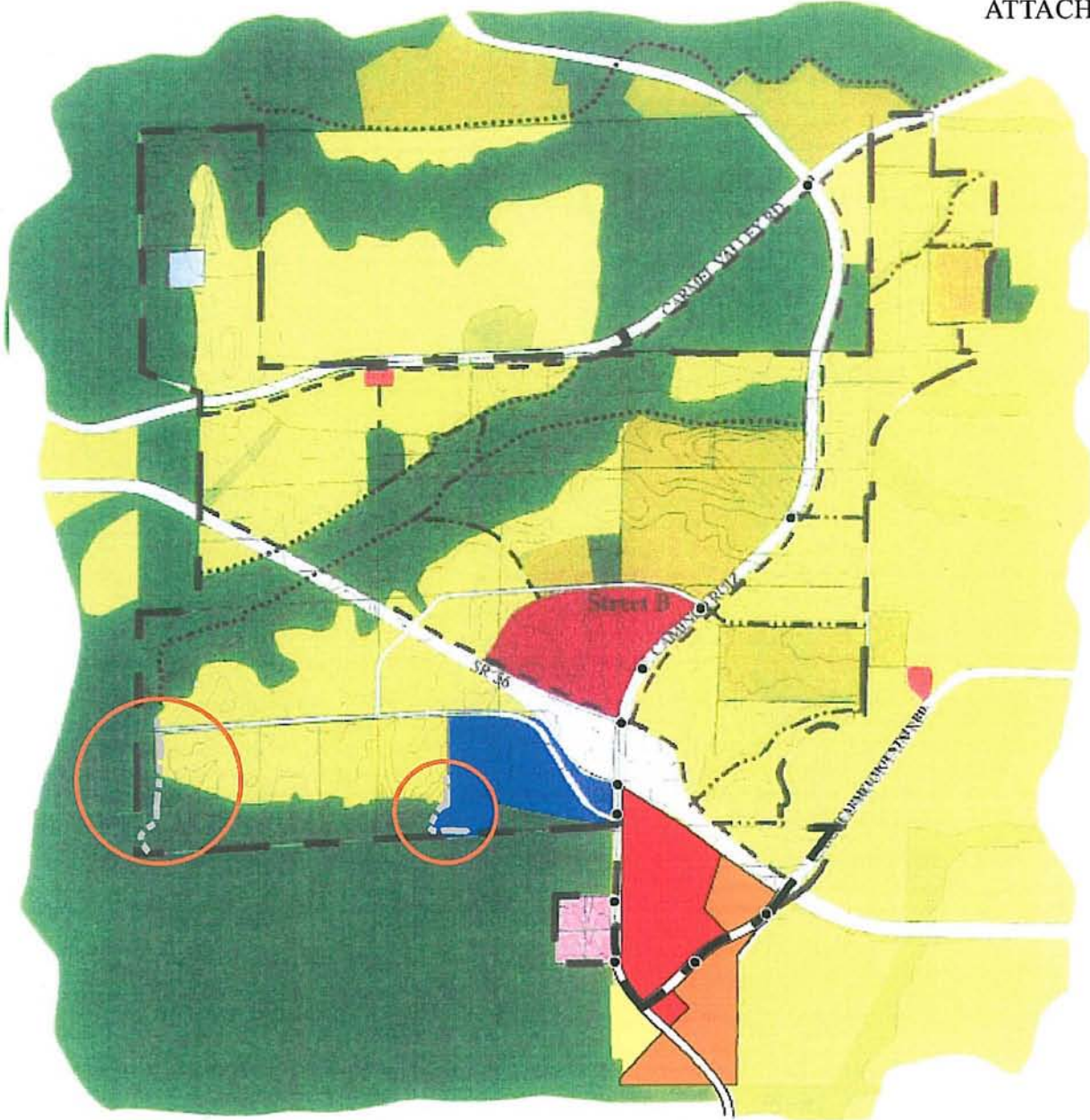
Note: Existing and signage will be installed as necessary.
Note: Public trails will not be located on private land (pending land acquisition). MCV and/or trail easement.
Note: Lands not shown as private, within the boundaries of Del Mar Mesa Preserve, are in public ownership or under easement to a public agency.



Legend

- Multi-Use Trails
- Hiking/Equestrian Trails
- Existing Natural Trails, off-site
- Open Space
- Development Area
- Proposed Multi-Use Trails*
- Proposed Hike/Bike Trails

SUBARREAV
DEL MAR MESA



- Improved Multi-Purpose Trail
- Un-Paved Trail
- Paved Trail
- Traffic Signal
- For Land Use Designations see Figure 4-3*
- Proposed Improved Multi-Purpose Trail

Trails & Circulation Map



TRAILS & CIRCULATION MAP

FIGURE 3-2

Open Space System

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego · Planning Department

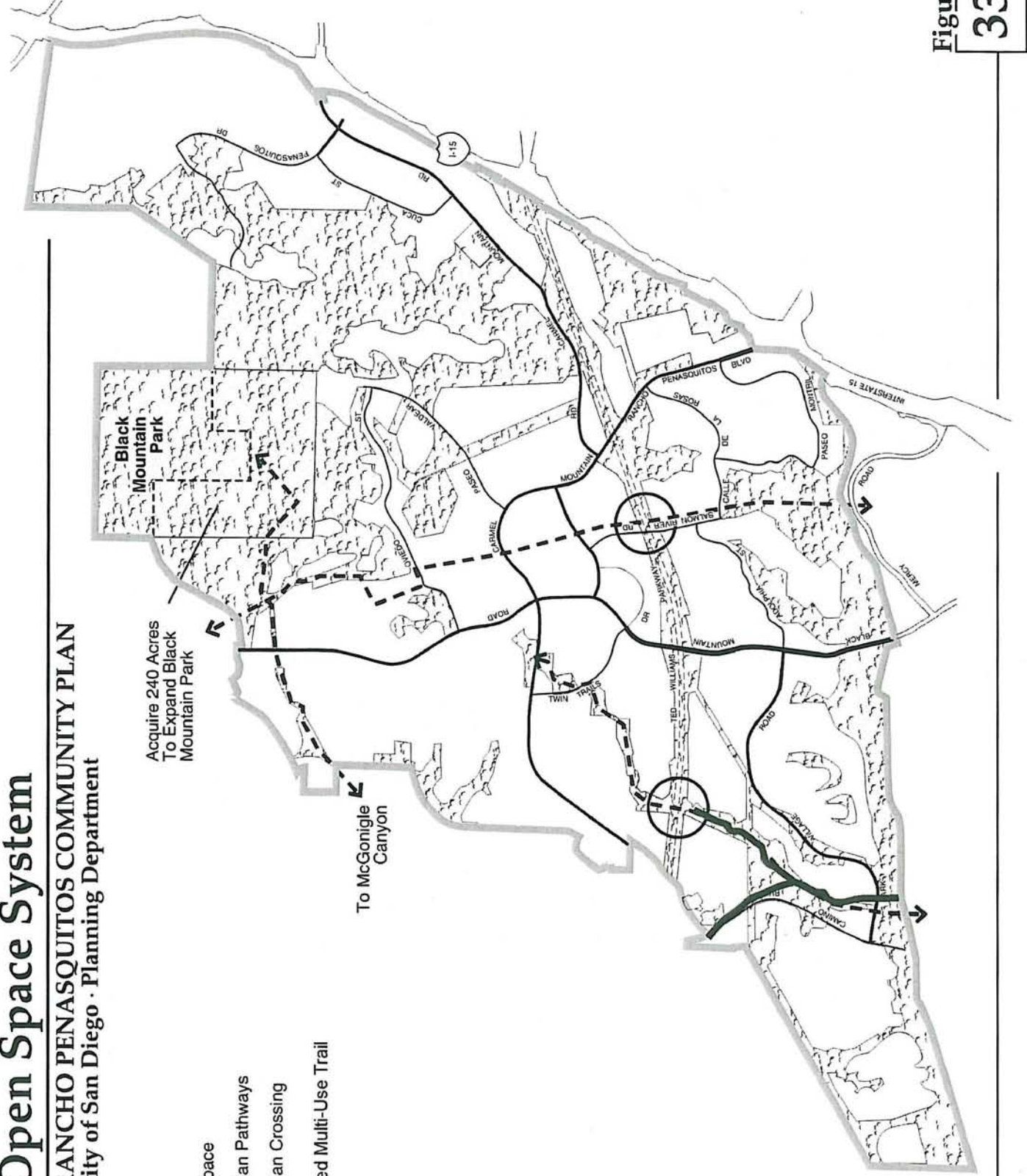
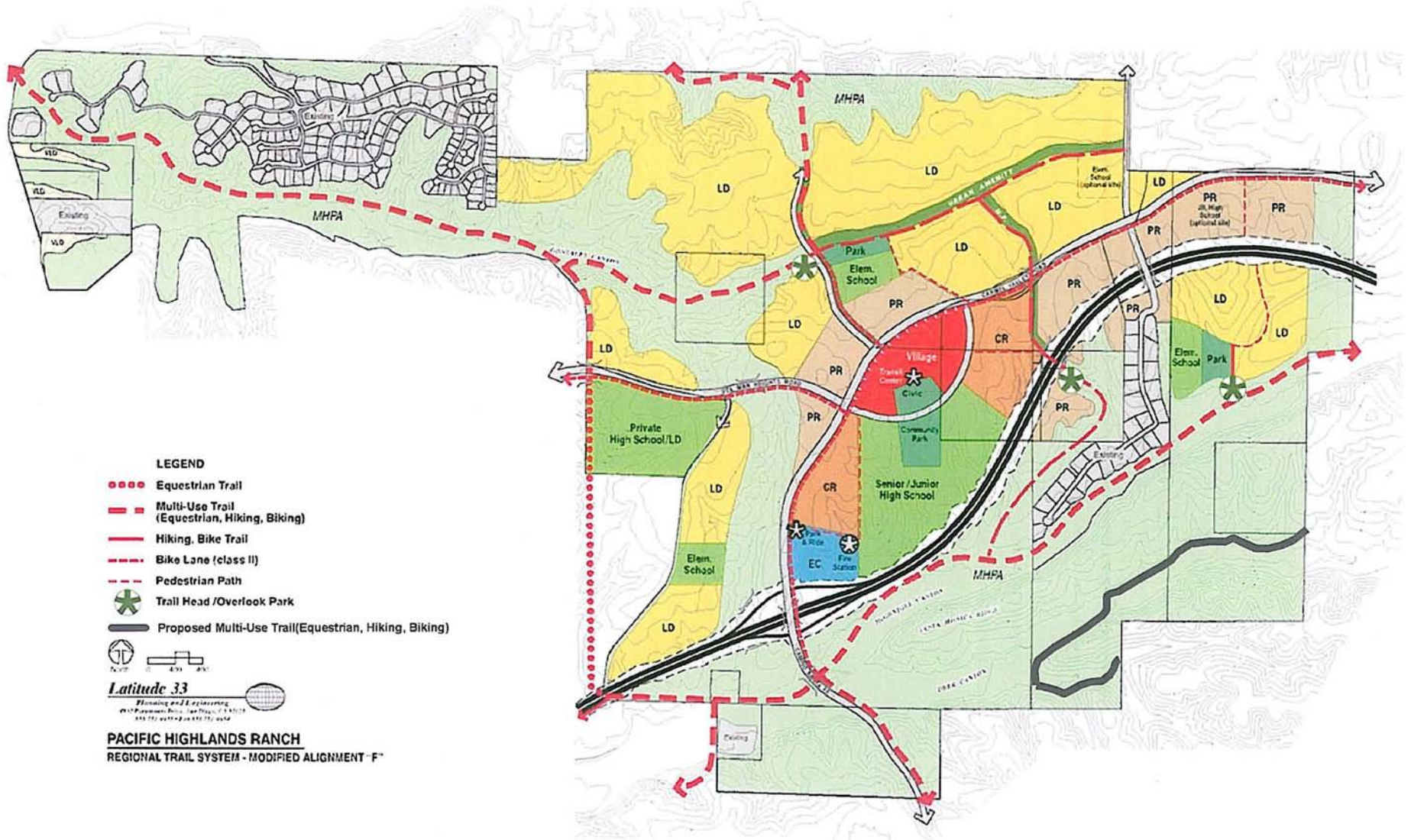


Figure 33





LEGEND

- Equestrian Trail
- - - Multi-Use Trail (Equestrian, Hiking, Biking)
- Hiking, Bike Trail
- - - Bike Lane (class II)
- - - Pedestrian Path
- ★ Trail Head /Overlook Park
- Proposed Multi-Use Trail(Equestrian, Hiking, Biking)

Latitude 33
 Planning and Engineering
 4010 Prosser Blvd., Suite 100, Littleton, CO 80120
 303.733.4444

PACIFIC HIGHLANDS RANCH
 REGIONAL TRAIL SYSTEM - MODIFIED ALIGNMENT "F"

EXHIBIT 4-11