

WHEREAS, City of San Diego Park and Recreation Department, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit to implement a trail plan which will close and revegetate approximately 11.9 miles of existing/unauthorized trail segments, and will develop 3.45 miles of new trail segments within environmentally sensitive lands. The project is known as the Black Mountain Open Space Natural Resource Management Plan Project, and is located in the Rancho Penasquitos and Black Mountain Ranch Community Plan areas, in the AR 1-1 (agricultural) and RS 1-14 (residential) zones, and

WHEREAS, on January 30, 2014, the Planning Commission of the City of San Diego considered Site Development Permit No. 936801, and pursuant to Resolution No. [INSERT Planning Commission Resolution Number] -PC voted to recommend [INSERT: City Council approval/disapproval] of the Permit; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 936801:

A. FINDINGS FOR SITE DEVELOPMENT PERMITS SECTION 126.0504

1. The proposed development will not adversely affect the applicable land use plan. The proposed project will amend the Rancho Penasquitos Community Plan and adopt the Black Mountain Open Space Natural Resource Management Plan (NRMP). The project requires a Site Development Permit for work within environmentally sensitive lands to create new trails, and to modify, remove and enhance existing trails within the Rancho Penasquitos and Black Mountain Ranch Community Plan areas. The

proposed NRMP is consistent with the goals and policies of the Black Mountain Ranch Subarea Plan and does not necessitate an amendment to the Subarea Plan. The development of new trails and modifications to the existing trails will conform to the Black Mountain Open Space Natural Resources Management Plan (NRMP) which provides guidance for the present and future use and maintenance of the Black Mountain Ranch Open Space Park, as well as Area Specific Management Directives (ASMDs) which satisfy the requirements of the City's MSCP Implementing Agreement for Black Mountain Open Space.

The NRMP covers Black Mountain Open Space Park, which is generally located within the north central and eastern portion of Rancho Peñasquitos. One of the objectives of the Black Mountain Open Space Park NRMP 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 management plan, the affected community plan, and the Multiple Species Conservation Program (MSCP). 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 currently adopted land use plan for the area affected by the proposal.

The project would add existing and new hike/bike trails within the Park to the community plan. A new trail connection and trail head would be added at Stoney Creek Road to provide a community connection on the southeast of the Park. Potential future connections to the Black Mountain Ranch Subarea Plan are added.

In addition to pedestrian pathways and bike lanes, the community plan includes a multi-use trail system primarily located in Black Mountain Open Space Park. The proposed trail system includes over fourteen miles of existing trail segments, and 3.45 miles of new trails and closure of over 11.9 miles of unsustainable or unapproved trails. These Multi-Use trails are generally less than four feet in width, except for the proposed ADA accessible Trail for All People. These trails accommodate use by pedestrians and bikers only. Due to steep topography, rocky trail base, and reduced sight lines, the trails were determined to be unsuitable for use by equestrians.

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. The proposed trail system follows existing access roads and dirt paths where feasible, and meets this General Plan objective as a complete and linked trail system.

The community plan addresses the need for connectivity, multi-use trails, and the preservation and protection of sensitive biological resources. The proposed project would add trail alignments within a significant block of open space in the north city, the

Black Mountain Open Space Park. As the communities surrounding this Park have developed, the demand has grown for recreational use of open space and the largely pristine natural environment within this Park has attracted interest from trail user groups, particularly mountain bicyclists.

Trail development within in and adjacent to environmentally sensitive lands and MHPA requires a Site Development Permit. Black Mountain Open Space Park is identified as MSCP core habitat, a primary component of the MSCP preserve. The proposed trail configuration in these open space areas would be consistent with the General Plan policy to *"balance passive recreation needs/ trail use with environmental preservation."*

The MSCP Subarea Plan identifies the following as Priority 1 within the Black Mountain Park Area: *"1. Provide clearly marked access areas and well-demarked trails and post signage to prevent off-trail access and use. Where sensitive or covered species are present, close trails during the breeding and nesting seasons if necessary. 2. Regularly assess overuse of open space areas in and surrounding the park (as determined by the Park and Recreation Department). Repair trails, and restore off-trail use areas and areas affected by erosion as soon as feasible"*. 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.

The proposed project would benefit the community by enhancing recreational opportunities through the addition of multi-use trails and increased access to the park 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 Park. Therefore, the proposed development of the trail system will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The trails that are part of the NRMP shall be built and maintained in accordance with the City's Trail Standards and Guidelines. These standards and guidelines were developed with the public health, safety and welfare in mind. The trails also provide recreational opportunities that have been shown to have public health benefits. The closure of some trails was also recommended to benefit public health, safety and welfare. These are trails that are in part unauthorized and not maintained or unsafe, and difficult to maintain. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. The project proposes to create new trails, modify, remove and enhance existing trails within and adjacent to environmentally sensitive lands. Both areas will be subject to Area Specific Management Directives (ASMDs) which satisfy the requirements of the City's Multiple Species Conservation Program (MSCP) Subarea Plan Implementing Agreement for Black Mountain Open Space. The project as proposed will comply with the amended Rancho Penasquitos Community Plan which adopts the Black Mountain Open Space Natural Resource Management Plan as well as complies with, AR-1-1 (Agricultural-Residential), and RS-1-14 (Residential-Single Family), zoning for the site, and Multi-Habitat Planning Area (MHPA) designation. The proposed project will also comply with the California Environmental Quality Act Guidelines, and all other applicable regulations of the Land Development Code. The proposed development will proceed in accordance with all other applicable regulations of the Land Development Code and as conditioned by the environmental MMRP and this permit. There are no proposed deviations to the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive land. The adoption of the NRMP for the Black Mountain Open Space Park (Plan) provides guidance for the present and future use and maintenance of the Park, as well as Area Specific Management Directives (ASMDs) which satisfy the requirements of the City's Multiple Species Conservation Program (MSCP) Subarea Plan Implementing Agreement for Black Mountain Open Space. The site is physically suitable for trails, and currently has over 14 miles of existing trails that are proposed to remain open. Over four miles of currently existing trails are proposed for closure, resulting in improved habitat on at least 5.8 acres within the MHPA. The proposed project would develop 3.2 miles of new single-track trail segments and a 0.24 mile Americans with Disabilities Act (ADA) accessible Trail for All People. The width of the trails have been limited to 4 feet wide to minimize impacts except for the Trail for All People which would be up to five feet wide to accommodate people with mobility disabilities. In order to minimize construction impacts associated with cut-and fill within the MHPA, a maximum three-foot wide trail tread will be utilized for new trails on slopes greater than 20 percent.

The project will not impact Narrow Endemic or MSCP-Covered Species. Three existing blue-line stream crossings will not be altered or expanded, and puncheon bridges spanning the length of the drainage features will be added within the existing trail footprint if needed to prevent erosion based on the results of annual trail monitoring. In addition, an existing trail segment that includes a drainage crossing will be closed. In order to minimize impacts, only one new trail segment crosses a blue-line stream, and a

puncheon bridge will be installed in order to exclude all construction activity and trail use from the drainage area.

Although direct impacts to wetlands and riparian habitats are avoided by the project, the trail will cross within the buffer of a blue-line stream. Trails are a permitted use within the wetland buffer (San Diego Municipal Code [SDMC] Section 143.0130), and the proposed trail system maintains the existing wetland functions and values by avoiding direct impacts to the wetland, minimizing the distance where the trail is within the wetland buffer, and providing regular trail monitoring and maintenance. Because of these measures, the project would not result in a loss of function or values of the wetlands and additional Federal and State permits are not anticipated.

The proposed trail system is based on the results of a Park-wide trail analysis that included sensitive species locations from both historic and recent surveys. No sensitive plant species were found within 100 feet of any proposed new trail segment. The proposed project will lower the total trail length within the Park by 4.31 miles, close trail segments prone to erosion, and increase buffers between recreational trails and sensitive resources. Due to these elements, this project – if approved – would result in fewer impacts from human use and recreation over the long-term than the current Park trail system. Implementation of the Mitigation Monitoring and Reporting Program (MMRP), as outlined in Section V of the Mitigated Negative Declaration (MND), would reduce impacts to biological resources to below a level of significance. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The project will minimize the alteration of natural landforms through the use of low-impact construction methods. Except for the construction of the Trail for All People segment, access to areas off of existing vehicular roads shall be on foot. All tools shall be hand-carried to these areas. Impacts to landforms are additionally minimized by limiting the trail corridor to 4 feet (3 feet on slopes greater than 20%). The project will not impact the floodplain, and as no structures other than one new puncheon bridge crossing proposed, the project will not result in undue risk from geologic and erosional forces, flood, or fire hazards. In addition, it has been designed and will be constructed according to the Landscape Manual, the California Environmental Quality Act Guidelines, and all other applicable regulations of the Land Development Code.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The proposed development has been sited and designed to avoid and/or prevent adverse impacts on adjacent environmentally sensitive lands. The project utilizes existing trails and utility roads to the maximum extent feasible. No grading or alteration of the adjacent wetland or wetland buffer is proposed. The proposed project does not include plantings, lighting, drainage or toxic chemical sources, or brush management requirements; and allowed trail uses will not be excessively noisy, thereby preventing adverse impacts to adjacent environmentally sensitive lands. Closed trails will be revegetated where needed. Therefore, the proposed project has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The trail development will conform to the NRMP for the Black Mountain Open Space Park (Plan) which provides guidance for the present and future use and maintenance of the Park, as well as Area Specific Management Directives (ASMDs) which satisfy the requirements of the City's Multiple Species Conservation Program (MSCP) Subarea Plan Implementing Agreement for Black Mountain Open Space. (Requirement in italics, explanation of project conformance in regular font)

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.

Existing trailheads are marked with signage and informational/educational kiosks. Directional signage and barriers are provided throughout the trail system to guide users to their desired destination, and additional signage/barriers would be installed as needed based on trail monitoring results. The proposed trail system will remove trail segments adjacent to sensitive habitats and species (e.g. San Diego barrel cactus, variegated dudleya, California adolphia) and replace them with segments in less sensitive areas.

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.

No new parking lots or view overlooks are proposed. The proposed trail system utilizes existing trail segments and utility access roads to the maximum extent practicable while meeting City standards and safety requirements for trails. New trail segments are proposed where necessary to re-route existing unsafe, unsustainable, or redundant trails, or to avoid sensitive species populations. The complete trail system, if adopted, will contain 14.32 miles of existing trails/utility access roads and only 3.45 miles of new trail. The proposed trail segments do not follow the ecotone except for the shortest distance necessary to cross habitat types.

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.

The proposed trails permitted through this project would not be paved, except for 0.24 miles for the ADA-accessible Trail for All People, which may include pervious paving. All trails are surveyed by Park staff on a rotating basis throughout the year, with a complete trail maintenance survey occurring at the end of each rainy season. Actions to repair trail damage from erosion, inappropriate use, or other factors will be taken promptly.

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. Provide trail fences or other barriers at strategic locations when protection of sensitive resources is required.

The proposed trail segments would remain less than four feet in width in most places with the exception of the Trail for All People segment, which will be wider to accommodate ADA access.

Impacts of four feet for all single track segments are analyzed here to provide for construction impacts and future maintenance activities. Impacts from the Trail for All People segment are analyzed based on the engineering requirements. The proposed width of four feet or less will limit impacts to sensitive biological resources. If off-trail use is noted during trail maintenance surveys, areas of concern will be signed and/or barriers will be installed as necessary.

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.

No equestrian staging areas are proposed. Trails are collocated with existing utility access roads and existing paths where possible.

6. Limit recreational uses to passive uses such as birdwatching, photography and trail use... Where permitted, restrain pets on leashes.

Only passive recreational activities will be allowed on the proposed trail. Pursuant to the Municipal Code and the MSCP Framework Management Plan, pets would be required to be on leash at all times.

7. Design and maintain trails where possible to drain into a gravel bottom or vegetated (e.g., grasslined) swale or basin to detain runoff and remove pollutants.

The proposed trail segments will bring the trail system into compliance with this requirement by replacing existing trail segments that occur at steep grades and/or on soils prone to erosion. The proposed new segments would be constructed using appropriate outslope and frequent grade reversals to promote sheetflow of runoff, thereby limiting erosion of both the trail and adjacent terrain. In addition, the trails will be sited in locations selected for appropriate grades to minimize erosion and sedimentation.

The MSCP Subarea Plan Section 1.5.8, Specific Management Policies and Directives for the Northern Area, contains two management directives for Black Mountain Park:

1. Provide clearly marked access areas and well-demarcated trails and post signage to prevent offtrail access and use. Where sensitive or covered species are present, close trails during the breeding and nesting seasons if necessary.

See response to comment #2 below.

2. Regularly assess overuse of open space areas in and surrounding the park (as determined by the Park & Recreation Department). Repair trails, and restore off-trail use areas and areas affected by erosion as soon as feasible.

The proposed trail system, including both Existing – Proposed to Remain and New – Proposed to Open segments, was evaluated based on the criteria included in these management directives (e.g. sensitive species, erosion, appropriate use type and frequency). The current trail system is signed both at access points and at trail intersections. Complete trail surveys are conducted annually by Park staff and trail maintenance projects are implemented as necessary based on survey results. The proposed project, if approved, will complete implementation of the above management directives through lowering the number of trail-miles within the Park and re-routing existing trails to provide increased buffers for sensitive species.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The project is not located on or near any public beaches. The distance from the coastline to the project area is over eight miles; therefore, the proposed development would not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. Land Use and Biological Resources were considered during the environmental Initial Study and determined the project as proposed could have a significant environmental effect. Subsequent revisions to the project proposal created the specific mitigation identified in Section V of the MND for Project No. 266083. The project was revised and now avoids or mitigates the potentially significant environmental effects noted above. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented as determined within the MND.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Site Development Permit No. 936801, is granted to City of San Diego Park and Recreation Department, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: SAP 21002131

SITE DEVELOPMENT PERMIT NO. 936801
BLACK MOUNTAIN NATURAL RESOURCE
MANAGEMENT PLAN PROJECT NO. 266083 (MMRP)
City Council

This Site Development Permit No. 936801 is granted by the City Council of the City of San Diego to City of San Diego Park and Recreation Department, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The Black Mountain Open Space Park is bounded by Black Mountain Road to the north and west, and Carmel Mountain Road to the south and east. The site is designated as "Open Space and zoned AR 1-1 (agricultural) and RS 1-14 (residential) zone(s) of the Rancho Penasquitos and Black Mountain Ranch Community Plan areas.

Subject to the terms and conditions set forth in this Permit, permission is granted to City of San Diego Park and Recreation Department, Owner, and Permittee to implement a trail plan which will close approximately 11.9 miles of existing/unauthorized trail segments and the development of 3.45 miles of new trail segments described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated Council Date XXX, on file in the Development Services Department.

The project shall include:

- a. Revise the existing trail system on Black Mountain through closure of approximately 11.9 miles of existing/unauthorized trails and the development of approximately 3.45 miles of new trail segments; and
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Signage; and

- d. Public accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by XXXX
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

8. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

9. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

10. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, NO. 266083, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

11. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, NO. 266083, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources

Land Use- Multi- Habitat Planning Area (MHPA)

ENGINEERING REQUIREMENTS:

12. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the Development Plans, is public and subject to approval by the City Engineer.

14. The Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

15. The Storm Water Division determined that this recreational facility does not propose any new impervious surfaces and thus it is not the intent of the current Storm Water Requirements Applicability Checklist to classify this project as a Priority Project.

Therefore the project does not have any Priority Development Requirements and is not required to prepare a Water Quality Technical Report.

LANDSCAPE REQUIREMENTS:

16. Prior to approval of 100% completion of construction documents, the Permittee Department shall ensure said documents to be prepared in accordance with the Land Development Code - Landscape Regulations and Biology Guidelines to include the revegetation and hydroseeding of all disturbed land and brush management adjacent to structures within 100-feet of native/naturalized vegetation. Construction Documents shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

17. The Permittee Department shall be responsible for the establishment and maintenance of all landscape improvements shown on the approved, Final Trail Revegetation Plan, consistent with success criteria established on Exhibit 'A,' Conceptual Trail Revegetation Plan.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council
of the City of San Diego on DATE by Resolution XXX

Site Development Permit/PTS Approval No. 936801:
Date of Approval: XXX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Helene Deisher
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City of San Diego Park and Recreation Department
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

RESOLUTION NUMBER R- XXX

ADOPTED ON XXXX

WHEREAS, on 12/29/2011, City of San Diego, Park and Recreation Department, Open Space Division n submitted an application to Development Services Department for a Site Development Project and Community Plan Amendment for the Black Mountain Natural Resources Management Plan (Project); and

WHEREAS, the matter was SET FOR A PUBLIC HEARING TO BE CONDUCTED BY THE CITY COUNCIL of the City of San Diego; and WHEREAS, the issue was heard by City Council on XXXX; and

WHEREAS, the City Council considered the issues discussed in Mitigation Negative Declaration No. 266083 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101 OR CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
[DEPUTY CITY ATTORNEY

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Site Development Permit and Community Plan Amendment

PROJECT NO. 266083

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.204753 shall be made conditions of Site Development Permit as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II**Post Plan Check (Prior to start of construction)**

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: **Biologist**

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

For Clarification of ENVIRONMENTAL REQUIREMENTS, it is required to call **MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 266083, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s ED, and MMC. The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

Permit Holder’s Representatives must alert MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

None required.

4. **MONITORING EXHIBITS:** All consultants (City Biologist) are required to submit, to MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i><u>Issue Area</u></i>	<i><u>Document submittal</u></i>	<i><u>Associated Inspection/Approvals/Note</u></i>
General	Consultant Qualification Letters meeting	Prior to Pre-construction
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction meeting
Biology	Biology Reports	Limit of Work Verification

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

Land Use (MHPA)**I. Prior to Permit Issuance**

- A. Prior to issuance of any construction permit, the DSD Environmental Designee (ED) shall verify the Applicant has accurately represented the project's design in the Construction Documents (CDs) that are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Land Use Adjacency Guidelines for the Multiple Habitat Planning Area (MHPA), including identifying adjacency as the potential for direct/indirect impacts where applicable. In addition, all CDs where applicable shall show the following:
1. **Land Development / Grading / Boundaries** –MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. The ED shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA..
 2. **Drainage / Toxins** –All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA, All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
 3. **Staging/storage, equipment maintenance, and trash** –All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA."*
 4. **Barriers** –All new development within or adjacent to the MHPA shall provide fencing or other City approved barriers along the MHPA boundaries to direct public access to appropriate locations, to reduce domestic animal predation, and to direct wildlife to appropriate corridor crossing. Permanent barriers may include, but are not limited to, fencing (6-foot black vinyl coated chain link or equivalent), walls, rocks/boulders, vegetated buffers, and signage for access, litter, and educational purposes.
 5. **Lighting** – All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
 6. **Invasive Plants** – Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive. Landscape plans shall include a note that states: *"The ongoing maintenance requirements of the property owner shall*

prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA.”

7. **Brush Management** –All new development adjacent to the MHPA is set back from the MHPA to provide the required Brush Management Zone (BMZ) 1 area (LDC Sec. 142.0412) within the development area and outside of the MHPA. BMZ 2 may be located within the MHPA and the BMZ 2 management shall be the responsibility of a HOA or other private entity.
8. **Noise-** Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for protected avian species such as: *California Gnatcatcher (3/1-8/15)*; if construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. When applicable, adequate noise reduction measures shall be incorporated.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

Prior to the issuance of any grading permit (FOR PUBLIC PROJECTS: prior to the preconstruction meeting), the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - A. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - I. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE

OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

II. Prior to Start of Construction

A. Preconstruction Meeting

The Qualified Biologist/Owners Representative shall incorporate all MHPA construction related requirements, into the project's Biological Monitoring Exhibit (BME).

The Qualified Biologist/Owners Representative is responsible to arrange and perform a focused pre-con with all contractors, subcontractors, and all workers involved in grading or other construction activities that discusses the sensitive nature of the adjacent sensitive biological resources.

III. During Construction

- A. The Qualified Biologist/Owners Representative, shall verify that all construction related activities taking place within or adjacent to the MHPA are consistent with the CDs, the MSCP Land Use Adjacency Guidelines. The Qualified Biologist/Owners Representative shall monitor and ensure that the Land Use Adjacency Guidelines as described in Section I are being implemented.

IV. Post Construction

A. Preparation and Submittal of Monitoring Report

The Qualified Biologist/Owners Representative shall submit a final biological monitoring report to the RE/MMC within 30 days of the completion of construction that requires monitoring. The report shall incorporate the results of the MMRP/MSCP requirements per the construction documents and the BME to the satisfaction of RE/MMC.

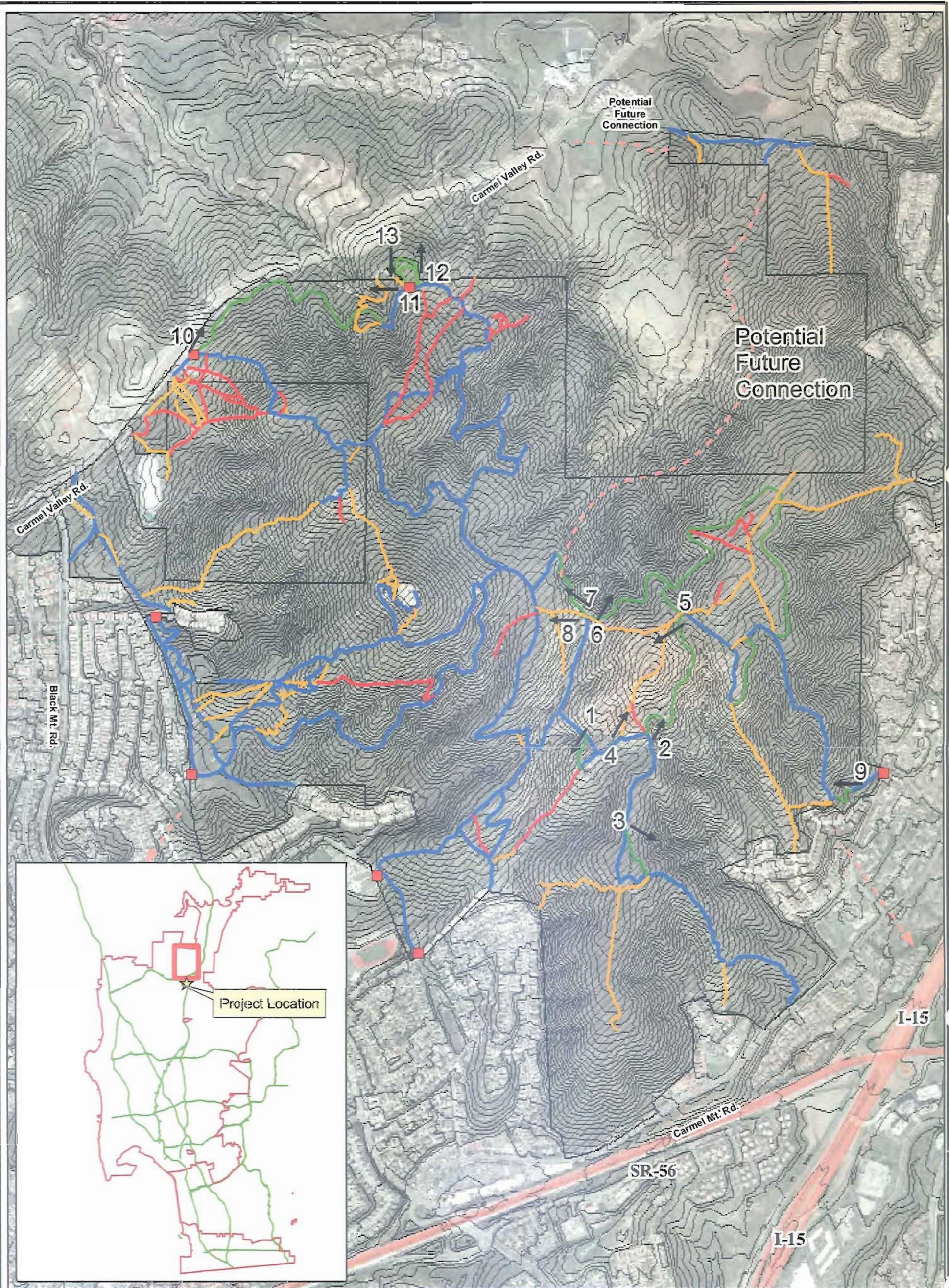
B. BIOLOGICAL RESOURCES

- I. Prior to Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall verify that one of the following conditions has occurred to mitigate direct impacts to 2.78 acres of upland habitat:
 1. The applicant shall conserve 0.95 acre of Tier II habitat, 1.79 acres of Tier IIIA, and 0.04 acre of Tier IIIB or higher habitat within the MHPA;

2. Conserve 1.9 acre of Tier II habitat, 2.69 acres of Tier IIIA, and 0.06 acre of Tier IIIB or higher habitat outside of the MHPA;
3. Purchase 2.78 acres of habitat through the City's Habitat Acquisition Fund (HAF);
4. Purchase 2.78 acres of habitat through an approved mitigation bank such as the Cornerstone Lands Mitigation Bank;
5. Debit 2.78 acres of habitat from mitigation credits owned by Park and Recreation.

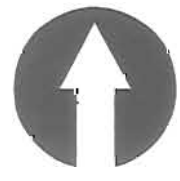
II. General Bird Mitigation

- a. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. Feb. 1-Sept. 15), or an active nest is noted, the project biologist shall conduct a pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.
- b. If active nests are detected, or considered likely, the report shall include mitigation in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) to the satisfaction of the Assistant Deputy Director (ADD) Environmental Designee of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and all monitoring results shall be incorporated into the final biological construction monitoring report.
- c. If no nesting birds are detected per III.a above, mitigation under III a. is not required.



- New - Proposed To Open
- Existing - Proposed to Close
- Existing - To Remain Open
- Existing - Currently Closed
- Trailheads
- MHPA
- Park Boundary

Photo Survey Location Map Black Mountain Trails



Map Created By:
 Laura Ball 9/22/11
 Sources: SanGIS,
 City of San Diego

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OPEN SPACE AND RESOURCE MANAGEMENT ELEMENT

PRIMARY GOAL

Conserve, enhance and restore all open space and sensitive resource areas in the Rancho Peñasquitos community. Retain viable connected systems of open space, maintain all open space containing biologically sensitive habitat in its natural state and prohibit encroachment and impacts of adjacent development on areas designated open space.

EXISTING CONDITIONS

The undeveloped natural areas of the Rancho Peñasquitos community have important biological value. Many of the remaining natural areas are designated open space and are either publicly owned or private, open space easements. The majority of the undeveloped areas contain grasslands, chaparral and coastal sage scrub habitat. Coastal sage scrub is particularly sensitive because it serves as habitat for several highly threatened animals including the California gnatcatcher, cactus wren, San Diego horned lizard and orange-throated whiptail.

Figure 33 shows the major recommended open space system for the planning area. The figure indicates general areas for dedication or public acquisition of open space as residential development proceeds but does not illustrate a number of areas which may be preserved as internal open space by open space easements or non-building areas. Major easements and public rights-of-ways which are expected to remain as open space are also shown.

In the Peñasquitos Canyon area south of proposed SR-56, substantial open space fingers should continue to be preserved, including an open space corridor adjacent to Camino del Sur. This Plan restricts residential development to particular portions of the north canyon wall, while no residences are permitted in the canyon bottom. Some open spaces in the Ridgewood, Parkview, and Peñasquitos Creek neighborhoods are recommended to be included in the park and open space network of the Peñasquitos Canyon Preserve. The open space areas within the planning area south of proposed SR-56 and west of the 130-foot water easement total about 450 acres, including utility easements and the park sites, and excluding internal open space easements, school sites and roads.

The Resource Protection Ordinance (RPO) serves to protect and preserve the environmentally sensitive lands of San Diego, including wetlands, wetland buffers, floodplains, hillsides, biologically sensitive lands and significant prehistoric and historic resources as defined in the ordinance. Future development proposals in the Rancho Peñasquitos community on property with sensitive resources will be required to obtain a RPO Permit.

Resource-Based Parks

The 240480-acre existing Black Mountain Park is located on the slopes of Black Mountain, in the extreme northern portion of the Rancho Peñasquitos community, approximately two miles west of I-15. The park is a relatively undisturbed natural area which provides an

important wildlife habitat. Black Mountain Park is also important for its visual qualities. The southwest exposure of Black Mountain can be seen from more than 30 miles away on a clear day. Views from the park are spectacular in every direction, with clear days providing views of distant mountain ranges and the San Clemente and Catalina Islands. Black Mountain Mine, located on the north slope of the mountain, was mined for arsenopyrite in the 1920s and is recommended to be developed as an interpretive center.

~~Originally, the park included An additional 240 acres, within the Rancho Peñasquitos planning area, with plan recommendations to acquire more acreage for the is desired to create an expanded 480-acre park. The General Plan and this Plan recommend two areas of open space acquisition through public and private means in the vicinity of the existing 240-acre Black Mountain Park. The City of San Diego acquired an additional first area represents a 240-acre to expand the park to 480 acres. The park expansion to the current park, which includes the peak of Black Mountain as well as -theThe second area is a proposed open space corridor running from Black Mountain Park to the coast via McGonigle Canyon and Carmel Valley. The portion of this corridor within the Peñasquitos community is partly in the Sunset Hills neighborhood and partly in the Bluffs Neighborhood.~~

~~The Draft Black Mountain Park Master Plan (November 1987), provides guidance for the present and future development of Black Mountain Park.~~

Los Peñasquitos Canyon Preserve

Los Peñasquitos Canyon Preserve is located immediately south of the Rancho Peñasquitos community boundary. It is approximately six miles in length, and generally runs east-west between I-15 and I-5. The preserve consists of two large coastal canyons and currently includes over 3,300 acres of publicly-owned property. Both Peñasquitos Canyon and its tributary, Lopez Canyon, are characterized by perennial streams and steep slopes rising from flat, densely vegetated canyon bottoms.

Los Peñasquitos Canyon Preserve contains significant natural and biological resources including many rare plant and animal species and a boulder-studded waterfall. The preserve also contains significant cultural and archaeological resources such as the Ruiz-Alvarado Adobe (1825), the Johnson-Taylor Adobe (1860), remains of the prehistoric La Jolla Indian culture and the more recent Northern Diegueno Indian culture. Significant paleontological (fossil) resources occur in the underlying geologic formations found in the Peñasquitos Canyon area and in the underlying Mission Valley Formation throughout the Plan area. The preserve also contains significant recreational opportunities and represents an important open space system in the North City area.

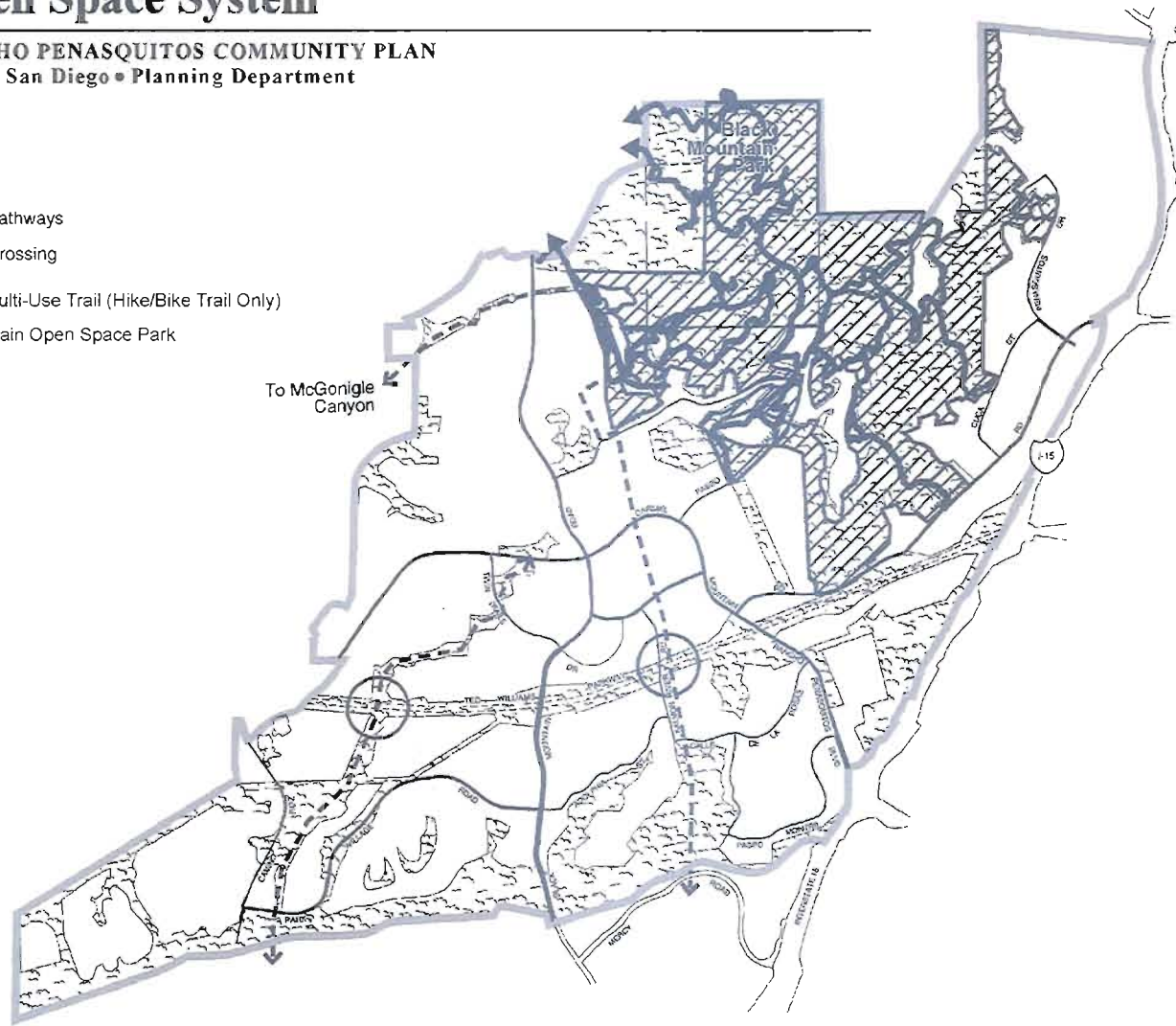
Land use concepts and development in and around the Canyon Preserve are identified in the Master Plan, Los Peñasquitos Canyon Preserve, (February 1986). The plan proposes to preserve and enhance the canyon's natural and cultural resources, while allowing for recreational and educational uses by the public. Proposed uses include interpretive complexes, ranger residences, improvement and expansion of hiking and equestrian trails, camping and parking/staging areas.



Open Space System

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

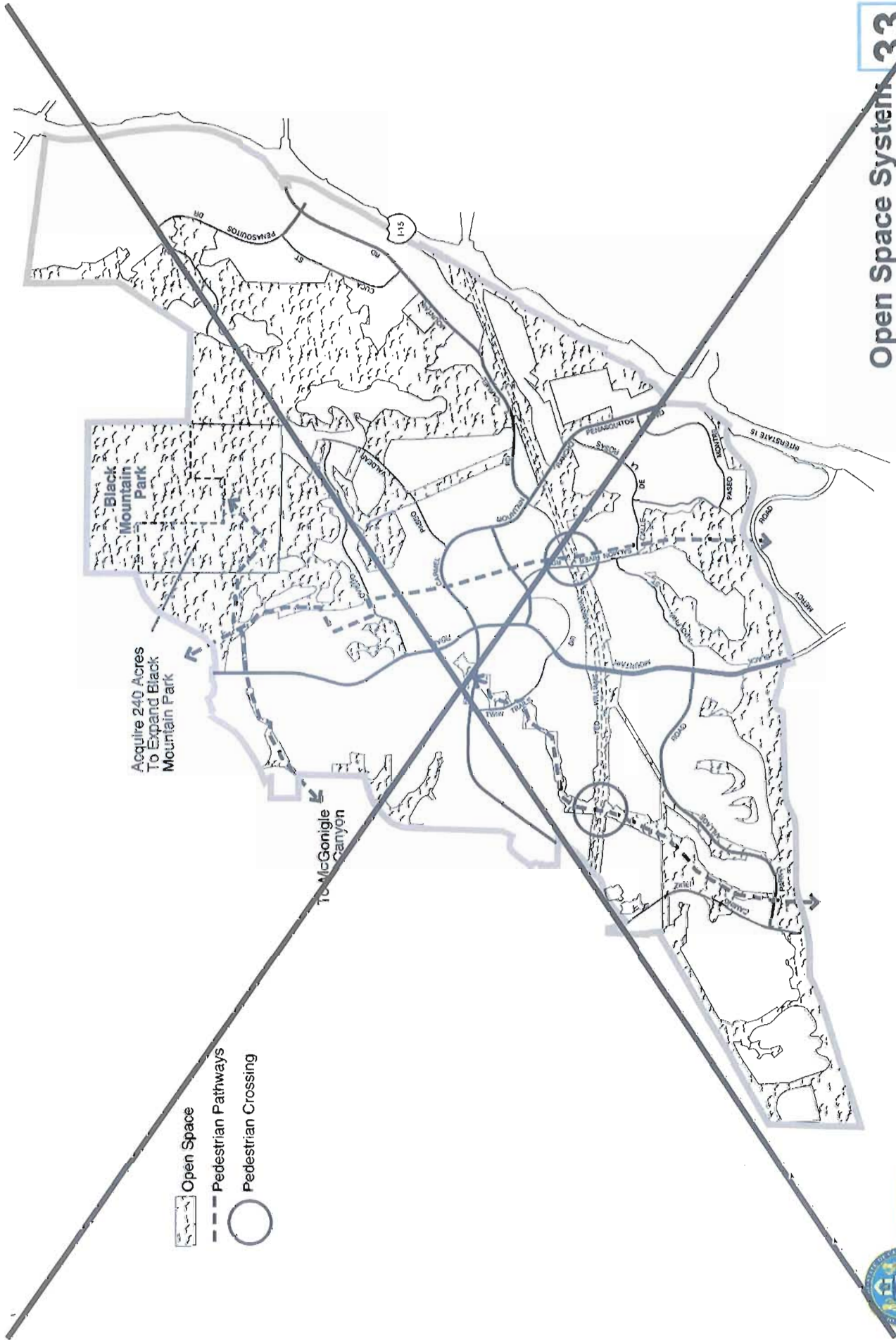
- Open Space
- Pedestrian Pathways
- Pedestrian Crossing
- Proposed Multi-Use Trail (Hike/Bike Trail Only)
- Black Mountain Open Space Park



NORTH

Figure
33

Figure



Pedestrian Pathways and Bikeways

Three major pedestrian pathways are recommended for the Rancho Peñasquitos community. The first runs between Black Mountain Peak and Peñasquitos Canyon, via the Town Center area. Most of this path runs along a portion of the 130-foot water aqueduct easement of the San Diego County Water Authority (SDCWA). The second major pathway connects the existing open space system for the Twin Trails neighborhood to Peñasquitos Canyon via the Camino del Sur open space corridor. Special consideration should be given to preserving this pathway as it passes through the area south of proposed SR-56. Both pathways require crossings at proposed SR-56. The third major pathway is shown connecting Black Mountain Park and McGonigle Canyon, through the open space corridor.

The construction of a Class I bicycle path is recommended for inclusion along the SDCWA easement parallel to the proposed major pedestrian pathway. This Class I bicycle path segment is part of a proposed regional bicycle path along this easement between Scripps Ranch and Lake Hodges. The bicycle path will provide non-motorized access within the Rancho Peñasquitos and the proposed San Dieguito Regional River Valley Park to the north.

Other informal pathways are expected to be generated through use within open space areas. A number of these paths already exist. Usually, the informal pathways should not require extensive improvements or special maintenance. Special care should be taken in laying out development in the Black Mountain neighborhood, such that an informal path may be developed connecting open spaces from Carmel Mountain Road and Peñasquitos Village Neighborhood Park to Black Mountain Peak. This informal path should use road viewpoints to provide safe access across streets. The pedestrian pathways should be dedicated by the developer during the tentative map process. Any maintenance required by these pathways will be the responsibility of the Landscape Maintenance District. If this district is not created, other sources of funds for maintenance will be required.

A Plan for Equestrian Trails and Facilities (February 1975), presents a program for the development of equestrian trails in the City of San Diego. The plan describes two equestrian trails that traverse the Black Mountain Park area. The Black Mountain trail connects Lake Hodges with Los Peñasquitos Canyon Preserve, and the Carmel Valley Trail connects the peak of Black Mountain with the western end of Los Peñasquitos Canyon. Other equestrian trails throughout the City and parts of the county are also discussed in this plan.

Multi-Use (Hike/Bike Only) Trails

In addition to pedestrian pathways and bike lanes, the plan includes a multi-use trail system primarily located in Black Mountain Open Space Park. The proposed trail system includes over fourteen miles of existing trail segments, and 3.2 miles of new trails and closure of over 18 miles of unsustainable or unapproved trails. These Multi-Use trails are generally less than four feet in width, except for the proposed ADA accessible Trail for All People. These trails accommodate use by pedestrians and bikers only. Due to steep topography, rocky trail base, and reduced sight lines, the trails were determined to be unsuitable for use by equestrians.

The trails plan is included in the BMR Natural Resource Management Plan.

ISSUES

The impact of development on Los Peñasquitos Canyon Preserve, Black Mountain Park, and adjacent biological resources is an extremely important issue in the Rancho Peñasquitos community. Care must be taken to ensure that the interface between existing and proposed developments and these natural areas remain non-intrusive. The use of native plant species should be strongly encouraged.

Wildlife corridors must remain wide enough to provide adequate crossing under or over roadways and must provide adequate protection from excessive noise, night lighting and predation by domestic animals.

The commercial site at the corner of Camino del Sur and Carmel Mountain Road in the Parkview Neighborhood is adjacent to a vernal pool preserve owned by the state of California Department of Transportation. Development on the site must provide an adequate buffer between the site and the preserve and all runoff should be directed away from the watershed of vernal pools. In addition, the site adjacent to the preserve should be fenced to provide further protection from potential impacts.

The use of off-road vehicles in open space areas should be prohibited. Where feasible, appropriate design layouts, fencing, signing and landscaping should be employed at open space access points and in open space areas where preservation of particular natural features is desired in order to discourage the use of off-road motor vehicles.

POLICIES

~~● The proposed expansion area (240 acres) of Black Mountain Park should be acquired by the City, the state or another public agency. The underlying land use designation for this expansion area is regional open space park.~~

- Open space areas should provide a continuous, connected open space system maximizing the use of open spaces as wildlife habitat.
- 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.
- Open space serving as wildlife habitat should be maintained in its natural state.
- Vernal pools and their associated native landforms and contributing watersheds should not be disturbed.
- Exotic or invasive plant species should not be planted adjacent to natural open space areas.
- Development occurring adjacent to Peñasquitos Canyon and Black Mountain Park should follow the criteria outlined below:
 - The filling of lateral canyons and grading over canyon rims should be minimized except in those few areas not visible from the canyon floor. Promontories and canyon rims that are visible from the canyon floor or Black Mountain peak may be developed when suitable landscape screening is provided after thorough design review. This review process can be accomplished by application of the HR Overlay Zone to slopes of 25 percent or greater and use of the PRD procedure. Both of these methods will result in substantial slope areas being placed in open space easements or dedicated to the City when adjacent to regionally significant park or open space areas.
 - Public access to canyon rims and views should be provided at suitable locations in the

form of paths, scenic overlooks and streets.

- Grading on ridges should be kept to a minimum. Where grading is feasible, sculptured grading techniques should be used to blend slopes with natural land contours. Graded areas should be built upon or planted rapidly in accordance with the City's land development ordinance. These measures should preclude the erosion of exposed slopes and subsequent erosion and siltation of natural drainage systems.
 - Any recontoured slopes should be stabilized with appropriate plant materials to help reestablish the natural biotic systems.
 - Development should be sited and designed to prevent impacts which would significantly degrade environmentally sensitive habitat areas.
 - Only low-profile dwellings should be allowed near the canyon rims. Such dwellings should be sensitively designed to fit with the hillsides and not be visually prominent from the canyon floor or Black Mountain Park.
 - Design of dwelling units should stress a blending of architecture with the natural terrain. Architectural shapes, bulk, color materials and landscaping should be carefully chosen and respect the physical constraints of the land.
 - Use of the Planned Development procedures is recommended to minimize grading and to preserve the natural environment.
 - Development of land underlain by the Ardath Shale or similar formations (which are often unstable and not suitable for building sites) should be avoided, unless specific engineering studies indicate that potential problems can be mitigated.
 - Appropriate mitigation measures should be applied to archaeological sites found in the area. Where development would adversely impact archaeological or paleontological resources, reasonable mitigation measures will be required. When significant archaeological resources are encountered, avoidance or preservation of the resource would be the preferred form of mitigation. This proposal can be implemented by requiring thorough archaeological surveys prior to the approval of rezonings and subdivision maps.
- Avoid planning exotic or invasive plant species adjacent to natural open space areas.
 - Link the multi-use trails and pedestrian pathways in Rancho Penasquitos with trails and paths located in adjacent communities and surrounding regional systems, as designated in this Plan.
 - Provide multi-use trails that connect residential areas to Black Mountain Park.

- Design multi-use trails and pathways that provide through connections and/or loops.
- Post signs at key locations (i.e. the start of trails, trail intersections) along the trails to inform pedestrians and bicyclists of correct trail use.
- Design trail drainage inlet grates, manhole covers, etc. to avoid injuries to trail users.
- Manage and maintain trails in accordance with the Black Mountain Ranch Natural Resource Management Plan

RECOMMENDATIONS

- ~~Include the land acquisition of the remaining 240 acres of Black Mountain Park in the City's CIP.~~
- Any development on the commercial site at the corner of Camino del Sur and Carmel Mountain Road should be fenced along the portion adjacent to the vernal pool preserve to decrease impacts to the vernal pools and watershed.
- ~~Coordinate with the SDCWA to provide a pedestrian pathway and a Class I bicycle path along its utility easement. Require dedication of land along the paths during development of contiguous property.~~

- Require that long- and short-term maintenance responsibilities on open space areas be clearly defined as a part of development approvals.
- Require applicants to set aside wildlife crossing areas through the Black Mountain neighborhood, connecting all remaining natural habitat to Black Mountain Park as development is approved.
- Develop pathways or bike trails through the Black Mountain neighborhood for public access to Black Mountain Park.
- 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.
 - Developing interpretive and environmental outreach programs in these areas.
 - Educating new residents through homeowners' brochures.
- Encourage retention of wildlife habitat value in connected open space systems by:
 - Providing signs which indicate these areas are for pedestrian use only and that pets are not permitted.
 - Providing signs at limited access points which direct moderate impact users to the appropriate areas in the community.
 - Providing visual access, where possible, by overlooks.
 - Educating new residents through homeowners' brochures.

(R-2002-INSERT)

RESOLUTION NUMBER R-_____

ADOPTED ON _____
DRAFT

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

WHEREAS, City of San Diego Park and Recreation Department, requested an amendment to the Rancho Peñasquitos Community Plan to revise the existing trail system on Black Mountain by incorporating existing and new hike/bike trails within the Park to the community plan. New trail connections and potential future connections to the Black Mountain Ranch Subarea Plan are included. The Plan would also adopt the Black Mountain Open Space Natural Resources Management Plan (NRMP) which provides guidance for the present and future use and maintenance of the Black Mountain Ranch Open Space Park, as well as Area Specific Management Directives (ASMDs) which satisfy the requirements of the City's Multiple Species Conservation Program (MSCP) Implementing Agreement for Black Mountain Open Space; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General 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 Rancho Peñasquitos Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

APPROVED: JAN GOLDSMITH, City Attorney

By _____

Deputy City Attorney

MJL:pev

INSERT Date

Or.Dept:DSD

R-2002- INSERT

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Rancho Peñasquitos Planning Board Meeting Minutes

September 7, 2011

Attendees: Jon Becker, Joost Bende, Suzanne Brooks, Thom Clark, Bill Dumka, Ruth Loucks, Dann Mallec, Darren Parker, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr, Ramesses Surban

Absent: Bill Diehl, John Keating, Maria Webster

Community Members & Guests (Voluntary Sign-in): Catherine McDaniel, Jen Severson, Don Campman, Marc Roland, Dawn Balanky-Dawson, Robert L. Williams

1. The meeting was called to order at 7:30 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Special presentation/update was added to RPPB agenda at last minute due to Community's need to know: Capt. Chris Ball, Lt. Rudy Tai and Lt. Dan Plein, San Diego Police Dept. updated the community on the sexual assaults of 2 teen girls this past weekend in Rancho Peñasquitos. The Police Dept. representatives shared the descriptions and what details they could without hindering the capture of the suspects, followed by answers to questions from residents. Residents expressed concern about delays in communication with the full community about the incident. The suspects were not believed to be migrants based on the information they have gathered at this point. Capt. Ball shared sexual assault statistics for the area, which are down in comparison to previous year. Report any information to the Northeastern Police Substation phone # 619-531-2000 (non-emergency number).
 - a. Location where sexual assaults occurred is an SDG&E easement, maintained by an HOA with no lighting. This greenbelt's lighting was previously vandalized; HOA needs to review. It was suggested that RPPB look into lighting of park areas not presently lit.
 - b. There was brief discussion on the number of migrants living in the canyons and waiting to get hired daily around the community – if we don't hire them, they will leave.
 - c. Use common sense when out in the community, going into the canyons/park areas and be aware of your surroundings.

Meeting resumed at 8:07pm.

3. Agenda Modifications: Lifetime Montessori CUP Amendment to CUP/PUD was removed from agenda.
4. MINUTES: Corrections were recommended.
Motion: To approve the June 29, 2011 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Brooks/Approved, 11 in favor – 0 against – 5 abstentions (Rhodes, Clark, Spelta, Sandstrom, Brooks).
5. NON-AGENDA, PUBLIC COMMENTS: no comments on topics not on the agenda.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Council District 1 Report – Stephen Heverly
 - o Heverly stated that residents can contact their office if we can't get through to Police Dept.

- Redistricting Process – Commission completed their duties on August 25th presenting the Final Map. If not contested by September 24th, the new District boundaries will take effect following the November 2012 election; City Council representatives will be sworn in December 2012.
- Council office is still taking calls on potholes, street resurfacing issues; can be reported via the City's website to the Streets Division. A priority list was prepared and sent to the Mayor's office but only a few Peñasquitos streets made the Mayor's list; following up meeting with the Mayor about adding the missing streets/potholes in District 1. A rolling account (target) of future resurfacing projects will be updated regularly on the City website.
- Ongoing parking & traffic issues being reviewed include Los Peñasquitos Elementary, Westview H.S. parking in nearby neighborhoods, and Calle de las Rosas speed/accident issues. On Paseo Montril the lane separation yellow line will be shifted and repainted to provide a wider drive lane on the angled parking side of the street; no lanes will be lost at the intersection on Rancho Peñasquitos Blvd.
 - Becker added, he received comments from City Staff on the installation of V-Calms and all-way stops on Calle de las Rosas and possible speed limit increase to be enforceable; following up on it.
 - Bende added that there has been at least one additional accident on Calle de las Rosas since our last meeting.
 - Surban suggested that the solutions ultimately chosen for Calle de las Rosas be looked at as a solution for Cuca St. in front of Los Peñasquitos Elementary School. Heverly stated that the situations are a bit different, more in congestion not speeding.
 - Spurr stated that he does not recommend RPPB's approved remedies move forward until he and Keating meet with Principal. Over the summer, Los Peñasquitos worked out traffic flow issues and he would like RPPB to review again before moving forward on recommendations.
 - Heverly asked that Dist. 1 office be kept in the loop and he'd work to get a City Traffic Engineer to the meeting.
- b. San Diego Development Services Dept. Report – Michael Prinz
 - Prinz reported that Charlette Strong is reviewing Torrey Highlands PFFP and will prepare a draft of changes to be presented at a later meeting with RPPB's subcommittee.
 - Jeanette Waltz asked if RPPB's project removal recommendations would be included; Rhodes stated that the committee had not met with City staff yet.
- c. Assembly Member Nathan Fletcher's Office Report – Sterling McHale
 - Legislative session ends 9/9/11; cycling through all bills.
 - Adoption – simplify process of adoption system.
 - SB14 – implement performance based budgeting policies throughout California.
 - Upcoming events: Fletcher is participating in the Educational Tour; next stop is in Kearney Mesa on Career Technological Education which is an invitation only event. Additionally, Fletcher will be co-Grand Marshall for Poway Days Parade. Sleepless in San Diego is 9/24/11 at Liberty Station to raise awareness of homelessness.
 - Becker asked about the status of the Governor taking cities' Redevelopment Funds. McHale stated that both bills had to pass; implementation was halted by Judge as the case is reviewed. Expect it to be overturned.

- Rhodes stated that he was under the impression that redevelopment funds were already sent to Sacramento to be used in CA General Fund. McHale stated that if overturned, the State will have to pay back Cities, possibly taking out a loan to do so. Hopes the Judge agrees to overturn the legislation.

7. BUSINESS.

a. Redistricting Process Recap – Becker/Bende/Sellers/Shoecraft/Spurr (Information Item)

- Becker thanked all who participated by developing the North City Inland proposal, by speaking at the Post Map Hearings and the community's efforts to coordinate/organize residents to attend meetings as well as the signature gathering on the petitions over a single weekend; over 200 residents attended each of the last couple of meetings and 7000+ signatures were presented to the Commission. Although PQ was not successful in convincing the Commission to keep all of Rancho Peñasquitos together in one City Council District, the community is aware of what needs to be done before the next redistricting alignment in 2021. Park Village neighborhood has a picnic this past weekend.
- Paul Hoover stated there would be a follow-up meeting on 9/15/11 at Park Village Elementary School in Multi-purpose Room, 7:00pm.
 - Becker suggested they discuss the misleading information that went out, ie. School district (PUSD) boundaries will not be affected/changed, Camino Ruiz extension over Los Peñasquitos Canyon is no longer on City plans and property values should not be affect as they are more representative of the zipcode. Becker also added that park improvements are overseen by RPPB.
 - Spurr stated that in the end, the Commission chose to split PQ and not Scripps Ranch. Scripps Ranch residents were very organized and vocal early on and continued to speak at meetings asking not to be split. Park Village is very organized and the neighborhood needs to get in front of the new City Council representative ASAP.
 - Jeanette Waltz noted that APAC will continue to push their agenda of creating an API majority district on the next redistricting commission and PQ needs to be proactive in building support early on of a united Rancho Peñasquitos based on the communities of interest relating to PUSD, planning group boundaries, and the high fire areas surrounding our community - united on communities of interest. Suggested Rancho Peñasquitos & Park Village residents reach out to the Mira Mesa Town Council and Planning Group and get on their email distribution lists.
 - Clark asked for clarification if September 24th is the last opportunity to file a lawsuit or challenge the Final Map recommendation.
 - Rhodes added there is a lawsuit filed over the state redistricting maps over similar reasons ie. 'what is a Community of Interest' and the use of race as a factor.
 - Resident's comment - It was suggested that local Peñasquitos, Torrey Highlands & Black Mtn. Ranch API community residents should let APAC know that APAC does not speak on their behalf.
 - Bende stated that over the last 10 years, Future Urbanizing areas (Black Mtn. Ranch & Torrey Highlands) has grown and still not finished. The Commission did recognize PUSD as a community of interest. A likely scenario in 10 years - District 5 will continue to grow and we should be working to unite all of PUSD in the 2021 redistricting process and convince the commission to shift Scripps

Ranch back into District 6 with Mira Mesa.

- Surban stated that Rancho Peñasquitos will need to be active prior to the redistricting process to garner support of the commission.

b. Black Mountain Resource Management Plan – John Garcia/Betsy Miller (Action Item) – handouts AND

Rancho Peñasquitos CPA, Trail Access Locations – Michael Prinz (Action Item)

Garcia reviewed the handouts, plan overview, trail system and adoption process. The plan was prepared to meet MSCP requirements. Initial drafts of the trail system have been revised based on input from the CAC, Park Ranger, San Diego Mountain Bike Assoc. and the community. The Trail for All People is included in the plan. The Community Plan changes include description of the trail types, policies, issues and recommendations of the Resource Management Plan for Black Mtn. Open Space and Trails.

- Becker inquired about outreach in the community.
- Roger Dooley, informally representing the residents of Millpond Way and Stoney Creek Road, said that the concerns of his neighborhood had been addressed in the Resource Management Plan as presented. The Stoney Creek trailhead has been moved, and he thanked Betsy Miller and Michael Prinz for responding to the issue.
- Bende stated the Land Use Committee reviewed the BMOS Natural Resources Management Plan and proposed changes to the Rancho Peñasquitos Community Plan with one addition to change Camino Ruiz on the map to Camino del Sur, approving to adopt both documents in a vote of 8 in favor – 0 against. Bende added that the BMOS CAC voted unanimously to endorse the plan and SDMBA also approved the plan.
- Miller added that the Trail for All People will be permitted with the trail system, but they will need to go through some site development processes to construct.
- Spurr noted that a number of trails in his neighborhood are being closed; can residents still use the trails. Garcia stated those trails will be closed and not maintained and at some point in the future Rangers will be ticketing users who don't stay on the legitimate trails.
- Brooks was also concerned with the closure of a number of trails and the addition of only one new trail. Garcia added that signage would be in place to inform users of closed trails, adding that scars/erosion will be mitigated.
- Miller stated that there is a decrease in Trail miles and the planned trail system will provide better quality trails for the user.
- Brooks asked if there will be any sort of call boxes; Bende stated the user needs to be prepared as if in the wilderness.
- Arnie Johansen, BMOS CAC rep stated that Ed Christiansen (Sr. Ranger) has been working with the Fire Dept. to help coordinate with 911 if calls are received from a trail user; using GPS, signage naming trails, and fire access that is drivable.
- Bradley Chang was concerned that the Trail from Black Mtn. peak down to the minor peak (NW trail) is being closed and asked them to review. Miller stated that City trail standards address steepness, use and maintaining with that topography so it was removed.
- Jeanette Waltz asked if CIP financing would be used; Heverly added that Trail For All People would be a CIP project to look for private and grant funding. Waltz inquired about staffing and maintenance funding; Miller stated it would come from General Funds and volunteers.

Motion: To approve the Black Mtn. Open Space Natural Resource Management Plan and the Community Plan Amendment as presented. M/S/C – Bende/Sandstrom/Approved, 14 in favor – 1 against (Politte) – 0 abstentions – 0 recusals.

c. Verizon Black Mtn. Middle School, PTS 225749 – Carla Gresham (Action Item)

Sellers stated that the project is located on Sunset Hills Elementary School baseball field. This project was scheduled to be heard at the June 29, 2011 meeting, but representative got their signals crossed and did not attend. Sellers stated that he and Becker had been working/reviewing this project all summer.

The project is a CUP renewal (of 10 years), has been postponed at Planning Commission until September 29, 2011 so RPPB could provide approval or denial of the project.

Telecomm Committee reviewed and passed the project out of committee with 2 conditions: 1) Becker would review the landscaping plan and they would accept any changes he recommended, and 2) the telecomm tree would be completely re-branched. Applicant's representative agreed to these conditions which were added to their final CUP as Condition 15 (landscape conditions that Becker recommended were added to L-1 (Exhibit A) and Condition 20 is the complete re-branch of the tree which includes a date to be completed by. Sellers added that they are subject to fine if not completed on schedule.

Sellers stated that Becker's recommendations of additional plant materials were included in the final CUP that is ready to go to Planning Commission.

Sellers added that all renewals include the installation of pine needle socks on antennae and repainting equipment/buildings with anti-graffiti paint as conditions for every WCF CUP now.

Motion: To approve renewal of the CUP for Verizon Black Mtn. Middle School (PTS 225749) subject to the conditions listed in the Draft CUP (noted above as Conditions 15 and 20) . M/S/C – Sellers/Clark/Approved, 11 in favor – 4 against (Sellers, Brooks, Politte, Bende) – 0 abstentions – 0 recusals.

d. Santaluz Assisted Living/Memory Care CUP – Joe Taylor (Potential Action Item)

Dann Mallec recused himself.

Taylor, representing Santaluz LLC is requesting approval to go forward with CUP application for Santaluz Assisted Living Memory Care.

Site is zoned for Senior/Recreational Use; have been unable to find users as a recreation site over the last 10 years and solution was assisted living/memory care facility. It is located next to the Lifetime Montessori; Via Fiesta and Via Inez.

Chris Dalengas, Architect with Avkrom Moisan, stated the property is approx. 3.2 acres and designed with an approx. 71,500 sq.ft. senior housing community.

Architecture style is Tuscany Farmhouse style. Santaluz community design guidelines are outstanding and believe this style will blend in with the community. Roofscape will be broken up to eliminate continuous rooflines. Second floors are stepped back providing the roof line breaks.

There will be 32 units of assisted living and 32 units of memory care. Building has 3 separate wings converging on the central common area and the entrance is located there also. The North wing is a single story and the West & South wings are 2 stories.

15 Memory Care units are located in the single story North Wing and 17 units on the 1st floor of the West Wing. All others (32 units) are Assisted Living. There are a wide range of common areas including congregate dining rooms. The residential units will not

contain cooking facilities. The building is staffed 24/7.

Memory Care neighborhoods will have access to gated outdoor areas designed specifically for them. Courtyard spaces will have walking paths and special amenities. Site plan provides 44 parking spaces;

Marc Moody, Landscape Architect reviewed the landscape plan which uses a lot of evergreen colored plant material to blend with the architecture style; will accent tree and shrub pallet with splashes of color at walls or to screen areas. Seating areas, paths, fountains, and paving are planned.

- Loucks asked if there was room for a community garden. Moody responded there is no specific area planned and it could be included adding that they do not recommend Memory Care residents have access.
- Brooks asked if facility is fenced; Moody replied that all courtyards are fenced for Memory Care wings and proposing stone columns.
- Bende stated that the Land Use Committee asked them to look at incorporating a loop trail.
- Brooks inquiring about impact on existing, neighboring homes. Homes are sighted at higher grade than facility. Equipment that is placed on the roof will be hidden from these homes.
- Sandstrom asked about staffing. Stan Socolove, specialist in staffing on this type of facility, stated that it would not exceed 22 more likely 18-19 staff members. Handout materials differ since original presentation was for 80 units.
- Sandstrom asked about assisted residents having cars; per representatives, residents usually do not keep their cars once they realize they don't need them. Some parking will be provided for them, but most will be used by visitors and staff; traffic impacts will be minimal.
- Becker asked if there will be restrictions on their rental agreements ultimately limiting the number of parking spaces for residents or assigned parking as part of their agreement. Dalengas stated that they have found, historically, that if they plan ½ parking space per unit, that was plenty.
- Mallec asked if there are any street parking restrictions in the neighborhood?
- Sandstrom asked about Traffic Phasing; Taylor replied that the number of ADTs falls under the threshold cap. It was added that operational issues may impact Montessori drop off/pickup so they plan to limit deliveries to off hours so as to not impact.
- Politte suggested that they consider charging assisted living residents who bring their car as a way to reduce/restrict the number of residents with vehicles. Dalengas added that historically most residents who bring their car give them up after the 1st year. Politte rephrased her suggestion that they limit resident parking because all 32 units could bring a car in the 1st year of residency and there would be parking problems.
- Rhodes inquired about the number of residents per unit. Only 3 Memory Care units would allow 2 residents (35 residents total) and could have 2 residents in each of the assisted living units, historically more likely to be 32-50 residents.
- Rhodes commented that parking for staff should be considered priority and guest (visitor) parking needs may be minimal.
- Spurr suggested they look at MountainView Memory Care facility in Poway as a good example of entrance access.
- Suggested that space be provided for memory care residents to burn off energy,

MINUTES
CITY OF SAN DIEGO
BLACK MOUNTAIN CITIZENS ADVISORY COMMITTEE
JULY 14, 2011

ATTACHMENT 12

Meeting Held At:

Canyonside Recreation Center
12350 Black Mountain Road
San Diego, CA 92129

Mailing Address Is:

Park and Recreation Department
Open Space Division
12115A Black Mountain Road
San Diego, CA 92129

ATTENDANCE

Present:

Jas Arnold
Rod Simmons
Arne Johanson
Mike Kelly
Maryanne Young

Absent

Staff:

Laura Ball, Park and Recreation Department
Betsy Miller, Park and Recreation Department
Josh Garcia, Park and Recreation Department
Edward Christensen, Park and Recreation Department

Guests:

Walter White
Larry Ainbinder
Regina Kinney
Bill Diehl

CALL TO ORDER

Chairperson, Jas Arnold called the meeting to order at 6:37 P.M.

APPROVAL OF MINUTES

IT WAS MOVED/SECONDED AND CARRIED UNANIMOUSLY TO APPROVE
THE MINUTES OF THE MAY 12, 2011 MEETING.

CHAIRPERSON'S REPORT

Jas provided an updated on the "Trail For All People". Jas attended a meeting of the Rancho Penasquitos Planning Board. The TFAP was unanimously supported by the group, however, the deadline to submit the project as a CIP was missed for this year. The property for the project is now owned by the city.

STAFF REPORT

None

COMMUNICATIONS REPORT

-Rod Simmons announced that SDMBA was awarded a 500\$ dollar grant through Cliff Bar

which will be used to purchase trail tools for upcoming projects.

-Arne Johansen will be leading an interpretive hike in May. He has been eradicating large areas of non-natives with the county.

ACTION ITEMS

Consent

Adoption

Jas Arnold called for a vote to approve the Black Mountain Natural Resources Management Plan with minor changes. *The plan was unanimously approved by the Black Mountain CAC.*

WORKSHOP ITEMS

301. Pacific Highlands Ranch Subarea/Gonzales Canyon Resource Management Plan

-Pardee has got Recon to provide boundary information for Pacific Highlands Ranch property to clarify boundaries. The west end trail at Gonzales has been flagged and the alignment approved. Construction to begin in Nov.

INFORMATION ITEMS

401. Update on Black Mountain Natural Resources Management Plan (NRMP) Q & A

Josh Garcia provided a history of this plan and how these plans fit in to the management of Open Space areas and the steps that are yet to come. Group discussed aspect of the plan and finalized trails proposal.

-Maryanne Youngs requested that the Mailer Rd. entrance be indicated as a trailhead. And the Service Road from Laurentian to the top of Black Mtn. be indicated as a service road and not a 'trail' for safety reasons.

-Walter White requested that the upper glider launch trail be extended on the map to include the actual launch site which is lower than indicated.

NEW BUSINESS

None

ADJOURNMENT – Jas Arnold adjourned the meeting at 7:35 P.M.

Next regular meeting:
Respectfully submitted,

Thursday, September 8, 2011
6:30 P.M.
Canyonside Recreation Center
12350 Black Mountain Road
San Diego, CA 92129

Edward Christensen
Staff Representative



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.**

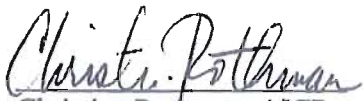
Not applicable. However, it is hoped that providing additional recreational trail opportunities will actually reduce enforcement efforts against illegal off-trail activities.

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

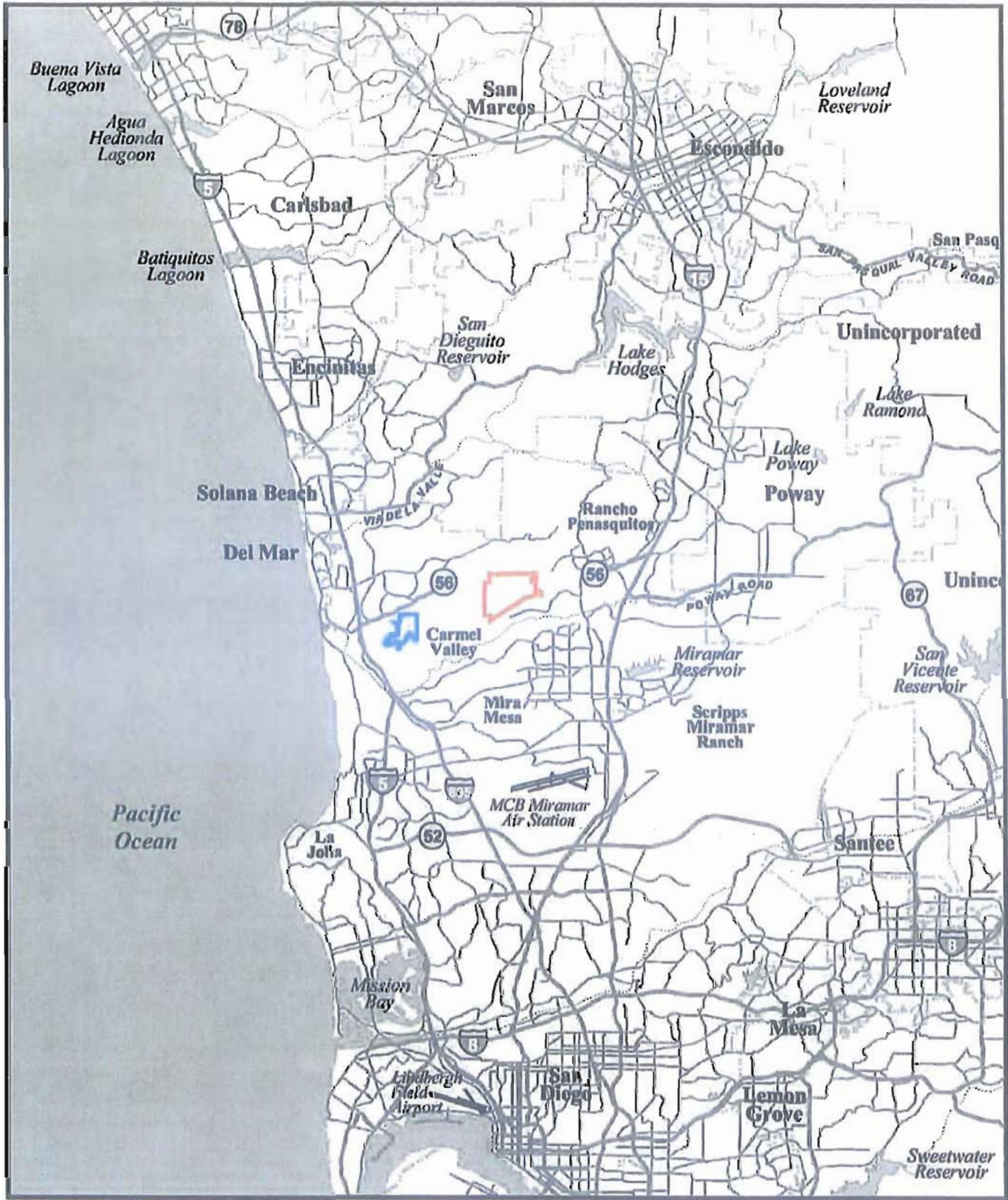


Michael Prinz
Associate Planner
City Planning & Community Investment

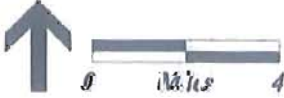
CR/BT/MP

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



Image source: Copyright GlobeXplorer, All Rights Reserved (flown January 2006)



 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******3525 Del Mar Heights Road, Box 246, San Diego, California 92130****Phone 858-361-8555**fax 858-755-1209**e-mail gary@seabreezeproperties.com*

June 11, 2010

Bernard Turgeon, AICP
Senior Planner
City of San Diego
City Planning & Community Investment
202 C St., Mail Stop 4A
San Diego, CA 92101-3864

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

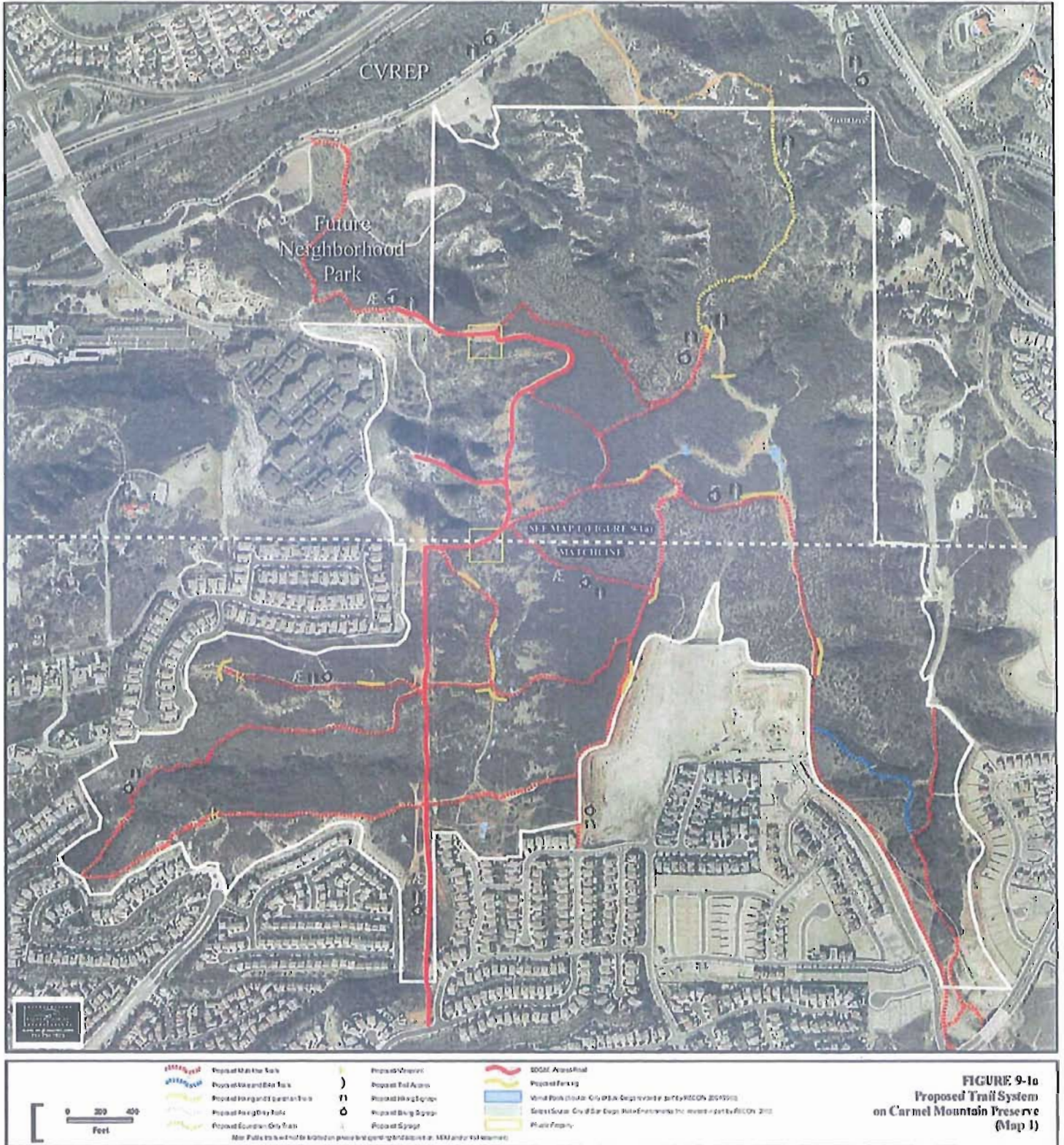


FIGURE 9-1a
Proposed Trail System
on Carmel Mountain Preserve
(Map 1)

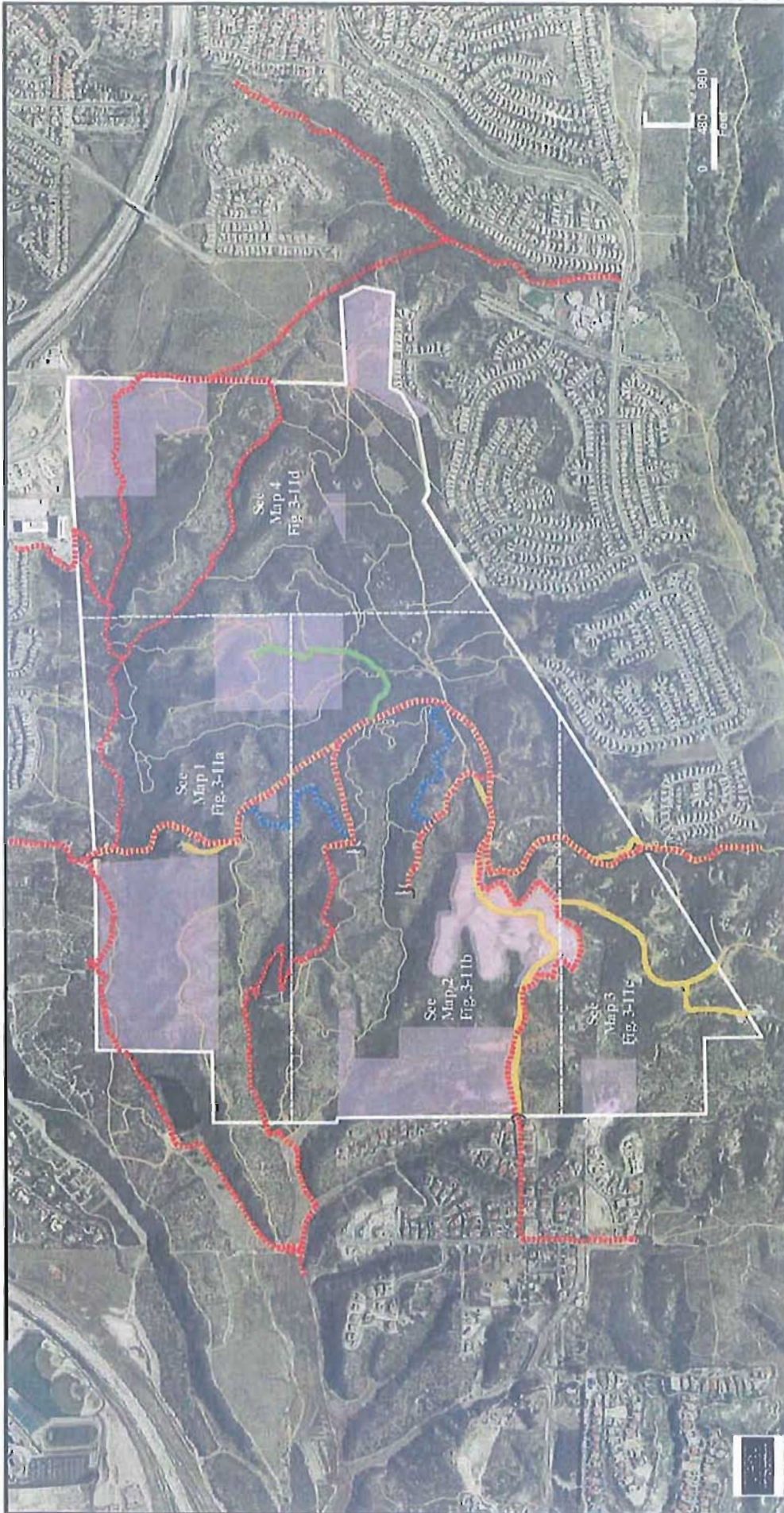
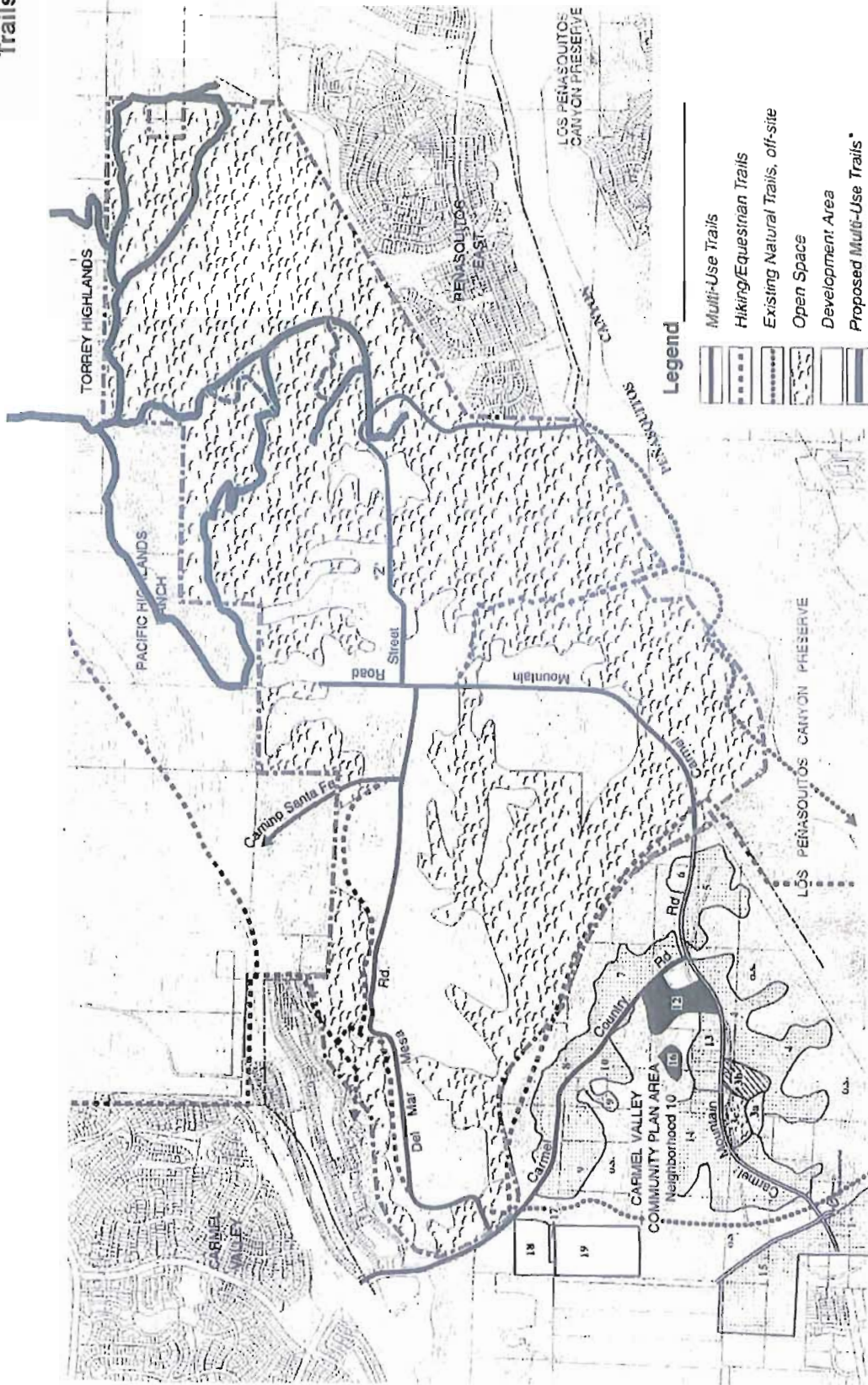


FIGURE 9-2
Overview of Existing Roads,
Paths, and Proposed Trail System
on Del Mar Mesa Preserve

Note: Existing roads are shown as solid lines. Proposed roads are shown as dashed lines. Proposed paths are shown as dashed lines. Proposed trails are shown as dashed lines. Proposed property is shown as pink shaded areas.

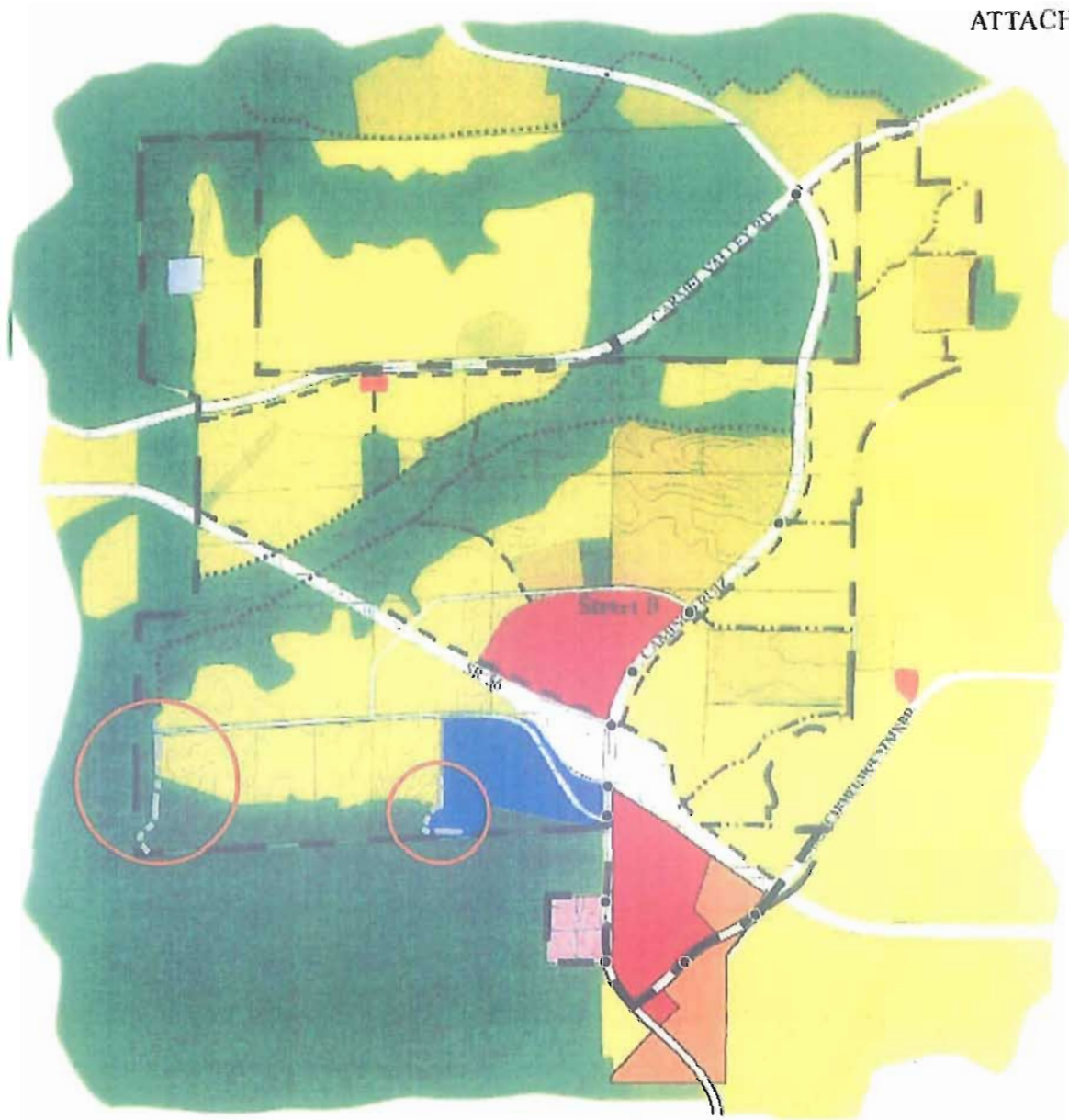
Trails

20
feet



SUBARREAV
DEL MAR MESA

Scale 0



- Improved Main-Purpose Trail
- Un-Paved Trail
- Paved Trail
- Traffic Signal
- - - - - For Land Use Designations see Figure 4-5
- 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



- Open Space
- Pedestrian Pathways
- Pedestrian Crossing
- Proposed Multi-Use Trail

Acquire 240 Acres
To Expand Black
Mountain Park

To McGonigle
Canyon

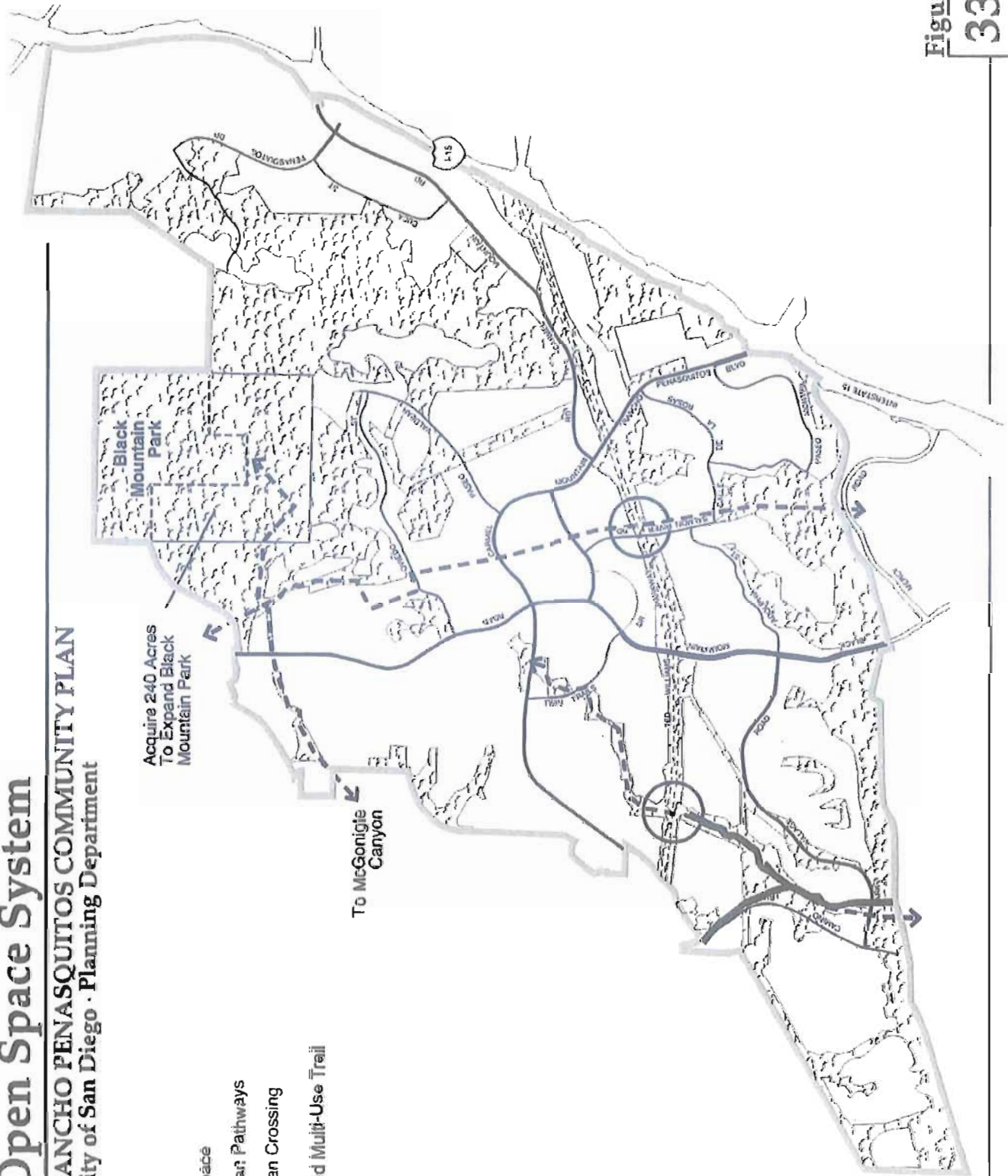
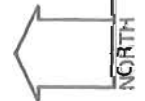


Figure
33



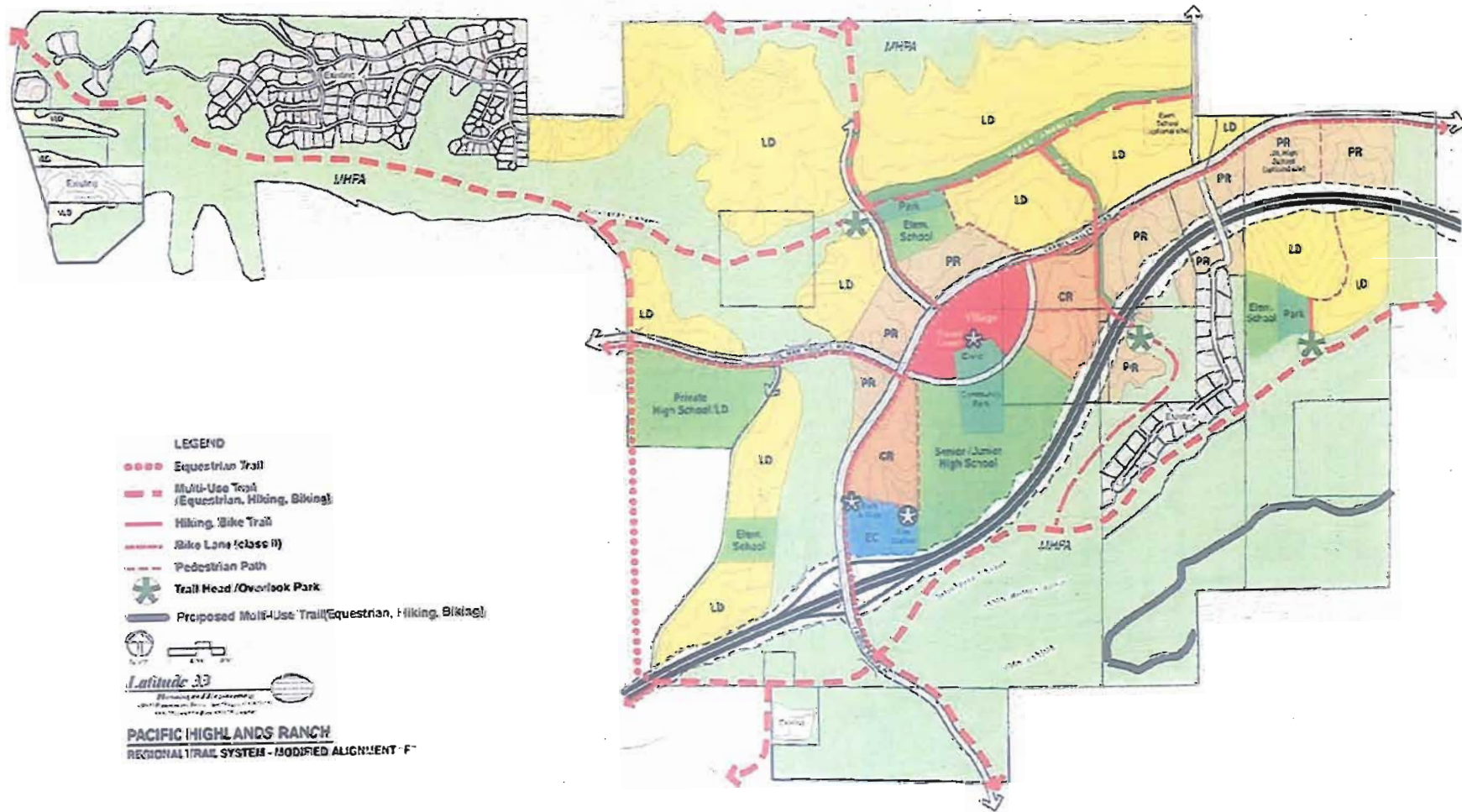


EXHIBIT 4-11

PLANNING COMMISSION RESOLUTION (INITIATION)

PLANNING COMMISSION RESOLUTION NO. 4604-PC

INITIATING AN AMENDMENT TO THE Del Mar Mesa, Carmel Valley, Pacific Highlands Ranch, Rancho Peñasquitos, and Torrey Highlands COMMUNITY PLANS AND GENERAL PLAN 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.

WHEREAS, on June 24, 2010, the Planning Commission of the City of San Diego held a public hearing to consider the initiation of an amendment to the Del Mar Mesa, Carmel Valley, Pacific Highlands Ranch, Rancho Peñasquitos, and Torrey Highlands Community Plans and General Plan 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

WHEREAS, the applicant is requesting a Community Plan and General Plan Amendment in anticipation of a natural resource management plan that will formalize connections to existing and planned off-site trails; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, evidence and testimony; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby initiates the requested Community Plan and General Plan Amendment; and

BE IT FURTHER RESOLVED that the Planning Commission directs staff to consider the following issue(s) pertaining to the amendment for Del Mar Mesa in addition to all of the issues identified in Report No. PC-10-049:

- Update the number of dwelling units projected for build out. 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.

BE IT FURTHER RESOLVED, that this initiation does not constitute an endorsement of a project proposal. This action will allow staff analysis to proceed.

[SIGNED]

[SIGNED]

Staff
City Planning & Community Investment Department

Legislative Recorder

Initiated: June 24, 2010

By a vote of: 7-0

With addition of four items mentioned in correspondence of Del Mar Mesa Plan



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: September 8, 2011

REPORT NO: 102

ATTENTION: Park and Recreation Board
Agenda of September 15, 2011

SUBJECT: Black Mountain Ranch Open Space Park Natural Resources Management Plan - Recommendation for Adoption of Plan

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of the Black Mountain Ranch Open Space Park Natural Resource Management Plan (NRMP)?

Director's Recommendation – Recommend approval of the Black Mountain Ranch Open Space Park Natural Resource Management Plan.

Other Recommendations – On July 14, 2011, the Black Mountain Citizens' Advisory Committee unanimously (5-0) voted to recommend approval of the NRMP.

On September 7, 2011, the Rancho Peñasquitos Community Planning Group voted 14-1-0 to recommend approval of the NRMP and associated Community Plan Amendment.

Fiscal Impact – Project implementation costs will be funded by the Open Space Division's Operations and Maintenance budget. Grants will be pursued where possible.

Water and Energy Conservation Status – Not applicable.

Environmental – The City of San Diego as Lead Agency is preparing the Mitigated Negative Declaration and Site Development Permit for this project.

BACKGROUND

In 1997, the San Diego City Council adopted the Multiple Species Conservation Program (MSCP) (R-288455). The goal of the MSCP is to maintain regional biodiversity and conserve viable populations of sensitive species and their habitats – and thereby minimize the need for future Endangered Species Act listings – while simultaneously supporting economic growth in the region. One of the actions required by the MSCP is preparation of Area Specific Management Directives (ASMDs), which are management guidelines tailored to individual parks and/or rare

Page 2

Black Mountain Natural Resource Management Plan
September 8, 2011

species populations within the Multi-Habitat Planning Area (MHPA). For example, an ASMD for thread-leaved brodiaea may include a defined area for multi-year non-native grass removal through dethatch and weeding.

The Black Mountain Open Space Park (Park) NRMP was developed to provide ASMDs for the Park (online at <ftp://ftp.sannet.gov/OUT/Parks/Black%20Mountain%20Ranch/Black%20Mountain%20Natural%20Resource%20Management%20Plan/>). The NRMP boundary is Black Mountain Road on the north and west and Carmel Mountain Road on the south and east. The 1,552-acre Park is owned by the City of San Diego; its origins date to 1964 when the City acquired the core of the existing Park under the Recreation and Public Purposes Act of 1926. The remaining acres were acquired with Water Conservation Board and Wildlife Conservation Board grant funds, and County Water Authority mitigation funds.

The NRMP is comprised of multiple sections:

- Existing Conditions describes baseline environmental data for the Park, including soils and geology, topography, hydrology, biological and cultural resources, land use, and recreation. The location and extent of environmental variables is discussed in-text and depicted on maps.
- Management Issues describes historic/current management constraints as well as opportunities for improving the environmental conditions of the Park.
- Resource Management describes and prioritizes specific habitat enhancement and maintenance projects. This section also describes proposed changes to the trail system.
- Development, Maintenance and Management Guidelines provides guidance for any future projects permitted by the City. Also included are guidelines for Park maintenance activities, trail planning and development, and fire planning and suppression activities.
- Trails, Public Use and Recreation Guidelines provide policies for trail system development and maintenance and appropriate public uses.
- Mitigation Options and Guidelines include policies for project mitigation within the Park.
- Enhancement and Restoration Guidelines provide direction for natural and cultural resource enhancement projects as well as habitat restoration and invasive species control programs. In addition, management directives for MSCP-covered species are included, along with a summary of MSCP monitoring to-date, future monitoring needs, and a monitoring schedule.
- Interpretive and Research Guidelines direct implementation of academic research, nature trails, and interpretive displays, programs and facilities.
- Implementation discusses the responsibilities of specific parties in the event of future development, on-going City requirements for management of the Park under the MSCP and the Montana Mirador mitigation agreements, and community groups. It also lists and prioritizes tasks for implementation.

The NRMP includes a revised trail system based on a comprehensive trail analysis that surveyed and ranked existing trails by criteria such as habitat sensitivity (e.g. vegetation type, proximity to sensitive species, mitigation sites), erosion and other maintenance factors, redundancy,

connectivity, and safety metrics such as steepness and sightlines. The resulting trail system proposes to maintain closures on 4.02 miles of currently closed trails, closure of an addition 8.46 miles of existing trails, maintenance of 13.53 miles of existing trails, and development of 3.70 miles of new trails. The proposed new trails include the following segments (Figure 1):

- 1) Segment A (0.85 miles) connects the Miner's Ridge Loop Trail to the Glider Point Trail, with a connection west to Lusardi Grasslands under a bridge on Carmel Valley Road. This segment will implement the trail system included in the Rancho Penasquitos Community Plan.
- 2) Segments B (0.091 miles) and C (0.070 miles) are two short segments that will circumvent extremely steep and eroded sections of an existing trail.
- 3) Segment D (0.15 miles) is a mid-length segment that creates a loop on an existing out-and-back viewpoint north of the Montana Mirador parcel.
- 4) Segment E (2.31 miles) is a double loop that is comprised of existing trails and new trail segments in the center of the park. The new segments will replace existing, steep, 'fall-line' trails that are dangerous and subject to erosion.
- 5) Segment F/Trail for All People (0.24 miles) is an ADA-accessible double loop near the Miner's Ridge Loop trailhead.

DISCUSSION

Black Mountain Open Space Park is home to many rare and endangered species such as variegated dudleya, thread-leaved brodiaea, San Diego horned lizard, and California gnatcatcher. The Park has been identified as a core biological area within the MHPA based on acreage, geography, and habitat diversity, and therefore represents a key conservation area within the regional open space network. In addition, the Park is an important destination for natural out-of-doors experiences and recreation opportunities for nearby residents and regional users. The NRMP will balance the needs of natural resources and passive human recreation through development and implementation of ASMDs as well as providing an improved recreational trail system that meets user expectations while complying with MSCP policies. In addition, an adopted NRMP will improve the competitiveness of grant applications for species management and habitat enhancement.

The NRMP and associated trail system were developed with input from community stakeholders including the San Diego Mountain Biking Association (SDMBA), residents of the Stoney Creek Road neighborhood, the Black Mountain Citizens' Advisory Committee, and the Rancho Peñasquitos Community Planning Group. The trail system was revised based on comments from SDMBA and the Stoney Creek Road residents, and both groups now support the current trail proposal. The Black Mountain Citizens' Advisory Committee reviewed the draft NRMP and provided input at meetings on November 18, 2010; January 13, 2011; and May 12, 2011; prior to their unanimous vote in support of adopting the NRMP on July 14, 2011. The Rancho Peñasquitos Community Planning Group reviewed and commented on the NRMP at their June 29, 2011, meeting; prior to their 14-1-0 vote on September 7, 2011.

A Mitigated Negative Declaration and Site Development Permit are being prepared for the

Page 4
Black Mountain Natural Resource Management Plan
September 8, 2011

NRMP, including trail system development. Following a vote by the Park and Recreation Board, the project will be presented to Planning Commission for 1) a Community Plan Amendment (initiated June 24, 2010) to revise the Rancho Peñasquitos Community Plan trail map to incorporate the new trail system, and 2) to provide a recommendation for City Council. The NRMP will then be taken to City Council following a presentation at the Natural Resources and Culture Subcommittee.

Respectfully submitted,

Chris Zirkle
Deputy Director, Open Space Division

Prepared by: Betsy Miller
Biologist III, Open Space Division

Attachment: Figure 1 – Black Mountain Trails Map

cc: Council District 1
Black Mountain Citizens' Advisory Committee
File

City of San Diego
Park and Recreation Board

Meeting Minutes
September 15, 2011

"WE ENRICH LIVES THROUGH QUALITY PARKS AND PROGRAMS"

Meeting Held at:

City Administration Building
Committee Room, 12th Floor
202 C Street, San Diego, CA 92101

Mailing Address is:

City of San Diego
202 C Street, MS 37C
San Diego, CA 92101

Members Present

Wilbur Smith, Chair
Bruce Brown
Rick Bussell
William Diehl
Claudia Dunaway
Vicki Granowitz
Norman Greene
Roz King
David Kinney
Olivia Puentes-Reynolds

Members Absent

Michael Stepner

City Staff Present

Stacey LoMedico
Alex Bragado
Kathleen Hasenauer
Christy Haupt
Betsy Miller
David Monroe
Jo-Ann Novak
Scott Reese
Casey Smith
Shannon Thomas
Chris Zirkle

CALL TO ORDER – Chair, Mr. Smith called the meeting to order at 2:00 p.m.

APPROVAL OF THE AUGUST 18, 2011 MINUTES – Should be reviewed at the October 20, 2011 Park and Recreation Board meeting.

REQUEST FOR CONTINUANCE – None

ADOPTION OF AGENDA

Consent At this time the Board may consider adoption of one or more items on the adoption agenda as "Consent" items.

MOTION: MOVED/SECONDED Mr. Bussell/Ms. Granowitz

A motion was made by Mr. Bussell to move Action Items 101. Horton Plaza 102. Black Mountain/Del Mar Mesa Natural Resources Management Plan and 104. Jerry Schad Memorial Trail to the Consent Agenda. Mr. Greene requested that Item 102. Black Mountain/Del Mar Mesa Natural Resources Management Plan be removed from the Consent Agenda. Mr. Bussell accepted the amendment to the Consent Agenda.

MOTION: MOVED/SECONDED Mr. Bussell/Ms. Dunaway

A motion was made by Mr. Bussell to accept the Consent Agenda and was seconded by Ms. Dunaway. Consent Agenda unanimously approved. 9-0.

COMMITTEE REPORTS

Community Parks I Area Committee – No Report

Community Parks II Area Committee – No Report

Balboa Park Committee

- Mr. Kinney reported the Balboa Park Conservancy received their 501c3 from the Federal Government, and are currently working on Memorandum of Understanding (MOU) with the City of San Diego.
- The Balboa Park Community Park 2015 Centennial Committee has hired a Chief Operating Office, Mark Germyn.
- Ms. LoMedico announced that the Balboa Park Conservancy and the Balboa Park 2015 Centennial will be coming to the Park and Recreation Board meeting in the near future to provide information on their respective projects.
- Ms. Granowitz wanted to clarify that Mr. Germyn's contract is only for 90-days.

Design Review Committee

- Mr. Smith reported the Committee discussed Horton Plaza Improvement Project and made several recommendations. For a detail list of the Design Review Committee recommendations on the Horton Plaza Improvement Project General Development Plan (GDP), please refer to the Committee's September 2011 minutes.

Los Peñasquitos Canyon Preserve Citizens' Advisory Committee – No Report

Mission Bay Park Committee – No Report

Mission Trails Regional Park Citizens' Advisory Committee – No Report

Tecolote Canyon Citizens' Advisory Committee – No Report

- Mr. Bussell invited all to attend the Tecolote Nature Center Baskets and Botany Event on Saturday, October 8, 2011.

Torrey Pines City Park Advisory Committee – No Report

COMMUNICATIONS (Limited to items not on the agenda. Each one will be limited to three minutes and is not debatable.)

Ken Hunrichs concerned about waste from seals at Children's Pool. He presented the Board Members with a brief video (2010) the day after a citizen beach clean-up at Children's Pool. Mr. Hunrichs request an inquiry be made to the Park and Recreation Department staff as to why the public and City employees are subject to the animal waste and smells that would not be tolerated at any other beach along our coast.

Ms. LoMedico stated she would be happy to respond to the Board on these policies as she has to Mr. Hunrichs and others previously. Ms. LoMedico requested Mr. Hunrichs to give his issues to her to be included in a memorandum to bring back to the Board.

Mr. Greene asked who is responsible for the condition of the walk-way from the parking lot to the Old Globe Theatre. (Ms. LoMedico will evaluate to determine if there is a safety issue.)

CHAIRPERSONS REPORT

- In interest of time Mr. Smith skipped the Chairperson's Report.

DIRECTOR'S REPORT

- Ms. LoMedico stated that there are several vacancies on the Board and thanked Board Members for attending Board meetings where their membership has lapse. Currently, the City has several candidates who are going through the nomination process. Ms. LoMedico will continue to update the Board Members.
- Ms. LoMedico apologized for not having the August 18th meeting minutes to the Board so they may review for this meeting. Meeting minutes should be ready for the October meeting.
- Ms. LoMedico is extremely proud of the more than 1,000 Department employees who provided programs and maintenance for parks and beaches during the busy summer season. Some highlights of programs: increased teen programs through the CalGRIP grant. (Last program will be on September 23rd); Summer Lunch Program; last year there were 5 movie events in the park and this year there were 13 movie events; Fourth of July had 1.1 million visitors to the beaches from Friday to Sunday. All went well according to Police and Lifeguard staff. Staff picked-up 234 tons of trash over the three day period.
- Large number of vacancies within the Department almost 10% of our supervisors vacant during the summer months. The Department is currently filling these vacancies.
- Gearing up for the Toys for Tots Program with the U.S. Marine Corps.
- Ms. LoMedico distributed a memorandum from Scott Reese, Assistant Director, regarding a brief update of the status of implementation of on-line (electronic) registration.

ACTION ITEMS

101. Horton Plaza (Moved to Consent Agenda)
Presenter – Mark Caro, Senior Planner, Centre City Development Corporation
102. Black Mountain/Del Mar Mesa Natural Resources Management Plan –
Recommendation for Adoption of Plan
Chris Zirkle, Deputy Director, and Betsy Miller, Biologist III of Park and Recreation Department provided the Board Members with a brief presentation.

Board Members Questions:

- Why are trails being phased out on the map upper left hand corner in box? (Property belongs to Public Utilities who opt out)
- What is the cost? (Various activities \$150,000)
- What was Public Utilities reason for not participating? (Public Utilities have a different mission statement to acquire land for water primary and recreational secondary)

MOTION: MOVED/SECONDED Mr. Brown/Mr. Greene

A motion was made by Mr. Brown and seconded by Mr. Greene to approve presentation. Vote was unanimously approved. 9-0.

103. Veteran's Memorial Monument at Chicano Park
Christy Haupt, District Manager, Park and Recreation Department requested approval to install a Veteran's memorial monument in Chicano Park to honor United States Veterans from the Logan Heights Community.

In 2008, the Logan Heights Veterans Memorial Committee approached the Park and Recreation Department requesting permission to place a Veteran's memorial in Chicano Park to recognize and honor service men and women of the Logan Heights community who have honorably served their country in peace and war time. There had been inquiries prior to 2006 but until 2008 the project had been in preliminary planning. The Committee was advised to meet with the Chicano Park Steering Committee as the first step in the proposal. While not the recognized City park advisory for the park, the group has and is actively involved in the daily operations and programming and their support would be a good starting point in the process.

On November 11, 2008, a groundbreaking ceremony was held at the proposed site. Over 300 supporters were in attendance including local and national government dignitaries, representation from the United States military and representatives from the Chicano Park Steering Committee. This event was held to honor our military and to bring attention to the fundraising efforts for the construction of a memorial at the park.

After nearly two years, in 2010 the two organizations had not come to an agreement as to the monument's design. The Logan Heights Veterans Memorial Committee wanted a traditional "military" design of granite depicted in the report attachment, while the steering committee preferred a design reflecting the Aztlan culture they believed would compliment existing murals and spirit of Chicano Park. The memorial committee and steering committee were at impasse.

In late 2010, representatives of the Logan Heights Veterans Committee reported to staff they had not received the support of the Chicano Park Steering Committee regarding the design. At that time they requested permission to take the project forward to Department recognized park advisory groups. Following the direction the Committee presented the project to the recognized Department advisory.

At the Dolores Magdalena Memorial Recreation Council meeting on June 14, 2011 and the Community Parks II Area Committee meeting held on July 13, 2011, Christy Haupt made it clear to the advisory groups the project design was not supported by, nor had it been voted on by the Chicano Park Steering Committee. Both advisory groups reviewed the design and location of the project and unanimously approved it, respectively.

Ms. LoMedico went on record stating she e-mailed the Board Members a few letters from constituents regarding Item 103.

In Opposition

Ramon Chunky Sanchez
Carlos Pelayo
Angie Avila
Isabel Sanchez
Felicia Castillo

Tommie Camarillo
 Juan Castellanos
 Rosa Navarro (Did not speak, but requested name to be read in support of the project.)
 Annie Ress
 Victor Ochon (Wish to be part of an organized presentation)
 Ben Rivera
 Carlos Martell
 Benjamin Prado
 Rosa Olga Navarro (Did not speak, but requested name to be read in support of the project.)
 Dr. John Vaccarino
 Vivian Vaccarino

Neutral

Rick Trujillo

In Favor – Did not speak, but requested name to be read in support of the project.

Esther Rodriguez	Mark Martinez Jr.	Paola Robles
Pena Alfred	Ruben A. Rivera	Phillip Gomes
Ofelia Palomino	Anna M. Chertkow	Edward Peralta
Luz Barboza	Sara Sandoval	Blanca E. Robles Sr.
Manuel Sanchez	Javier Heras	John Barend
Harry Chertkor	Melina Tautimer	Ronnie Counts
Marlow Martinez Jr.	Norma Muñoz	Catalina L. Redman

In Favor

Hector Cázares
 Cleo Thompson
 Adam Gastelum
 Frank Peralta
 Oscar C. Munoz
 Wolfrang Rodriguez (Wish to be part of an organized presentation)
 Robert J. Castillo, Sr. (Wish to be part of an organized presentation)

MOTION: MOVED/SECONDED Ms. King/Mr. Bussell

A motion was made by Ms. King to delay voting and have a process by which there can be a meeting and have unanimous or combined presentation. Mr. Bussell seconded the motion with the recommendation the community should come together, have same goal just need to work on the implementation of it.

Ms. Granowitz will be voting against the motion and believes these two groups cannot come to a consensus. She believes this where their cultural values are so different. Her preference is to either vote it up or down on this item.

Mr. Greene is in favor of motion. He feels it is very important to pay attention to the people who most use this park, who created this park, are stewards of the park and who children are also being memorialized. Give the two groups one more chance for them to have a meeting of the minds.

Ms. Puentes-Reynolds inquired what the location of the monunement would be. (Ms. Camarillo stated it is in the same location where the groundbreaking took place north side of Logan Avenue east of the basketball courts in Barrio Logan.) Ms. Puentes-Reynolds is in agreement with the motion on the floor and would like an amendment. Request members of the Park Recreation Department be present to provide clarification on guidelines, City ordinance and take notes of the action.

Mr. Smith asked what is the timeline. Ms. King stated 60 days (December 2011 Park and Recreation Board Meeting)

Mr. Bussell second the amended motion.

Motion past with Ms. Granowitz, Ms. Dunaway and Mr. Kinney opposed (6-3).

Ms. Puentes-Reynolds went on the record stating she has worked with Christy Haupt for some time and she has performed in an outstanding profesional manner and with the up most integrity.

Ms. Puentes-Reynolds heard that the Chicano Steering Committee does not feel they are being recognized as a legitimate organization in overseeing Chicano Park.

Ms. LoMedico stated the Chicano Park Steering Committee is recognized as an enormous active committee in their role as advisory committee for Chicano Park. We have dedicated staff to that park and others. We work hand and hand in programming that park almost daily. They are excellent stewards of this park.

We have to adhere to Council Policy 700-42. Dolores Magdalena Memorial Recreation Council is the sanctioned Recreation Council for the area. Ms. LoMedico or David Monroe, Deputy Director of Community Parks II, will explore this matter further.

104. Jerry Schad Memorial Trail (Moved to Consent Agenda) Moved to consent agenda.
Presenter – Casey Smith, District Manager Park and Recreation Department

INFORMATION ITEMS

201. Community Gardens (Continued - to be presented at the October 20, 2011 meeting)
Presenter – Scott Reese, Assistant Director, Park and Recreation Department

Ms. LoMedico reported Ms. Ginny Barnes is the Chairperson for a newly Department created Ad-hoc Committee for the Golf Division's renewal of the Five Year Golf Business Plan. The Municipal Golf Course Customer Satisfaction Survey information will be heard at their first meeting on September 22, 2011.

202. Municipal Golf Course Customer Satisfaction Survey
Alex Bragado, Supervising Management Analyst, Park and Recreation Department provided a brief PowerPoint presentation.

Board Members comments and questions:

Ms. King asked what are the dominate areas of dissatisfaction? (Mr. Bragado stated for Balboa Golf Courses areas that can be improve included availability/condition of the driving range, quality of the pro shop and conditions of restrooms. At Mission Bay areas of improvements included restrooms, food and beverage service, and sand bunker conditions and cart paths replacement. Torrey Pines areas for improvements are in the availability of tee-times by telephone and walk-up. There was a difference in residents and non- residents comments.)

Mr. Brown asked if the Torrey Pines was surveyed by North and South courses. (Mr. Bragado stated no). Mr. Brown recommended on future surveys these two courses be polled separately where one is a world class course and the other one is "okay."

Mr. Greene asked if improvements will be made to Mission Bay and Balboa Park restrooms. (Mr. Bragado has a Capital Improvements Program and are making improvements now. The one consideration to take is that Balboa Park is a historical designated building.)

Mr. Greene asked if the dissatisfaction was with the physical facilities or the cleanliness of the facilities at Mission Bay and Balboa Park restrooms. (Mr. Bragado stated it was with the facility itself.)

Ms. LoMedico added that the Balboa and Mission Bay restrooms are a top priority for Division Deputy Director Mark Marney.

In addition, Mission Bay Golf Course restroom has major electrical problems. Golf staff had to place trailers to replace the temporary porta-potties.

WORKSHOP – None

ADJOURNMENT The meeting was adjourned at 3:55 p.m.

Next Regular Meeting: **Thursday, October 20, 2011, 2:00 P.M.**

**City Administration Building
Committee Room, 12th Floor
San Diego, CA 92101**

Submitted by,

Stacey LoMedico
Park and Recreation Director