



THE CITY OF SAN DIEGO

REPORT TO PLANNING COMMISSION

DATE ISSUED: March 19, 2015 **REPORT NO.** PC-15-037

ATTENTION: Planning Commission, Agenda of March 26, 2015

SUBJECT: CARMEL MOUNTAIN / DEL MAR MESA NATURAL RESOURCES
MANAGEMENT PLAN AND TRAIL SYSTEM
PROCESS FIVE

REFERENCE: Planning Commission Report No 10-049, Agenda of June 24, 2010
(Initiation of Community Plan Amendments)

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

SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council approval of actions necessary to adopt a Natural Resources Management Plan (NRMP) for the Carmel Mountain and Del Mar Mesa open space preserves, including a sub-regional trail system and associated community plan amendments?

Staff Recommendation(s):

1. Recommend the City Council Certify Mitigated Negative Declaration and adopt the Mitigation Framework; and
2. Recommend the City Council **APPROVE** amendments to the following land use plans: Del Mar Mesa, Carmel Valley (Neighborhood 8A), Pacific Highlands Ranch, Rancho Penasquitos, and Torrey Highlands; and
3. Recommend the City Council **APPROVE** amendments for the following segment of the North City Local Coastal Program (LCP): the Carmel Valley Neighborhood 8A Specific/Precise Plan, the Del Mar Mesa Specific Plan, and the Pacific Highlands Ranch Subarea Plan; and

4. Recommend the City Council **APPROVE** the Carmel Mountain and Del Mar Mesa Preserves Natural Resources Management Plan (NRMP).

Community Planning Group Recommendations:

The proposal affects five community planning areas (Attachment 1, Vicinity Map). Recommendation for the communities of Pacific Highlands Ranch and Torrey Highlands are provided by the adjacent community planning groups as allowed for in the bylaws of those groups. The recommendations are provided in Attachment 6 and summarized below.

On October 13, 2011, the Del Mar Mesa Community Planning Board recommended approval (8-1-0) of the NRMP and community plan amendment with conditions to add separate east-west connections for hikers and bicyclists south of the Deer Canyon trail, revise enforcement actions, and revise additional trails outside of the NRMP boundary. With the exception of the east-west trail alignment, the other trail alignments requested by the Planning Board are included in this proposal. Discussion of the east-west trail is included under *Project-Related Issues* below.

On May 26, 2011, the Carmel Valley Community Planning Group (representing Carmel Valley and Pacific Highlands Ranch) recommended approval (12-0-1) of the NRMP and associated community plan amendments with a condition that an east-west trail connection shall be added across the southeastern area of the Del Mar Mesa preserve. The location of this connection was to be determined in conjunction with the Del Mar Mesa Community Planning Board.

On June 1, 2011, the Rancho Peñasquitos Community Planning Group recommended approval (14-2-0) of the NRMP with a condition for an east-west trail connection (location determined by the Del Mar Mesa Community Planning Board).

At their June 29, 2011 meeting, the Rancho Peñasquitos Community Planning Group recommended approval (13-0-0) of the amendments to the Rancho Peñasquitos Community Plan and the Torrey Highlands Subarea Plan associated with the NRMP with conditions to update the street names on the Trails & Circulation map and to show trail extensions south into the Del Mar Mesa Specific Plan area. The map has been corrected to identify the street as Camino del Sur and the trail extensions are included in this proposal.

Other Recommendations:

On October 19, 2011 the Los Peñasquitos Canyon Preserve Citizen's Advisory Committee recommended approval (7-6-0) of the NRMP and encouraged "all interested parties to continue to work toward designating an east-west trail connection across the top of the mesa."

On November 17, 2011, the Park and Recreation Board recommended approval (3-2-0) of the NRMP with the condition that the City continue to request an east-west trail connection from the State of California across their property on the southeastern portion of the Del Mar Mesa preserve (Attachment 10).

Environmental Review: A Mitigated Negative Declaration (SCH No. 2014031065) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Framework included in the Mitigation, Monitoring and Reporting Program (MMRP) has been prepared to assure compliance for future activities within the preserve for the protection and preservation of sensitive biological and archaeological resources and to reduce potential impacts to below a level of significance. (Attachment 8, Draft Environmental Resolution and Mitigation Framework).

Fiscal Impact Statement: Project implementation costs will be funded by the Park and Recreation Department's Open Space Division Operations and Maintenance budget. State and federal grants will also be pursued where possible for project implementation.

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 areas 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 authorized trail use in the preserve.

Housing Impact Statement: This proposal is related to management of lands intended for open space conservation. Therefore, there is no impact to existing or future housing supply.

BACKGROUND

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.

The City of San Diego prepared a Subarea Plan pursuant to the MSCP to meet the requirements of the California Natural Communities Conservation Planning Act of 1992. The Multi-Habitat Planning Area (MHPA) is the Subarea Plan's habitat preserve component. The NRMP and most

of the area where trail alignments are proposed is within the MHPA. The NRMP includes two preserve segments, Carmel Mountain and Del Mar Mesa. The preserves have been identified as core biological areas within the MHPA based on acreage, geography, and habitat diversity, and therefore represent a key conservation area within the regional open space network. The NRMP describes the tasks that will ensure management and maintenance of the preserves in accordance with the MSCP and the MSCP Subarea Plan.

Since adoption of the MSCP Subarea Plan, almost all of the area within the NRMP has been successfully acquired by public agencies for the purpose of natural resource conservation. However, there are multiple privately-owned parcels. There are two 1-acre parcels within the Carmel Mountain preserve segment and four parcels within the eastern portion of the Del Mar Mesa preserve in the vicinity of Rancho Toyon Place (Attachment 2, Property Ownership).

Publicly-owned lands were acquired through a combination of land conservation grants, publicly-funded acquisitions, and mitigation for development projects. Within the Carmel Mountain preserve, all publicly-owned properties are owned by the City of San Diego, while parcels within the Del Mar Mesa preserve are owned by the City of San Diego, the County of San Diego, the State of California (California Department of Fish and Game and Caltrans), and the U.S. Fish and Wildlife Service San Diego National Wildlife Refuge.

The Carmel Mountain/Del Mar Mesa NRMP includes the establishment of a trail system for the area that meets current recreational needs and is consistent with the natural resource protection goals of the NRMP (Attachment 3, NRMP Trail System). This necessitates amendments to the affected community plans to incorporate a trail system developed as part of the NRMP, including establishing linkages to areas adjacent to the preserves. Alignments within the revised trail system generally follow existing paths and access roads.

On June 24, 2010, the Planning Commission initiated the associated land use plan amendments for the trail system by a vote of 7-0 (Attachment 9, Community Plan Amendment Initiation Report and Issues Analysis).

The Carmel Valley Neighborhood 8A Precise Plan, the Del Mar Mesa Specific Plan and the Pacific Highlands Ranch Subarea Plan are located within the Coastal Zone; therefore the City's future decision requires amending the City's Local Coastal Program (LCP). As a result, the final decision on the associated Local Coastal Program amendments will be with the California Coastal Commission.

DISCUSSION

Project Description and Purpose:

This proposal is for approval of a Natural Resources Management Plan (NRMP) for the Carmel Mountain and Del Mar Mesa open space preserves, including a sub-regional trail system and associated community plan amendments. The NRMP covers an area of approximately 1,092 acres in the communities of Carmel Valley and Del Mar Mesa south of the State Route 56

freeway and adjacent to Los Peñasquitos Canyon regional open space park (Attachment 1, Vicinity Map). The Carmel Mountain preserve segment is 302 acres and is located north of the Fairport Way and the Ocean Air Recreation Center; the Del Mar Mesa preserve is 780 acres and is located north of Los Peñasquitos Canyon Preserve and Park Village Way and east of Toyon Mesa Court.

The NRMP would provide guidance for the present and future use and maintenance of the Carmel Mountain and Del Mar Mesa open space preserves as well as Area Specific Management Directives which satisfy the requirements of the City's MSCP Subarea Plan and Implementing Agreement. The plan is intended to make provisions for the protection and preservation of the natural resources, as well as to allow safe and accessible use of the preserves through the trail system plan. The NRMP (Attachment 4) is comprised of multiple sections:

- Introduction contains the stated purpose of the plan, options for implementation, and plan history.
- Ownership and Applicable Management Plans includes information on each landowner, the amount of property they hold, and applicable plans and mandates for management.
- Existing Conditions describes baseline environmental data for Carmel Mountain and Del Mar Mesa separately, 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.
- Challenges to be Faced lists management issues, many of which arise from the urban location of the preserves.
- Constraints and Opportunities describe historic/current management constraints as well as opportunities for improving natural resource conditions.
- Maintenance, Use and Development Guidelines provides guidance for utility access, preserve maintenance, public use and new development.
- Resource Management, Enhancement and Restoration Guidelines include policies for mitigation within the Preserve, enhancement and restoration opportunities, and management guidelines for natural and cultural resources.
- Fire Management discusses fire management objectives, post-fire BMPs and restoration, and roles and responsibilities for fire management.
- Interpretive and Research Guidelines detail allowed public uses, educational programs, and the proposed trail system.

The proposed trail system encompasses and also extends beyond the boundaries of the NRMP including portions of the following five community planning areas: a large extent of Del Mar Mesa; the southeastern 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. Community plan amendments are proposed to add or amend figures depicting trails and revise plan text to formally recognize the trail system for the following land use plans: the Carmel Valley Neighborhood 8A Precise Plan, the Del Mar Mesa Specific Plan, the Pacific Highlands Ranch Subarea Plan, the Torrey Highlands Subarea Plan, and the Rancho Peñasquitos Community Plan (Attachment 3, NRMP Trail System).

The area that would be affected by the proposed NRMP and trail alignments is designated as Open Space and most of the area is zoned for open space, agriculture or very low density residential uses. The area is surrounded by developed residential neighborhoods.

General Plan and Community Plan Analysis:

PROPOSED LAND USE PLAN AMENDMENTS

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 includes a revised trail system based on MSCP, General Plan, and the Park and Recreation Department's "Consultant's Guide" trail planning principles and a comprehensive, site-specific trail analysis which included criteria such as habitat sensitivity (e.g. vernal pools), erosion and other maintenance factors ("sustainability"), redundancy, connectivity, and safety metrics such as steepness and sightlines. The purpose of the amendments is to incorporate a trail system developed as part of the Carmel Mountain/Del Mar Mesa Preserves Resource Management Plan (RMP), including establishing linkages to areas adjacent to the preserves. Alignments within the revised trail system generally follow existing paths and access roads.

The NRMP's proposed trail alignments as well as several offsite trail connections proposed by the community 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. Therefore, plan amendments are required to formally designate trail alignments and revise text as described below (Attachment 5, Draft Community Plan Amendments).

Del Mar Mesa Specific Plan - The amendment would amend the trails map to add trails in addition to the single multi-use trail (SDG&E access road) shown in the adopted 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 MSCP Subarea Plan.

Trails are an integral and important element of Del Mesa, a community largely planned around an open space system. The Del Mar Mesa Community Planning Board provided a revised community-wide trail plan to update the trails map with a more extensive trails system to reflect current trail user priorities. Planning staff worked with the planning board on specific plan text revisions that describe the proposed trail system and address these priorities. However, their request for an east-west alignment connecting the Rancho Penasquitos Community is not part of staff's proposal (see discussion below). However, the draft CPA adds language that would allow such a trail in the future without need to amend the specific plan.

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.

Pacific Highlands Ranch Subarea Plan - The amendment would add a trail within Deer Canyon that extends west from the Del Mar Mesa Preserve to the main trail in McGonigle Canyon. An extension south to residential neighborhoods in Del Mar Mesa is also included.

Rancho Penasquitos Community Plan - The amendment would add a multi-use trail to introduce a connection between Del Mar Mesa and Darkwood Canyon in Rancho Penasquitos (within the Los Penasquitos 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 a utility access path shown within the Community Plan Open Space System. A new segment would be added to connect the Camino Del Sur segment to the utility access path.

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.

POLICY ANALYSIS

General Plan

Multiple General Plan policies (summarized below) support adoption of the NRMP and trail system as natural resource conservation and provision of recreation opportunities are important goals of the General Plan.

A goal of the Recreation Element (Preservation Section) is to: “Preserve, protect and enhance the integrity and quality of existing parks, open space and recreation programs citywide.” Policies within this section address natural resource protection, development encroachments, access control, and public education to improve the recreation experience within existing parklands and open space.

A goal of the Recreation Element’s Open Space Lands and Resource-Based Parks Section is: “An open space and resource-based park system that provides for the preservation and management of natural resources, enhancement of outdoor recreation opportunities, and protection of the public health and safety.” Policies within this section address the sensitive development of recreation uses, balancing passive recreation needs of trail use with environmental preservation, and providing trails to accommodate, where appropriate, multiple user groups.

The goal of the General Plan Conservation Element’s Open Space and Landform Preservation Section is: “Preservation and long-term management of the natural landforms and open space that help make San Diego unique.” Policies within this section address protection of resources such as core biological areas and wildlife linkages, avoiding or minimizing impacts to

environmentally sensitive lands, provision of trails through development review, controlling urban runoff, brush management, and the sensitive design, construction and maintenance of trails.

As a plan centered around addressing the need for protection and management of sensitive biological resources within publicly-owned open space, the NRMP has been developed to enhance the integrity and quality of open space intended for conservation and would fulfill the goals and policies identified above. The primary goal of the NRMP is to provide preserve maintenance and management directives that would guide the actions of City departments as well as provide a framework for funding requests such as grants. Both preserve segments contain many rare and endangered species as well as sensitive habitats. The proposal for formal designation of an expanded trail system would also enhance the quality of the recreation experience for trail user groups. The NRMP also contains trail management guidelines that would improve the trail user experience.

Community/Land Use Plans

The adopted land use plans designate the area within the NRMP as open space and policy guidance is focused upon the need to preserve open space for the conservation and protection of natural resources. Recreation use in the form of trails is also a goal of each plan, and trail alignments are identified consistent with the broader goal of resource protection, except for the Carmel Valley 8A Specific Plan, which contains a text reference that allows for future trails. The Del Mar Mesa Specific Plan contains a single trail along an existing SDG&E access road as the eastern portion of the mesa is identified as a MSCP core biological resource area.

When the land use plans were adopted, this portion of the City was largely undeveloped and the planned open space system represented a commitment to conserve lands with higher natural resource value in exchange for development of less sensitive areas. Now that these communities have grown in population, there are more residents interested in trail use within the preserves and other areas identified as open space. The largely pristine natural environment has attracted interest from trail user groups, particularly mountain bicyclists. The proposed plan amendments would increase access to the preserves for recreation by providing more formally designated trails, providing trail experiences for hikers, mountain bicyclists and equestrians.

Environmental Analysis:

The Carmel Mountain and Del Mar Mesa NRMP and trail system has been evaluated under the California Environmental Quality Act. The natural open space within the NRMP contains extremely sensitive and depleted vegetation communities and species unique to the San Diego region. The primary resources to be protected within the preserves are vernal pools; southern maritime chaparral; the continuity of habitat for wildlife movement and gene flow and federally and state listed flora and fauna (particularly the short-leaved dudleya, *Dudleya blochmaniae* ssp. *brevifolia*).

Numerous biological field surveys have been conducted during development of the associated trail system between 2001 and 2014. The results of the surveys are presented in the project

biological technical report prepared for the Project by RECON Environmental Inc., and the City of San Diego Park & Recreation Department (RECON 2001, City of San Diego 2014). The field surveys included vegetation mapping and mapping of sensitive plant and animal species. Southern Maritime Chaparral, Southern Mixed Chaparral, and Chamise Chaparral are the dominant plant communities within the NRMP boundary. Vernal pools, Southern Willow Scrub, Scrub Oak Chaparral, Coastal Sage Scrub, Non-native Grassland and Eucalyptus Woodland habitats are also found within the preserves.

The NRMP does not propose adverse impacts to biologically sensitive resources and has been created to maintain and improve the quality of conserved lands within the project area by providing Area Specific Management Directives (ASMDs) to guide management and monitoring actions in conformance with the MSCP. The NRMP contains general sections detailing the location, ownership, and mitigation status of parcels within the preserve; detailed survey information on existing environmental conditions necessary for management; information on existing land uses and management challenges relevant to natural resource management; and resource management, maintenance and recreation guidelines for implementation by City staff. The NRMP also identifies and prioritizes enhancement (e.g. invasive weed removal), education, and research needs and includes an implementation schedule with responsible parties.

The proposed trail system which is within the City's MHPA will close and restore 13.29 miles of illegal paths, including those within areas of vernal pools and riparian habitat, resulting in an overall net benefit to the preserves. In addition, the proposed trail plan for Del Mar Mesa has been discussed with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) as part of the development of the draft NRMP and the City's Vernal Pool Habitat Conservation Plan, and is expected to result in an overall net benefit to vernal pools within the NRMP area. Adoption of the CPA Trails Plan and NRMP will not result in impacts to biological resources. The Mitigation Framework for Biological Resources, including the ASMDs contained within the NRMP have been incorporated into the Mitigation, Monitoring and Reporting Program (MMRP) detailed in Section V of the Mitigated Negative Declaration (MND). These measures are included to assure compliance for future activities within the Preserve for the protection and preservation of sensitive biological resources and to reduce potential impacts to below a level of significance.

In addition, A Phase I inventory of the preserves was conducted by RECON in 2001 and most recently in the Del Mar Mesa Preserve by Affinis in 2013, which included a records search and intensive pedestrian survey performed by an archaeologist and Native American Monitor to relocate previously recorded sites or identify new sites within the area for the trails plan. The records search for Del Mar Mesa documented 38 previously recorded prehistoric and historic archaeological sites within the preserve boundaries; and 27 prehistoric and historic archaeological sites within the Carmel Mountain Preserve. Additional archaeological data was also obtained from prior investigations for the Carmel Valley Neighborhood 8A Specific Plan and Del Mar Mesa Subarea V projects. As such, sites that had already been previously determined to be not significant were not further evaluated for this effort. Recommendations for protective fencing along the trail near one recorded site, which is subject to erosion from trail usage and monitoring, has been incorporated into the Mitigation Framework for the NRMP. For

future projects within the preserves where some excavation may be required for the installation of container plants, archaeological monitoring will be required. Implementation of the Mitigation Framework for Historical Resources detailed in Section V of the MND along with the recommendations contained in the Cultural Resources Management Guidelines of the NRMP would reduce potentially significant impacts to historical (archaeological) resources to below a level of significance. Any future mitigation would require participation by a qualified archaeologist and Native American monitor during any ground-disturbing activities within the preserves.

Comments were received from several responsible and/or trustee agencies regarding the NRMP and the Mitigated Negative Declaration some of which resulted in changes to the discretionary actions for the Project and others revisions to the environmental document for clarification. Comments from the Coastal Commission required Planning Department staff to review the Local Coastal Plans for the community plans being amended and to add more information into the environmental document to address process, coastal zone boundaries and analysis of coastal resources relative to the project scope. The land use plan amendments, if approved by the City, will also be submitted to the Coastal Commission for approval. Joint comments from the Wildlife Agencies (U.S. Fish & Wildlife Service/California Department of Fish & Wildlife) resulted in revisions to the NRMP and environmental document to address inconsistencies, minor errors and applicable measures for implementing the plan and assuring compliance with the MSCP Subarea Plan. Staff believes that these revisions provide more clarity for how the NRMP and MND will be applied to future activities within the preserves.

Project-Related Issues:

The NRMP and associated trail system were developed with input from community stakeholders including the San Diego Mountain Biking Association (SDMBA), Multi-Use Trails Coalition, Chaparral Lands Conservancy, Los Peñasquitos Citizens' Advisory Committee, and the Carmel Valley, Del Mar Mesa and Rancho Penasquitos Community Planning Community Planning Boards. Park and Recreation staff's goal in the development of the trails plan has been to facilitate as many trails as possible while remaining consistent with the MSCP. The NRMP contains a proposal to revise the existing trail system on 1) Carmel Mountain through allowing 4.13 miles of trails and 2) Del Mar Mesa through allowing of 6.84 miles of trails for a total of 7.9 miles while closing 13.29 miles of existing paths (Attachment 3).

However, there is public controversy largely centered around the lack of a proposal for a trail segment providing an east-west connection across the flatter mesa top between Del Mar Mesa and the Rancho Penasquitos community. This segment is desired by each of the three affected Planning Boards as well as the SDMBA (Attachment 6). Due to the fact that a significant portion of the east-west trail is located on state property, Park and Recreation staff submitted multiple requests to the state for inclusion of the desired trail segment. The property in question was purchased by Caltrans in the 1990s to fulfill mitigation obligation for freeway construction, and is owned and managed by the California Department of Fish and Wildlife (CDFW) as a State Ecological Reserve. Bicycles are not allowed on ecological reserves per state statute; therefore, an amendment to the Fish and Game Code would be required to allow the east-west trail

segment. CDFW has declined to allow access or even planned alignments at this time. However, the NRMP includes language that allows new trails to be added to the plan administratively with the concurrence of all three agencies, and recognizes the state and federal agencies' ability to add trails to their land without City approval (Attachment 4, Section 9.3, Nature Trails).

The draft amendment to the Del Mar Mesa Specific Plan also includes additional text (Section 11.b) to allow future consideration of an east-west trail connection (Attachment 5). This text addition can be interpreted to allow consideration of a future trail proposal without a requirement to amend the specific plan.

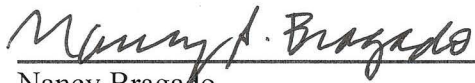
Conclusion:

Staff has reviewed the Natural Resources Management Plan for the Carmel Mountain and Del Mar Mesa open space preserves, including the proposed trail system and associated community plan amendments. Staff has determined that the proposal is in conformance with the General Plan, the affected community plans and the MSCP Subarea Plan.


ALTERNATIVES

1. Recommend to the City Council Approval of the Carmel Mountain and Del Mar Mesa Preserves Natural Resources Management Plan and associated community plan amendments **with modifications.**
2. Recommend to the City Council **denial** of the Carmel Mountain and Del Mar Mesa Preserves Natural Resources Management Plan and associated community plan amendments, **if the findings required to approve the proposal cannot be affirmed.**

Respectfully submitted,



Nancy Bragado
Deputy Director
Planning Department



Chris Zirkle
Deputy Director
Park & Recreation Department

TOMLINSON / PARKER / BWT

Attachments:



1. Vicinity Map
2. Property Ownership
3. Natural Resources Management Plan Trail System
4. Carmel Mountain/Del Mar Mesa Natural Resources Management Plan

(available under separate cover)

5. Draft Community Plan Amendments
6. Community Planning Group Recommendations
7. Draft General/Community Plan Amendment Resolution
8. Draft Environmental Resolution and Mitigation Framework
9. Community Plan Amendment Initiation Report and Issues Analysis
10. Park and Recreation staff report to the Park and Recreation Board



Legend

-  Del Mar Mesa Preserve
-  Carmel Mountain Preserve

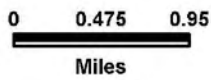
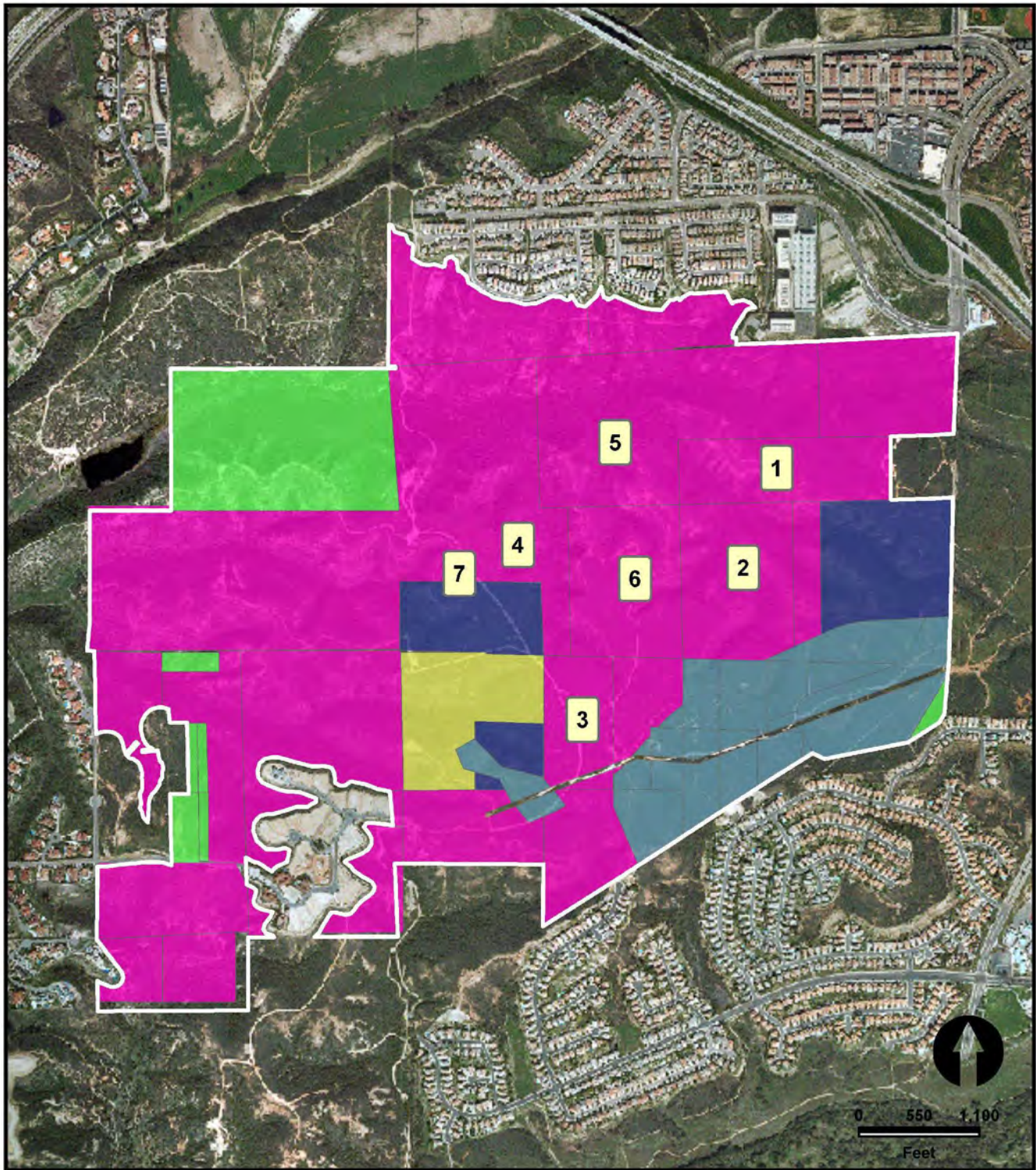


FIGURE 1-2

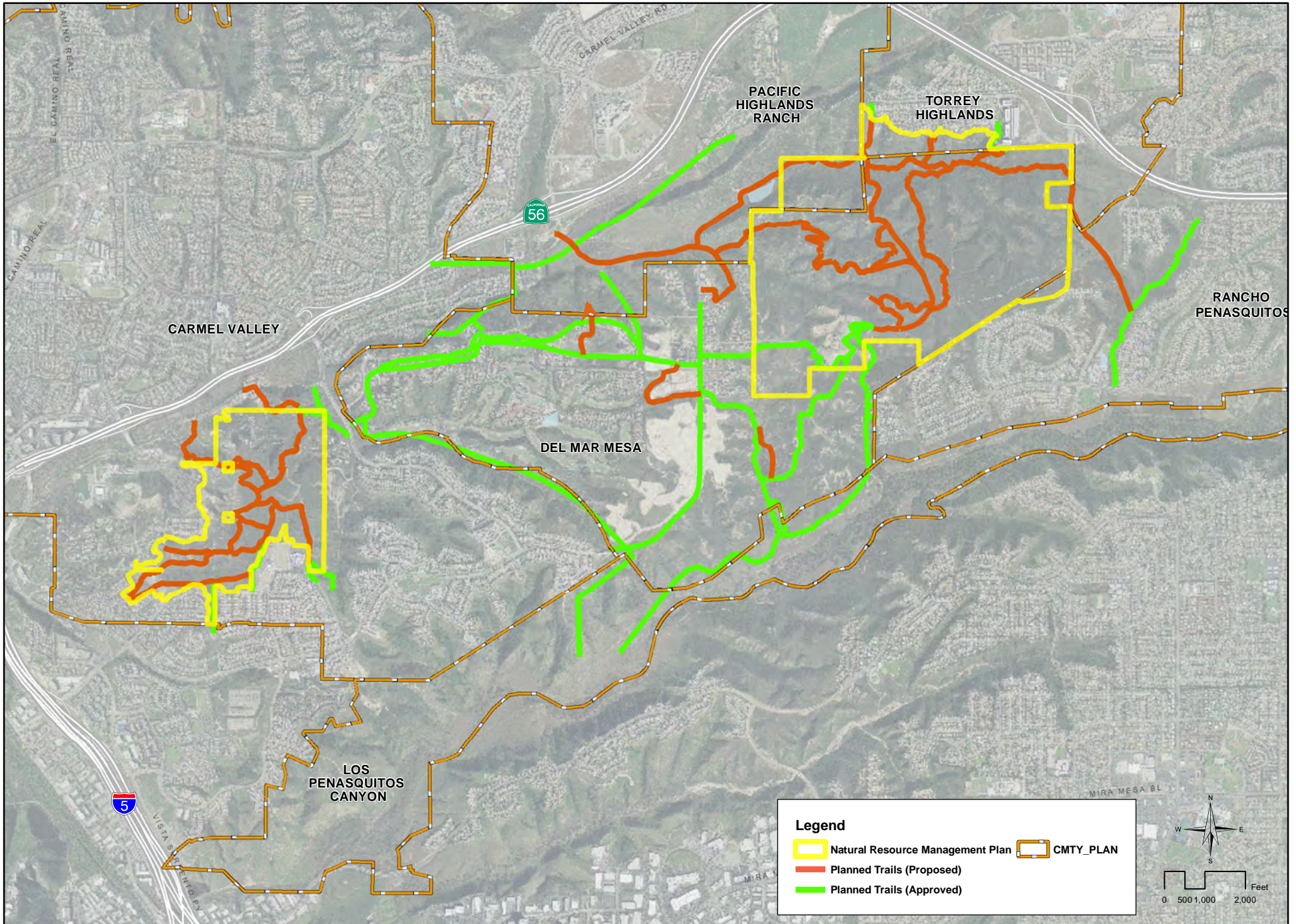




Legend		Parcels Used for Mitigation
Property Ownership		
	CDFG Preserve	1 - Metropolitan Waste Water Division
	City of San Diego	2 - The Environmental Trust
	County of San Diego	3 - Mira Mesa MarketCenter
	Private Property	4 - Environmental Services Department
	USFWS NWR	5 - Deer Canyon Mitigation Bank
		6 - TransNet Environmental Mitigation Program
		7 - McCaw Residence

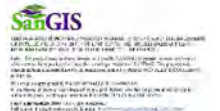
FIGURE 2-2





DRAFT-Natural Resources Management Plan Trail System
 PLANNING DEPARTMENT

Path: L:\GIS\PGIS\Community Planning\Del Mar Mesa\PA 00\1\PT\GIS\Trails_seniorandNaturalResourceManagementPlan_Trails_natural.mxd



Attachment 4

Carmel Mountain and Del Mar Mesa Preserves

Resource Management Plan

(Available under separate cover at the web link below)

<http://www.sandiego.gov/planning/community/profiles/delmarmesa/plan.shtml>

Attachment 5

Draft Community Plan Amendments

Rancho Penasquitos

Carmel Valley Neighborhood 8A

Del Mar Mesa

Pacific Highlands Ranch

Torrey Highlands



Rancho Peñasquitos

COMMUNITY PLAN

Carmel Mountain/Del Mar Mesa Resource Management Plan
Trails Amendment

Public Review Draft
Strikeout/underline
January, 2012



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

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 ~~240~~480-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 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 240240-acres 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.~~

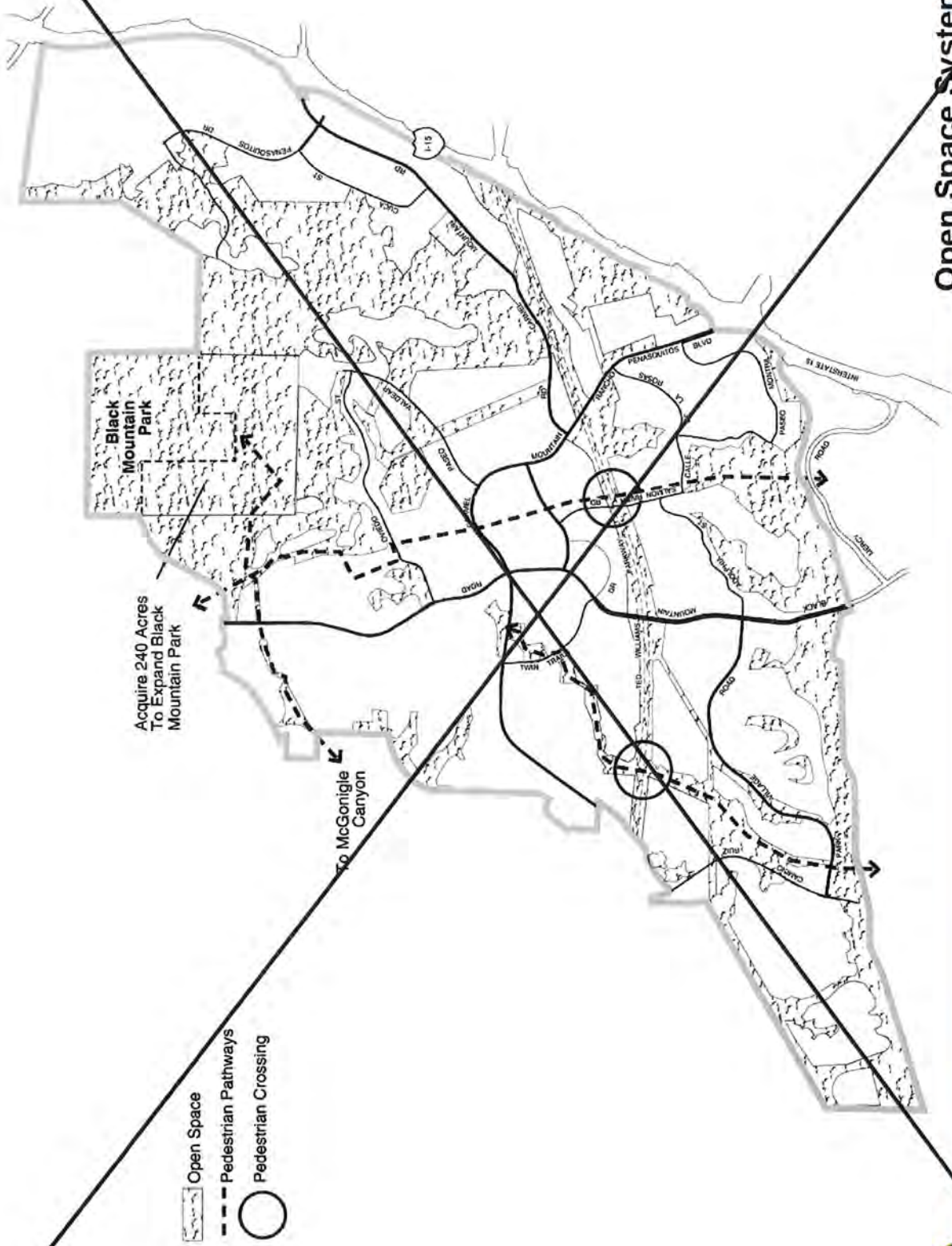
~~The Draft Black Mountain Park Master Plan (November 1987), provides guidance for the present and future development of Black Mountain Park.~~

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

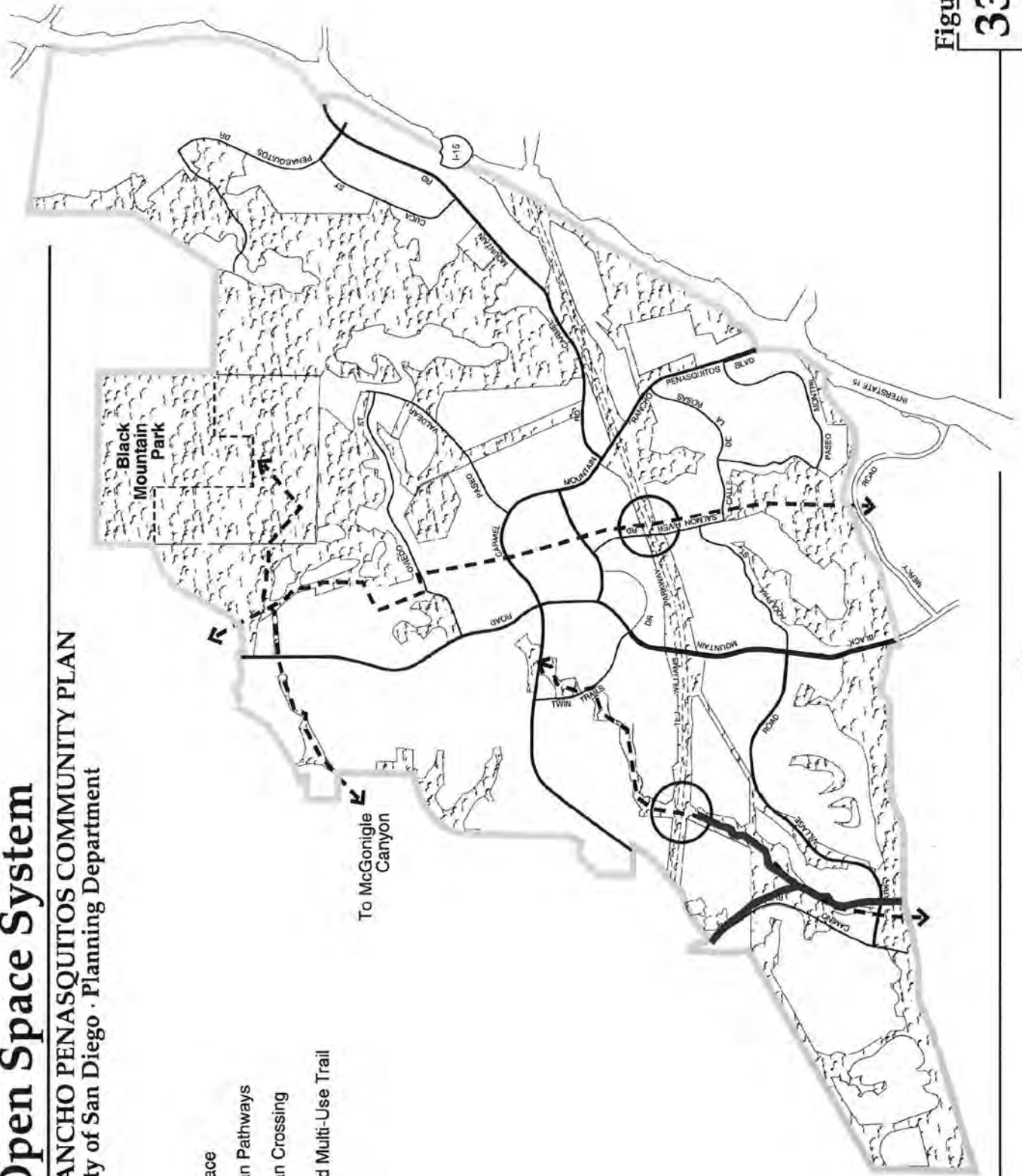


Figure 33

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 located in the southwest portion of the community that connects Del Mar Mesa to Darkwood Canyon. Multi-use trails are generally less than four feet in width, except for the 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.

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 planting exotic or invasive plant species should not be planted 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 signage at regular intervals 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.

Implementation and Action Plan

- **Summary of Recommended Actions**
- **Plan Review and Maintenance**
- **Community Plan Amendments**
- **Financing Mechanisms**

In order to expedite the construction of park facilities, private developers may initiate design and construction of the facilities subject to the review and approval by the City Manager, and then turn the park back to the City for ongoing maintenance after acceptance by the City.

Open Space

Acquire the remaining portions (240 acres) of Black Mountain Park.

Require that short- and long-term landscaping and maintenance responsibilities be clearly defined as a part of development approvals.

Trails will be managed and maintained by the Open Space Division of the Park and Recreation Department or other entity acceptable to the land owners. Trails may be closed (temporarily or permanently) at the discretion of the Park and Recreation Department or other land management entity consistent with the criteria of the Consultant's Guide to Park Design and Development.

Transportation

Construct transportation improvements in accordance with the phasing schedule in the Public Facilities Financing Plan.

Construct noise attenuation barriers (masonry wall, earthen berm or combination of both) at locations along the SR-56 corridor to reduce noise impacts to adjacent residential development. These barriers should be constructed concurrent with the SR-56 construction. Design of the walls should be compatible with the architectural design of the community (Spanish mission/Old West style). Walls should also be heavily landscaped.

Conduct noise studies for projects along SR-56 and other high volume (i.e., in excess of 8,000 ADT) roadways in the planning area.

PLAN REVIEW AND MAINTENANCE

The Rancho Peñasquitos Planning Board has been a vital force in the preparation of this Plan. Once the Plan is adopted, continued citizen input is essential for its implementation. The planning board and other private citizen organization should provide leadership for any pertinent actions relating to the implementation of this Plan.

Effective implementation of this Plan necessitates continual monitoring of the Plan and its proposals. Each new development proposal must be reviewed and analyzed in terms of the adopted objectives and recommendations of this Plan. Certain actions, such as the formation of assessment districts, must be initiated by the citizens of the community. Citizens of the community should work with developers in formulating residential, commercial and industrial designs which will meet the goals and objectives of this Plan. Finally, the Plan should be continually monitored to ensure its timeliness. The Plan's intent is to provide guidance for orderly growth and to respond to changing environmental, social and economic conditions; it must also reflect changing legislative frameworks. In order to accomplish these

- 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.

NEIGHBORHOOD 8A

S P E C I F I C P L A N / P R E C I S E P L A N



**Carmel Mountain/Del Mar Mesa Resource Management Plan
Trails Amendment**

**Public Review Draft
Strikeout/underline
January, 2012**

A N E I G H B O R H O O D O F C A R M E L V A L L E Y

shall be responsible for acquisition, design, construction, and maintenance of the park and its facilities through FBA contributions. The park will be owned by the City.

4.4 Trails

A multi-use trail is encouraged along the northern boundary of the Loma Sorrento parcel, between adjacent Neighborhood 8B and the Loma Sorrento Low Density residential area. Additionally, trails are a permitted use in MHPA open space and may be provided in the open space area of Neighborhood 8A by the City of San Diego or other public or private organization. If provided, trails should follow existing dirt trails and roads located on the property as much as possible. Trails should not be provided through sensitive habitat areas and human access should be directed away from sensitive areas through signage, if necessary. All trail locations, excluding any trail segment included within an approved tentative map or PDDP, must be approved by the City of San Diego Parks and Recreation Department and Development Services. Formal trail alignments as well as management concerns (including closure of informal trails) are contained in the Carmel Mountain and Del Mar Mesa Preserves Resource Management Plan. If trails are provided through MHPA open space, the following standards shall apply. In addition, the MSCP General Management Directives for trail design and maintenance are applicable.

1. Provide sufficient signage to clearly identify public access to the MHPA.
2. Locate trails, view overlooks, and staging areas in publicly-owned areas and in the least sensitive areas of the MHPA. Locate trails along the edges of urban development and follow existing dirt roads/trails and utility easements as much as possible.
3. Trails should not be paved, and trail widths should be minimized.

Del Mar Mesa Specific Plan

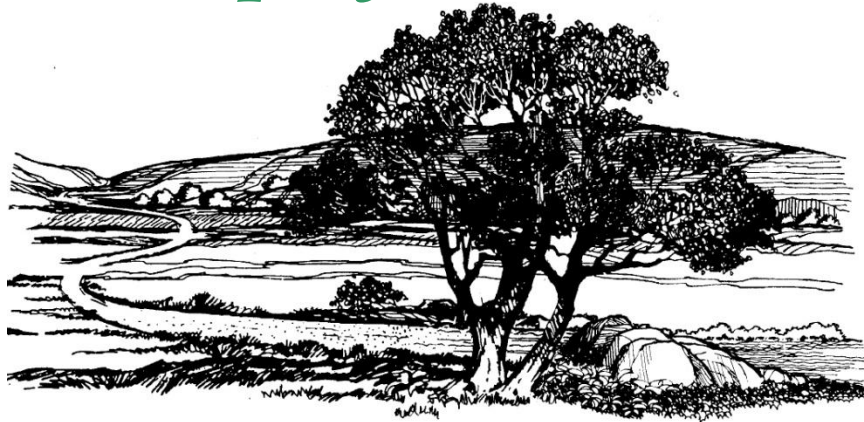


Carmel Mountain/Del Mar Mesa Resource Management Plan
Trails Amendment

Public Review Draft
Strikeout/underline
April 2012

Del Mar Mesa

Specific Plan



Prepared by
City of San Diego
Development Services Department
Planning Division
1222 First Avenue
San Diego, CA 92101



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

Within the Coastal Zone, increased density achieved through provisions of state law mandating density bonuses shall not result in greater encroachment in designated Resource Based Open Space or augmentation of any circulation element road beyond what is adopted in the Plan.

4. Horses and Horse Stables

The Del Mar Mesa community is one of the few areas that is planned to remain rural or semirural in the City of San Diego. The Plan and the underlying zoning requires that the community develop consistent with agricultural zoning. The primary uses and amenities in Del Mar Mesa will consist of single-family residential on larger lots, hiking, biking and equestrian trails, horse stables and a resort hotel and golf course. Currently, the community has scattered single-family residences, horse stables, a series of informal hiking and equestrian trails and large open spaces. Many of the residents of Del Mar Mesa keep horses on their property and it is anticipated that some of the residents of the new developments will desire to keep horses on their properties or in the stables that are located in the community. The ability to maintain horses on residential property is unique in the City of San Diego and should be preserved in rural communities such as Del Mar Mesa.

The City of San Diego Municipal Code contains regulations for the keeping of horses in Section 44.0308. Horses shall be permitted in Del Mar Mesa as long as they comply with these regulations, which state the following:

No person shall bring or maintain within the City any horse, unless

- (a) the number of dwelling units within a one-fourth mile wide belt surrounding the corral, pasture or stable within which the horse is kept, is less than 300 units; and*
- (b) 10,000 square feet of such stable, pasture area or corral or combination thereof is provided for up to two (2) horses with an additional 5,000 square feet for each horse in excess of (2); and*
- (c) no residence or dwelling unit exists except such as are owned, maintained or occupied by the owner of such horses within a 75-foot wide belt surrounding the stable, corral or pasture within which such horse is kept.*

In order to reduce the conflicts that may be associated with future development, all projects shall disclose to prospective residents that Del Mar Mesa is a semirural community which allows residents to maintain horses and/or horse stables on their property.

5. Resort Hotel and Golf Course

On March 26, 1996, a majority of the voters of the City of San Diego approved Proposition C, which amended the City's General Plan to allow the City Council to consider a request for a Conditional Use Permit (CUP) for a 300-room resort hotel in the community of Del Mar Mesa. The CUP was approved by the City Council and the

7. Guidelines for Resource Based Open Space Areas and Adjacent Areas

d. Management

Protection of resources within lands designated as Resource-based Open Space affects multiple property owners and is accomplished through provisions of the Implementation section of this Plan as well as through application of various development regulations of the Municipal Code. Resource conservation is also a primary goal of public ownership within Del Mar Mesa, although there are differing objectives and mandates among the various public agency landowners. Lands conserved as part of the MSCP will be managed using the provisions of the Framework Management Plan which is a component of the MSCP Subarea Plan. The purpose of the Framework Management Plan is to maintain biological values over time and to ensure that the species and habitats set aside are adequately protected and remain viable.

The eastern portion of the community (generally east of Toyon Mesa Court) is within the boundary of the City's Carmel Mountain and Del Mar Mesa Preserves Resource Management Plan. The Resource Management Plan sets forth an adaptive management approach responsive to changes in field conditions over time. The Plan describes management and maintenance tasks in accordance with the MSCP Subarea Plan and contains specific guidelines for the limited activities and development allowable within the Preserve (including existing trails).

- Segment 1: Will proceed east from the plan area boundary to the open space. This segment will be a two-lane modified collector street which has one lane in each direction and a center turn lane (50-foot curb-to-curb/72-foot right-of-way), as shown on **Figure 18**.
- Segment 2: Will proceed north-northeast through a primarily open space designated area. The roadway through this area is recommended to be a two-lane collector street (40-foot curb-to-curb/62-foot right-of-way), as shown on **Figure 17**.
- Segment 3: Will proceed northerly from Segment 2 to the Camino Santa Fe connection. This segment is recommended to be a two-lane modified collector street (50-foot curb-to-curb/72-foot right-of-way) which will include one traffic lane in each direction with a center turn lane as shown on **Figure 18**.

9. Internal Streets

The location of internal local roads will be identified by the individual developers of specific projects at the time of tentative map submittal. These internal roads should be designed to follow the natural contours of the land and minimize the disruption of the existing topography and resources. All proposed internal circulation streets will be subject to the general provisions and guidelines of the Plan, the provisions of the City's Street Design Manual and approval of the City Engineer. Where the provisions of the Plan conflict with the City's Street Design Manual, the Plan standards apply. In order to deviate from the City's Street Design Manual, a deviation request must be made to the City Engineer. Provided that the request conforms to the Plan and the design is determined to be based upon sound engineering and provides for the safety and welfare of the community, the deviation shall be granted through a ministerial procedure. The cross-section for internal local roads is depicted on **Figure 16**.

10. Pedestrian Circulation

In an effort to preserve the rural qualities of the Del Mar Mesa community, standard sidewalks shall not be provided along the circulation element roadways or the internal local roadways within the subdivisions. Pedestrian circulation shall be accommodated in the community through the provision of multiuse unpaved trails that are required adjacent to all circulation element roadways and internal local roadways and through a series of hiking, biking and equestrian trails (see **Figure 20**). Examples of appropriate surface treatments are decomposed granite and/or grasscrete or similar materials.

11. Hiking/Biking/Equestrian Trails

a. Proposed Trail System

In order to provide a linkage to the open space system, connect Del Mar Mesa to the surrounding communities and provide the residents in the area with recreational opportunities, the Plan includes two trail systems described below and illustrated on Figure 20:

- The multi-use trail shall be located adjacent to all circulation element roadways and shall be designed to accommodate walking, jogging, bicycling and horse riding as recreational activities in addition to providing a community circulation function. Where equestrian users share the alignment, the trail's tread width shall be ten feet in width and separated from the roadway by a six-foot wide landscaped parkway. Where a separate equestrian trail alignment is provided, the tread width may be reduced to eight feet. A twelve foot vertical clearance is preferred for equestrian trails.

Landscaping within the parkway shall consist of trees, shrubs and groundcover. Shrubs should maintain a height of 30 inches to provide a visual buffer from the roadway with greater height allowed outside of required vehicle visibility areas. Plant material should be selected and placed to maintain visibility areas and required tread width for trails. In limited areas, landscaping may encroach within required tread width provided an eight-foot width is maintained as well as a vertical clearance above thirty inches and below ten feet (to accommodate equestrians). 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).

- A trail system shall also be located within open space which primarily serves a passive recreation function. In addition to the multipurpose trail, a hiking/equestrian trail system is proposed. This system is intended to complement the roadside multi-use trail system by providing public hiking, biking and horse riding opportunities away from vehicular traffic. alignments (see Figure 20). This system includes a trail for hikers and equestrians on the northwestern edge of Del Mar Mesa that connects to trails in Carmel Valley Neighborhood 8 and provides a link to existing and planned trails in Carmel Valley Neighborhood 10, as well as trails through the Shaw Valley and In addition, trails are identified through the Lorenz Parcel (Area No. 70 on Figure 30). Within the eastern portion of the community, a trail will extend and farther to the east extending from Street Z (Rancho Toyon Place), following to connect with the existing SDG&E easement and follow the utility access road linking south into Peñasquitos Canyon and north to connect with the trail system in the Torrey Highlands community and ultimately to the trail within McGonigle Canyon. This far eastern trail is designated for as multi-use, and will including the accommodate ion of mountain bikes. Several hiking and biking trails will also be

established in the northern and eastern canyons to provide various trail experiences desired by the mountain bike community. These trails will provide additional connections via Deer Canyon to trails approved in Torrey Highlands as well as a connection to the Rancho Penasquitos community.

Where alignments for the proposed trail system described above and shown on Figure 20 cross open space, they are located within authorized existing access roads or along existing dirt paths to avoid grading impacts to environmentally sensitive lands. In general, trails designated for inclusion in the non-vehicular circulation system will be left in their present condition. Limited improvements may be made to address any existing hazards to safe passage. Clear signage should be provided to direct users to designated trail areas.

b. Trail Implementation

Trails identified on Figure 20 may be implemented as part of the process to develop property, or separately by the City or other public agencies. Changes to management, maintenance or user needs may also call for new or reconfigured trail alignments as well as improvements to existing trails. Such changes have the potential to impact environmentally sensitive lands and would require additional environmental review. Proposals that would result in permanent deletions or additions to the trail system should also be reviewed by the Del Mar Mesa Community Planning Board.

For development projects, a trail plan shall be required prior to the approval of all future tentative maps in order to assure the appropriate connections and design necessary to implement the goals and objectives of the Specific Plan. The precise alignment of the trails identified on Figure 20 shall be determined and secured either through dedication or easement as a map condition. Provisions for the maintenance of common trails shall be made either by defining maintenance as a responsibility of the appropriate homeowner's association in the area, or through the formation of a ~~Landscape~~-Maintenance Assessment District.

Roadside multi-use trails and new equestrian/hiking trails should be improved to achieve City trail standards unless the trail is located in the MHPA or in an area with steep topography. Outside the MHPA, where topographic conditions allow, new trails should be eight to ten 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 be the minimum necessary for safe passage in order to minimize resource impacts. New or reconfigured trail alignments should also be located to minimize resource impacts and not be disruptive of areas set aside as refuge for wildlife.

The Carmel Mountain and Del Mar Mesa Preserves Resource Management Plan (RMP) also contains Development Guidelines and Prohibitions (Section 6.4 of that plan) that apply when locating and/or improving trails within the Del Mar Mesa Preserve. The Guidelines are

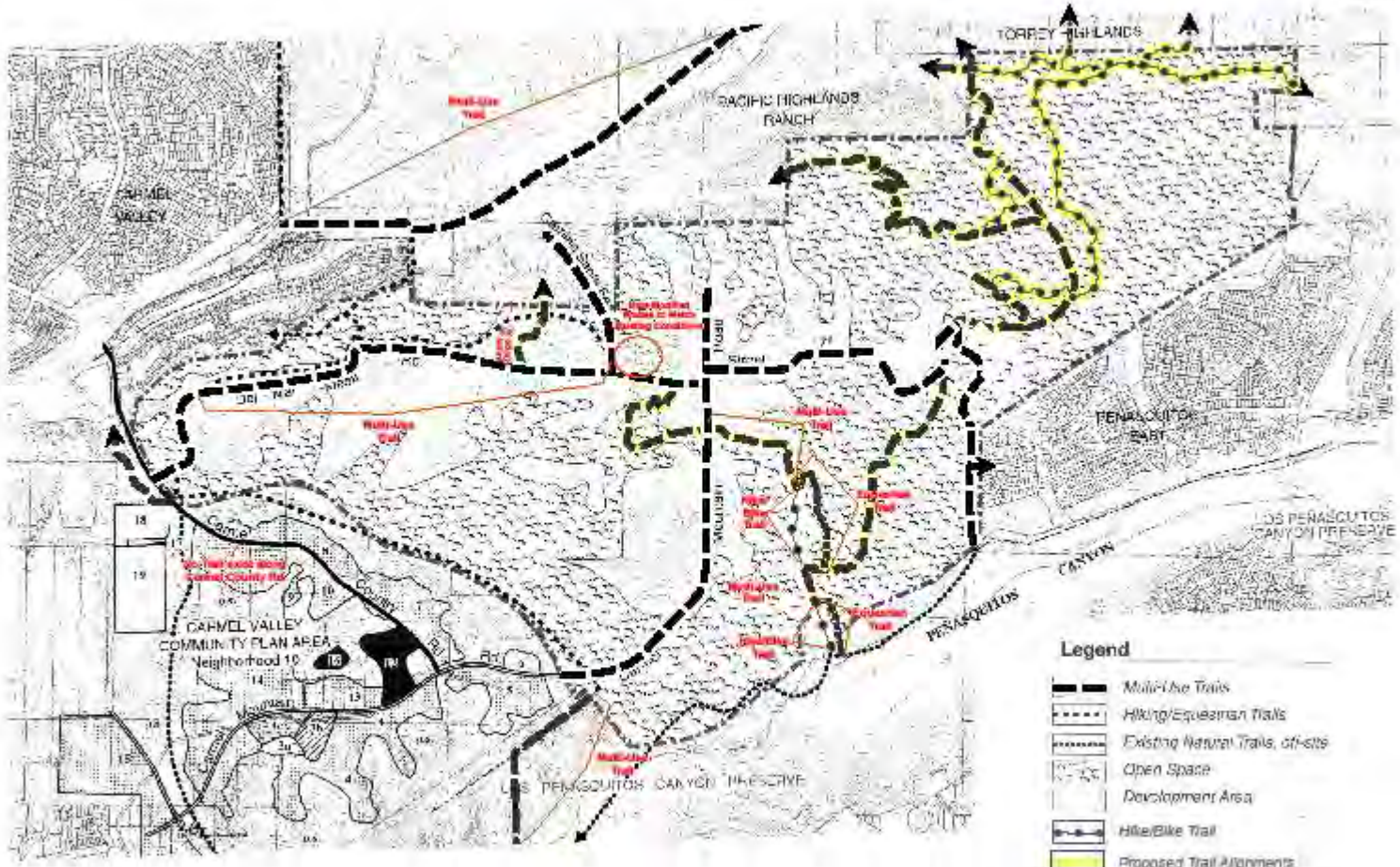
consistent with the MSCP Subarea Plan and also provide more specific direction when developing trails in environmentally sensitive areas.

An east-west connection between developed areas within Del Mar Mesa and the Rancho Penasquitos community was evaluated during development of the RMP but was not included in the Plan due to potential impacts to sensitive biological resources as well as conflicts with ownership mandates of public agency landowners. A trail in this area could serve both recreation and community access functions if located within the mesa top. The primary constraint to a suitable alignment is the location of vernal pool resources within or adjacent to existing paths and access roads that would typically serve as trails. Establishment of alternative alignments would therefore impact upland habitat within the MHPA. Due to the greater sensitivity of vernal pools, the primary objective of any future alignment should be to avoid or minimize impacts to vernal pool resources and would require approval of State and Federal resource agencies.

c. Trail Maintenance & Management

Trails within publicly owned open space will be managed and maintained by the Open Space Division of the Park and Recreation Department or another entity acceptable to the land owners. Trails may be closed (temporarily or permanently) at the discretion of the Park and Recreation Department or other land management entity consistent with the criteria of the Consultant's Guide to Park Design and Development and/or criteria set forth in the Carmel Mountain/Del Mar Mesa RMP. Temporary trail closures may occur due to short-term weather conditions or other maintenance and safety concerns.

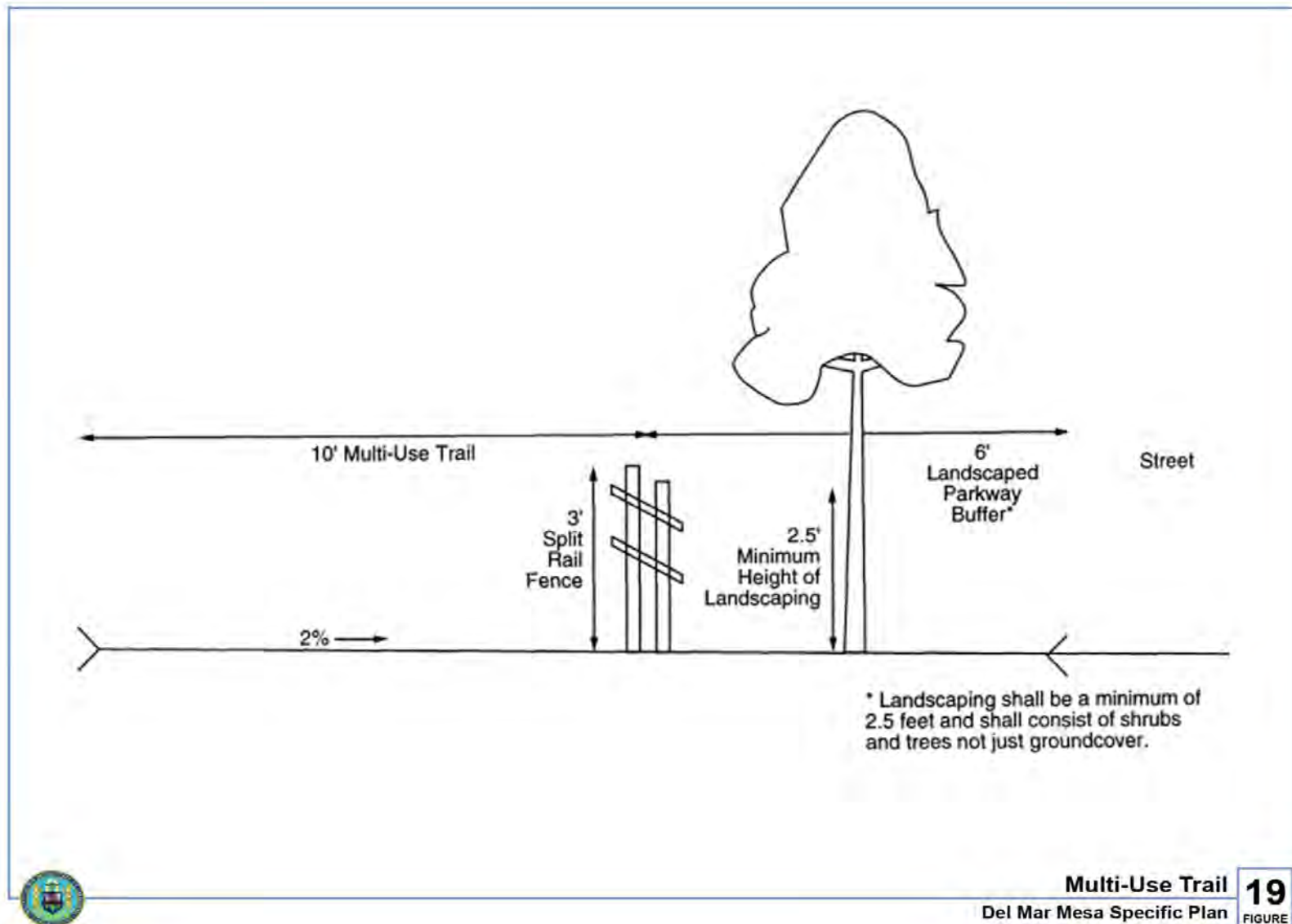
Trails **20**



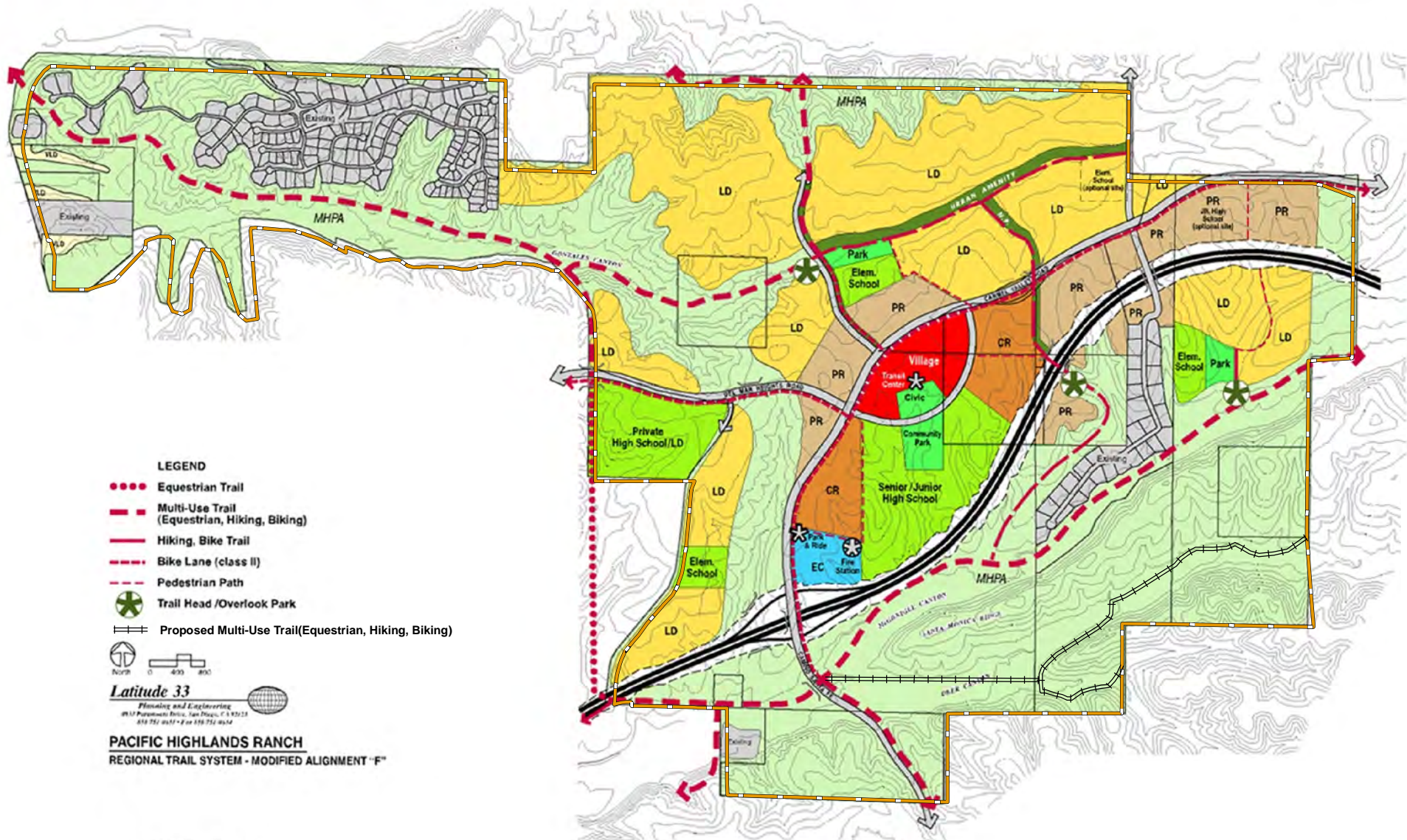
- Legend**
- Multi-Use Trails
 - Hiking/Equestrian Trails
 - Existing Natural Trails, off-site
 - Open Space
 - Development Area
 - Hike/Bike Trail
 - Proposed Trail Alignments (Existing Paths & Roads)



SUBAREA V
DEL MAR MESA



This figure is provided for reference. No changes are proposed



LEGEND

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

North 0 400 800

Latitude 33
Planning and Engineering
 4517 Paramoche Drive, San Diego, CA 92121
 619 751-6611 • Fax 619 751-6614

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

EXHIBIT 4-11

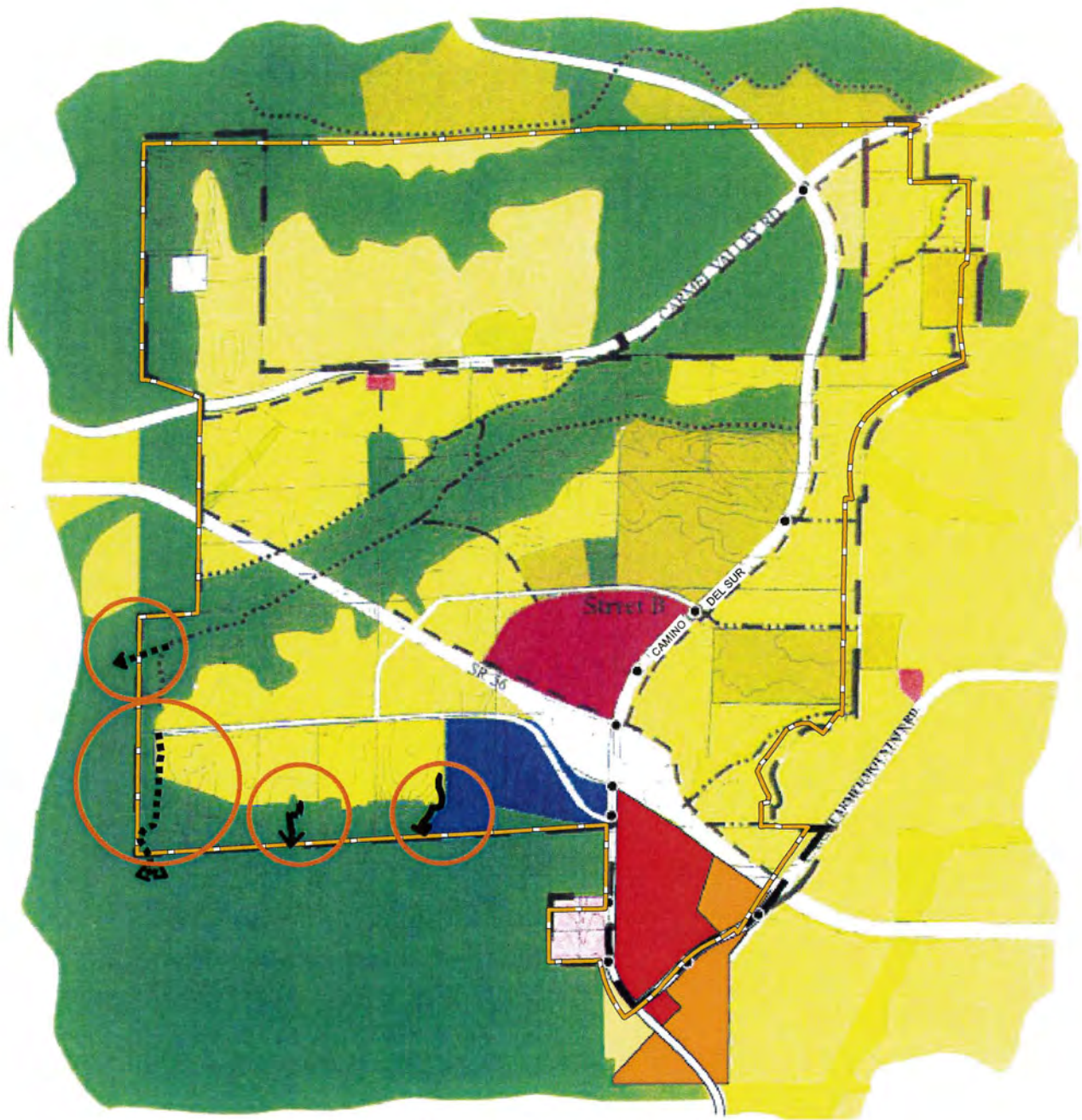


Torrey Highlands

Subarea Plan for North City
Future Urbanizing Area
Subarea IV

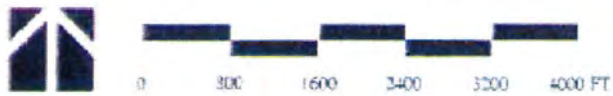
Carmel Mountain/Del Mar Mesa Resource Management Plan
Trails Amendment

Public Review Draft
Strikeout/underline
January, 2012



- Un-Paved Limited (Hike & Bike Only)- Draft
- - - - - Improved Multi-Purpose Trail
- Un-Paved Trail (Hike,Bike,Equestrian)- Draft
- - - - - Paved Paths
- Traffic Signal
- For Land Use Designations See Figure 4-3
- ▭ Subarea 4 Boundary

Trails & Circulation Map



TRAILS & CIRCULATION MAP

FIGURE 3-2

CHAPTER THREE: CIRCULATION

GOAL:

Ensure a safe and efficient transportation system that integrates within the existing regional system and minimizes impacts to residential neighborhoods and environmentally sensitive areas.

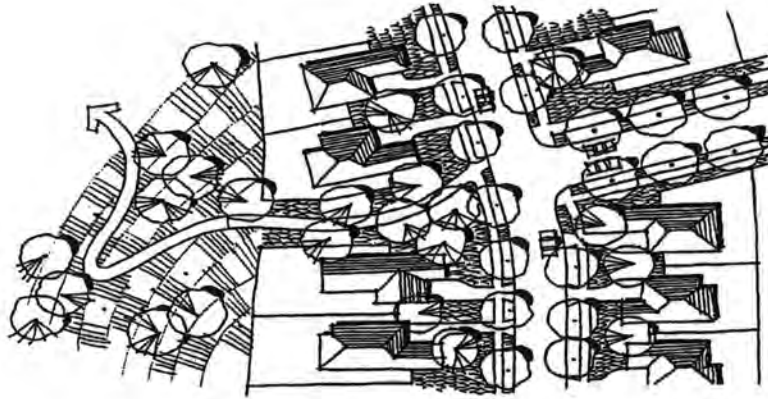
3.1 IMPLEMENTING PRINCIPLES

- Provide for a transit center which will encourage the use of alternative forms of transportation such as public transit, car/van pools and other transportation demand management measures to reduce both roadway congestion and pollution.
- Provide a system of trails, bikeways and pedestrian facilities that is the focal point of the community, links community activity centers and encourages alternatives to automobile use.
- Ensure timely provision of a local circulation system to accommodate planned growth at acceptable levels of service.
- Provide a land use pattern and circulation system that optimizes potential opportunities for transit use.
- Provide for future transit use along Carmel Valley Road and SR-56.

3.4 TRANSPORTATION ALTERNATIVES

3.4.1 Trails

A system of regional and local bicycle/pedestrian/equestrian trails and paths are incorporated as a critical component of the Plan. The trail system includes paved ~~pedestrian-trail~~paths, improved multi-purpose trails (pedestrian, bike and equestrian trails), unpaved trails limited to hiking and biking, and unpaved equestrian and hiking trails.



Trail connection to the proposed MSCP Preserve

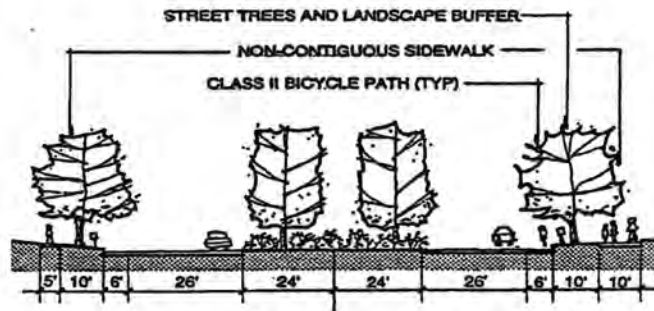
Several connections will be provided to enable users to easily move from one trail system to the other. The paved system will provide linkages with Black Mountain Ranch, Rancho Peñasquitos, and developed areas including the LMXU. The improved multi-purpose trail will follow

the open space amenity areas and also connect to Rancho Peñasquitos. Within the Torrey Highlands Preserve segment, the unpaved trail system generally will be located along the northern rim of McGonigle Canyon and along utility easements at the base of the canyon. The unpaved trail system generally will continue along the SDG&E easement and will connect to the generally be located along the edge of the north side of the Preserve and along utility easements within the Preserve Del Mar Mesa Preserve. ~~The trail system~~ will provide linkages to the proposed San Dieguito River Valley Park in La Zanja Canyon, the MSCP Preserve within Subarea III and Subarea V, and Black Mountain Ranch, and selected neighborhood parks.

Figure 3-2 illustrates the trail system.

Paved

Class II bicycle lanes will be provided within the right-of-way of Camino Ruiz and Carmel Valley Road. Paved paths that will accommodate pedestrians and bicycles will occur along the east side of Camino Ruiz and the south side of Carmel Valley Road. These paved paths are ten feet in width, and must be within the 20-foot landscaped parkway. The trails will be



CENTER MEDIAN RESERVED FOR FUTURE LANES

Camino Ruiz (View to North)

buffered from street traffic by plant species of street trees and low-growing shrubs within the parkway. The street tree locations within the parkway and sidewalk alignment must be approved by the City Engineer to ensure that the required site distances are provided. The paved trails which are constructed with SR-56 should be located on the north side of the freeway to allow access to the community. The paved trails will connect to the sidewalks as part of the local street system, as well as the unpaved trails which are part of the open space system. By incorporating a

comprehensive trail system, each neighborhood of Torrey Highlands will have access to the Local Mixed Use Center, schools, neighborhood parks and other public facilities and community focal points.

Improved Multi-Purpose

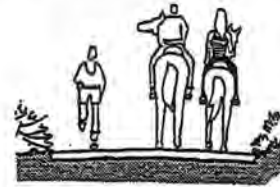
Unpaved trails which consist of compacted decomposed granite (or similar material) will be provided to accommodate pedestrians, bicycles and strollers, and will be ADA compliant. These trails will connect with the existing cul-de-sacs that are adjacent to Torrey Highlands in Rancho Peñasquitos. Compacted material trails will also be used in limited locations within the Torrey Highlands Preserve Segment to provide ADA access to portions of the Preserve.

Unpaved

Unpaved, multi-purpose trails occur within the Torrey Highlands Preserve to accommodate hiking, biking and equestrian travel. The trails will generally follow the contours along the inside edge of the north side of the Preserve to avoid unnecessary grading. A trail will also follow the sewer trunk easement access road located within the Preserve and a trail connection will be provided within the SDG&E easement near the southwest edge of Torrey Highlands. Where the Torrey Highlands Preserve branches, near the high school, the trail shall follow the south edge of the Preserve to provide access to the adjacent high school. An unpaved trail will be allowed within the Carmel Valley Road under crossing.

During subsequent discretionary review, all trails within the Preserve will be aligned based on the trail system adopted in this Plan to avoid impacts to existing sensitive species. The unpaved trails will provide linkages between the central, northern and eastern neighborhoods by permitting crossings of the Preserve at specific locations. A single small bridge shall be provided for a crossing in the bottom of the canyon. The bridge shall be located to avoid impacts to sensitive vegetation and its design shall require environmental review. The exact location of the crossings should also coincide with utility easements that will be required for connecting sewer pipes to the existing sewer trunk.

Unpaved trails throughout the Preserve



As recommended in the City of San Diego MSCP Subarea Plan, public education shall be a component of all preserve recreational activities. Unpaved trails within the Torrey Highlands Preserve shall include interpretive signs to inform the pedestrians about the purpose of the Preserve and also to identify the natural flora and fauna, consistent with MSCP trail policies.

Unpaved trails will also be provided in the open space amenity areas including one

located north of Adobe Bluffs Elementary School (Open Space #2) and another east of Camino Ruiz near the SR-56 interchange (Open Space #3). These open spaces are discussed in more detail in **Chapter 2, Open Space**.

Unpaved Limited – Hiking and Biking Only

Unpaved Limited trails are located in the southern portion of the Torrey Highlands planning area. The trails connect the Torrey Santa Fe residential community to the Del Mar Mesa Open Space Preserve and ultimately connect users to Los Penasquitos Canyon.

Unpaved Limited trails are generally less than four feet in width. These trails accommodate use by pedestrians and bikers only. The combination of dense overhanging vegetation and steep topography are unsuitable for use by equestrians.

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.
- Provide paths that connect residential areas to the LMXU to encourage alternate means of travel.
- 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.
- Locate bicycle storage facilities within the LMXU, at transit stations and bus stops.
- Locate all paved trails in public right-of-ways and unpaved trails in open space areas.
- Manage and maintain trails in accordance with the Carmel Mountain and Del Mar Mesa Natural Resource Management Plan

to permit processing procedures, revisions to land uses (the remaining and reformatting of existing zones and the creation of new zones) and establish refined development regulations. The Land Development Code, implemented January 1, 2000, renamed and reformatted zones. The new zones will be applied to property only upon an application by individual property owners to rezone from existing A-1-10 zoning.

8.4.2 Environmental Review/Resource Protection Ordinance

The Environmental Impact Report (EIR) prepared for consideration of this Plan is intended to be a comprehensive review of the impacts associated with development of the plan area. Future discretionary actions required to implement the Plan would be subject to environmental review pursuant to the California Earthquake Quality Act (CEQA).

The Plan qualifies as alternative compliance with the City Resource Protection Ordinance (RPO) through implementation of the Environmental Tier, the proposed MSCP and other City, state and federal regulations governing resource preservation and project mitigation. Subsequent discretionary actions will be reviewed for consistency with the Environmental Tier and the MSCP as established by the Plan. If consistency with the Plan and RPO or successor regulation, is established by the Planning Commission, future Resource Protection Permits may be reduced or eliminated.

8.4.3 Planned Developments

The Plan requires approval of Planned Development Permits (PDP) for specific areas of the Plan. The purpose of the additional level of review is to facilitate development toward imaginative and innovative planning to implement the goals and objectives of the Plan. The Local Mixed Use Center will require approval of PDPs concurrent with rezoning of the property, unless a citywide mixed use zone is established that will effectively guide the desired mix of development. In addition, residential areas throughout Torrey Highlands shall develop pursuant to PDPs to achieve clustered housing and concentrated open spaces. The City of San Diego NCFUA Framework Plan describes planned development requirements and processing guidelines which should be used in the Future Urbanizing Area including Torrey Highlands. Subsequent to a Phase Shift, those policies established by the City of San Diego for PDPs within planned urbanizing communities shall apply.

8.4.4 Open Space Trails Management and Maintenance

Trails will be managed and maintained by the Open Space Division of the Park and Recreation Department or other entity acceptable to the land owners. Trails may be closed (temporarily or permanently) at the discretion of the Park and Recreation Department or other land management entity consistent with the criteria of the Consultant's Guide to Park Design and Development.

Attachment 6

Carmel Mountain / Del Mar Mesa NRMP
Community Planning Group Recommendations



Rancho Peñasquitos Planning Board Meeting Minutes

June 1, 2011

Attendees: Jon Becker, Joost Bende, Suzanne Brooks, Thom Clark, Bill Diehl, Bill Dumka, John Keating, Dann Mallec, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Ruth Loucks, Darren Parker

Community Members & Guests (Voluntary Sign-in): Maria Webster, Steve Gore

1. The meeting was called to order at 7:50 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Addition of the appointment and confirmation of representative, Maria Webster, for the PQ Rec Council seat on RPPB.
3. MINUTES:
 - Motion:** To approve the April 6, 2011 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Bende/Sellers/Approved, 10 in favor – 0 against – 5 abstentions (Brooks, Mallec, Sandstrom, Shoecraft, Spelta).
 - Motion:** To approve the May 4, 2011 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Mallec/Approved, 14 in favor – 0 against – 1 abstention (Bende).
4. Guests: No public safety agencies were present.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Diehl announced upcoming Rec Council events: Flag Day Ceremonies at Hilltop Park on June 12th at 2pm to replace the flag (Council Member Lightner & Assembly Member Fletcher will be present); and Independence Day Fireworks will be at Westview High School on Friday July 2, 2011 at dusk.
 - b. Politte invited everyone to the PQ-NE Action Group's 5th Annual Community Picnic/BBQ at Rolling Hills Park on June 4th, 11am – 3pm.
 - c. Bende thanked the North City Redistricting Task Force, PQ Town Council and Mike Shoecraft who culled the census data and prepared the map for the proposal. Bende wanted to impress upon the local residents and RPPB Members to attend the Post Map Redistricting Commission meetings and speak in favor of this proposal which is based on issues of similarity that tie North City residents together (PUSD, Palomar Hospital District, and bounded by geographic boundaries, etc).
 - Sellers suggested that when the Redistricting Commission releases their map, which may differ from the Task Forces' proposal, Bende & Politte prepare a signup sheet and coordinate efforts for local speakers to attend Post Map meetings and comment on redistricting that supports the Task Force's proposal.
 - Becker added that Midori Wong was rescheduled to the June 29th RPPB meeting to present on Redistricting. Becker will email Wong's PPT to Politte for distribution.
 - Shoecraft added that the Post Map Hearing timeline may be slipping; Bende added that the primary may be in June, allowing the Commission 3 additional months to get the Redistricting Maps approved by City Council.

- d. Sandstrom informed the group that Westview's Grad Night Preview will be June 8th from 6:30 – 8:30pm; adding that Mt. Carmel's & Rancho Bernardo's Grad Nights are being held offsite. Keating thanked Sandstrom for his tireless efforts to coordinate Westview's Grad Night.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
- a. San Diego City Council District 1 Report – Stephen Heverly
 - Budget process is ongoing; Lightner has proposed a way to pay for libraries, rec centers, lifeguard staffing and end the Fire Station Brown Outs.
 - Retiree Health Care proposal was approved.
 - Peñasquitos Drive VCalm signs are installed and operating. Keating added that the tree in front of the northbound VCalm is blocking the tree. Keating will contact City Staff to ask the Doubletree to trim the tree and keep it trimmed.
 - Los Peñasquitos Elementary's request for a 4-way stop is still being discussed with City staff as well as other remedies; it would need RPPB action to add the 4-Way stop.
 - Keating is working on drawings of where the crosswalk should be placed; to be reviewed at June 29th RPPB meeting. Heverly stated that Traffic Division is looking at repainting crosswalks, adding pedestrian crossing signs.
 - Politte inquired about location (Avenida Alberto on Cuca St) discussed last month for crosswalk adding that Ave. Alberto goes into Canyon Rim Apts. parking lot. If the reason for a new crosswalk or stop signs is because Cresta Bella is coming online with new students as discussed last month, wouldn't a better location be at the intersection of Gerana and Cuca St? There are crosswalks in place at Carmel Mtn. Rd. and Cuca St. already at the lighted intersection, as well as a crosswalk in front of the school, just no stop sign. The residents who turn off of Bernabe onto Cuca have a stop sign, but there are no stop signs on Cuca at Bernabe.
 - Keating will review options and submit suggestions at the next meeting.
 - Angled Parking on Salmon River Rd. near Dog Park needs RPPB action or approved minutes for District office to support our request.
 - Politte previously emailed the minutes; RPPB approved the change request as noted in RPPB Meeting minutes 11/9/2009. Politte will resend those minutes.
 - Graffiti outbreak in the community over the past few weeks; community members have been working to paint over. SDPD did arrest a suspect who is apparently responsible for specific tags. Graffiti should be reported through the City website. Topic will be discussed at tomorrow's Town Council meeting.
 - Becker asked about the 2nd Draft of the Lightner's Water Rate proposal; posted on Dist. 1 website. Proposal was approved by Natural Resources and Culture Committee on May 18, 2011; would like additional input and support from other groups before going to City Council in July. Heverly will email 2nd Draft to RPPB for distribution.
 - Mallec inquired about Libraries impacted by the budget; which ones would remain open on their present schedule and which ones would have reduced access? Heverly stated that because the budget is still being reviewed, final decision is unavailable; will get info back to us.
 - b. San Diego City Planning & Community Investment Report – Michael Prinz
 - CPCI is moving to DSD offices later this summer.
 - All community plan amendments will be done concurrently for Council action.

- c. Assembly Member Nathan Fletcher's Office Report – Chasen Bullock
- Assembly bills must be heard this week and acted on or they will hold over until the next term.
 - State Budget – Two budgets being presented; Governor's Revised budget and the Assembly's budget. Both keep education funding intact; Governor's budget uses tax extensions and the Assembly funds education with cuts to other services, staffing, etc.
 - Stakeholder meetings with Councilmember Tony Young, Education Listening Tour; 1st meeting was a week ago to listen to stakeholders on topic of what's broken with our education system. Tour will last about 7 months covering different topics.
 - Keating reported that the meeting with Caltrans to discuss SR-56 Bike Interchange option approved by RPPB (Box Culverts) is scheduled for June 29th. Keating reported on the accident that took place along SR-56 last night (vehicle left the highway, crashed through chain link fencing and landed on the Bike Lane killing one biker and seriously injuring another. This is the same location that RPPB has proposed restriping SR-56 to add an auxiliary lane between Camino del Sur and Black Mtn. Rd. Caltrans has said they were not interested in looking at restriping this section. Keating suggested that we may want to engage State & City support to get the lane added.

7. BUSINESS.

- a. **Appointment to PQ Rec Council Seat on RPPB (Action Item) – Bill Diehl**
Diehl reported that PQ Rec Council is appointing Maria Webster to represent the Rec Council on RPPB Board.
Becker called for a vote confirming the appointment and seating Maria Webster; Approved, 15 in favor – 0 against – 0 abstentions/recusals.
- b. **Natural Resources Management Plan & Community Plan Amendment for Rancho Peñasquitos (Action Item) – Betsy Miller & Chris Zirkle** (handout)
The plan (Carmel Mountain and Del Mar Mesa Resource Management Plan) is required of the City's Multiple Species Conservation Program which is an agreement the City entered into with the US Fish & Wildlife Service and the CA Dept. of Fish & Game. The MSCP was entered into in 1997 and requires that properties within the multi-habitat planning area, the preserve established by the MSCP, that the City adopt these natural resource management plans. Zirkle reviewed the handout. The plan sets which trails will remain and all unauthorized trails will be restored to their natural habitat. All existing trails (legal & illegal) were evaluated for safety/sustainability, purpose, impacts to biological resources, public input and wildlife agency approval. Once adopted it makes enforcement by law enforcement more formidable.
- Becker asked if the SDG&E easement trail would remain; yes.
 - Rhodes inquired about DR Horton property; Zirkle stated that Western Pacific originally purchased this parcel for mitigation for another property; they have not moved forward and there is no conservation easement on this property, still zoned for rural residential so that trail connection would not happen until an agreement can be reached or taken through the development process.
 - Zirkle added that the handout shows which trails were removed or added and why.
 - Sandstrom added that it's easier to get trails through private property than government.

- Keating asked about tunnel locations; 4 tunnels remain, others will be fenced off and prohibited. Zirkle stated that illegal entry points have signage – Do Not Enter. There will be more signage once plan is approved.
- Zirkle stated that this is a high demand area for mountain bikers; equestrian use is limited due to brush canopy. Del Mar Mesa is one of largest contiguous blocks of habitat that supports the largest number of endangered species and is connected to other core areas by trails.
- Becker asked whether the trails could go through the privately owned parcels; Zirkle stated the trails would not be allowed until an agreement with owner can be reached. Zirkle stated that to-date they have gone through public review and comment, discussed with wildlife agencies and initiated the Community Plan Amendment. They are asking for approval from RPPB on the Trail Plan and the Community Plan amendment. Next steps are for approval by LPCPCAC/Task Force, Park & Rec Board, Planning Commission and finally City Council.
- Bende asked if they have a strike-out version of our Community Plan with the amendments they wish to make. Prinz stated the changes to the plan include inserting reference of the NMRP as it relates to trails in both Community Plans and figure 33 in the Rancho Peñasquitos Community Plan and the Trails Map in the Torrey Highlands Community Plan. Bende said that they are asking us to vote on something that no one has actually read yet.
- Rhodes stated the amendment is to Peñasquitos Community Plan, but was concerned that Peñasquitos was not on the maps being presented.
- Prinz stated there are plan amendments to Del Mar Mesa, Carmel Mountain and Pacific Highlands Ranch which are more significantly impacted. It's the opinion of the Planning Dept. in conjunction with the Park & Rec Dept. to also amend the Torrey Highlands and Rancho Peñasquitos Community Plans despite the fact that the changes are minor and ancillary. Rhodes added that it is important to show the connections as they relate to all the areas. Prinz stated we would have the strikeout language and map next month for us to vote on; would like our recommendation on the trails connections plan and if there are issues, those could be added to the plan document and reviewed next month.
- Becker stated this would be an action to make a recommendation on the Natural Resources Management Plan. Zirkle added that he was hoping we could approve both tonight. Becker stated there is interest in vetting the plan a bit more before approving the amendment.
- Mallec inquired if we were approving their methodology in choosing the trails; Becker agreed and reiterated the concern that we haven't reviewed the actual strikeout version of the document.
- Bende noted that the 3 trails at northern edge of map connect to Torrey Santa Fe which is within Torrey Highlands and part of our area of jurisdiction.
- Sandstrom stated that the only affect to Torrey Highlands is that we are eliminating 2 of the 5 trails that were created in the Torrey Santa Fe plan. The developer of that site mitigated for those trails and could have done less mitigation. Sandstrom prefers to vote on just the NMRP tonight and wait on the Plan amendments till strike-out version is ready.
- Becker asked Prinz for clarification that the strikeout version for Torrey Highlands would be presented next meeting also; Prinz confirmed.

- Gary Levitz, Chair of Del Mar Mesa Planning Group stated that the issue RPPB should be looking at is that the eastern edge of this trail plan will be blocked to Peñasquitos. There is no access anywhere through Rhodes Crossing into the Preserve in the proposed plan. Right now the Preserve trail goes onto the Mesa and will not continue. DMM supports the trails that have been allowed to remain, the efforts to contain the number of trails that have been allowed to proliferate over the years, trail sizes to satisfy the active users; a fair compromise that can be supported and enforced. The problem is the East to West connections - there are none.
- Rhodes stated the wildlife corridor is not a part of the Rhodes Crossing map. A trail around the vernal pool enclosures would be almost impossible.
- Levitz stated people are using trails through Peñasquitos to commute via bike to work in Sorrento Valley. People will continue to use those trails with or without it being a legal trail. One solution is to put the Mesa Loop back in to the plan where it would connect to Camino del Sur.
- Miller added that Caltrans is doing vernal pool mitigation and must delineate all trails before turning over parcel (CDFG Conservation Easement). They will only allow the one limited trail segment in the southwest corner of the easement.
- Levitz added that an East - West connection needs to be in place so people won't create their own connection illegally. Another flaw in the NRMP is there is no budget to maintain and enforce. A solution DMM is looking into is to raise funds to put up the fencing/signs with the help of volunteers with guidance from the City. An East-West connection will get the support of the Mountain Bike Association.
- Keating added that people are getting through where Fish & Game have set up fencing & K-rail; needs to have a more effective means of deterrent.
- Zirkle stated that they have talked with Caltrans and Fish & Game to get an East-West connection for user groups with no success.
- Becker asked about sense of urgency; Zirkle stated there are no permitting issues, just vandalism over the years. Ranger Washington patrols the trails now, but once the plan is adopted they are in a better position to get granting agencies to support restoration funds, halting the environmental degradation.
- Levitz believes that local government backing and support will help. It's a mistake to ignore the connection between DMM and Rancho Peñasquitos.
- Sandstrom commended Zirkle's group for all their work on this and their success getting the agencies to commit to the trails in the plan. Knowing the agencies, the corridor and the work that was originally done on the MSCP in 1997, Sandstrom added, the environmental agencies' worst fears are coming true. The habitat management plan issues, and MSCP that created them, and why the vernal pools were challenged was that these open spaces were set aside and then they get degraded by urban interface and what we see with the proliferation of trails is exactly what the environmental agencies feared. They were going to allow development around the fringes, set aside these cores and that the urban around it was going to degrade it and that is what is going on. The agencies are not going to support it anymore. Sandstrom stated his support for the plan as presented tonight, but not the Community Plan amendment until he has a chance to review it.

Motion: To recommend approval of the Carmel Mountain and Del Mar Mesa Resource Management Plan as presented. M/S/C – Sandstrom/Sellers/Discussion.

- Bende asked if the Carmel Valley Planning Group had made a recommendation. Zirkle replied, it was a recommendation to approve with a condition for an East-West trail in the southeast corner. He has not seen that recommendation in writing to-date. Levitz added, that Carmel Valley Planning Group deferred to Del Mar Mesa Planning Group's judgment to find a solution for the East-West trail connector. Zirkle added that Carmel Valley Planning Group deferred the actual East-West alignment to DMM because they didn't want Zirkle's team to have to come back; Levitz confirmed.
- Bende asked if DMM Planning Group had taken a position yet? Levitz stated that they have formed a sub-committee which is proposing to use the existing hiking trail in the CDFG, down and back up the other side (Levitz described earlier – Mesa Loop Trail).
- Bende offered an amendment to the Motion that mirrors the Carmel Valley recommendation adding the condition to add an East-West trail connector and deferring to DMM Planning Group to find that solution. Sandstrom agreed to the amendment, Sellers confirmed his second to include the condition; revised motion is as follows:

Motion: To recommend approval of the Carmel Mountain and Del Mar Mesa Resource Management Plan with the following condition: an East-West trail connector is added and RPPB defers to Del Mar Mesa Planning Group to find an alignment solution. M/S/C – Sandstrom/Sellers/Approved, 14 in favor – 2 against (Rhodes, Politte) – 0 recusals/abstentions.

c. **Meadowrun St. Cell Tower (Informational Item) – Mike Goggins**

Goggins (resident of Peñasquitos for 15 years) is a neighbor of the new cell site (T-Mobile) which is attached to a light standard and is across the street from homes. It was approved by City staff without notice to the neighboring homeowners. Goggins asked if staff and wireless carrier did their best to blend the facility into the neighborhood as it is sited on a lot full of trees and what can be done from this point forward.

- Heverly stated the lot is zoned agricultural; cell site is placed in the public right of way with underground equipment and not directly adjacent to the residential zone. This made it a Process 1 and the wireless carrier did not need to notify the residents. District 1 office has found that there is nothing that they can do to stop it. The home that is within 300 feet of the site is across the street and not directly adjacent to the site so they did not have to notice the resident.
- Becker added that because the site is within the public right-of-way, the carriers are granted the right and Process 1 is approved by staff. Planning groups have discouraged this process when near homes, but suggested that the neighbors work with Heverly in the hopes of getting some modifications so the look is less intrusive. The undergrounding of the equipment is a plus, but the light standard is not attractive whereas the faux tree would be better.
- Diehl stated that the lot is maintained by the PQ East MAD and they were not noticed. Sandstrom added that this lot was left open to create as open space for wildlife crossing (before the MSCP was created). It connects on the north to Black Mtn. and south to finger canyons that go down into the canyons and preserve.
- It was determined that there is no irrigation on the lot and the equipment is underground so planting trees would not be feasible to soften the look. The only solution would be to construct a faux tree and relocate the cell tower farther back onto the lot where it would blend in with the other trees. Sandstrom added that the carrier

would then need to get a lease agreement from the LMAD if moved out of the right-of-way.

- Becker stated that RPPB would watch for additional T-Mobile applications in the community where we might be able to leverage a change to this site.
- Sandstrom added that there are huge discrepancies in the DSD code that allow this to just appear and in other cases we review sites that have no impact on surrounding residential areas, ie. giant pineapple shaped palm tree cell towers.
- Bende added that this is a failure of the process, because lots like this should not be considered agricultural, they should be residential. Additionally, the schools are agriculturally zoned and should be residential.
- Sandstrom suggested that beyond fixing this installation, we should look at changing the code so that the agricultural zone is not exempt from planning group review. If it's a larger parcel used for farming, that makes sense, but a small parcel used as a park surrounded by residential needs to be reviewed by planning groups.
- Bende suggested that RPPB should work with our Council Office to review all agriculturally zoned parcels to determine if they really are agricultural and work to change the zoning on those that are not.
- Becker stated that a similar issue is happening in the City where pedestals are just showing up because utility installations are being approved in the public right-of-way.
- Politte added that even if the process is changed to require that a carrier notices or makes a presentation on their proposed wireless site and the approval process does not change, it is a waste of everyone's time. The policies and processes need to change to allow input from planning groups.
- Bende added that all schools are zoned agricultural and that is how they are able to bypass basic review by planning groups.
- Becker stated that as new projects come through we can send a message and encourage the carriers to rectify projects like this one that have gotten through.

d. Torrey Highlands Monument Signs (Informational Item) – Scot Sandstrom

Sandstrom distributed a handout with the monument sign designs and locations that were reviewed by Torrey Highlands' residents. They put diagrams in local merchants and used Facebook to query and receive comments on the designs. They received 51 votes total; Design B received 50% of the votes. Monument locations have not been solidified yet. LMAD funds will be used to build the signs and trail markers that are distinctive to the Torrey Highlands' community. The LMAD will need approval from RPPB at a later date for right-of-way permits. They are presently presenting the designs to the HOAs. Sandstrom will email design handout to Politte for the record.

- Becker asked if any of the signs would be outside of the right-of-way? Sandstrom stated that most of the signs would be in the medians which allow the required space for the signs, but added that he did not recall for certain if any of the locations being looked at would fall outside the public right-of-way.
- Sellers asked if residents could vote on the sizes. Sandstrom stated that residents are being asked to vote only on the design; sizes will be determined by location.
- Brief discussion about the Facebook page being available to anyone, not just Torrey Highlands residents.
- Politte asked if they were happy with the number of votes they received via Facebook? Sandstrom stated yes and that each residence also received a flyer.

- Becker added that the trailhead markers is a great addition.
- Sandstrom stated that he thought the permit request would come back to RPPB later this year once they have worked with City Engineering.
- Diehl asked if they planned to use the kiosks that are already approved for use? Sandstrom stated they would like to use them to complement their trailhead markers.

e. **Rhodes Crossing Access (Action Item) – Keith Rhodes**

Rhodes recused himself.

Becker stated that no vote was taken at LUC on Rhodes request.

Rhodes reviewed his map diagram and the existing roads, then briefly reviewed the enjoinderment (October 2006) which delayed him from moving forward with his project. Notice was recently sent to property owners by the City stating they are no longer enjoined.

Rhodes Crossing property is now on the market. All City Permits have been extended with the enjoinderment except for the permit to build Camino del Sur south from SR-56; Rhodes Crossing needs to reapply for this permit.

Rhodes is asking for approval to use Carmel Mtn. Rd. to access lots to begin grading and building of the residential units as well as begin grading for the commercial element. FBA & Developer fees will also be received by the community once started.

- Brooks inquired about when Rhodes anticipates build out; Rhodes stated maybe 6-18 months before grading starts; build out would be as fast as they can build it.
- Becker asked if there would be one mass grading project; Rhodes replied yes, the sale of the property would be dependent on the grading being done on the whole site.
- Spurr asked for clarification that Camino del Sur will be completed south into Park Village, no broken segments; adding that it provides the second entrance into Park Village. There is a City project (1600 feet), a gap between Rhodes Crossing's south end of Camino del Sur and Dormouse that will be funded by FBA fees provided by Rhodes Crossing and completed by the City.
- Dumka asked if Rhodes Crossing was providing the design/permitting all the way from SR-56 down to Dormouse. Rhodes is designing/permitting his segment and the City has designed the south end connection (CIP).
- Mallec asked for clarification on the map, concern for a 2nd means of access for fire safety. Rhodes stated that roads will be finished along with the building of the residential units so there is a 2nd access.

Bende proposed the following motion.

Motion: To approve access to Rhodes Crossing from existing Carmel Mtn. Rd. for the purpose of completing 29 units in Lot One, 25 units in Lot Six, 38 units in Lot Seven, 40 units in Lot Two, start 242 units in Lot Four, grading for the commercial and as much of the remaining map as possible. This will allow time to renew other permits, improving the chances of sale. This will also speed up collection of FBA fees and receipt of developer fees.

Conditions include: 1) Construction traffic will be restricted to Black Mtn. Rd. and Carmel Mtn. Rd.; 2) No construction traffic on Carmel Mtn. Rd. east of Black Mtn. Rd. or on Black Mtn. Rd. north of Carmel Mtn. Rd.; 3) No delivery of construction equipment or materials during school / work rush hours, 7:00AM – 9:00AM & 2:00PM – 6:00PM; 4) No phasing of large equipment delivery, must condense delivery schedule; 5) Conditions expire within 12 months of issuance of permits for Camino del Sur so that

Camino del Sur becomes the main route of construction entry. M/S/C – Bende/Sandstrom/Discussion.

- Keating inquired why we would prohibit truck traffic on Black Mtn. Rd. north of Carmel Mtn. Rd. which already is designated a truck route? Members agreed that we need to limit access on the other routes in the community for safety; there are schools and crosswalks on those streets and most construction traffic would come in off of SR-56 anyways. Bende added that the other streets were already eliminated on his permit.
- Brooks asked if we can put a time limit on this approval. Rhodes existing permits already have a sunset clause if not started by 2015.
- Bende amended his motion to include a sunset clause with the addition of another condition which provides that the granting of these conditions will expire June 30, 2015.
- Sandstrom (seconded) the addition of the condition to the motion.
- Diehl asked if this motion has to go before Planning Commission or City Council.
- Sandstrom stated that if there is not a condition that prohibits this from happening, Rhodes could have done this without us. This is a good will gesture showing Rhodes' long term commitment to RPPB and we should thank him for coming before us. Sandstrom also stated that if what Rhodes stated here tonight is not in his conditions the City will enforce these additional conditions.
- Bende added that this is a voluntary/good faith effort and he recalled that the agreement previously made on Rhodes Crossing construction traffic was to use Camino del Sur.
- Becker called for a vote on the motion as amended:

Motion: To approve access to Rhodes Crossing from existing Carmel Mtn. Rd. for the purpose of completing 29 units in Lot One, 25 units in Lot Six, 38 units in Lot Seven, 40 units in Lot Two, start 242 units in Lot Four, grading for the commercial and as much of the remaining map as possible. This will allow time to renew other permits, improving the chances of sale. This will also speed up collection of FBA fees and receipt of developer fees.

Conditions include: 1) Construction traffic will be restricted to Black Mtn. Rd. and Carmel Mtn. Rd.; 2) No construction traffic on Carmel Mtn. Rd. east of Black Mtn. Rd. or on Black Mtn. Rd. north of Carmel Mtn. Rd.; 3) No delivery of construction equipment or materials during school / work rush hours, 7:00AM – 9:00AM & 2:00PM – 6:00PM; 4) No phasing of large equipment delivery, must condense delivery schedule; 5) Conditions expire within 12 months of issuance of permits for Camino del Sur so that Camino del Sur becomes the main route of construction entry; 6) The granting of these conditions will expire June 30, 2015. M/S/C – Bende/Sandstrom/Approved – 15 in favor – 0 against – 1 recusal (Rhodes).

8. REPORTS.

- a. Chair Report – Jon Becker
 - Midori Wong will present on the City Council Redistricting Process at June 29th meeting.
 - Becker submitted a letter on behalf of RPPB to the Redistricting Commission supporting the North City Redistricting Task Force proposal.
- b. Vice-Chair Report – Charles Sellers, no report

- c. Secretary Report – Jeanine Politte, no report
- d. Standing Committee Reports:
 - Land Use (Joost Bende) – no report
 - Telecomm (Charles Sellers)
 - PQ Water Tower project has no real complications; finally have visual of the tree and will review at the next meeting (June 29th).
 - BMMS CUP renewal (Sunset Hills playfield) – carrier is not asking for any usage changes; City has requested a small change on the equipment structure and to add branches to the tree. Sellers added that the committee will be recommending that the existing branches be replaced so there is uniformity.
 - Both items should be on the agenda for June 29th.
 - Politte inquired about the status of previously approved Sprint Water Tower (monopine) which doesn't look to have been built yet; asked Sellers to check if construction has taken place on any of the approved projects located at that site.
- e. Ad Hoc Committee Reports:
 - FBA/PFFP Prioritization (Keith Rhodes)
 - Becker stated that the meeting with Kelly Broughton, Tom Tomlinson and other decision makers was very helpful.
 - Rhodes added that we are on their radar screen and now we need to get Councilmember Lightner on board for the City Council vote. It is important that we get the changes to the PFFP we are requesting; as of July 1 City fees are \$120,000 for a single family home. Without the changes, facilities will not have the funds to get built because the fees required to build residences is pricing them out of the market.
 - Becker thanked Diehl for bringing up that there needs to be an accountability and reconciliation of all these funds, some \$2.2 million that started in 1987 or 1989. These funds have been allocated and are under the purview of this board, to be allocated for community benefit.
 - Diehl stated that City Staff generate annual reports, but keep them all in house without our review. We need to know what we have to spend and what they have spent it on.
 - Rhodes added that the representation from this board in the meeting with Staff has been very beneficial.
 - Cresta Bella/Doubletree (Jeanine Politte)
 - Doubletree now has new owners; no word yet if they intend to request changes to property use.
 - Our Lady of Mt. Carmel (Joost Bende) – no report
 - PPH Community Wellness Campus (Jon Becker) – no report
 - Santa Fe Summit II & III (Scot Sandstrom) – no report
- f. Liaison and Organization Reports:
 - Black Mountain Open Space Park (Bill Diehl)
 - The Trail For All People made a presentation, same as the one to RPPB. Diehl added that Jas Arnold is still trying to get funding for the project; Politte stated that it doesn't sound like they accepted our recommendations on creating a Capital Improvement Project.
 - BMOS Community Plan Amendment for Natural Resources was discussed at the meeting, main discussion was on the trails. One of the trailheads nearest to Our Lady

- of Mt. Carmel Church was opposed by the neighbors; concerns were security, traffic, parking especially on weekends.
- New Ranger (temporary) is Casey Smith; a few months.
 - CPCI Facilities Financing (Bill Diehl) – no report
 - MCAS Miramar Community Leaders Forum (Dennis Spurr) – no report
 - PQ Fire Safe Council (Dennis Spurr)
 - United Policy Holders presentation; group was formed because of coverage reductions in policies across the US that resulted in underinsured policy holders. UPH's purpose is to make people aware of what coverage they should have and work to stop the insurance companies from canceling policies. Many who had losses from the Witch Creek and Cedar Fires were unaware their coverage had been reduced. The insurers require a 300' brush clearance from the home and the City only allows 100'. <http://UPHelp.org> has more information on the organization.
 - PQ Town Council (Mike Shoecraft)
 - Graffiti issues will be discussed at next meeting.
 - Los Pen Canyon Psv CAC (John Keating)
 - Diehl reported that the CAC is revising their Bylaws; under the new Bylaws RPPB would have a seat but currently we do not have a seat as either a Member-at-Large or as a Community Group. There is some confusion; our understanding was that they amended their bylaws to approve our seat. Diehl stated that apparently the CAC had elections sometime between January – June and no seat is available to RPPB now; they seated new Members-At-Large (3).
 - Becker/Politte/Sellers confirmed that then RPPB Chair Sellers submitted a letter in October requesting that RPPB have formal representation on the CAC. Our understanding was that Councilmember Lightner supported our request, it was a done deal and that an amendment to the CAC Bylaws was being made to add the seat. RPPB representatives have attended the CAC meetings since the letter was sent; no confirmation if our representative was allowed to vote at those meetings.
 - Politte added that we need to know the timeline of events; questioning whether the CAC willfully decided to negate our request for a seat and then voted in members-at-large to keep RPPB from being a part of the decision making process for this term.
 - Diehl will contact Heverly to get this straightened out.
 - Diehl stated that the CAC seemed to be unaware of funding available and funding processes for projects within the Preserve.
 - The CAC is investigating the use of a GPS Based Information Application so that park users can access information about specific locations (waterfalls, trailheads, etc.) within the Preserve using their cell phones.
 - Recreation Council (Bill Diehl)
 - Buffalo Grass is in at the Dog Park (test area).
 - Rec Council has contacted the Fire Dept. requesting approval to plant some shade trees along the north end of the Dog Park next to the fence outside the easement on Fire Dept. property.
 - Brooks stated that the residents along the park have ocean views and would not favor tall shade trees.
 - Park Village LMAD (Jon Becker) – no report
 - Peñasquitos East LMAD (Bill Diehl)

- LMAD was contacted about height of trees on the Maler/Meadowrun Lot by 2 residents. Residents were told the trees will be trimmed for safety reasons not view enhancement. All trees on the lot were recently trimmed for regular maintenance.
- Another tree was hit on Black Mtn. Rd. just north of Oviedo on the curve.
- Bende reported that a couple of Eucalyptus trees were removed on Via del Sud (x Rancho Peñasquitos Blvd.) in the SDG&E easement.
- Torrey Highlands LMAD (Darren Parker) – no report
- Prop C Working Group (Bill Dumka)
 - Dumka reported that the Prop C Working Group is coordinating the changes as a PFFP Update; City Staff has been doing cost estimates of all the projects over the last two months. Then they'll do a cash flow evaluation; Working Group is thinking that the budgets will drive the phasing so they're not really dealing with the issues yet. When they begin to look at the issues/projects, our input on the 6 issues we are concerned with will need to be included. They have a schedule that calls for their process to be complete by February 2012.
 - Dumka will meet with Chair of the Carmel Valley Planning Group to let him know the issues where RPPB wants to be included in discussions.
 - Bende added that there are multiple projects affecting Carmel Valley, Del Mar Mesa and RPPB planning areas' PFFPs that all planning areas should be looked at holistically because if removed or modified in one PFFP it will affect another community's PFFP.
 - Dumka also suggested that these projects need review and a look at funding sources; should keep in contact with all groups and decision makers as the Working Group moves forward.
- Transportation Agencies (John Keating) – no report

The meeting was adjourned at 11:10pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 6/29/11, 11 in favor – 0 against – 0 abstentions.

Carmel Mountain And Del Mar Mesa Resource Management Plan

Los Peñasquitos and Torrey Highlands
Community Planning Group

June 1, 2011

Overview

- ▣ Plan background and process update
- ▣ Management strategies
- ▣ Trail system
- ▣ Next steps

Plan Update

- Plan Background and Purpose
- Summer 2010 – Spring 2011
 - Public comment review
 - Updated ownership for recently-conserved parcels (including Zamudio)
 - Removed one non-MHPA private parcel from NRMP boundary per owner's request (Rhodes)
 - Added City-owned open space south of Torrey Santa Fe
 - Vegetation mapping
 - Trails discussions with HOA
 - Trail discussions with SDMBA
 - Trail discussions with Wildlife Agencies
 - Revisions requested per public comment

Management Strategies

- ▣ Manage via single entity
 - ▣ MOU
- ▣ Code amendment
- ▣ Funding
 - ▣ No FBA/CIP
 - ▣ Grants for restoration, enforcement
- ▣ Volunteer patrol/docents

Management Strategies

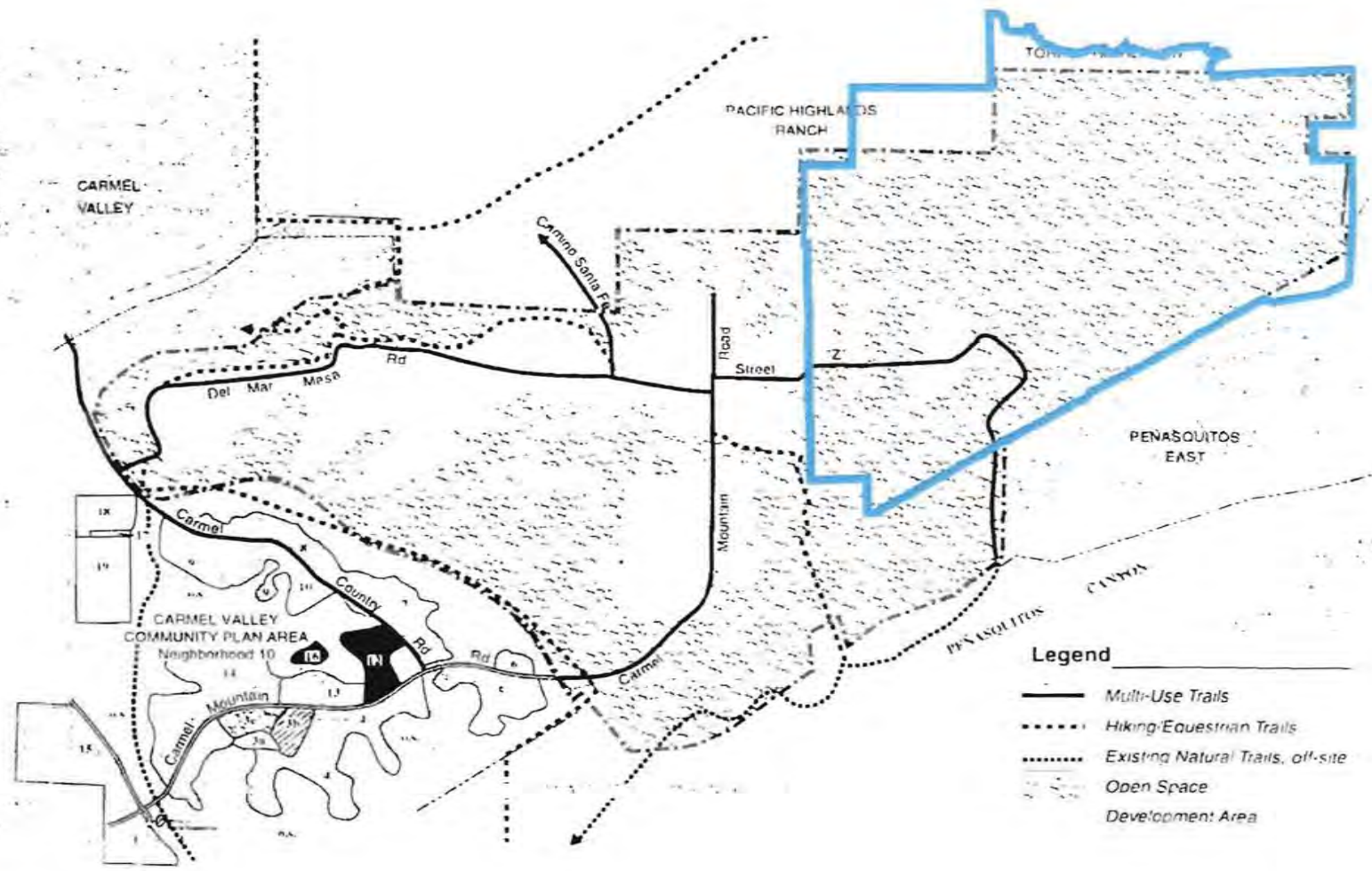
- ▣ Trail use study/OC Parks experience
- ▣ Educational signage
- ▣ Enforcement
 - ▣ Single management entity – CA wardens
- ▣ Fence/brush closed trails

Trail System Development

- Trails evaluated for:
 1. Safety/sustainability
 2. Purpose/redundancy
 3. Impacts to biological resources
 4. Public input
 5. Wildlife agency approval

Currently Approved Trail System

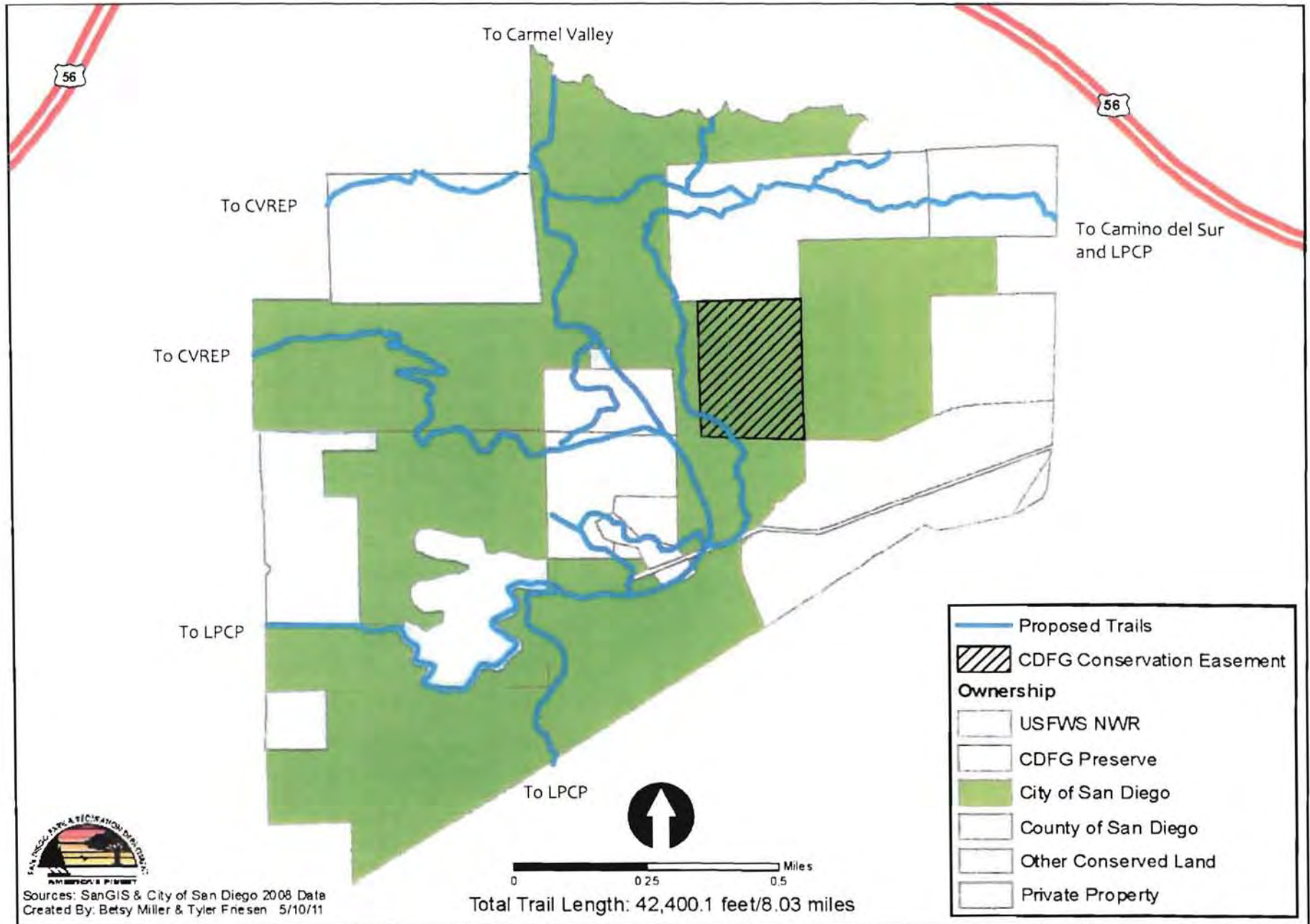
DEL MAR MESA SPECIFIC PLAN



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



Proposed Trail System on Del Mar Mesa

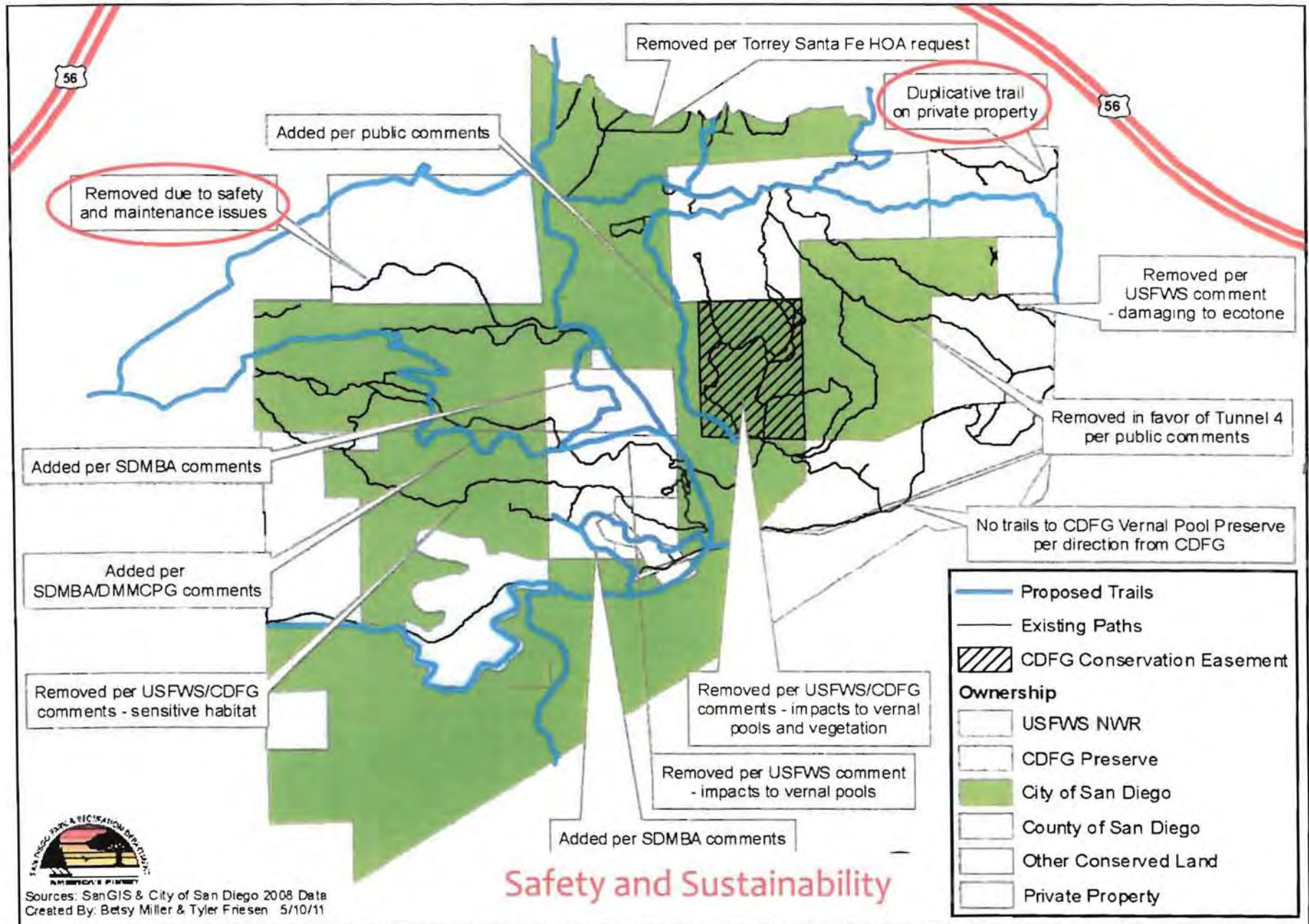


Sources: SanGIS & City of San Diego 2008 Data
 Created By: Betsy Miller & Tyler Friesen 5/10/11

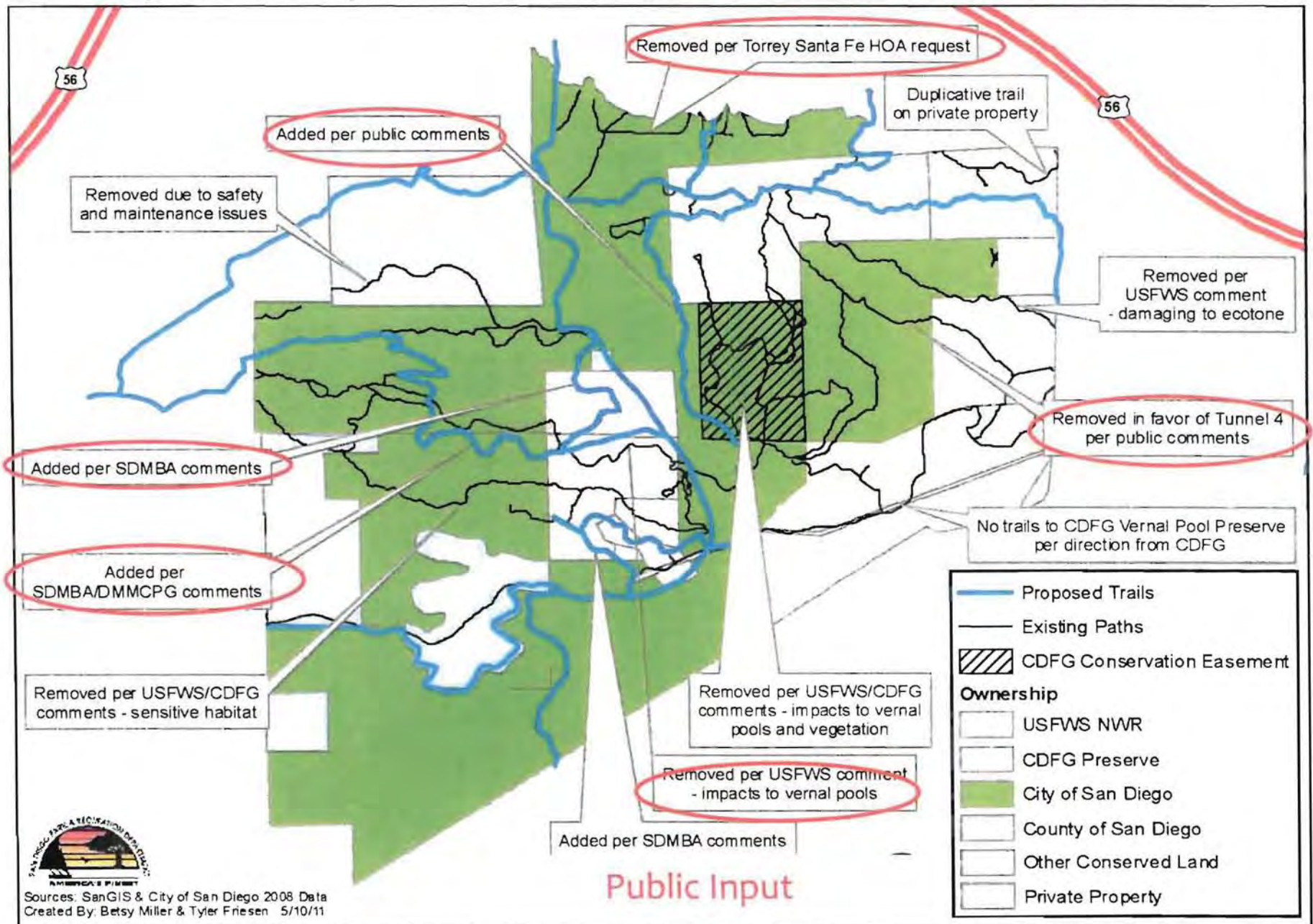
Total Trail Length: 42,400.1 feet/8.03 miles

	Proposed Trails
	CDFG Conservation Easement
Ownership	
	USFWS NWR
	CDFG Preserve
	City of San Diego
	County of San Diego
	Other Conserved Land
	Private Property

Proposed Trail System on Del Mar Mesa with Notes on Its Development

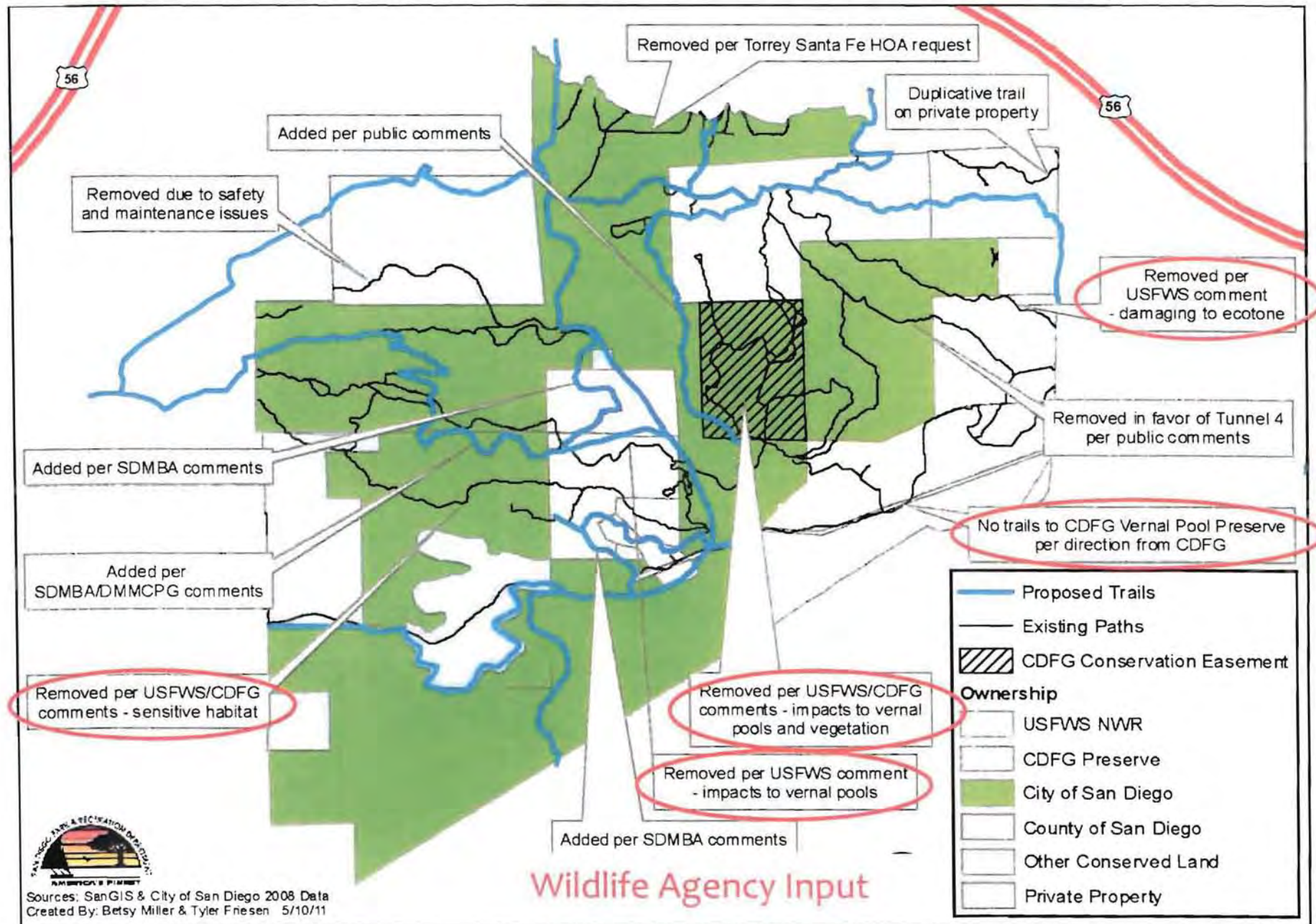


Proposed Trail System on Del Mar Mesa with Notes on Its Development

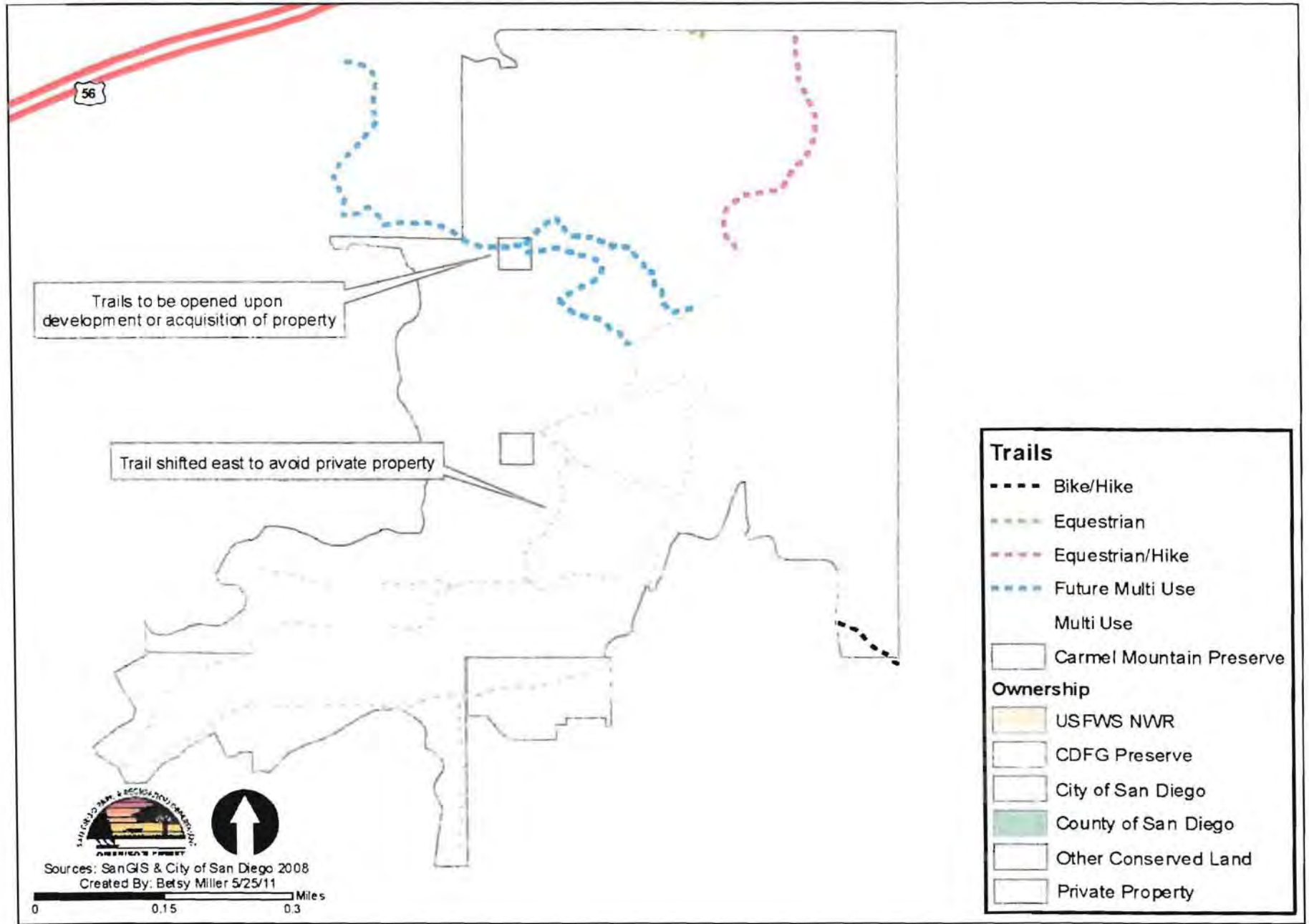


Sources: SanGIS & City of San Diego 2008 Data
 Created By: Betsy Miller & Tyler Friesen 5/10/11

Proposed Trail System on Del Mar Mesa with Notes on Its Development



Proposed Trail System on Carmel Mountain with Notes on Its Development



Trails to be opened upon development or acquisition of property

Trail shifted east to avoid private property

Trails

- Bike/Hike
- Equestrian
- Equestrian/Hike
- Future Multi Use
- Multi Use

Ownership

- Carmel Mountain Preserve
- USFWS NWR
- CDFG Preserve
- City of San Diego
- County of San Diego
- Other Conserved Land
- Private Property



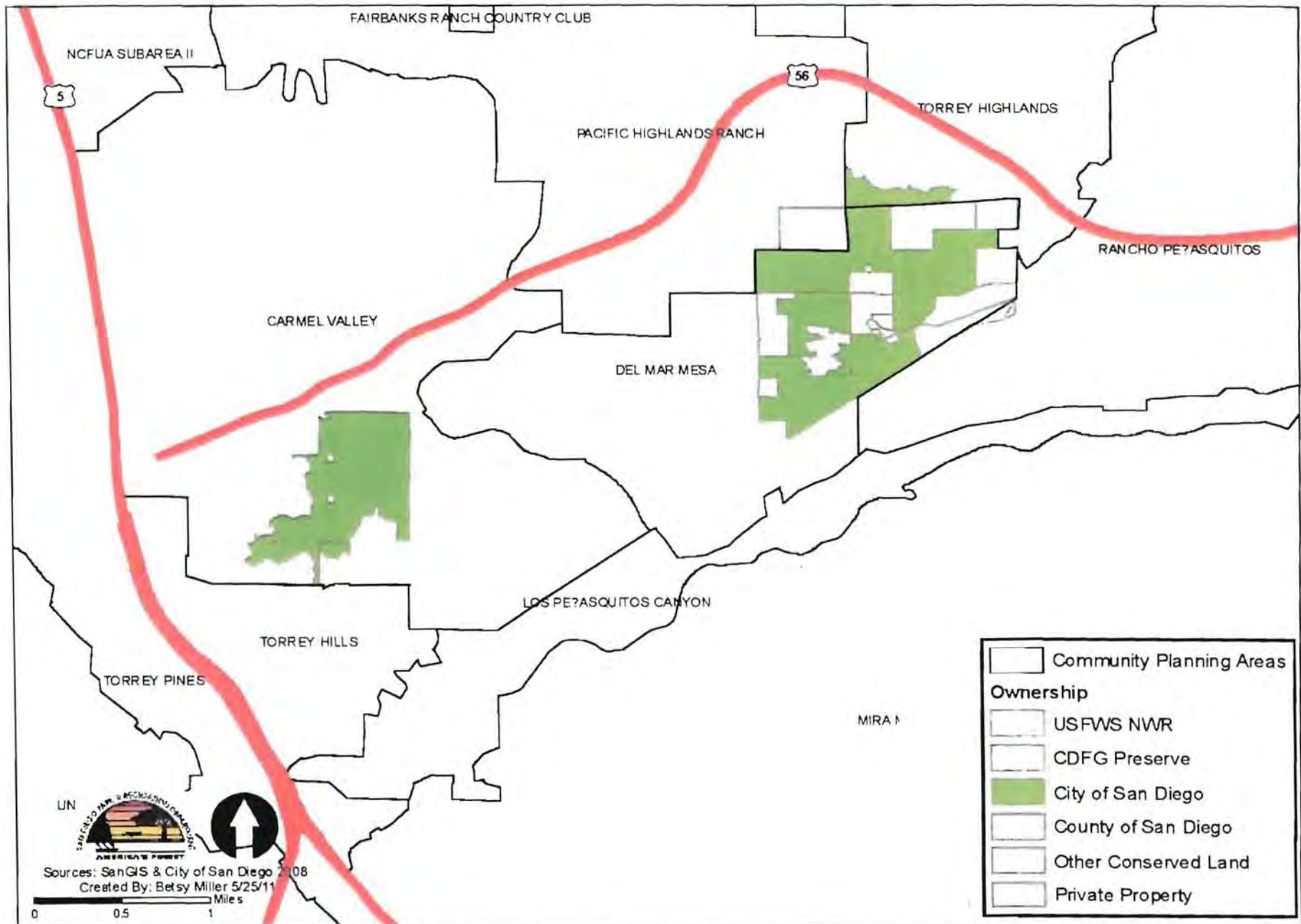
Sources: SanGIS & City of San Diego 2008
Created By: Betsy Miller 5/25/11

0 0.15 0.3 Miles

Plan Adoption Process

- ✓ Public review and comment
- ✓ Wildlife agency review and comment
- ✓ Initiate Community Plan Amendments for trail connectivity (June 17, 2010)
- ▣ Votes by
 - ▣ Affected community planning areas
 - ▣ Recommendation on :
 - ▣ 1) Plan
 - ▣ 2) Community plan amendment (trail map)
 - ▣ LPCAC/Task Force
 - ▣ Recommendation on Plan
 - ▣ Park and Recreation Board
 - ▣ Planning Commission
 - ▣ City Council

Community Planning Areas

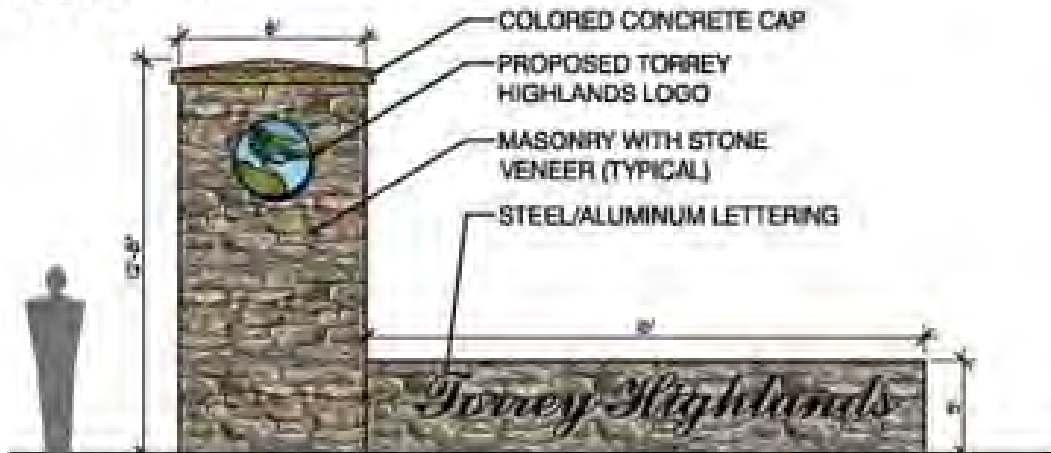


ENTRY MONUMENT OPTION 'A'

1/4" = 1'-0"



OPTION 'A' LARGE MONUMENT
PILASTER (SECTION)
(RUSTIC STONE)



OPTION 'A' LARGE MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (RUSTIC STONE)



OPTION 'A' SMALL
MONUMENT PILASTER
(SECTION) (RUSTIC STONE)



TRAIL MARKER
WITH LOGO



OPTION 'A' SMALL MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (RUSTIC STONE)

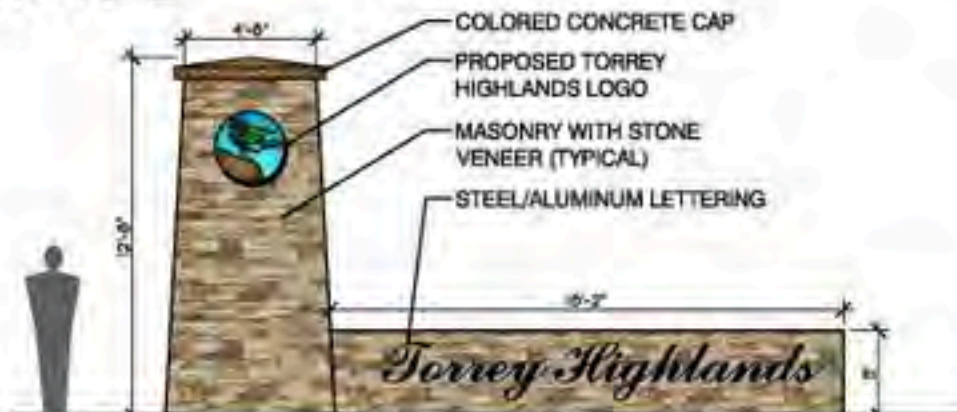
Torrey Highlands M.A.D. Signage Program

ENTRY MONUMENT OPTION 'B'

1/4" = 1'-0"



OPTION 'B' LARGE MONUMENT
PILASTER (SECTION)
(LEDGE STONE)



OPTION 'B' LARGE MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (LEDGE STONE)



OPTION 'B' SMALL
MONUMENT PILASTER
(SECTION) (LEDGE STONE)



TRAIL MARKER
WITH LOGO



OPTION 'B' SMALL MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (LEDGE STONE)

Torrey Highlands M.A.D. Signage Program

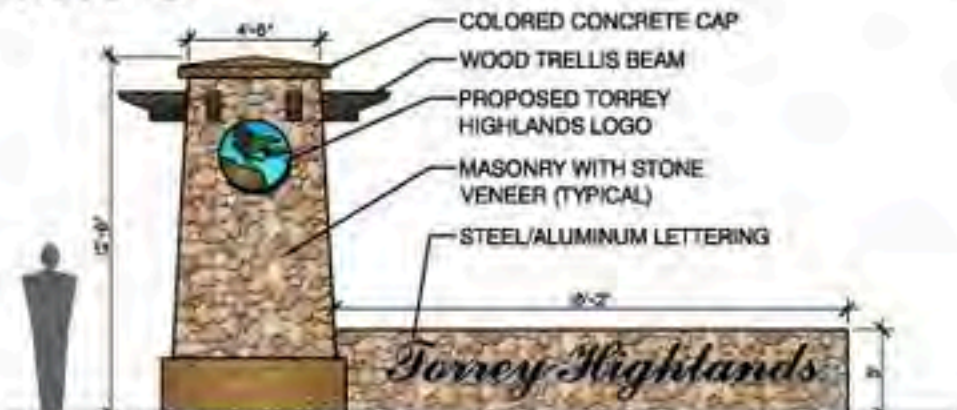
(Visitance Assessment District)

ENTRY MONUMENT OPTION 'C'

1/4" = 1'-0"



OPTION 'C' LARGE MONUMENT
PILASTER (SECTION)
(FIELDSTONE)



OPTION 'C' LARGE MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (FIELDSTONE)



OPTION 'C' SMALL
MONUMENT PILASTER
(SECTION) (FIELDSTONE)



TRAIL MARKER
WITH LOGO









OPTION 'C' SMALL MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (FIELDSTONE)

Torrey Highlands M.A.D. Signage Program

MONUMENTATION & WAYFINDING MASTERPLAN



MONUMENT & WAYFINDING SYMBOL

-  LARGE PILASTER
-  LARGE PILASTER WITH MONUMENT WALL
-  SMALL PILASTER
-  SMALL PILASTER WITH MONUMENT WALL
-  WAYFINDING MARKER
-  EXISTING ENTRY MONUMENT (DESIGNS VARY)

NOTE:

SEE ENTRY MONUMENT OPTION SHEETS FOR
DESIGN AND MATERIALS FOR MONUMENTS
AND WAY FINDING ELEMENTS

Torrey Highlands M.A.D. Signage Program



Rancho Peñasquitos Planning Board Meeting Minutes

June 29, 2011

Attendees: Jon Becker, Joost Bende, Bill Diehl, Bill Dumka, John Keating, Ruth Loucks, Dann Mallec, Darren Parker, Jeanine Politte, Charles Sellers, Mike Shoecraft, Dennis Spurr, Ramesses Surban

Absent: Suzanne Brooks, Thom Clark, Keith Rhodes, Scot Sandstrom, John Spelta, Maria Webster

Community Members & Guests (Voluntary Sign-in): Steve Gore

-
1. The meeting was called to order at 7:37 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
 2. Agenda Modifications: Moved the T-Mobile Peñasquitos Water Tank to the 2nd Business item on the agenda.
 3. MINUTES: One correction was recommended.
Motion: To approve the June 1, 2011 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Spurr/Sellers/Approved, 11 in favor – 0 against – 0 abstentions.
 4. Guests – No public safety agencies were present.
 5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Diehl reported that the 4th of July Fireworks will be at Westview H.S. on Sat. 7/2/11; 7pm gates open, put on by the PQ Rec Council.
 - b. Politte reported that she has received a number of complaints about 3 young boys riding/racing motorized scooters (non-muffled) on city streets, no respect for the traffic laws and in Rolling Hills Park; will contact S. Heverly & Police Dept. on issue.
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Council District 1 Report – Stephen Heverly, no report.
 - b. San Diego City Planning & Community Investment Report – Michael Prinz
 - City Budget was approved for 2012; CPI was eliminated and all functions were moved under DSD.
 - CPI staff will complete existing Community Plan amendments/updates in the pipeline and manage existing grant funded projects, but no additional updates; staff reports to Kelly Broughton.
 - Sellers asked if/how they will complete future CP Updates; Prinz stated that new updates and long range planning must be directed/authorized by management, Mayoral directive or Council Policy direction. Prinz added that if they are directed to proceed on future projects, they will continue to update the housing elements, planning, as resources are available. Becker referred to the CPC meeting adding that there was discussion on how the City would handle Code Compliance issues and that DSD would be a one-stop shop for all issues.
 - c. Assembly Member Nathan Fletcher's Office Report – Chasen Bullock, no report
 7. BUSINESS.
 - a. **Appointment of RPPB Renter-At-Large seat (Action Item)**

Becker introduced Ramesses Surban who applied for the vacant seat; RPPB voted 12-0-0 in favor of confirming Surban to the Renter-At-Large seat on the Rancho Peñasquitos Planning Board. It was noted that Surban resides in PQ District 2.

b. **T-Mobile Peñasquitos Water Tank, PTS 221417 (handout) – Anne Wolfange Regan (Action Item)**

Sellers noted that a previously approved Verizon project at this site was similar, but has not been built at the water tower and not sure if they intend to move forward; the permit will expire shortly. The T-Mobile project is site number 2 of 3 possible at this location. Regan reported the project is located at the Ave. Maria water tank in northeastern Rancho Peñasquitos. Project is a 30' monopine with 12 antenna stacked 6+6 with 3 outdoor equipment cabinets enclosed by chain link fencing (10' x 20'9").

Sellers stated that the committee has a few concerns, one being the gate. Regan stated the gate on equipment enclosure will be on the exterior fence into the open space.

Construction vehicles may use paved road and once completed maintenance staff will walk path to access site. City will not allow them to access the site for maintenance using the road.

- Parker viewed the monopine tree used in photo sims to be a less desirable version of monopine; suggested that branches extend 24+'' above the antennae which hides them better and include the maximum number of branches allowed on the structure. Regan stated that they are stacking the antenna close to the trunk. Parker also asked if T-Mobile intended to replace the tree being removed.
- Sellers noted the distance of the equipment structure from the monopine, approx. 30'; Regan stated the space around the tank curved and it was the best placement. Regan added that the coaxial tray will be mounted on the fencing because there is water main pipe that goes around the tank and T-Mobile is not allowed to lay piping on or underground.
- Parker added that he would like to see the maximum number of branches possible so the monopine doesn't stand out; and that the tree being removed be replaced with one of same size.
- Keating agreed there should be maximum number of branches.
- Bende asked if socks on the antennae to camouflage them were being installed.
- Regan stated the antennae would be stacked with 6 at 22' 6'' & 6 at 15' 11''; socks were included in plan.
- Surban asked about power source; Regan stated that power would be trenched along access road to nearest power point.
- Politte stated that she preferred to have the fullest tree possible; most branches structure could accommodate.
- Becker added that he would like to see the addition of 2 Canary Island Pine and 3 Malosma Laurina (Laurel Sumac) trees added to reinforce the grove surrounding the monopine and that landscaping be maintained until established.
- Mallec requested that size of additional trees be included in conditions; Becker agreed, adding that all 5 trees should be 15 gallons each.

Motion: To approve the T-Mobile Peñasquitos Water Tank (PTS 221417) project as presented with the following conditions: 1) The monopine must be installed with the maximum number of branches possible that can be accommodated by the structure; and 2) Additional landscaping in the form of 5 – 15 gallon plants and 3 Laurel Sumac trees and 2 Canary Island Pine trees to be planted surrounding the monopine and maintained

until established based upon a five-year growth pattern. M/S/C – Sellers/Parker/Approved, 13 in favor – 0 against – 0 abstentions – 0 recusals.

c. **Torrey Highlands CPA, Trail Access locations – Michael Prinz (Action Item)**

Prinz reviewed handouts for Trails Access amendment to the TH Community Plan (maps & strike-out) which reflect the changes to the Del Mar Mesa and Carmel Mtn. Natural Resources Management Plan. The changes are to Fig. 3-2 which is the Trails & Circulation Map. Three additional trail connections to the southern portion of community were added to the Torrey Santa Fe development; adding 2 un-paved Hike & Bike Trails and 1 un-paved Hike, Bike & Equestrian Trail along the SDG&E easement access road. They have added language to Chapter Three (Circulation Element) to identify trail types and added language that the trails will be maintained in accordance with the Natural Resources Management Plan and in Chapter Eight (Implementation section) of the Community Plan.

- Bende stated that the LUC approved the proposed Community Plan Amendment, 4 in favor – 0 against with the following conditions: 1) Change Camino Ruiz to Camino del Sur, 2) Show the trail extensions south into Del Mar Mesa area.

Motion: To approve the Torrey Highlands Community Plan Amendment for Trails Access Locations as presented with the following conditions: 1) Correct street name Camino Ruiz to Camino del Sur, and 2) Show the trail extensions south into the Del Mar Mesa area. M/S/C – Bende/Diehl/Approved, 13 in favor – 0 against – 0 abstentions.

- Becker added that during the last meeting RPPB members approved the Natural Resource Management Plan but wanted to see the strike-out and maps before approving the CPA.
- Black Mtn. Natural Resource Management Plan will be reviewed at RPPB's next meeting; Prinz reviewed the next steps.

d. **Calle De Las Rosas Traffic Concerns – Mr. Brown (Information Item)**

Becker introduced Mr. Brown whose wife and neighbors contacted RPPB about traffic concerns along Calle de las Rosas (1/24/11 email distributed with diagrams). Brown reviewed multiple accidents that have occurred due to speeding/careless drivers. The community is looking for solutions to slow down drivers and make them more aware of the dangers along this steep road. ADT counters were placed to acquire traffic numbers. City staff has looked at placing stop signs at La Tortolla. The incline on the hill makes it easy for cars to accelerate over the speed limit.

- Becker asked if the City provided them with any solutions; Brown stated the City will not approve speed bumps. Brown added that the neighbors would like to see V-Calms installed; Traffic Engineer agreed to look for funding.
- Diehl reviewed the history of opening up of La Tortolla from Views West Park up to what use to be a cul-de-sac and added that he thought RPPB previously approved V-Calms along that section of Calle de las Rosas.
- Politte stated that she did have a recollection of approving V-Calms during her tenure on the board. Minutes will need to be reviewed to verify.
- Brown stated that the City Engineer told his wife that V-Calms were approved for this street and they are looking for funding.
- Keating added that the City got a grant for V-Calm signs that could spread throughout the community; RPPB identified a few locations and additional ones as the need has been brought forth. Keating added that Steve Denny replied to Stephen Heverly that

because the street is a steep incline, speed bumps will not be allowed. RPPB can approve the recommendation of adding stop signs at La Tortolla (upper connection), V-Calm signs but enforcement needs to continue.

- Diehl added that RPPB could add this as a project to use FBA funds V-Calm installations.
- Becker stated that because this is an information item tonight, RPPB cannot approve.
- Bende reminded the group that the community purchased speed trailers; Politte stated that placing the trailers is an issue because they don't have a truck to tow them into place.
- Becker asked Shoecraft to talk with Police Dept. rep that attends Town Council meetings about getting trailers placed now, presenting our concern for urgency.

Bende moved that this issue be placed on 9/7/11 RPPB meeting agenda as action items: 1) approval/denial of placement of V-Calms and 2) approval/denial of All-Way stop signs, and 3) approval/denial of funding from FBA fees. The members agreed.

e. **Los Peñasquitos Elementary School 4-Way Stop – John Keating (Action Item)**

Keating reviewed the request initiated by Los Peñasquitos Elementary School's Principal to place an All-Way stop at Bernabe Dr. and Cuca St. Keating recommended the following: 1) placement of an All-Way stop at Bernabe/Cuca/Via Alberto intersection, 2) installation of 3 yellow crosswalks on the 3 public street legs of intersection using enhanced "ladder" striping, 3) construct ped ramps at the 2 eastern crosswalks, 4) install at least 50' of red curb on the approaches, and 5) remove the existing mid-block crosswalk.

- Spurr added that the existing crosswalk has been there for a very long time and there is no ped ramp. There is a Safety Patrol at this crosswalk before and after school for a limited amount of time. A lot of people cross diagonally across Cuca St. and it's on a curve. Drivers use Cuca as a shortcut to avoid the Carmel Mtn. Rd./Peñasquitos Dr. intersection. The speed limit is 25mph, but many speed at 35mph.
- Surban stated he was not against placing the All-Way stop, but it may not balance out the benefits. Most cars coming into the school are coming from Carmel Mtn. Rd. and using Bernabe Dr. to turn around blocking the drive lanes.
- Politte added that parking laws needs to be enforced to eliminate the double parking on Bernabe Dr.
- Spurr added that beyond the regular delivery/pickup times is when he is most concerned because the Academy starts and ends at different times that are not monitored. Speeding traffic on the curve is dangerous.

Motion: To approve the following recommendation: 1) Placement of an All-Way stop at Bernabe/Cuca/Via Alberto intersection, 2) Installation of 3 yellow crosswalks on the 3 public street legs of intersection using enhanced "ladder" striping, 3) Construct ped ramps at the 2 eastern crosswalks, 4) Install at least 50' of red curb on the approaches, and 5) Remove the existing mid-block crosswalk. M/S/C – Keating/Bende/Discussion.

- Shoecraft stated that he has not seen a street with multiple crosswalks so close together.
- Spurr added that the existing crosswalk is adjacent to a sidewalk that leads to the front of the school which gets a lot of foot traffic and proposed amending the motion to remove #5 (Removal of the existing mid-block crosswalk be eliminated); both Keating and Bende agreed to modify the motion.

- Diehl asked if there is a sign stating “Slow School Zone or Crossing”; it was noted that there is a School Crossing sign.
- Surban suggested that a sign be placed stating “Stop Ahead” because of the curve.
- Becker asked if the street can be painted “School Zone”; it is presently labeled.
- Politte added, Heverly had notified RPPB that the City was going to update the striping and street markings; has it been done? Surban stated that “Slow School Crossing” had been updated and Spurr believed that the ladder striping in the crosswalk had not been done yet.
- Keating added that per Heverly’s email, the City agreed to upgrade the crosswalk with ladder striping and update the approach signage to the latest standards, the new yellow/green School Crossing signs, in addition to repainting the faded pavement markings and all we are adding is the All-Way Stop/Crosswalks.
- Diehl asked if the City uses lighted signs announcing the Stops (Stop signs with blinking lights around the outside edge); brief discussion on sign types and when/where used.
- Becker asked if there was further discussion on the motion as amended and with no other discussion called for a vote on the motion as follows:

Motion: To approve the following recommendation: 1) Placement of an All-Way stop at Bernabe/Cuca/Via Alberto intersection, 2) Installation of 3 yellow crosswalks on the 3 public street legs of intersection using enhanced “ladder” striping, 3) Construct ped ramps at the 2 eastern crosswalks, and 4) Install at least 50’ of red curb on the approaches. M/S/C – Keating/Bende/Approved, 13 in favor – 0 against – 0 abstentions.

f. **City Council Redistricting Process – Midori Wong (Information Item)**

Wong reviewed a handout on the Redistricting Process, online mapping tool, and status to date.

The Commission should approve the Pre-Map Plan by the July 21st followed by additional public hearings, culminating in the approval/adoption of the Post-Map in mid/late August. Plan takes effect for the June 2012 Primary and Final Map Plan becomes effective 30 days following adoption. This 30 days allows for challenges to the plan.

- Shoecraft noted that he has heard that the Commission is considering splitting Rancho Peñasquitos. Wong stated that there has been no decision made yet.
- Registrar of Voters would like to have to final plan filed by Sept. 15th.
- Sellers asked about litigation related to a Commissioner’s residency; Wong stated that suit was thrown out and the Commission is trying it’s best to put out a good product.
- Discussion on the election pertaining to timeline recommended by the County Registrar of Voters to sync the State, County & City elections.

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

- Sellers noted that this issue would not be heard tonight and will follow up with Karen Lynch-Ashcraft on process and conditions that Telecomm Committee is recommending.

8. **REPORTS.**

a. **Chair Report – Jon Becker**

- CPC meeting covered a variety of topics including the changes to DSD & CPCI.
- SANDAG Regional Transit Plan shows the HSR coming down I-15 with specific access points included. It was not supported by the majority of community planning group

representatives present. Comments are required now via SANDAG's website. Cost to implement the Plan is \$196 Billion.

- Politte asked if the coastal communities were in favor of the 2050 Plan, specifically the HSR? Becker stated that only a small number were in favor of it, but majority were against the HSR inclusion.

- Becker added the other topic of concern was Smart Growth for transportation that builds off of the plan where the City can request funds from SANDAG; candidate sites are SR-56 in Torrey Highlands and in Black Mtn. Ranch. Comments need to be sent to Tate Galloway by August 1st.

b. Vice-Chair Report – Charles Sellers, no report

c. Secretary Report – Jeanine Politte, no report

d. Standing Committee Reports:

➤ Land Use (Joost Bende) – no report

- Becker reported that the Tim Daley informed RPPB that the Navasari Liquor Store on Rancho Peñasquitos Blvd. does not require a CUP.

➤ Telecomm (Charles Sellers)

- BMMS Verizon was told they did not need to come to RPPB tonight. City may have told them that if they re-branch the tree, they did not need to come before us. Sellers will contact Lynch-Ashcraft. Verizon may have agreed to re-branch the tree.

- Politte asked if we needed to approve sending an appeal if the project gets approved by staff without our approval. Sellers suggested that the Chair has the authority to appeal a project on behalf of the planning group without member's approval.

- Becker asked if we can put conditions by motion on the project because they did not appear or notify us they were not planning to attend our meeting?

- Sellers stated that RPPB could provide authority to him or anyone to act on our behalf; Becker asked Sellers to act if need be once he talks with staff.

e. Ad Hoc Committee Reports:

➤ FBA/PFFP Prioritization (Keith Rhodes) – no report

➤ Cresta Bella/Doubletree (Jeanine Politte)

- Politte stated that she spoke with Spurr prior to meeting and it looks like they are not filling up very quickly. Rents are very high for the area and do not reflect the amenities/decor, just new.

- Spurr added that they just opened up the upper section and there are two more phases to go. Views from some units are great. Cresta Bella is trying to compete with and are basing their prices comparably to Carmel Mtn. Ranch rentals.

- Surban asked if Cresta Bella will be repairing the sidewalk along Carmel Mtn. Rd. adjacent to their property; discussion. Politte added that the construction vehicles caused damage to the intersections around the property and hopes the City has required them to repair any damage.

➤ Our Lady of Mt. Carmel (Joost Bende) – no report

➤ PPH Community Wellness Campus (Joost Bende)

- Heard they are having a hard time finding doctors to rent the offices due to the economy.

➤ Santa Fe Summit II & III (Scot Sandstrom) – no report

f. Liaison and Organization Reports:

➤ Black Mountain Open Space Park (Bill Diehl) – no report

- CPCI Facilities Financing (Bill Diehl) -
 - Diehl distributed a summary of FBA projects & funding still not completed; recommends deleting 2D, 7B & 12. He never got a balance of what is actually in our FBA.
 - Surban asked about condition of Carmel Mtn. Rd.; directed to file complaint with Council District 1 office, S. Heverly.
 - Diehl would like to recommend that RPPB use some of the Cresta Bella FBA funds for traffic control devices.
 - Not sure if there is still a need for Hockey/Soccer rink at Hilltop Park.
 - Still need to complete upgrades (ADA compliant) to remaining neighborhood parks & Canyonside Park Tot-Lot.
 - Becker asked if the hillside site for the PQ Village Neighborhood Park could be added to BMOSP. Diehl stated that the Ranger does track it now. Surban suggested a joint use agreement with PUSD as an interim asset in lieu of no PQ Village Neighborhood Park. Diehl stated that Park & Rec has joint use agreements with Adobe Bluffs and BM Gym and all other school's grounds are locked. Surban added that Heverly said he would try to coordinate a meeting with Surban, Council District Staff, Diehl and PUSD to discuss until a solution is found for PQ Village Park. Diehl added that we all pay taxes for the schools and the grounds should be available for neighborhood use. There are a lot of joint use agreements in use through the City with SDUSD.
 - Dumka stated that to get Del Sur School open, Black Mtn. Ranch had to donate fencing & agreed to manage it. Feels it's the school principal's decision, not PUSD.
 - Politte noted that Los Pen had good reason to lock it up following repeated vandalism/fires to their equipment a number of years ago.
 - Diehl added that FBA funds cannot be used to maintain an asset; may be able to use with a joint use agreement.
- MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - F-18 Squadron Tour took place and there have a number of noise (number from our area is very limited).
- PQ Fire Safe Council (Dennis Spurr) – no report
- PQ Town Council (Mike Shoecraft)
 - New officers in place, added 4-5 new members and Surban was also elected to the Town Council.
- PQ Recreation Council (Bill Diehl)
 - Diehl reported that Webster may be resigning her seat on RPPB.
 - Approved 10 new trash cans with lids for Canyonside Park, 2 rugs for Bright Beginnings class, concrete for pad under the Kiosk at the Dog Park to make it ADA compatible.
 - Buffalo grass not growing well; will monitor.
 - Skateboard Park awning will be fixed and the dedication plaque is missing.
 - Park & Rec hours were saved by City Council.
 - July 2nd Fireworks as previously announced.
 - October Fest; more details next meeting.
 - Met with rep to get more temporary parking west end of Canyonside Park past Baseball fields 6 & 7.
- Los Pen Canyon Psv CAC (John Keating) – no report

- Park Village LMAD (Jon Becker)
 - Finished planting at Rumex and Park Village, wall is done.
- Peñasquitos East LMAD (Bill Diehl)
 - Rhodes Crossing EOB agreement funds will go to PQ East LMAD and Diehl would like to work and direct some to PV LMAD. TH LMAD and Friends of the Library will also get some of the EOB funds. Need to start planning now.
 - Bende stated that the reason for the EOB was to keep it out of the City's hands.
 - Becker suggested that the builder do it "turn-key" directly to the community.
 - Sellers stated that the agreement exists as recorded but the City said they will not be responsible for it.
 - Bende suggested that RPPB set up a bank account and distribute/manage it; members on the board at time of Rhode's Crossing approval/agreement stated that the EOB funds do not belong to the City, funds belong to RPPB for community benefit.
 - Drawings are completed for the PQ Monument signs, now it goes out to bid.
- Torrey Highlands LMAD (Darren Parker) – no report
- Prop C Working Group (Bill Dumka)
 - Working group is meeting every 2 weeks, starting to evaluate issues. They have hit on SR-56 & Library. Dumka is working to schedule a meeting with Carmel Valley Planning Group's Regional Issues committee which may be a better format to discuss concerns we identified with the presentation on Prop C.
- Transportation Agencies (John Keating) – no report

The meeting was adjourned at 10:00 pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 9/7/2011, 11 in favor - 0 against - 5 abstentions (Rhodes, Clark, Spelta, Sandstrom, Brooks).



- 1) INSTALL AN ALL-WAY STOP AT CUCAST/BERNABE DR/ VIA ALAPERTO.
- 2) INSTALL YELLOW CROSSWALKS ON THE THREE PUBLIC STREET LEGS OF THE INTERSECTION, USE ENHANCED "LADDERED" STRIPING
- 3) CONSTRUCT PEA RAMPS AT THE TWO EAST SIDES OF THE CROSSWALKS.
- 4) INSTALL AT LEAST 50 FT OF RED CURB ON ALL APPROACHES.

REMOVE ~~THE~~ EXISTING MID-BLOCK PEO CROSSING.
FROM MOTION

6/26/11



CALLE DE LAS ROSAS



- 1) WILL NOT QUALIFY FOR SPEED HUMPS
- 2) NO \$ FOR V-CALM SIGNS
- 3) COULD USE "ALTERNATIVE" PROCESS FOR ALL-WAY STOPS ©

Calle de las Rosas/ La Tortola (EAST)
 Calle de las Rosas/ Via la Camera

↑
 N
 6/26/11
 JPK

Penasquitos 2008 FBA Summary
6/28/2011

Proj. Title
Year PQFBA Amount
Remarks

TRAFFIC

2D Black Mt. Rd Widening
2.9M

Recommend to DELETE

4D Camion Del Sur, Carmel Mt. Rd 1600ft north to Park Village
2009 1.5M Total project cost 9.8M
THFBA 2011 T-3.1.A

5B Carmel Mt. Rd, Sundance Av to Camino Del Sur
08-10 0 Total project cost 8.6M
Not in THFBA

7B PQ Dr north to Community boundary to Alamazon
0 Total project cost 3.1M

12 Carmel Mt. Rd, I-15 to PQ Drive
0

Recommend to Delete

15 Traffic Signals Camino Del Sur & Carmel Mt. Rd
2008 0

40 Traffic Control Measures Vsign Sundance Elem.
150K

Completed

41 SR-56 Bike Interchange Black Mt Rd & SR-56
2009 1.75M Total project cost 9.85M

PARKS

16 Hilltop Phase III Roller Hockey/Soccer Rink
2011 450K

20 PQ Village Neighborhood Park
5.0M

38 Skate Park Phase II Lights
2011 400K

39 Tot lots ADA Upgrade Rolling Hills, Adobe Bluffs, Views West,
1.9M Canyonside

Traffic total	3.25M
Parks total	7.85M
Total	11.1M

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

email: gary@seabreezeproperties.com

October 20, 2011

Mr. Chris Zirkle
Deputy Director – Open Space Division
San Diego Park and Recreation Department
City of San Diego
1250 6th Avenue – MS 804A
San Diego, California 92101

Mr. Bernard Turgeon
Planning & Community Investment
202 C Street, MS 4A
San Diego, CA 92101

Subject: Del Mar Mesa Specific Plan Amendment for trails and Final Draft Del Mar Mesa Resource Management Plan—Trails Plan

Dear Bernie and Chris:

As an elected advisory body to the City of San Diego's Planning Commission and City Council on land use issues within our community, the board has been requested to take action on the proposed Del Mar Mesa Specific Plan Amendment for trails and Final Del Mar Mesa Resource Management Plan. It is important to note that each time we review the trails issue, we are always focused on the current situation (shown in the attached exhibit) as being the harmful result of not having a community acceptable trail system. The board therefore welcomes the community plan amendment to incorporate additional trails as tools to manage the Preserve.

The board approves the Community Plan Amendment subject to the attached map modifications depicted in exhibit 'B' and language changes further described below. The plan modifications shown are necessary to address the March 12, 2010 letter from the board explaining the need for a critical east-west mesa connector, as well as incorporate trails that are either shown in approved development plans or are in frequent use by trail users. The east-west connector added on the depiction represents a level of trails that appears more acceptable to the general trail user with the trails per acre still less than the Carmel Mountain Preserve. Though there is no specific alignment concluded yet for an east-west mesa connector, it is important to incorporate and document the connector in the specific planning document.

Regarding the plan amendment language also shown in exhibit 'B', the board requests revision to clarify that multi-use trails adjacent to circulation element roadways should be a maximum of 10-feet, since in some cases due to real world limitations such as mature trees or hedges, it has been appropriate to have a trail width of less than 10-feet. Also, the board is uncomfortable with the language reading 'trails may be closed (temporarily or permanently) at the discretion of the Park and Recreation Department...'. Though the board recognizes the primary goal of the preserve is to protect habitat, the board would like to be involved in future decisions to close trails, and requests that the language 'in consultation with the Del Mar Mesa Community Planning Board' be added after Park and Recreation Department above.

The board supports the final RMP subject to the above modifications. We specifically request that interpretive signage, where appropriate, be incorporated in the early stages of the RMP implementation as education about sensitive resources to the public is lacking.

Sincerely,



Gary Levitt, Chair

Attachments:- A - Existing Trails
B - Proposed Authorized Trails



McGonigle Canyon

Camino Del Sur

Highway 56



CDFG FENCED AREAS

Exhibit A

Del Mar Mesa Preserve

Existing Trails

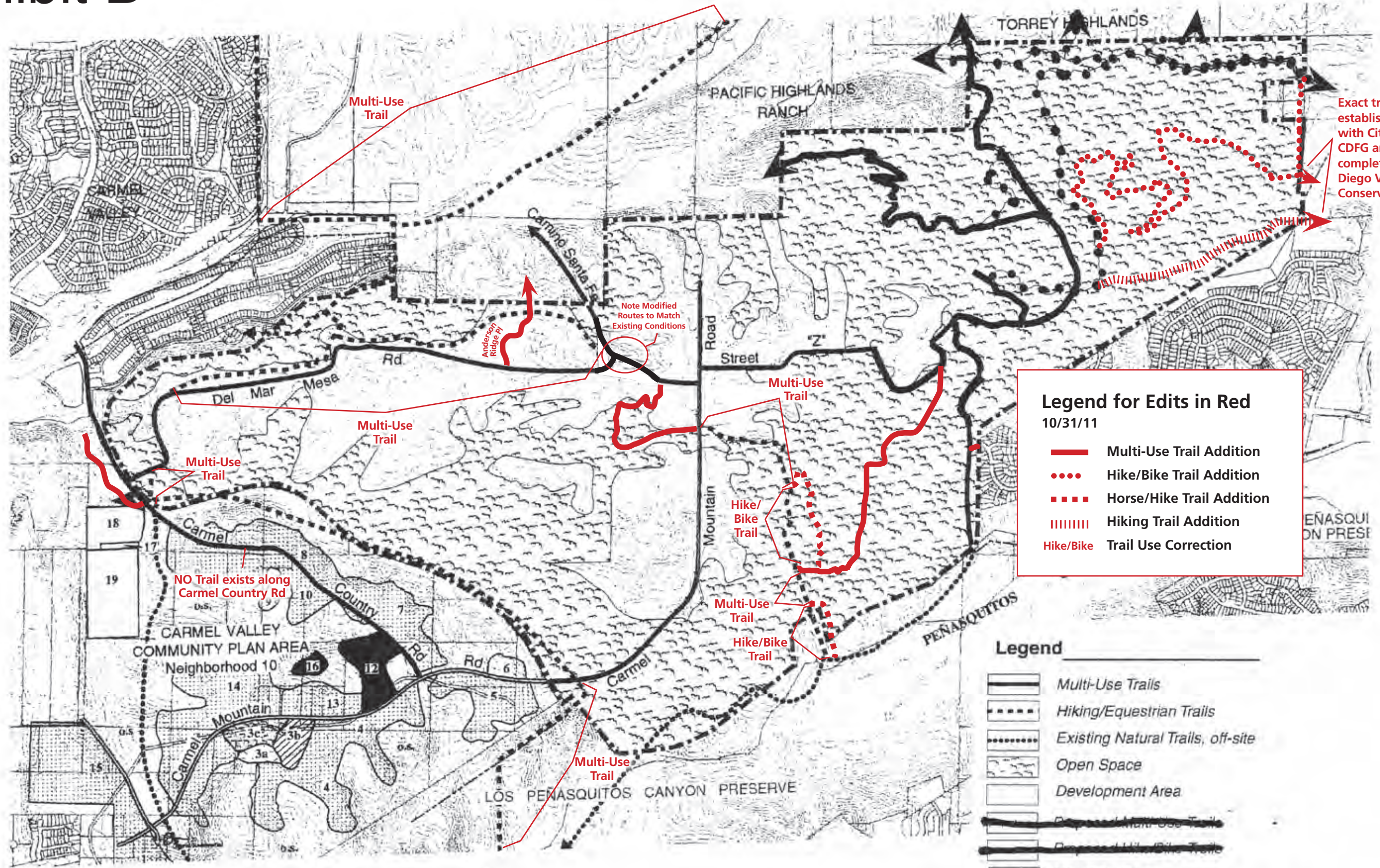
SEPTEMBER 2008

-  Dirt Roads
-  Trails

Los Peñasquitos Canyon



Exhibit B



Exact trail routes will be established in conjunction with City of San Diego, CDFG and USFWS staff upon completion of the City of San Diego Vernal Pool Habitat Conservation Plan (HCP).

Note Modified Routes to Match Existing Conditions

NO Trail exists along Carmel Country Rd

Legend for Edits in Red
10/31/11

- Multi-Use Trail Addition
- Hike/Bike Trail Addition
- - - - - Horse/Hike Trail Addition
- ||||| Hiking Trail Addition
- - - - - Hike/Bike Trail Use Correction

Legend

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



SUBAREA V DEL MAR MESA

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES
7 p.m., 26 May 2011**

Carmel Valley Library, Community Room
3919 Townsgate Drive, San Diego, CA 92130

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Excused	Absent
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. David Bartick	Neighborhood 4/4A	X		
4. VACANT	Neighborhood 5			
5. Christopher Moore	Neighborhood 6		X	
6. Dave McIntyre	Neighborhood 7	X		
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9	X		
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. VACANT	Pacific Highlands Ranch, District 12			
13. Jill McCarty	Business Representative	X		
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Rodney Hunt	Investor Representative	X		

APPROVAL OF MINUTES—28 APRIL 2011

Dave McIntyre motioned to approve the minutes, seconded by Victor Manoushakian and unanimously approved with Steve Davison, Nancy Novak and Allen Kashani abstaining (10-0-3).

CONSENT AGENDA

No items.

PUBLIC COMMUNICATION

None.

ANNOUNCEMENTS

With sadness, the Chair noted the passing of member Scott Tillson, Neighborhood 5.

The San Diego Police Department made a report.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

No report/no representative present.

COUNCIL DISTRICT ONE REPORT

Mel Millstein provided a report.

MAYOR'S REPORT

No report/no representative present.

COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3

Sachiko Kohatsu provided a report.

STATE ASSEMBLY REPORT, DISTRICT 75

No report/no representative present.

INFORMATION AGENDA

No items.

ACTION AGENDA

1. AT&T Tryangle Farms: Consider proposal to construct a wireless communication facility for AT&T at 6155 Carmel Valley Road. The project proposes to construct a 30-foot faux rustic water tank on an AR-1-1 zoned property containing several buildings including a residence.

- Applicant – Plancom, Shelly Kilbourn

Kerrigan Dehl presented. Some members of the board wanted to see how the proposed project would integrate with surrounding existing and future development of the overall Pacific Highlands Ranch Village Center. It was noted by the applicant that at the time the subject property is developed as part of the PHR Village Center, the structure will be relocated and integrated with the new development. Manjeet Ranu noted that the site grade is higher than the surrounding area. He also noted his experience that cell phone service in PHR by all the major carriers was poor and there were currently no tall structures to co-locate a wireless facility. Chair White and others thought the proposed faux rustic water tower was creative and nice, but it was unclear how its character would relate to the future Village Center. After discussion, Christian Clews motioned to support the project with the guarantee represented by the applicant that at the time the subject property is developed as part of the Village Center, the structure will be relocated and integrated with the new development. Manjeet Ranu asked for an amendment to the motion to request that a plan view including the greater Village Center and cross section to include the approved but un-built Village

Center be provided to staff to explain the overall context of the proposal and that the applicant return to the board if there are any changes. The amendment was accepted by Christian Clews, seconded by Allen Kashani and approved (11-2-0).

2. DMM/CM RMP: Consider the Community Plan Amendment and NRMP for Del Mar Mesa/Carmel Mountain RMP.

- Applicant – City of San Diego, Betsy Miller

Chris Zirkle and Betsy Miller from the City of San Diego presented. Gary Levitt, Chair of the Del Mar Mesa Community Planning Board, commented that a trail on the Clews Horse Ranch area should be shown in the plan (and later confirmed that it is shown in the plan). Allen Kashani explained that the Del Mar Mesa trails plan proposal lacks a critical east-west trail connector in the southeastern area of the preserve. Gary Levitt explained that the Del Mar Mesa Community Planning Group comments will likely remain as previously stated in 2010 which includes the need for the critical east-west connector, and which emphasize the importance of getting a trails plan that is acceptable to the community. After discussion, Manjeet Ranu motioned to support the Community Plan Amendment and NRMP for Del Mar Mesa/Carmel Mountain RMP subject to the condition that the trails plan in the NRMP for the Del Mar Mesa preserve shall include an east-west trail connection across the southeastern area of the Del Mar Mesa preserve. Manjeet Ranu commented that further work on determining this connection can be done with the DMMCPB. Motion approved 12-0-1.

3. Draft 2050 Regional Transportation Plan (RTP): Authorize Chair to remit a comment letter on the RTP update and to request council office to coordinate with other SR 56 corridor planning boards and/or establishment of a Task Force.

- Applicant – CVCPB

Manjeet Ranu disclosed that he sits on SANDAG's Technical Working Group, but stated he believed there is no conflict. He asked if there were comments or concerns. Chair White noted Manjeet's disclosure and there were no other comments.

Dennis Ridz, Chair of the Torrey Pines Planning Board provided a presentation and a position paper of that board. Manjeet Ranu explained why he believed this was important for the CVCPB. Laura Copic motioned to authorize the Chair to remit a comment letter on the RTP update and to request council office to coordinate with other SR 56 corridor planning boards and/or establishment of a Task Force, seconded by David Bartick and unanimously approved (13-0).

4. SANDAG Smart Growth: Authorize Chair to remit a letter requesting that the City of San Diego examine the appropriateness of the current SANDAG Smart Growth place type designations with the CVCP area.

- Applicant – CVCPB

Manjeet Ranu explained that SANDAG was about to begin a technical update of the Smart Growth Concept Map and that the current map had errors or missing information. He also indicated that this process will inform City staff that CVCPB wants to be a part of the effort to update the map. Manjeet Ranu motioned to authorize the Chair to remit a letter requesting that the City of San Diego examine the appropriateness of the current SANDAG Smart Growth place type designations with the CVCP area, seconded by Rodney Hunt and unanimously approved (13-0).

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	June 8
FBA	White	None	None noted
MAD	McIntyre	None	None noted
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Bartick	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	None	None noted
San Dieguito River Park	Harvey, Fuchs	None	None noted
SR-56 Steering Committee	Fuchs	None	None noted
CPC	Moore	None	None noted
Signage	John Dean	None	None noted

CHAIR'S REPORT

An update on the progress of the Prop C Implementation Working Group was provided, including a synopsis of its meeting on May 26, 2011.

OLD/ONGOING BUSINESS

None.

NEXT MEETING

Thursday, 23 June 2010, 7 p.m., Carmel Valley Library

ADJOURNMENT

The board adjourned at 10:00PM.

ACTION ITEMS

- None noted

PLANNING COMMISSION RESOLUTION NO. _____

RECOMMENDING APPROVAL TO THE CITY COUNCIL

OF the Carmel Mountain and Del Mar Mesa Preserves Natural Resources Management Plan and associated amendments to revise trail alignments to the following community/land use plans: Del Mar Mesa, Carmel Valley (Neighborhood 8A), Pacific Highlands Ranch, Rancho Penasquitos, and Torrey Highlands;

WHEREAS, on March 26th 2015, 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, including their subsequent amendments, to add planned trail alignments within the approximately 1092-acre Carmel Mountain/Del Mar Mesa natural resource management planning area and to formalize connections to existing and planned off-site trails; and

WHEREAS, the proposed changes to the community/land use plans are Attachment 5 to Planning Commission Report PC-150-37; and

WHEREAS, the Planning Commission has recommended approval of the Mitigated Negative Declaration SCH No. 2014031065; and

WHEREAS, the Planning Commission has considered Report No. PC-15-037 as well as 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; and

WHEREAS, the Planning Commission is satisfied that all issues identified at the time of the initiation of this amendment have been addressed in a satisfactory manner; and

WHEREAS, the Planning Commission determines that this amendment retains internal consistency with the Community Plans and the 2008 General Plan and the proposed amendment helps achieve long term community and citywide goals;

NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends approval of the amendment to the Del Mar Mesa, Carmel Valley (Neighborhood 8A), Pacific Highlands Ranch, Rancho Penasquitos, and Torrey Highlands community/land use plans to the City Council.

Bernard Turgeon, Senior Planner
Planning Department

Carmina Trajano, Legislative Recorder
Planning Commission Secretary

Approved: _____ (date)
By a vote of: X-X-X

CARMEL MOUNTAIN/DEL MAR MESA TRAILS COMMUNITY PLAN AMENDMENTS (CPA); AMENDMENTS TO THE NORTH CITY, DEL MAR MESA AND PACIFIC HIGHLANDS RANCH LOCAL COASTAL PROGRAMS (LCP); PUBLIC ACCESS EASEMENT VACATIONS AND ADOPTION OF THE NATURAL RESOURCES MANAGEMENT PLAN (NRMP)

MITIGATED NEGATIVE DECLARATION SCH No. 2014031065 AND MMRP

ADOPTED ON _____

WHEREAS, on August 12, 2012 the City of San Diego Park and Recreation Department - Open Space Division submitted a request to the Development Services Department and the Planning Department for review of the CARMEL MOUNTAIN/DEL MAR MESA TRAILS COMMUNITY PLAN AMENDMENTS; AMENDMENTS TO THE NORTH CITY, DEL MAR MESA AND PACIFIC HIGHLANDS RANCH LOCAL COASTAL PROGRAMS (LCP); PUBLIC ACCESS EASEMENT VACATIONS AND ADOPTION OF THE NATURAL RESOURCES MANAGEMENT PLAN; and

WHEREAS, the issue was heard by the City Council on _____; and

WHEREAS, the City Council considered the issues discussed in Mitigation Negative Declaration SCH No. 2014031065 (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 City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council 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 the 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 PLANNING 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.

APPROVED:

By: _____

Date: _____

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

ATTACHMENT A

CARMEL MOUNTAIN/DEL MAR MESA TRAILS COMMUNITY PLAN AMENDMENTS (CPA);
AMENDMENTS TO THE NORTH CITY, DEL MAR MESA AND PACIFIC HIGHLANDS RANCH LOCAL COASTAL
PROGRAMS (LCP); PUBLIC ACCESS EASEMENT VACATIONS AND ADOPTION OF THE NATURAL RESOURCES
MANAGEMENT PLAN (NRMP)

MITIGATED NEGATIVE DECLARATION SCH No. 2014031065

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with AB 3180 (1989) 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. The City of San Diego, Park and Recreation Department – Open Space Division and the Development Services Department are jointly responsible for ensuring that this program is carried out as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to the issuance 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 (After permit issuance/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 RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from

MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:
Archaeological Consultants and Native American Monitor
Biological Consultants/ Monitor
Restoration Biologist/Contractor

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, SCH No. 2014031065 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). 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 RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and 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 (when applicable to the NRMP activity) shall be submitted to the RE and 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.

US Fish & Wildlife Service; California Department of Fish & Wildlife, US Army Corps of Engineers; Regional Water Quality Control Board

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and 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 the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Associated Inspection/Approvals/Note</i>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at Preconstruction Mtg
Archaeology	Archaeology Reports	Archaeology observation
Biology	Biology Reports	Biological observation
Final MMRP	Final monitoring reports	Final MMRP inspection

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PLEASE NOTE THAT THE FOLLOWING MITIGATION FRAMEWORK APPLIES ONLY TO FUTURE NON-RESTORATION/ENHANCEMENT PROJECTS INSIDE THE PRESERVES OR ANY FUTURE OPEN SPACE PARK ACTIVITIES WHICH HAVE THE POTENTIAL TO IMPACT SENSITIVE BIOLOGICAL OR HISTORICAL RESOURCES. ADOPTION OF THE CPA’S, LCP AMENDMENTS AND NRMP ARE NOT CONSIDERED DEVELOPMENT ACTIVITIES WHICH REQUIRE PERMITTING OR IMPLEMENTATION OF MITIGATION MEASURES CONTAINED IN THIS MND.

LAND USE (MSCP/MHPA, ESL REGULATIONS & HISTORICAL RESOURCES REGULATIONS)

Mitigation Framework (Compliance with Applicable Regulations)

LU-1a: Future projects implemented in accordance with the CPA Trails Plan and NRMP shall be subject to environmental review at the project-level in accordance with the Mitigation Framework HIST-1 (Historical Archaeological Resources) and the Cultural Resources Management Guidelines of the NRMP.

LU-1b: Future projects implemented in accordance with the CPA Trails Plan and NRMP shall not impact Environmentally Sensitive Lands (ESL) such as sensitive vegetation, wetlands or vernal pools and shall be subject to the Mitigation Framework BIO-1 through BIO-4 (Biological Resources) and further guided by the Biological Resources Area Specific Management Directives (ASMDs) of the NRMP.

BIOLOGICAL RESOURCES

Mitigation Framework

The following Mitigation Framework is required to assure compliance with the ASMD’s of the Biological Resources Management Guidelines in the NRMP, ESL Regulations and the MSCP Subarea Plan. All impacts to sensitive biological resources shall be avoided to the maximum extent feasible and minimized when avoidance is not possible. Adherence to the Mitigation Framework and the ASMDs in the NRMP are anticipated to minimize impacts to sensitive biological resources.

Restoration or revegetation undertaken in the MHPA shall be performed in a manner acceptable to the City. Where covered species status identifies the need for Carmel Mountain and Del Mar Mesa NRMP reintroduction and/or increasing the population, the covered species will be included in restoration/revegetation plans, as appropriate. Restoration or revegetation proposals shall be required to prepare a plan that includes elements addressing financial responsibility, site preparation, planting specifications, maintenance, monitoring and success criteria, and remediation and contingency measures. Wetland restoration/revegetation proposals are subject to permit authorization by federal and state agencies.

BIO-1:

1. Restoration Goal: The Park and Recreation Department – Open Space Division Biologist shall be responsible for assuring, implementing and meeting the restoration goals established in the NRMP and associated Appendices.
2. Responsibilities: The Park and Recreation Department – Open Space Division shall be responsible for all restoration activities including, but not limited to, installation of plant materials and native seed mixes, and any necessary maintenance activities or remedial actions required during installation and the 120-day plant establishment period as detailed in the NRMP (Appendix 2, 5 and 6). Standard Best Management Practices as further described in the NRMP shall be implemented to insure that sensitive biological resources are not impacted.
3. Biological Monitoring Requirements: All biological monitoring in or adjacent to wetlands shall be conducted by a qualified wetland biologist. The biologist shall conduct construction monitoring during all phases of the restoration project. Orange flagging shall be used to protect sensitive habitat. Restoration activities shall be limited to the established corridor identified on the restoration plans. Performance Criteria and all the maintenance requirements shall be conducted in accordance with the NRMP and documented in the Management Actions Report as part of the MSCP Annual Report.
4. Completion of Restoration Activities Specific to Short-leaved Dudleya and/or Vernal Pools: At the end of the fifth year, a final report shall be prepared which demonstrates the success of the restoration effort. The report shall make a determination of whether the requirements of the NRMP have been achieved. If the final report indicates that the mitigation has been in part, or whole, unsuccessful, the Park and Recreation Department – Open Space Biologist shall prepare a revised or supplemental plan for restoration of the problem areas. The Park and Recreation Department shall be responsible for the long-term maintenance and monitoring of the restoration areas in accordance with the NRMP (Appendix 5 and 6) and document such efforts in the Management Actions Report as part of the MSCP Annual Report.

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

BIO-2:

The following measures shall be incorporated into restoration documents to avoid and/or minimize direct impacts on wildlife movement, nesting or foraging activities and shall include preconstruction protocol surveys to be conducted during established breeding seasons, construction noise monitoring and implementation in order to comply with the FESA, MBTA, Bald and Golden Eagle Protection Act, State Fish and Game Code, and/or the ESL Regulations.

I. Prior to Restoration

- A. Field Meeting and Restoration Team Education** – In accordance with the NRMP, the Park and Recreation Department – Open Space Division Qualified Biologist shall conduct a field meeting and conduct an on-site educational session regarding the restoration program, the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.), and arrange to perform any fauna/flora surveys/salvage.
- B. Restoration Plan** – The Park and Recreation Department – Open Space Division Qualified Biologist shall prepare a restoration/revegetation plan which includes plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist.
- C. Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). If nesting birds are detected, the Park and Recreation Department – Open Space Qualified Biologist shall halt work in the area and identify measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided.
- D. Resource Delineation** - Prior to restoration activities, the Park and Recreation Department – Open Space Division Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds)

during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

II. During Restoration Activities

- A. Monitoring**- All restoration activities (including access/staging areas) shall be restricted to areas previously identified by the Park and Recreation Department – Open Space Division Qualified Biologist. The Qualified Biologist shall monitor construction activities as needed to ensure that restoration activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys.
- B. Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Restoration Measures

- A. Biological Documents** – Upon completion of the restoration activities, the Park and Recreation Department – Open Space Division Qualified Biologist shall prepare a final report or provide information necessary to be included in the Management Actions Report as part of the MSCP Annual Report.

Mitigation for Short-term Impacts to Sensitive Species from Project Implementation

Specific measures necessary for reducing potential construction-related noise impacts to the coastal California gnatcatcher, least Bell's vireo, and the California cactus wren are further detailed in BIO-2, BIO-3, and the NRMP.

Mitigation Framework - Migratory Wildlife

BIO-3: Measures to reduce potentially significant impacts that would interfere with the nesting, foraging, or movement of wildlife species within the NRMP Preserves, shall be implemented prior to the start of restoration efforts. The Open Space Biologist shall identify results of protocol surveys and recommendations for additional measures to be implemented during restoration activities; shall identify the limits of any identified local-scale wildlife corridors or habitat linkages and analyze potential impacts in relation to local fauna, and the effects of conversion of vegetation communities (e.g., non-native grassland to riparian or agricultural to developed land) to minimize direct impacts on sensitive wildlife species and to provide for continued wildlife movement through the corridor.

Measures that shall be incorporated into project-level restoration plans to minimize direct impacts on wildlife movement, nesting or foraging activities shall be identified by the Open Space Biologist and shall include recommendations for preconstruction protocol surveys to be conducted during established breeding seasons, construction noise monitoring and implementation of any species specific mitigation

plans in order to comply with the FESA, MBTA, Bald and Golden Eagle Protection Act, State Fish and Game Code, and/or the ESL Regulations.

Mitigation Framework for Impacts to Wetlands

Wetland Restoration activities implemented in accordance with the NRMP are exempt from the Environmentally Sensitive Lands (ESL) Regulations, do not require a Site Development or Neighborhood Development Permit and therefore, are not subject to CEQA. The Park and Recreation Department Open Space Division Qualified Biologist shall be required to implement Mitigation Framework BIO-1, 2 and 3, and Biological Resources Management Guidelines contained in the NRMP.

BIO-4: Vernal Pools and Vernal Pool Species

Restoration of vernal pools shall be accomplished in accordance with the provisions outlined in Appendix 6 of the NRMP and shall include salvage of sensitive species from vernal pools to be impacted, introduction of salvaged material into restored vernal pool habitat where appropriate (e.g., same pool series) and maintenance of salvaged material pending successful restoration of the vernal pools. Salvaged material shall not be introduced to existing vernal pools containing the same species outside the vernal pool series absent consultation with and endorsement by vernal pool species experts not associated with the project (e.g., independent expert). The restoration sites shall include preservation of the entire watershed and a buffer based on functions and values; however, if such an analysis is not conducted, there shall be a default of a 100-foot buffer from the watershed.

In accordance with the provisions in the NRMP (Appendix 6), the Park and Recreation Department – Open Space Division shall prepare and submit a detailed restoration plan to the Wildlife Agencies for consultation and approval prior to issuance of any permit, authorization to proceed or other action that would allow impacts to wetlands.

HISTORICAL RESOURCES

Mitigation Framework for Historical Resources (Archaeology)

Future projects implemented in accordance with the CPA Trails Plan and NRMP which result in, or have the potential to impact Historical Resources (Archaeology) shall be subject to review in accordance with the Mitigation Framework detailed below and compliance with the Cultural Resources Management Guidelines of the NRMP. **Specifically, where future activities within archaeological site CA-SDI-11696 require excavation for fence post-holes or installation of container plants, only archaeological and Native American monitoring will be required; the following Mitigation Framework will be applied to all other activities associated with native plant restoration/installation within the Preserves where there is a potential for encountering unknown/buried archaeological resources.**

HIST-1: Future projects implemented in accordance with the CPA Trails Plan and NRMP that could directly affect an archaeological resource, shall be subject to environmental review at the project-level in accordance with the Mitigation Framework to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources which may be impacted by a

development activity. Sites may include, but are not limited to, residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with pre-historic Native American activities.

INITIAL DETERMINATION

The environmental analyst will determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g. Archaeological Sensitivity Maps, the Archaeological Map Book, and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego") and conducting a site visit. If there is any evidence that the site contains archaeological resources, then a historic evaluation consistent with the City Guidelines would be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City Guidelines.

STEP 1:

Based on the results of the Initial Determination, if there is evidence that the site contains historical resources, preparation of a historic evaluation is required. The evaluation report would generally include background research, field survey, archaeological testing and analysis. Before actual field reconnaissance would occur, background research is required which includes a record search at the SCIC at San Diego State University and the San Diego Museum of Man. A review of the Sacred Lands File maintained by the NAHC must also be conducted at this time. Information about existing archaeological collections should also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

In addition to the record searches mentioned above, background information may include, but is not limited to: examining primary sources of historical information (e.g., deeds and wills), secondary sources (e.g., local histories and genealogies), Sanborn Fire Maps, and historic cartographic and aerial photograph sources; reviewing previous archaeological research in similar areas, models that predict site distribution, and archaeological, architectural, and historical site inventory files; and conducting informant interviews. The results of the background information would be included in the evaluation report.

Once the background research is complete, a field reconnaissance must be conducted by individuals whose qualifications meet the standards outlined in the City Guidelines. Consultants are encouraged to employ innovative survey techniques when conducting enhanced reconnaissance, including, but not limited to, remote sensing, ground penetrating radar, and other soil resistivity techniques as determined on a case-by-case basis. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or traditional cultural properties. If through background research and field surveys historical resources are identified, then an evaluation of significance must be performed by a qualified archaeologist.

STEP 2:

Once a historical resource has been identified, a significance determination must be made. It should be noted that tribal representatives and/or Native American monitors will be involved in making recommendations regarding the significance of prehistoric archaeological sites during this phase of the process. The testing program may require reevaluation of the proposed project in consultation with the

Native American representative which could result in a combination of project redesign to avoid and/or preserve significant resources as well as mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). An archaeological testing program will be required which includes evaluating the horizontal and vertical dimensions of a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. A thorough discussion of testing methodologies, including surface and subsurface investigations, can be found in the City Guidelines.

The results from the testing program will be evaluated against the Significance Thresholds found in the Guidelines. If significant historical resources are identified within the Area of Potential Effect, the site may be eligible for local designation. At this time, the final testing report must be submitted to Historical Resources Board staff for eligibility determination and possible designation. An agreement on the appropriate form of mitigation is required prior to distribution of a draft environmental document. If no significant resources are found, and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation (DPR) site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required.

STEP 3:

Preferred mitigation for historical resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Data Recovery Program is required, which includes a Collections Management Plan for review and approval. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA, Section 21083.2. The data recovery program must be reviewed and approved by the City's Environmental Analyst prior to draft CEQA document distribution. Archaeological monitoring may be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site, but cannot be recovered prior to grading due to obstructions such as, but not limited to, existing development or dense vegetation.

A Native American observer must be retained for all subsurface investigations, including geotechnical testing and other ground-disturbing activities, whenever a Native American Traditional Cultural Property or any archaeological site located on City property or within the Area of Potential Effect of a City project would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of Public Resources Code Section 5097 must be followed. These provisions are outlined in the Mitigation Monitoring and Reporting Program (MMRP) included in the environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.

STEP 4:

Archaeological Resource Management reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the Guidelines. The discipline shall be tailored to the resource under evaluation. In cases involving complex resources, such as traditional cultural properties, rural landscape districts, sites involving a combination of prehistoric and historic archaeology, or historic districts, a team of experts will be necessary for a complete evaluation.

Specific types of historical resource reports are required to document the methods (see Section III of the Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; to document the appropriate curation of archaeological collections (e.g. collected materials and the associated records); in the case of potentially significant impacts to historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation and monitoring programs, if required.

Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation "Archaeological Resource Management Reports: Recommended Contents and Format" (see Appendix C of the Guidelines), which will be used by Environmental Analysis Section staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. This requirement will standardize the content and format of all archaeological technical reports submitted to the City. A confidential appendix must be submitted (under separate cover) along with historical resources reports for archaeological sites and traditional cultural properties containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects which result in a substantial collection of artifacts and must address the management and research goals of the project and the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City. Appendix D (Historical Resources Report Form) may be used when no archaeological resources were identified within the project boundaries.

STEP 5:

For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial related artifacts, catalog information, and final reports recovered during public and/or private development projects must be permanently curated with an appropriate institution, one which has the proper facilities and staffing for insuring research access to the collections consistent with state and federal standards. In the event that a prehistoric and/or historic deposit is encountered during construction monitoring, a Collections Management Plan would be required in accordance with the project MMRP. The disposition of human remains and burial related artifacts that cannot be avoided or are inadvertently discovered is governed by state (i.e., Assembly Bill 2641 and California Native American Graves Protection and Repatriation Act of 2001) and federal (i.e., Native American Graves Protection and Repatriation Act) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

Arrangements for long-term curation must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance, and must be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (dated May 7, 1993) and, if federal funding is involved, 36 Code of Federal Regulations 79 of the Federal Register. Additional information regarding curation is provided in Section II of the Guidelines.

Attachment 9

Carmel Mountain / Del Mar Mesa NRMP
**Community Plan Amendment Initiation Report
And Issues Analysis**



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.**

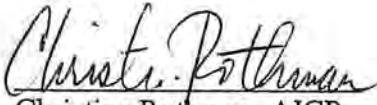
Not applicable. However, it is hoped that providing additional recreational trail opportunities will actually reduce enforcement efforts against illegal off-trail activities.

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

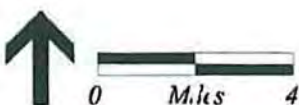
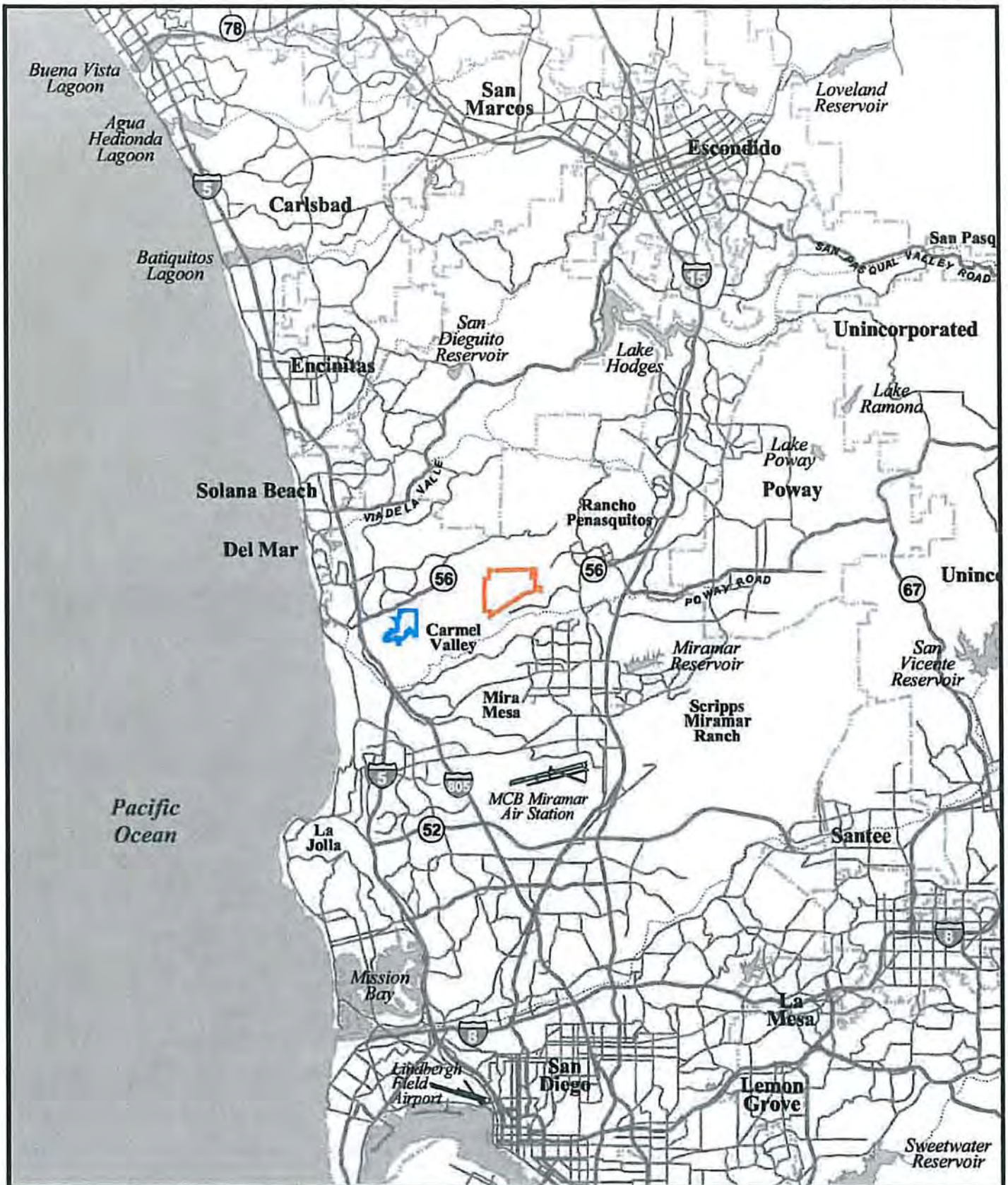




Michael Prinz
Associate Planner
City Planning & Community Investment

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

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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



	Proposed Multi-Use Trail		Proposed Mezzanine		DDG&E Access Road
	Proposed Hike and Bike Trail		Proposed Trail Access		Proposed Fencing
	Proposed Hiking and Equestrian Trail		Proposed Hiking Signage		Vernal Pools (Source: City of San Diego revised in part by RECON 2010/2012)
	Proposed Hiking Dry Trail		Proposed Biking Signage		Sales (Source: City of San Diego, H&E Environmental, Inc. revised in part by RECON 2012)
	Proposed Equestrian Dry Trail		Proposed Signage		Private Property

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

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

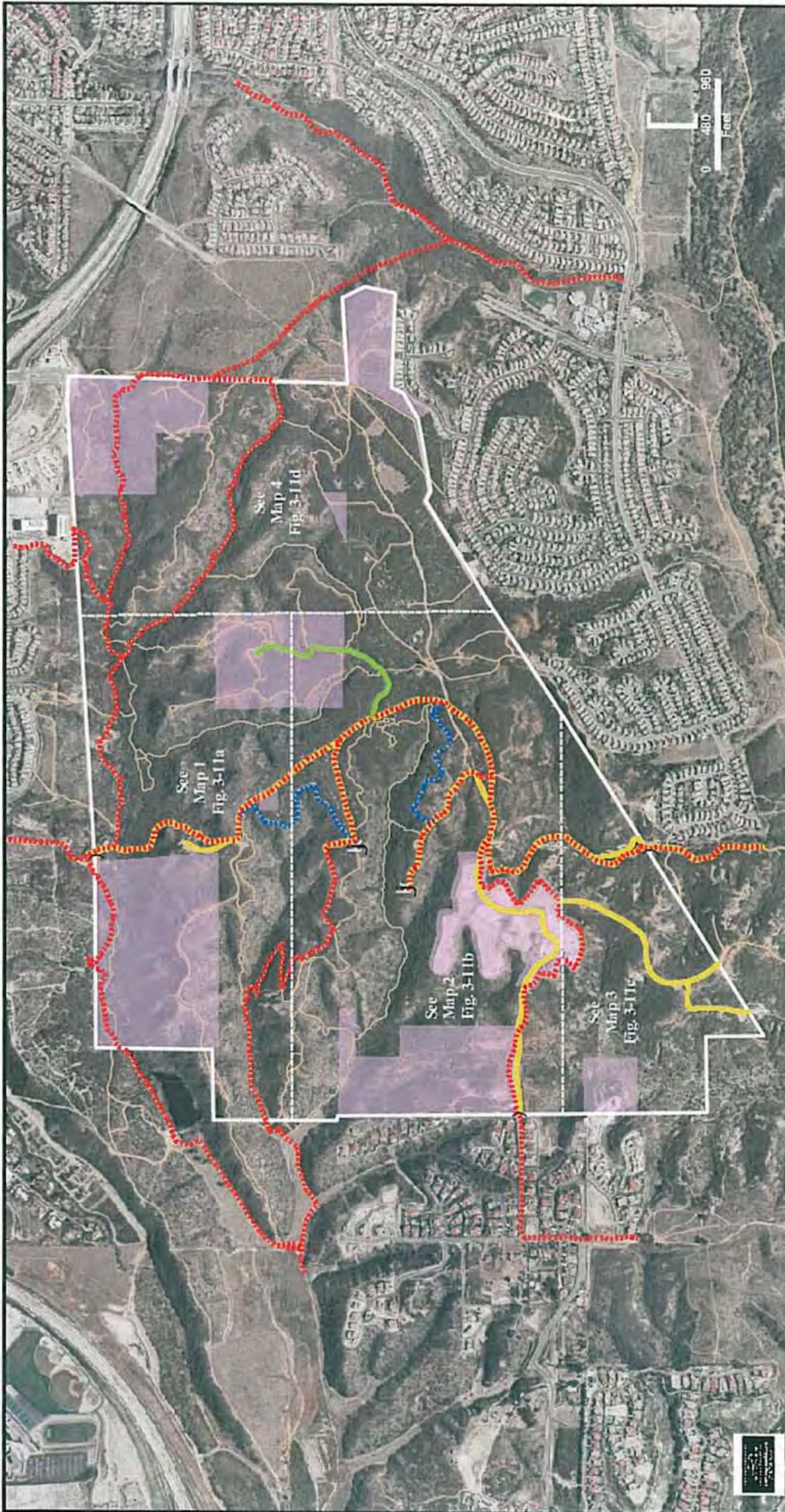
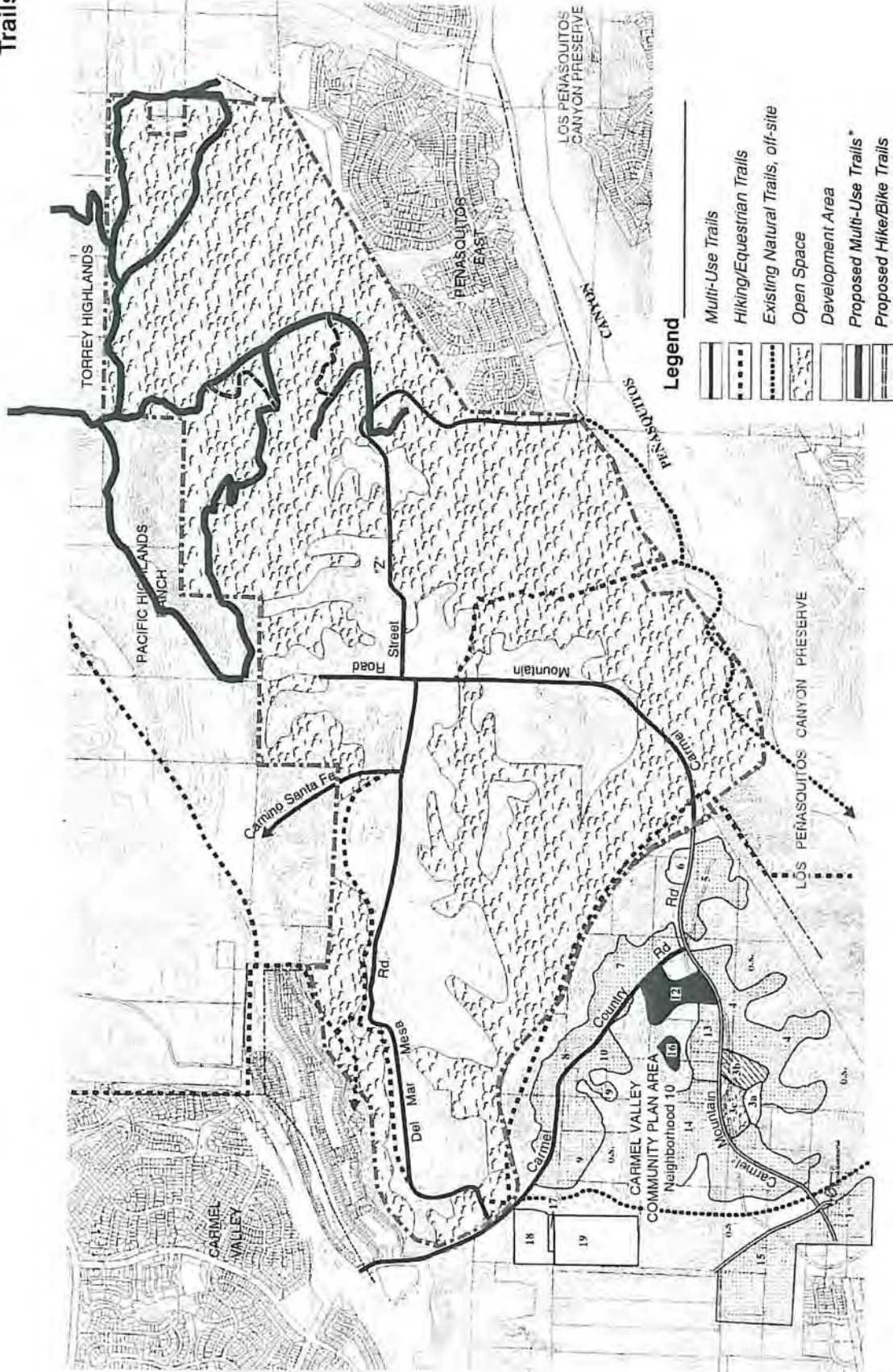









FIGURE 9-2
Overview of Existing Roads, Paths, and Proposed Trail System on Del Mar Mesa Preserve

Proposed trail access
 Existing unauthorized paths
 STCAE access to sets
 General access to sets on private property
 Proposed multi-use trail
 Proposed bicycle trail
 Private property

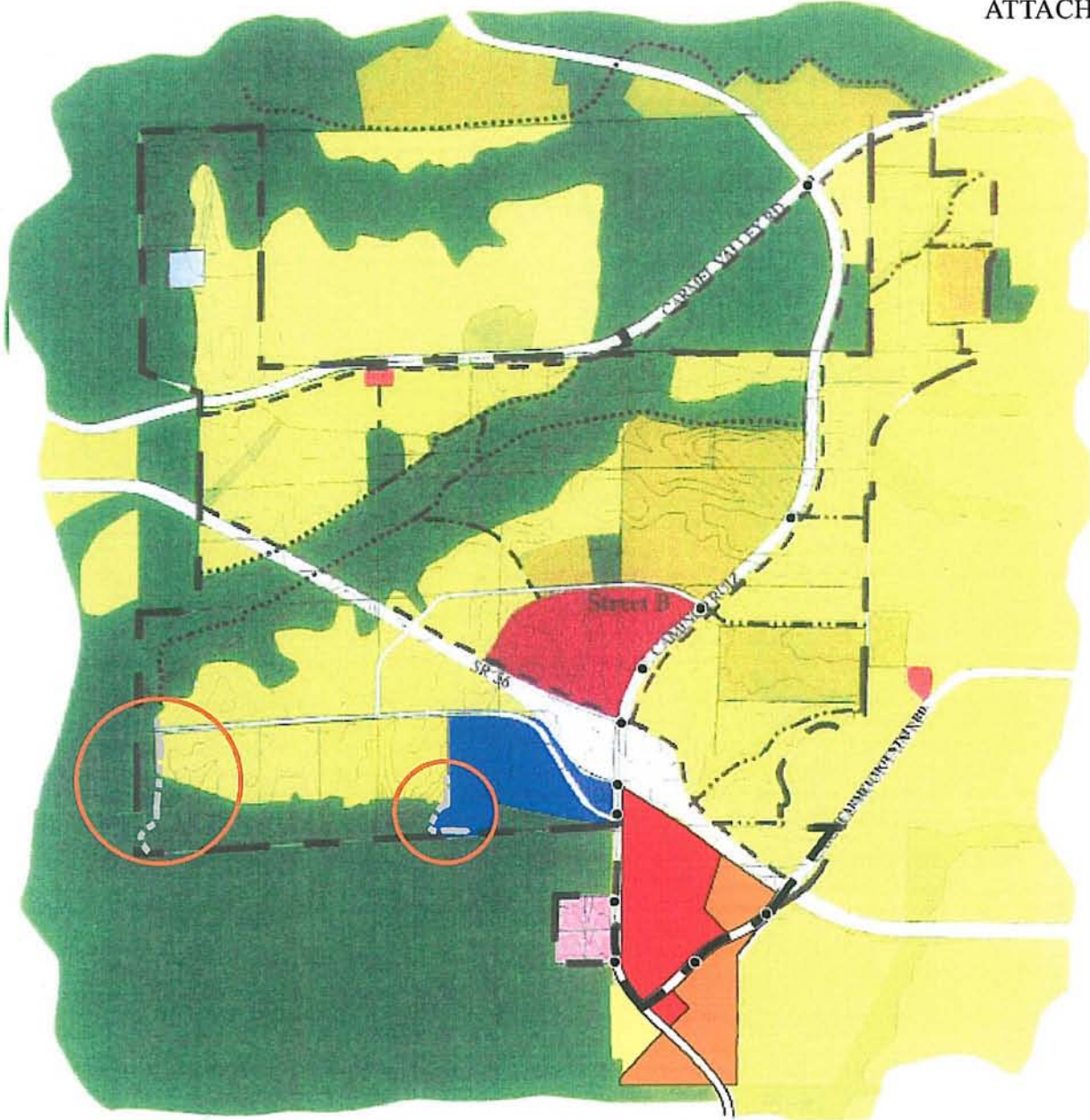
Note: Emerging and signage will be installed as necessary.
 Note: Public trails will not be located on private land (pending land acquisition). MCVU aerial trail alignment.
 Note: Lands not shown at this scale within the boundaries of Del Mar Mesa Preserve are in public ownership or under easement to a public agency.



Legend

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

SUBARREAV
DEL MAR MESA



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

Trails & Circulation Map



TRAILS & CIRCULATION MAP

FIGURE 3-2





Open Space System

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego · Planning Department



Acquire 240 Acres
To Expand Black
Mountain Park

To McGonigle
Canyon

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

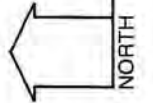
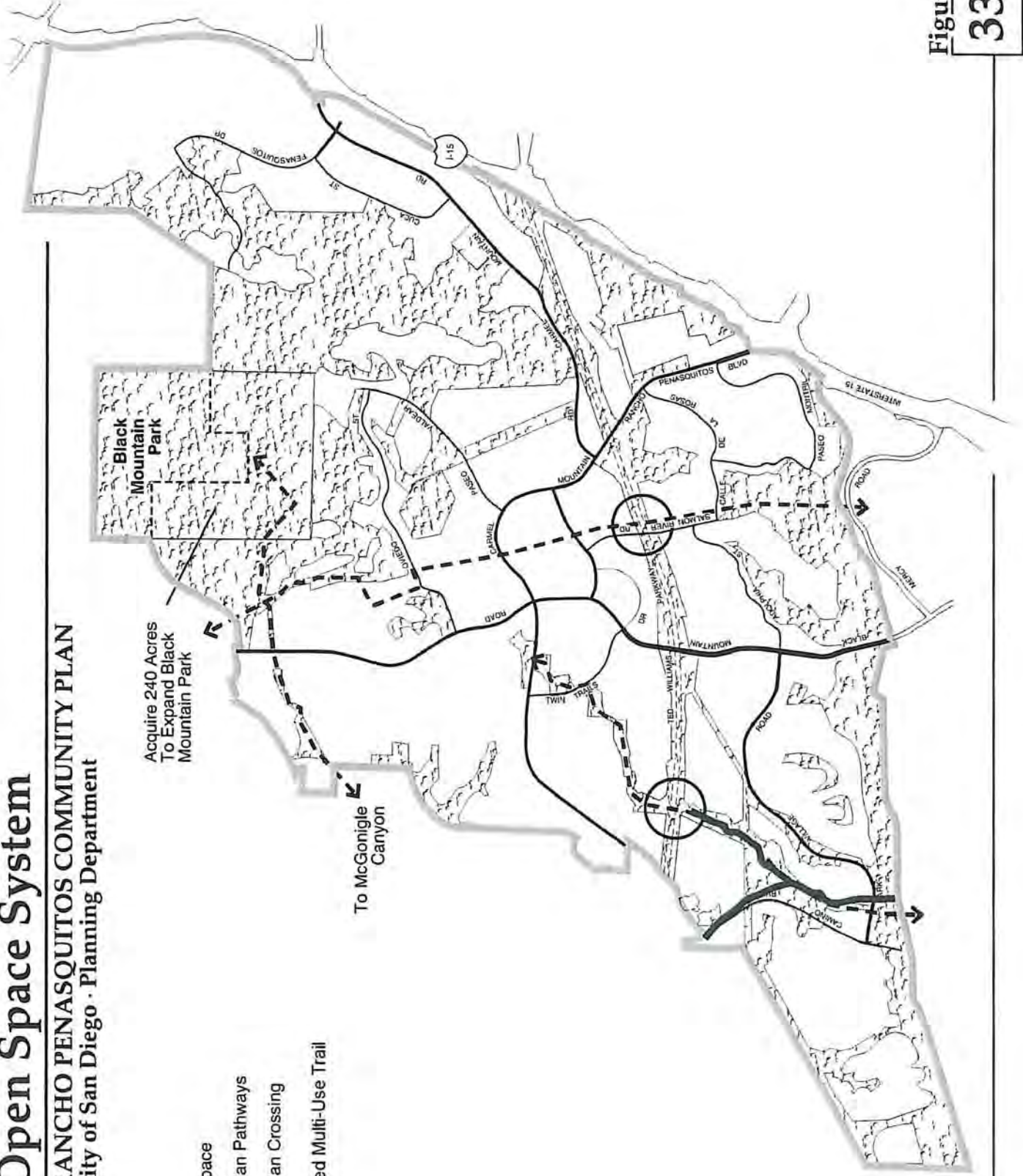
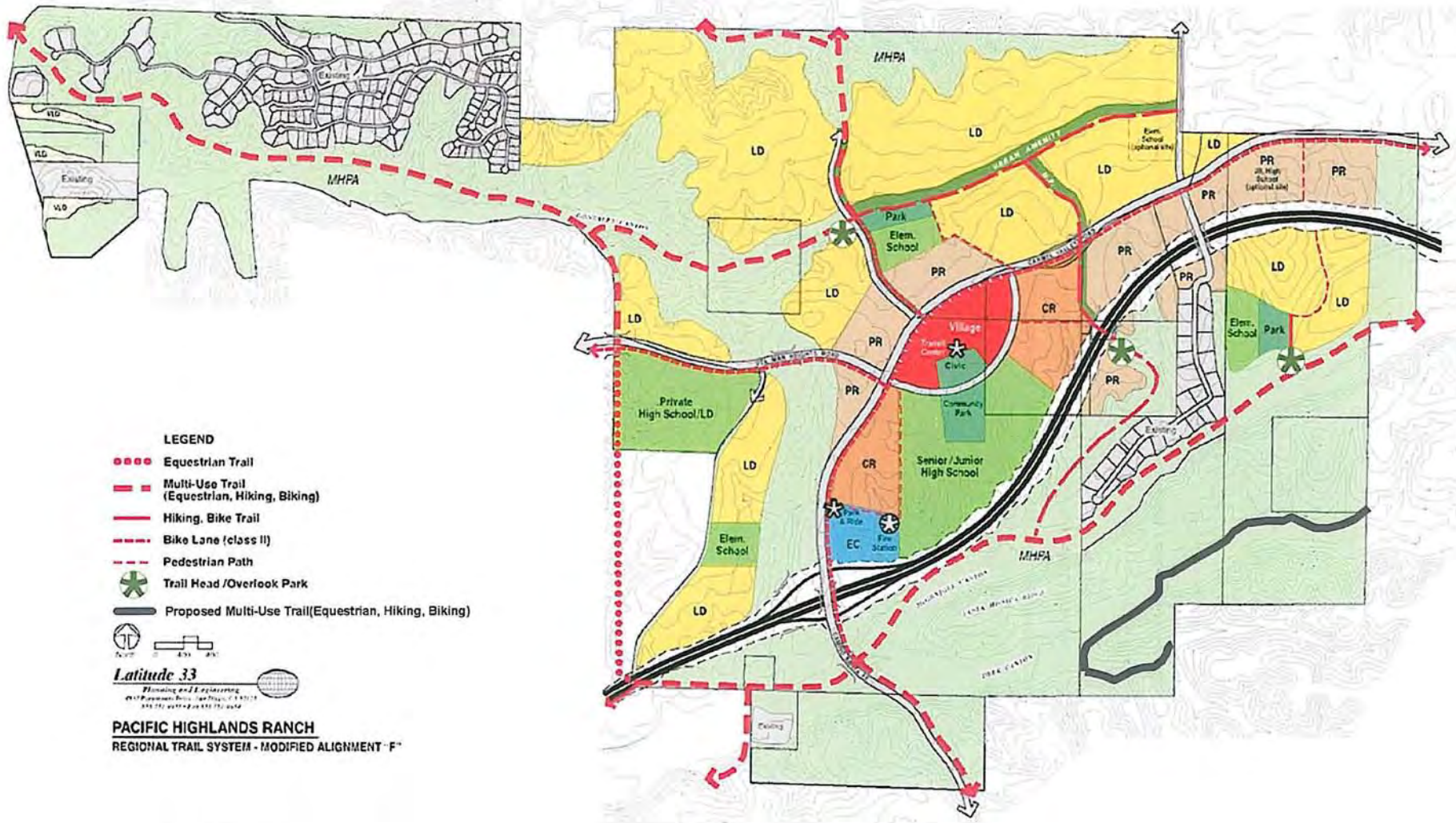


Figure 33



LEGEND

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

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

EXHIBIT 4-11

Planning Commission Initiation Issues
Carmel Mountain / Del Mar Mesa Natural Resources Management Plan (NRMP)
and Trail System

The proposed land use plan amendments were initiated by the Planning Commission on June 24, 2010 (reference Planning Commission Report No 10-049, Attachment X). The Commission requested that the following four specific issues identified by public comment from the Del Mar Mesa Community Planning Board be evaluated in addition to the issues staff identified in the initiation report.

- 1. 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.**

Staff Response: This recommendation would address future development capacity and is beyond the scope of this proposal. The NRMP and trail system are intended to address conservation and recreation issues within portions of the community planned as open space and would not have a material effect on development capacity. However, the adopted Public Facilities Financing Plan (October 2005) uses 560 dwelling units as the current assumption for plan buildout. Financing plans are updated periodically and take into account approved developments to provide updated development assumptions.

- 2. 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.**

Staff Response: This recommendation would address an urban design issue and is beyond the scope of this proposal. The Planning Board would like their wall and fence standards to apply as a regulatory standard that is part of the Specific Plan. This would allow implementation through both ministerial and discretionary reviews. For discretionary projects, the Planning Board has been requesting that the Fence and Wall Standards be implemented as part of any recommendation on development projects.

- 3. 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.**

Staff Response: This recommendation would address a land use compatibility issue and is beyond the scope of this proposal. The Specific Plan acknowledges that Del Mar Mesa is

a community that allows horse keeping and the horse keeping and commercial stables are allowed by

- 4. 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.**

Staff Response: Text changes proposed with the amendment to the Del Mar Mesa Specific Plan are intended to address this issue. Staff added the following text to the section on proposed trails:

Landscaping within the parkway shall consist of trees, shrubs and groundcover. Shrubs should maintain a height of 30 inches to provide a visual buffer from the roadway with greater height allowed outside of required vehicle visibility areas. Plant material should be selected and placed to maintain visibility areas and required tread width for trails. In limited areas, landscaping may encroach within required tread width provided an eight-foot width is maintained as well as a vertical clearance above thirty inches and below ten feet (to accommodate equestrians).

Staff added a new Trail Maintenance & Management section to include the following text:

Trails within publicly owned open space will be managed and maintained by the Open Space Division of the Park and Recreation Department or another entity acceptable to the land owners. Trails may be closed (temporarily or permanently) at the discretion of the Park and Recreation Department or other land management entity consistent with the criteria of the Consultant's Guide to Park Design and Development and/or criteria set forth in the Carmel Mountain/Del Mar Mesa RMP. Temporary trail closures may occur due to short-term weather conditions or other maintenance and safety concerns.

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.



Staff

City Planning & Community Investment Department

Initiated: (date)

By a vote of: 7-0

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

Attachment 10

Carmel Mountain / Del Mar Mesa NRMP
Report to the Park and Recreation Board



THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: November 11, 2011

REPORT NO: 102

ATTENTION: Park and Recreation Board
Agenda of November 17, 2011

SUBJECT: Carmel Mountain/Del Mar Mesa Natural Resources Management Plan

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of the Carmel Mountain/Del Mar Mesa Natural Resources Management Plan (NRMP)?

Director's Recommendation – Recommend approval of the Carmel Mountain/Del Mar Mesa NRMP.

Other Recommendations – On May 26, 2011, the Carmel Valley Community Planning Group (representing Carmel Valley and Pacific Highlands Ranch) recommended approval (12-0-1) of the NRMP and associated Community Plan Amendment with a condition that an east-west trail connection shall be added across the southeastern area of the Del Mar Mesa preserve. The location of this connection was to be determined in conjunction with the Del Mar Mesa Community Planning Board.

On June 1, 2011, the Rancho Peñasquitos Community Planning Group recommended approval (14-2-0) of the NRMP with a condition for an east-west trail connection (location determined by the Del Mar Mesa Community Planning Board). At their June 29th meeting, the Rancho Peñasquitos Community Planning Group recommended approval (13-0-0) of the Torrey Highlands Community Plan Amendment associated with the NRMP with conditions to update street names on the map and to show trail extensions south into the Del Mar Mea area.

On October 13, the Del Mar Mesa Community Planning Board recommended approval (8-1-0) of the NRMP and Community Plan Amendment with conditions to add separate east-west connections for hikers and bikers south of the Deer Canyon trail, revise enforcement actions, and revise additional trails outside of the NRMP boundary (see Attachment A, the November 7, 2011 letter from Board Chair Gary Levitt).

On October 19, the Los Penasquitos Canyon Preserve Citizen's Advisory Committee recommended approval (7-6-0) of the NRMP and encouraged "all interested parties to continue to work toward designating an east-west trail connection across the top of the mesa."

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 project is exempt from CEQA pursuant to State CEQA Guidelines Section 15307. Future activities beyond those is identified in the plan would require additional CEQA analysis.

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, thereby minimizing 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 species populations within the Multi-Habitat Planning Area (MHPA). For example, an ASMD for Del Mar manzanita may include a defined segment of trail to be rerouted around a population, installation of fencing, and monitoring of off-trail use and associated impacts to the plants.

The Carmel Mountain/Del Mar Mesa (Preserve) NRMP provides ASMDs for the Preserve (<ftp://ftp.sannet.gov/OUT/Parks/Carmel%20Mtn%20Del%20Mar%20Mesa%20NRMP/>). The NRMP boundary includes two open space preserves: Carmel Mountain is 302 acres and is located north of the Fairport Way and the Ocean Air Recreation Center and south of SR-56. Del Mar Mesa is 866 acres and is located north of Los Peñasquitos Canyon Preserve and Park Village Way, south and west of SR-56, and east of Toyon Mesa Court (see figures in plan).

The areas were included in the MHPA and the conserved properties within these preserves were acquired through a combination of land conservation grants, publicly-funded acquisitions, and mitigation for development projects. On Carmel Mountain, all conserved properties are owned by the City of San Diego, while on Del Mar Mesa conserved parcels are owned by the City of San Diego, the County of San Diego, the State of California (California Department of Fish and Game and CalTrans), and the U.S. Fish and Wildlife Service San Diego National Wildlife Refuge.

The NRMP is comprised of multiple sections:

- Introduction contains the stated purpose of the Plan, options for implementation, and Plan history.
- Ownership and Applicable Management Plans includes information on each landowner, the amount of property they hold, and applicable plans and mandates for management.
- Existing Conditions describes baseline environmental data for Carmel Mountain and Del Mar Mesa separately, 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.

- Challenges to be Faced lists management issues, many of which arise from the urban location of the preserves.
- Constraints and Opportunities describe historic/current management constraints as well as opportunities for improving natural resource conditions.
- Maintenance, Use and Development Guidelines provides guidance for utility access, preserve maintenance, public use and new development.
- Resource Management, Enhancement and Restoration Guidelines include policies for mitigation within the Preserve, enhancement and restoration opportunities, and management guidelines for natural and cultural resources.
- Fire Management discusses fire management objectives, post-fire BMPs and restoration, and roles and responsibilities for fire management.
- Interpretive and Research Guidelines detail allowed public uses, educational programs, and the proposed trail system.

The NRMP includes a revised trail system based on MSCP, General Plan, and the Department's "Consultant's Guide" trail planning principles and a comprehensive, site-specific trail analysis which included criteria such as habitat sensitivity (e.g. vernal pools), erosion and other maintenance factors ("sustainability"), redundancy, connectivity, and safety metrics such as steepness and sightlines. The resulting trail system proposal for 1) Carmel Mountain (Figure 1) includes 4.13 miles of trails, including 0.64 miles crossing private property which would be opened at a future date, and 2) Del Mar Mesa (Figure 2) includes expanding the limited but currently approved trail system found in the Del Mar Mesa Specific Plan (Figure 3) from 1.06 miles to 7.9 miles, while closing and restoring 13.29 miles of existing paths.

DISCUSSION

Both Carmel Mountain and Del Mar Mesa preserves contain many rare and endangered species such as short-leaved dudleya, wart-stemmed ceanothus, Del Mar manzanita, San Diego golden star, Orcutt's brodiaea, San Diego button celery, San Diego mesa mint, San Diego fairy shrimp, San Diego horned lizard, and California gnatcatcher. The preserves have been identified as core biological areas within the MHPA based on acreage, geography, and habitat diversity, and therefore represent a key conservation area within the regional open space network. In addition, they are an important location for natural out-of-doors education and experiences as well as 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 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), Multi-Use Trails Coalition, Chaparral Lands Conservancy, Los Peñasquitos Citizens' Advisory Committee, and Del Mar Mesa Community Planning Community Planning Board. A list of public meetings on the plan is attached as Attachment 2. Factors which have complicated the trails planning process on Del

Mar Mesa are: a number of “tunnels” trails have been in existence on the ground for a long time, the tunnels are invisible to aerial photography because they are under a scrub oak canopy (and, as a result, staff was not aware of them until September, 2009), and the tunnels have become popular with recreationalists, particularly mountain bikers. The mountain biking community in particular feels that the plan “closes” these trails instead of considering that current use of the trails is not allowed and that the plan actually increases trail mileage compared to the trails identified in the approved Del Mar Mesa Specific Plan.

As can be inferred from the votes of the CACs, the primary controversy associated with this NRMP is the proposed trail system on Del Mar Mesa, particularly the lack of a proposal for an east-west connecting trail(s) through the easterly portion of the mesa (see Attachment A and Figure 4, the trails system proposed by the SDMBA).

Due to the fact that portions of the community-desired east-west trails are located on State and Federal property, staff has discussed with the Wildlife Agencies their willingness to have staff add these trails (i.e., as lines on the Trails Plan). While the Agencies have declined to allow access or even planned alignments at this point in time, the plan includes language which 1) allows new trails to be added to the plan administratively with the concurrence of all three agencies, 2) recognizes the State and Federal Agencies’ ability to add trails to their land without City approval and 3) documents the CACs’ desire via adding the highlighted paragraph below:

Trails proposed on lands not owned by the City of San Diego (e.g. private, CDFG, USFWS) will not be opened for access until the land is conserved or written permission is obtained from the landowner(s). Trails on USFWS lands will require review a Compatibility Determination as part of the Comprehensive Conservation Plan approval; if approved, they would be designated as part of this process. Trails on CDFG lands would also require official review and approval by the Department prior to being authorized for public use.

For example, during public review of the draft of this plan, several commentors suggested the need for a east-west trail connection(s) through the south/southeast portion of the planning area (i.e., hiking trail through the CDFG Ecological Reserve and biking through a combination of the informally named Mesa Loop, Upper Tunnel 3, and Lower Tunnel 2 use patterns. Portions of the latter cross the CDFG Ecological Reserve and the USFWS Refuge. At the time of this plan was prepared, CDFG and USFWS were unwilling to allow these trails; however, they may do so in the future.

Staff’s goal in the development of the Trails Plan has been to facilitate as many trails as possible while remaining consistent with the City-, State-, and Federally-adopted MSCP. Staff believes that legal, on-trail access discourages illegal, off-trail activities. To the extent that the public is not requesting additional trails that would be wholly on City land, staff feels that its efforts have been successful, as obviously the City has no land use jurisdiction over State and Federal property. The California Department of Fish and Game has indicated that it would consider additional east-west trails across its property when 1) the Vernal Pool Habitat Conservation Plan has been finalized, 2) the design of adjacent private development to the east has been finalized,

and 3) user behavior has been modified/controlled such that off-trail damage no longer occurs. Fish and Wildlife Service Refuge staff has indicated that it may entertain additional trails across its property in conjunction with the Refuge planning process.

Wildlife Agency concern about additional east-west trails is driven by environmental concerns. There is no question that trail use impacts wildlife; a study conducted in Antelope Island State Park in Utah (Taylor and Knight, 2003) found trail activity can cause large mammals to flee within 330 feet of a trail when a trail user passed. On site, the Western Tracking Institute has documented an adverse deer bedding response to trail activities. As a result, the Wildlife Agencies have historically indicated a concern with trails in the eastern portion of Del Mar Mesa and have expressed a preference with keeping that area free of trails and trail activity.

The City's planning effort with regard to trails on Del Mar Mesa is consistent with recommended protocols. In his paper "Guidance for Managing Informal Trails" (2008 National Trails Symposium, <http://www.americantrails.org/resources/ManageMaintain/MarionInformal08.html>), Jeff Marion suggests the protocol that staff used: Problem Identification (inventory informal trail network), Evaluate Impact Acceptability (including the reasons for impacts), and Selection of Management Actions. The National Park Service used a comparable approach when, in 1994, Joshua Tree National Monument was changed in status to Joshua Tree National Park. Park Service policies recognize that acceptable impacts depend on the purpose for which the park was established and the Park Service has a mission to leave natural resources unimpaired for future generations. In its January, 2000 Record of Decision for the Joshua Tree Management Plan (<http://www.nps.gov/jotr/parkmgmt/upload/bcmp.pdf>), the Park Service rationalized its new trail plan for Joshua Tree as follows:

Inadequate control over the actions of increasing numbers of visitors has resulted in impacts to resources. The proliferation of trails, created not by thought or design but by passage of people or animals, has created a network of often redundant social trails that impact vegetation. The social trails concentrate use in only a small part of the park while other areas, suitable for similar experiences, are ignored. These social trails cause compaction of the soils and denude areas of vegetation. This Backcountry and Wilderness Management Plan designates a trail network to minimize such impacts...

The new proposed action would designate many more miles of trails than were previously official. Casual or social trails not designated as part of the trail system would be restored to a natural condition. No new trail requests from the public would be considered until the trail network, including corridors, proposed in this plan is inventoried, developed, and monitored for several years. Monitoring of the trail network would become an on-going process. If, during the monitoring process, it was determined that resource damage or conflicts between user groups was occurring, the National Park Service would have the authority to either close trails and corridors or to reroute trails to mitigate the damage and prevent future resource and visitor experience degradation.

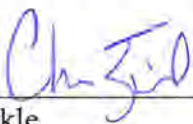
November 11, 2011

Following a vote by the Park and Recreation Board, the plan will be presented to City's Planning Commission for recommendations on 1) Community Plan Amendments (initiated June 24, 2010) to revise the Carmel Valley, Pacific Highlands Ranch, Rancho Peñasquitos and Torrey Highlands Community Plans and the Del Mar Mesa Specific Plan to incorporate the new trail system, and 2) plan adoption by the City Council. The NRMP will then be presented at the Natural Resources and Culture Subcommittee before being taken to City Council for approval.

ALTERNATIVES

1. Recommend adoption of the NRMP showing trail alignments across state and federal property on Del Mar Mesa despite Wildlife Agency concerns. This alternative could result in the need to conduct additional CEQA review, at least for the SDMBA's proposed "Hiking Trail" across the Department of Fish and Game's Ecological Reserve due to the fact that staff is unaware of an alignment through this area that would not impact vernal pools.
2. Recommend adoption of the NRMP without the trails plan for Del Mar Mesa, leaving the Del Mar Mesa Specific Plan trail system as-is. This alternative is not recommended because it does not address the basic public request for the additional, proposed trails, many of which have been found acceptable by City staff and the Wildlife Agencies.
3. Recommend denial of the NRMP and direct staff to continue to work with the Wildlife Agencies for trails across their property. This alternative is not recommended for the reason listed in number 2 above regarding public requests and because of the feasibility of this alternative. Staff has been working with the Wildlife Agencies on this issue for the last two years and there is no indication that the Agencies are ready to allow additional trails on their property now.

Respectfully submitted,



Chris Zirkle
Deputy Director, Open Space Division

Attachments:

Attachment A - November 7, 2011 letter from Board Chair Gary Levitt

Attachment B - List of Public Meetings

Figure 1 - Carmel Mountain Trails Map

Figure 2 - Del Mar Mesa Trails Map

Figure 3 - Existing Del Mar Mesa Specific Plan Trails Map

Figure 4 - San Diego Mountain Bike Association Trail Proposal for Del Mar Mesa (October, 2011)

cc: Los Peñasquitos Canyon Preserve Task Force
Los Peñasquitos Canyon Preserve Citizens' Advisory Committee

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 email: gary@seabreezeproperties.com

November 7, 2011

Mr. Chris Zirkle
Deputy Director – Open Space Division
San Diego Park and Recreation Department
City of San Diego
1250 6th Avenue – MS 804A
San Diego, California 92101

Mr. Bernard Turgeon
Planning & Community Investment
202 C Street, MS 4A
San Diego, CA 92101

Subject: Del Mar Mesa Specific Plan Amendment for trails and Final Draft Del Mar Mesa Resource Management Plan—Trails Plan

Dear Bernie and Chris:

As an elected advisory body to the City of San Diego's Planning Commission and City Council on land use issues within our community, the board has been requested to take action on the proposed Del Mar Mesa Specific Plan Amendment for trails and Final Del Mar Mesa Resource Management Plan. It is important to note that each time we review the trails issue, we are always focused on the current situation (shown in the attached exhibit) as being the harmful result of not having a community acceptable trail system. The board therefore welcomes the community plan amendment to incorporate additional trails as tools to manage the Preserve.

The board approves the Community Plan Amendment subject to the attached map modifications depicted in exhibit 'B' and language changes further described below. The plan modifications shown are necessary to address the March 12, 2010 letter from the board explaining the need for a critical east-west mesa connector, as well as incorporate trails that are either shown in approved development plans or are in frequent use by trail users. The east-west connector added on the depiction represents a level of trails that appears more acceptable to the general trail user with the trails per acre still less than the Carmel Mountain Preserve. Though there is no specific alignment concluded yet for an east-west mesa connector, it is important to incorporate and document the connector in the specific planning document.

Regarding the plan amendment language also shown in exhibit 'B', the board requests revision to clarify that multi-use trails adjacent to circulation element roadways should be a maximum of 10-feet, since in some cases due to real world limitations such as mature trees or hedges, it has been appropriate to have a trail width of less than 10-feet. Also, the board is uncomfortable with the language reading 'trails may be closed (temporarily or permanently) at the discretion of the Park and Recreation Department...'. Though the board recognizes the primary goal of the preserve is to protect habitat, the board would like to be involved in future decisions to add or remove trails, and requests that the language 'in consultation with the Del Mar Mesa Community Planning Board' be added after Park and Recreation Department above.

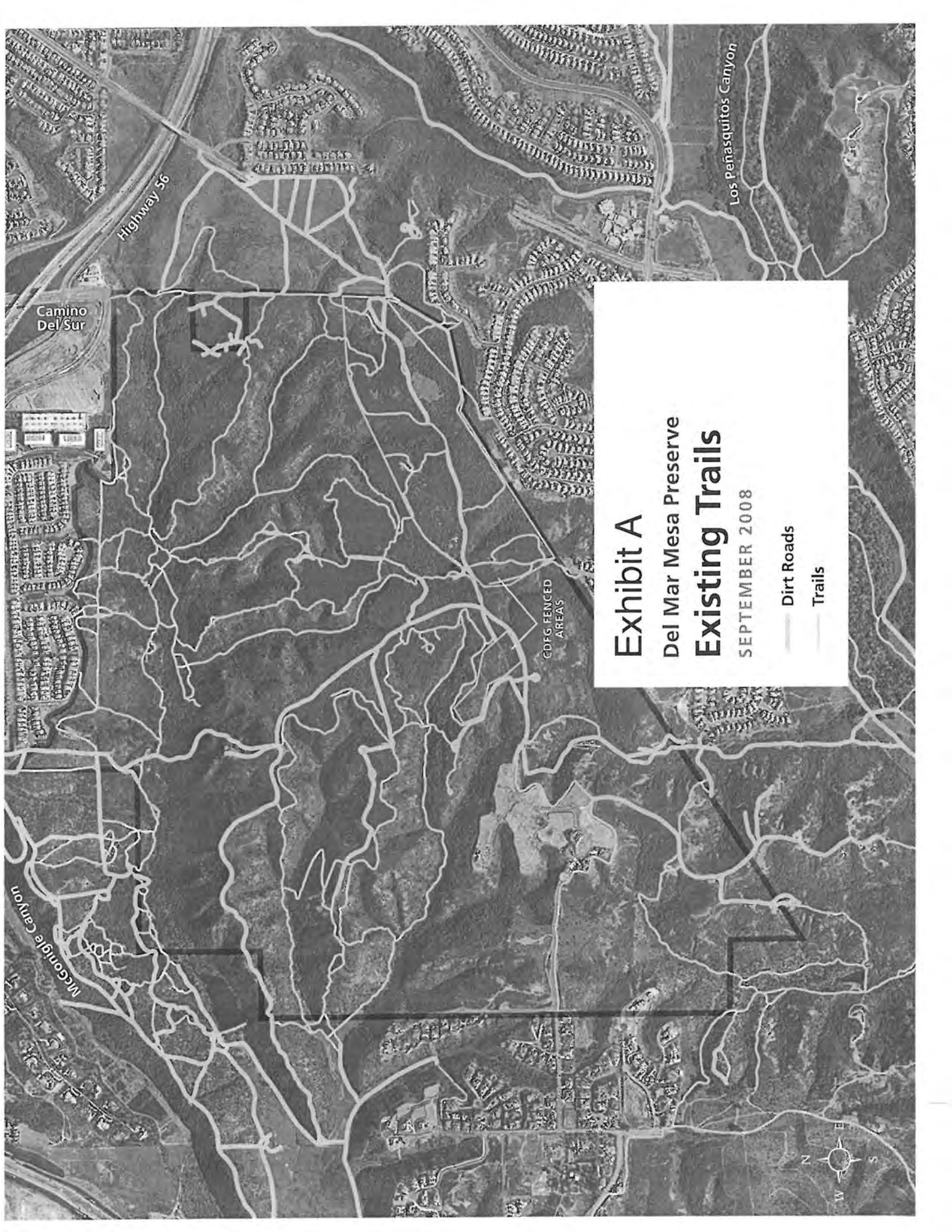
The board supports the final RMP subject to the above modifications. In addition, we specifically request that interpretive signage providing education about biological resources and the need for their protection, and ranger enforcement be implemented in the early stages of the RMP.

Sincerely,



Gary Levitt, Chair

Attachments:- A - Existing Trails
B - Proposed Authorized Trails



Highway 56

Camino Del Sur

Los Peñasquitos Canyon

GDFG FENCED AREAS

McGonigle Canyon

Exhibit A

Del Mar Mesa Preserve

Existing Trails

SEPTEMBER 2008

— Dirt Roads

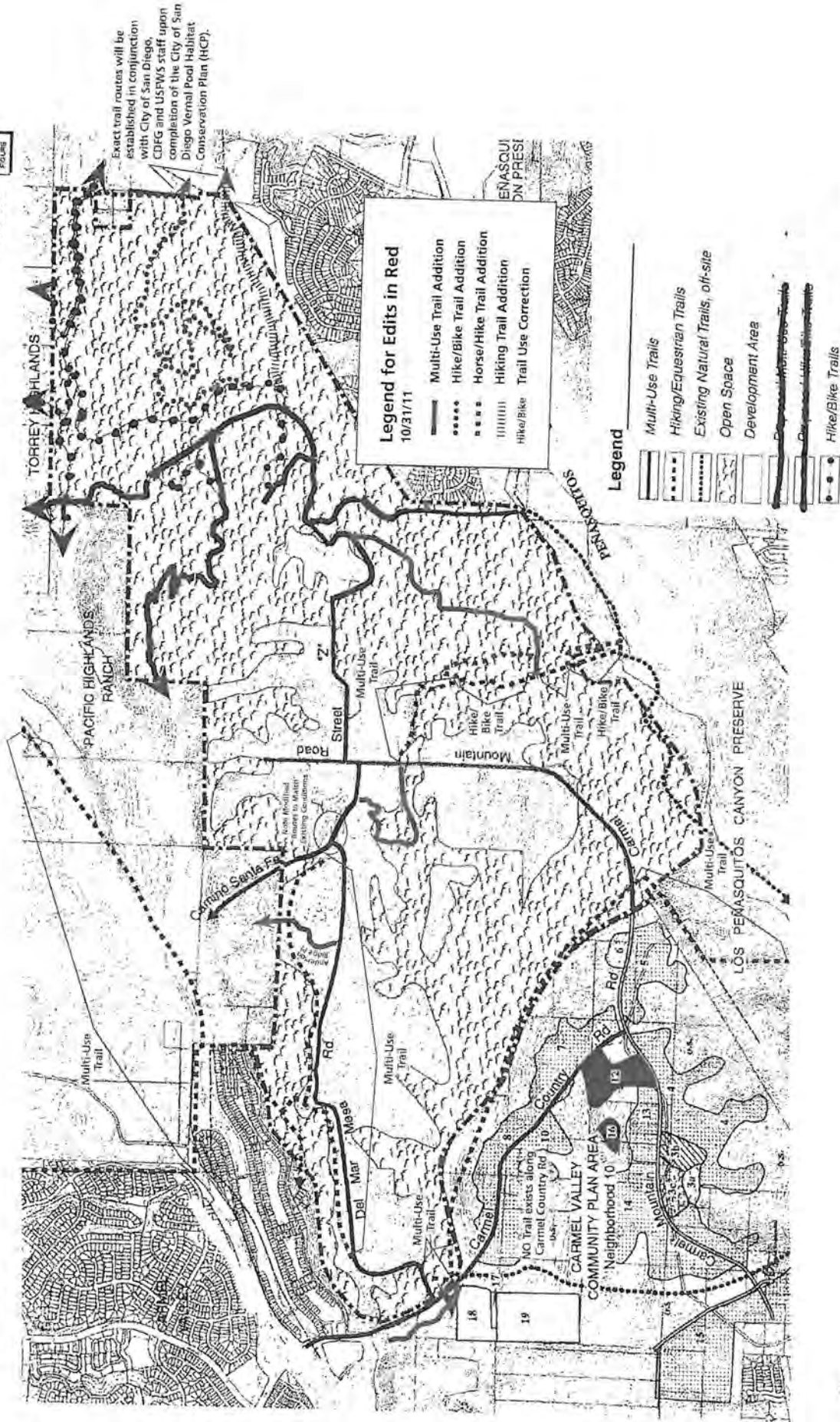
— Trails



Exhibit B

20
FOOT

Trails



no scale

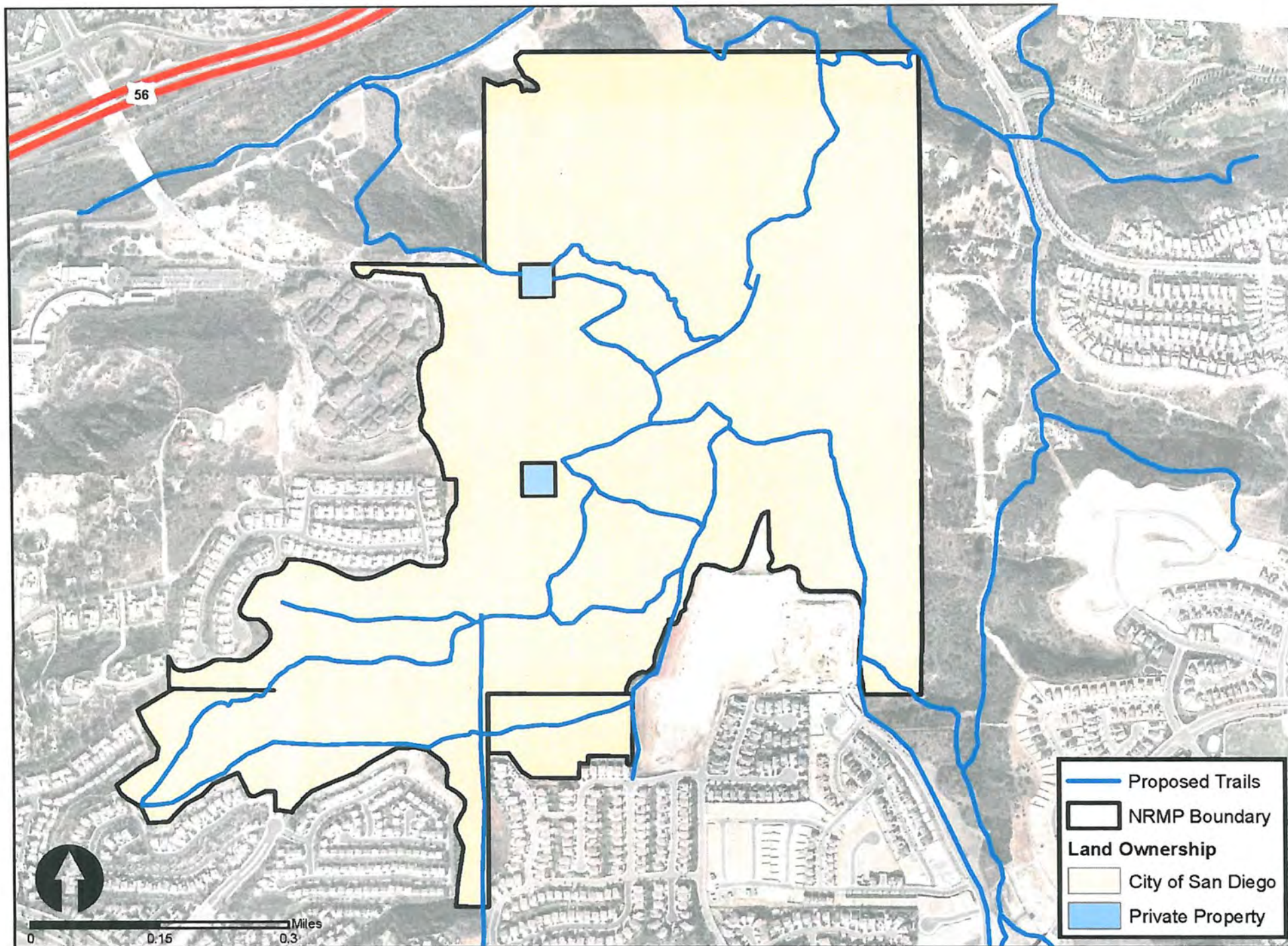
SUBAREA V
DEL MAR MESA

Attachment B

Carmel Mountain/Del Mar Mesa Natural Resources Management Plan Public Meeting History				
	Group	Item Type	Meeting Date	Outcome
1	Los Penasquitos CAC	Informational item	9/17/09	N/A
2	Los Penasquitos Cyn Preserve Task Force	Informational item	10/22/09	N/A
3	Los Penasquitos Cyn Preserve Task Force	Informational item	1/28/10	N/A
4	Carmel Valley/Pacific Highlands Ranch CPG	Informational item	2/9/10	N/A
5	Los Penasquitos CAC Special Topic Meeting	Public input	2/25/10	N/A
6	Del Mar Mesa CPB	Informational item	3/11/10	N/A
7	Los Penasquitos CAC	Action item	3/18/10	Continued
8	Torrey Santa Fe HOA	Action item	11/16/10	No Trails on HOA property
9	Los Penasquitos Cyn Preserve Task Force	Informational item	1/27/11	N/A
10	Del Mar Mesa CPB	Informational item	5/12/11	N/A
11	Carmel Valley/Pacific Highlands Ranch CPG	Action item	5/26/11	See attached
12	Rancho Penasquitos/Torrey Highlands CPG - Land Use Subcommittee	Informational item	6/1/11	N/A
13	Rancho Penasquitos/Torrey Highlands CPG	Action item	6/1/11	See attached
14	Los Penasquitos CAC	Informational item	7/21/11	N/A
15	Del Mar Mesa CPB	Action item	10/13/11	See letter, minutes pending
16	Los Penasquitos CAC	Action item	10/19/11	See attached, minutes pending
17	Park and Recreation Board	Action Item	11/17/11	Pending
18	Planning Commission	Action item	Pending	
19	City Council	Action item	Pending	

Proposed Trail System on Carmel Mountain

Figure 1



Proposed Trail System on Del Mar Mesa

Figure 2

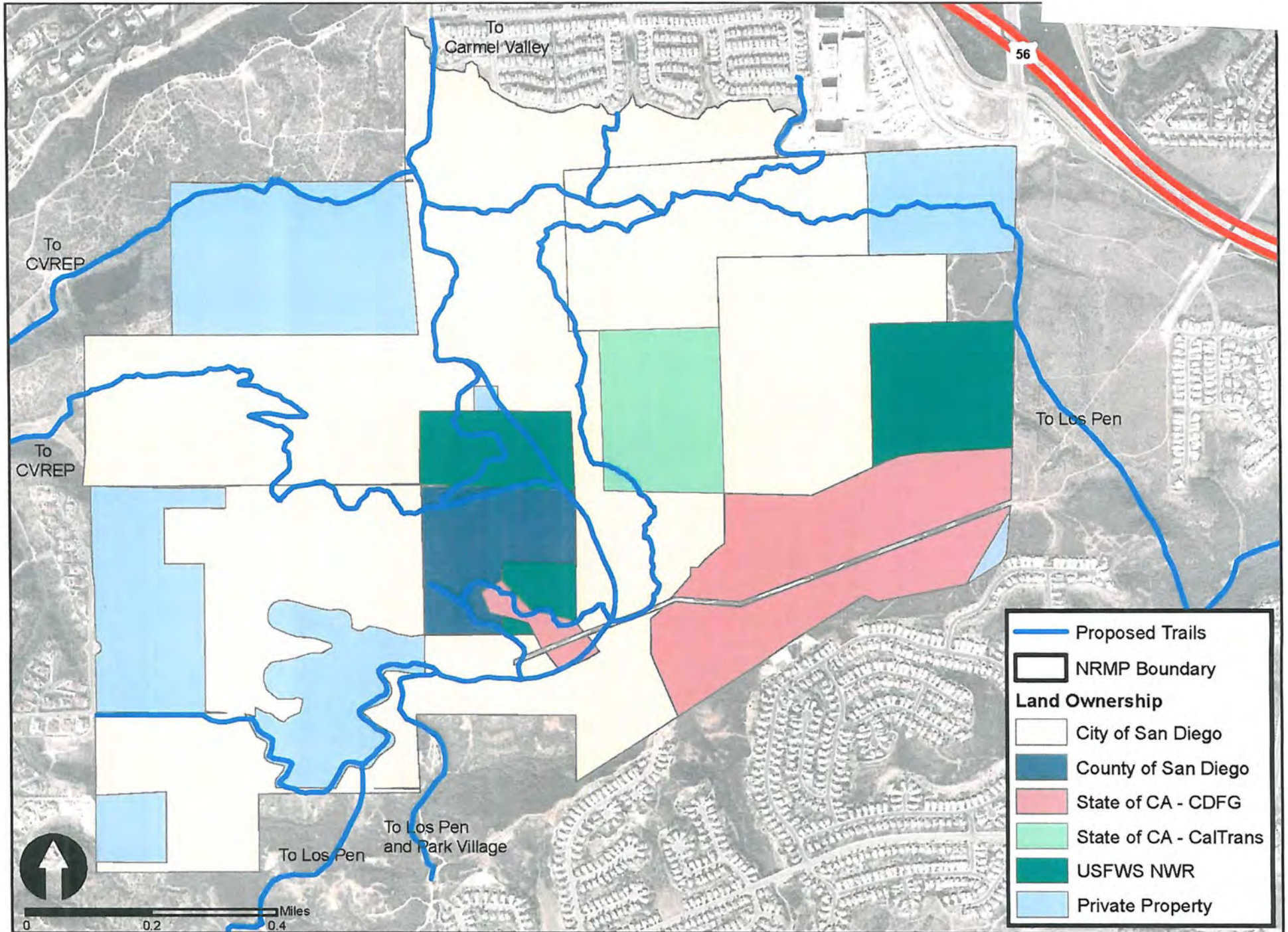


Figure 3

DEL MAR MESA SPECIFIC PLAN

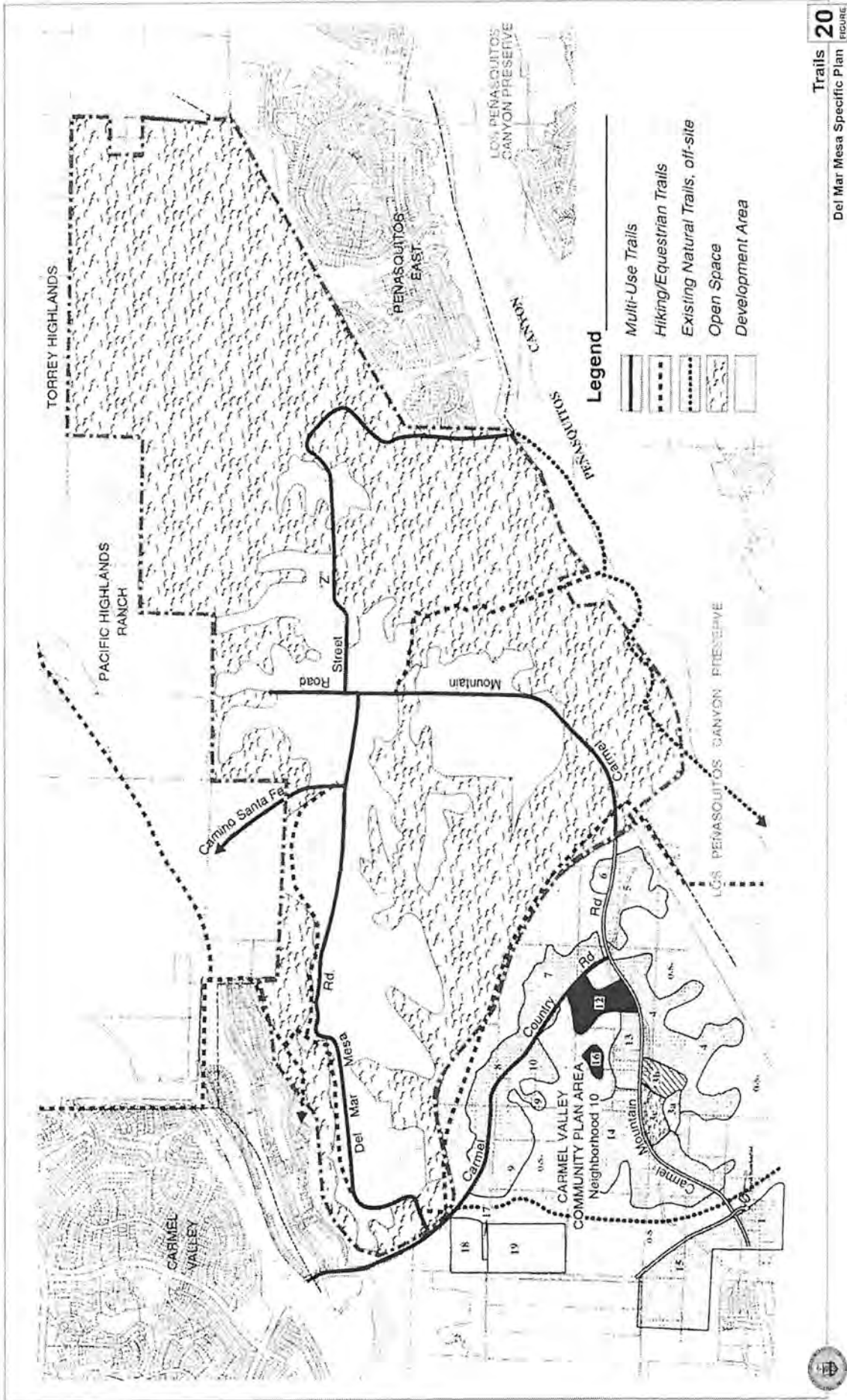


Figure 4

