
NAVAJO COMMUNITY PLAN

Prepared by the
NAVAJO COMMUNITY PLANNERS
and
THE CITY OF SAN DIEGO
PLANNING DEPARTMENT

Adopted by Ordinance #O-20510

June 2015



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NAVAJO COMMUNITY PLAN AMENDMENTS

The following amendments have been incorporated into this June 2015 posting of this plan:

Amendment	Date Adopted by City Council	Resolution Number
Navajo Community Plan adopted	December 7, 1982	R-257606
Grantville Amendment- updates existing conditions, provides design guidelines, and establishes supplemental development regulations	April 4, 1989	R-273164
The Circulation and Public Transportation Element was added	August 5, 2002	R-296956
Centerpoint at Grantville	May 15, 2007	R-302636
Archstone at Mission Gorge	November 18, 2008	R-304443
Pasatiempo	February 6, 2012	R-307260
Shawnee – Riverbend	October 2, 2012	R-307718
Village at Zion	February 26, 2013	R-308010
San Diego River Park Subdistrict	May 20, 2013	R-308199
Grantville Focused Plan Amendment	June 9, 2015	O-20510
<u>Mission Trails Regional Park Master Plan</u>		

Mission Trails Regional Park

The Mission Trails Regional Park is approximately ~~9,700~~8,000 acres and is located in the Navajo, Tierrasanta and East Elliot community plan areas. The majority of this park is contained in the Navajo Community and provides hiking, biking, and equestrian trails. A Visitor and Interpretive Center is located off of Father Junipero Serra Trail. The development of this park is guided by the Mission Trails Regional Park Master Plan.

San Diego River (Regional) Park

The San Diego River Park is located along the San Diego River on private and public land. Recommendations within the San Diego River Park Master Plan provide for increasing the health of the river, unifying the natural habitat, creating a sequence of unique places, revealing the river valley history and reorienting development toward the river. The development of this park is guided by the San Diego River Park Master Plan and the San Diego River Park Subdistrict section of the Navajo Community Plan.

Passive and active uses are planned along the river to increase the recreational potential of the Navajo community. Some of the San Diego River Park acreage will be considered as a park equivalency to help address the population-based park deficit of Navajo. Through a Community Plan Amendment process, as part of a development proposal, the amount of acreage and locations will be determined. These areas of the river park will be designed to provide population-based park amenities as defined in the General Plan.

Within the Mission Trails Regional Park, the San Diego River pathway will connect the western boundary of the park, at the Grantville area, to the eastern boundary of the park. The pathway from Grantville to the Visitor's Center will need to be designed and constructed as a new pathway/trail. From the Visitor's Center the San Diego River Pathway will be located on the existing Father Junipero Serra trail. At the Grasslands Crossing within the Mission Gorge area the San Diego River pathway and then connect to the East Fortuna Staging area. This section of the pathway will need to be enhanced with interpretive signs and amenities.

Adobe Falls Open Space

Adobe Falls Open Space, approximately 4 acres, located at the foot of Adobe Falls Road between Waring Road and College Avenue. This site is adjacent to the San Diego State University land, which together with the City-owned parcel makes up Historical Site No. 80-Adobe Falls.

Navajo Canyon Open Space

Navajo Canyon Open Space, approximately 153 acres, is located in the southwest area of the Navajo community and accessed from Waring Road and Lyden Way. This site contains several trail heads, trail kiosks and trails through natural habitat, see Exhibit A.

Rancho Mission Canyon Open Space

Rancho Mission Canyon Open Space, approximately 237 acres, is located centrally in the Navajo community, adjacent to Rancho Mission Canyon Park and is accessed from Margerum Avenue. This site contains several trail heads, trail kiosk and trails through natural habitat, see Exhibit B. All of the existing trails connect to the Ranch Mission Canyon Neighborhood Park. Approximately 5,300 lineal feet of existing trails are to be closed for habitat protection.

RESOURCE-BASED PARKS AND OPEN SPACE LANDS

OBJECTIVES

- Develop Mission Trails Regional Park in accordance with the Mission Trails Regional Park Master Plan. The portions of the Master Plan applicable to the Navajo Community Plan cover the following three major geographical areas: Lake Murray, Cowles Mountain and Mission Gorge.
- Develop the San Diego River Park in accordance with the San Diego River Park Subdistrict of this plan and the San Diego River Park Master Plan.
- Protect and enhance the natural resources of Open Space lands by locating new trails in the least sensitive areas, re-vegetate with native plants and provide protection of sensitive habitats.

PROPOSALS

Mission Trails Regional Park

- Strengthen the role of Lake Murray and its shoreline as an active, water-oriented recreational complex. This entails: (1) expanding the scope and quality of water-related facilities; (2) protecting the lake environment; and (3) transforming the surrounding area into naturally defined spaces for picnicking, playing and other day uses.
- Retain the Navajo Golf Course in perpetuity for recreational use by the public.
- Due to the importance of Cowles Mountain as an open space backdrop for urban San Diego, limit uses to low-intensity activities. Examples include hiking, bicycling and horseback riding, picnicking, photography and nature study.
- Restore the environmental quality of Cowles Mountain by re-vegetation with native plant species and protection from erosion.
- Support research projects, outdoor classroom activities, and citizen science initiatives by staff and students at Grossmont College and other school districts. This is an educational, cultural resource that should be made available to other school districts for nature study.
- Any new communication facility on Cowles Mountain should blend with the surrounding area and not be located at the top.

- Protect views of and from Cowles Mountain by implementing development controls on urban development in its vicinity in accordance with the Mission Trails District Design Manual. The Design District provides that no structure shall exceed four stories and in no case shall a structure exceed fifty (50) feet in height.
- Limit uses in the remainder of Mission Gorge include low-intensity activities such as hiking, biking, rock climbing and nature study.
- Develop a Multi-use Staging Area facility north of Old Mission Dam.
- Preserve and maintain the Old Mission Dam through periodic removal of siltation.
- Construct a permanent restroom facility at the Old Mission Dam staging area.
- It is recommended that multi-use trails connect the park with other recreational facilities in the area. One such trail would traverse Mission Gorge, starting in Mission Valley and terminating in the Cleveland National Forest in the vicinity of El Capitan Reservoir, as part of the San Diego River Pathway that is identified in the San Diego River Park Master Plan. The river should be kept clean of litter and refuse as part of the Mission Trails Regional Park Natural Resource Management Plan.

San Diego River (Regional) Park

- Coordinate with the Mission Trails Regional Park to establish a continuous San Diego River Pathway through the park.
- Provide a kiosk at the west and east entrances to Mission Trails Regional Park along the San Diego River Pathway and provide park amenities along the trail.

Adobe Falls Open Space

- Provide a feasibility study for future uses that could include a trail heads with kiosks, interpretive signs on the significant history of the area, and public access trails to connect to the San Diego State University land.

Navajo Canyon Open Space

- Enhance the existing trail system by providing; trail heads with kiosk, trail markers, interpretive signs, overlooks, native landscaping, benches and picnic areas, etc. where appropriate for the trail type as determined by the City and provide sufficient budget for staffing and ongoing maintenance. Provide 3,200 lineal feet, approximate, of new trails and close 1,900 lineal feet, approximate, of existing trails for habitat protection and pursue an easement over private property to connect the northern trail to the southern trail.

Rancho Mission Canyon Open Space

- Enhance the existing trail system by providing; trail heads with kiosk, trail markers, interpretive signs, overlooks, native landscaping, benches and picnic areas, etc. where appropriate for the trail type as determined by the City and provide sufficient budget for staffing and ongoing maintenance. Approximately 5,300 lineal feet of existing trails are to be closed for habitat protection.