



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: October 28, 2011

TO: Chair and Members of the Park and Recreation Board

FROM: Stacey LoMedico, Director, Park and Recreation Department

SUBJECT: Park and Recreation Board Review of the Carmel Mountain/Del Mar Mesa Natural Resources Management Plan

In 1997, the San Diego City Council adopted the Multiple Species Conservation Program (MSCP) (R-288455). The goal of the MSCP is to maintain regional biodiversity and conserve viable populations of sensitive species and their habitats – and thereby minimize the need for future Endangered Species Act listings – while simultaneously supporting economic growth in the region. One of the actions required by the MSCP is preparation of Area Specific Management Directives (ASMDs), which are land management guidelines tailored to individual parks and/or rare species populations within the Multi-Habitat Planning Area (MHPA). The Carmel Mountain/Del Mar Mesa Natural Resource Management Plan (NRMP) was developed to provide ASMDs for these areas.

Trails are a vital land management consideration in both areas. In Del Mar Mesa, the adopted land use plan, the Del Mar Mesa Specific Plan, shows only one trail (an SDG&E access road) on the mesa; however, staff was made aware by recreationalists of the existence of a network of trails, hidden under oak tree canopies, at its first (September 17, 2009) workshop.

Staff expects to ask the Board to make a recommendation on the Carmel Mountain/Del Mar Mesa Natural Resources Management Plan at its November 17, 2011 meeting. For reference, prior Community Planning Group and CAC recommendations are attached. ***Due to the size of the document, staff has posted the document at the following location so that Board members may begin reviewing it at their earliest convenience:***

<ftp://ftp.sannet.gov/OUT/Parks/Carmel%20Mtn%20Del%20Mar%20Mesa%20NRMP/>

Feel free to address any questions about this project to Open Space Deputy Director Chris Zirkle at (619) 685-1323.

Attachment: Community Planning Group and CAC Recommendations

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 attached draft
16 Los Penasquitos CAC	Action item	10/19/11	See attached draft
17 Los Penasquitos Cyn Preserve Task Force	Informational item	10/20/11	Minutes Pending

**Carmel Valley Community Planning Board [also represents Pacific Highlands Ranch]
Meeting Minutes May 26, 2011**

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.

**Rancho Peñasquitos Planning Board [also represents Torrey Highlands] Meeting Minutes
June 1, 2011**

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.

Rancho Peñasquitos Planning Board Meeting Minutes, June 29, 2011

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.

**Los Penasquitos Canyon Preserve Citizens' Advisory Committee Draft Minutes
October 19, 2011**

MOTION: MOVED/SECONDED Ms. Fege/Ms. Harvey

The motion was made by Ms. Fege and seconded by Ms. Harvey that the LPCP CAC affirms the RMP as written and to encourage all interested parties to continue to work toward designating an east-west trail connection across the top of the mesa. The motion was approved. (7-6-0)

Zirkle, Chris

From: Kashani, Allen (Pardee Homes) [Allen.Kashani@pardeehomes.com]
Sent: Wednesday, October 19, 2011 11:42 AM
To: Turgeon, Bernard; Elizabeth Rabbitt
Cc: Sea Breeze Properties, LLC; Miller, Betsy; Zirkle, Chris
Subject: RE: Planning Board action on trails
Attachments: 2010-09-08 DMM Preserve Trails Ltr.doc; Exhibits.pdf

After discussion, the board approved the attached approval with modifications letter with additional language requesting enforcement (8-1). That additional enforcement language has yet to be added and the Chair or Vice-chair will send the final letter.

Allen Kashani, P.E.
Land Development Manager, Land Development Department

6025 Edgewood Bend Court
San Diego, CA 92130
(858) 794-2571 (direct)
(858) 794-3811 (fax)

PARDEE HOMES

BOUNDING THE FUTURE

Think before you print.

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From: Turgeon, Bernard [mailto:BTurgeon@sandiego.gov]
Sent: Wednesday, October 19, 2011 9:45 AM
To: Elizabeth Rabbitt
Cc: Sea Breeze Properties, LLC; Kashani, Allen (Pardee Homes); Miller, Betsy; Zirkle, Chris
Subject: RE: Planning Board action on trails

Okay. Allen, since the letter wasn't passed out to the audience, please include a copy with your record of the board's motion.

Thanks,

Bernie

Bernard Turgeon, AICP
Senior Planner
City of San Diego
Development Services Dept.
1222 First Avenue, Mail Stop 413
San Diego, CA 92101
Phone: (619) 533-6575
Web: <http://www.sandiego.gov/planning/index.shtml>

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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

September 8, 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.

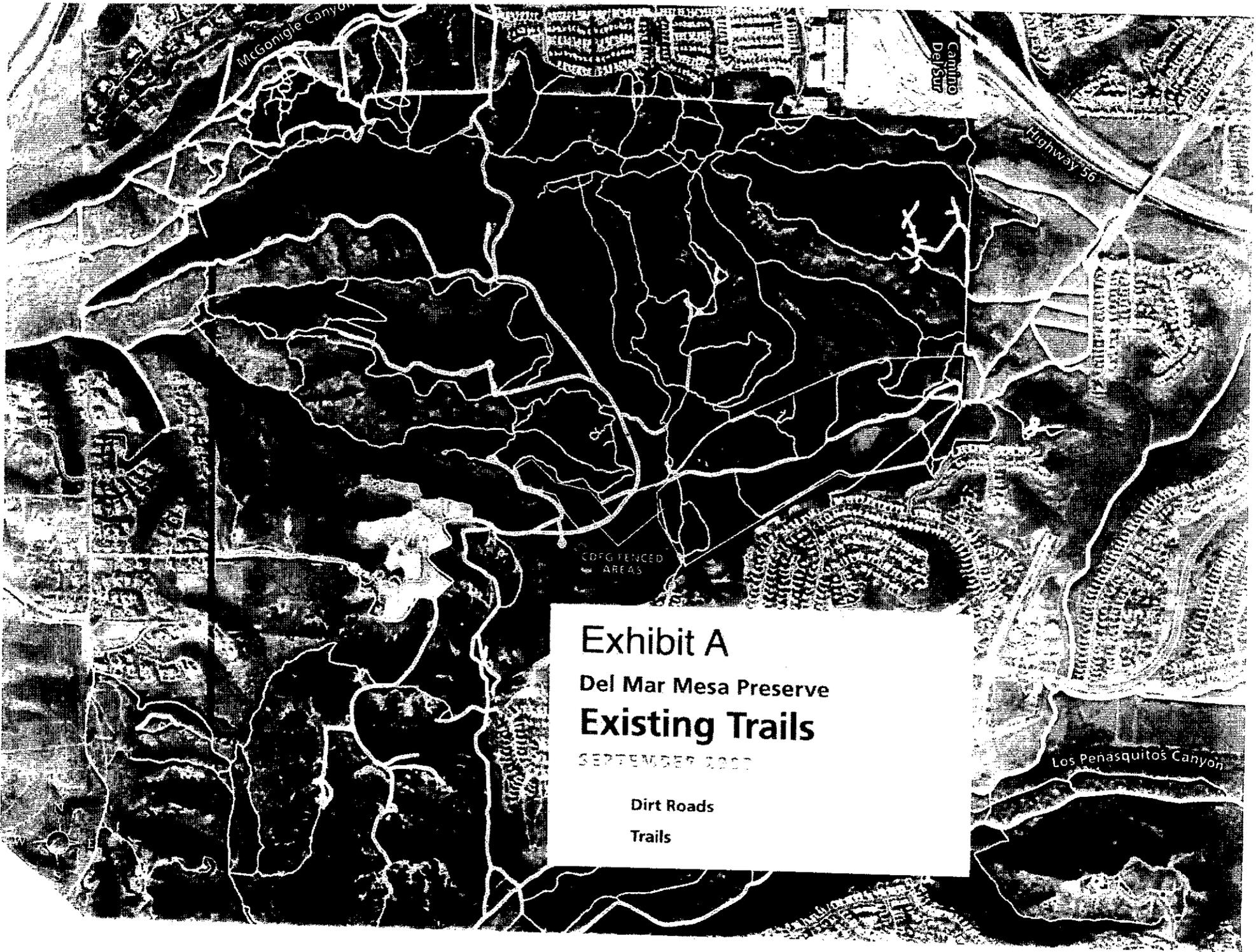
The board approves the community plan amendment subject to the attached map modifications depicted in exhibit 'B' and language changes further described below. The plan modifications shown are necessary to address the March 12, 2010 letter from the board explaining the need for a critical east-west mesa 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 it may be appropriate to have a 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.

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



McGonigle Canyon

Carrizo
Del Sur

Highway 56

CDFG FENCED
AREAS

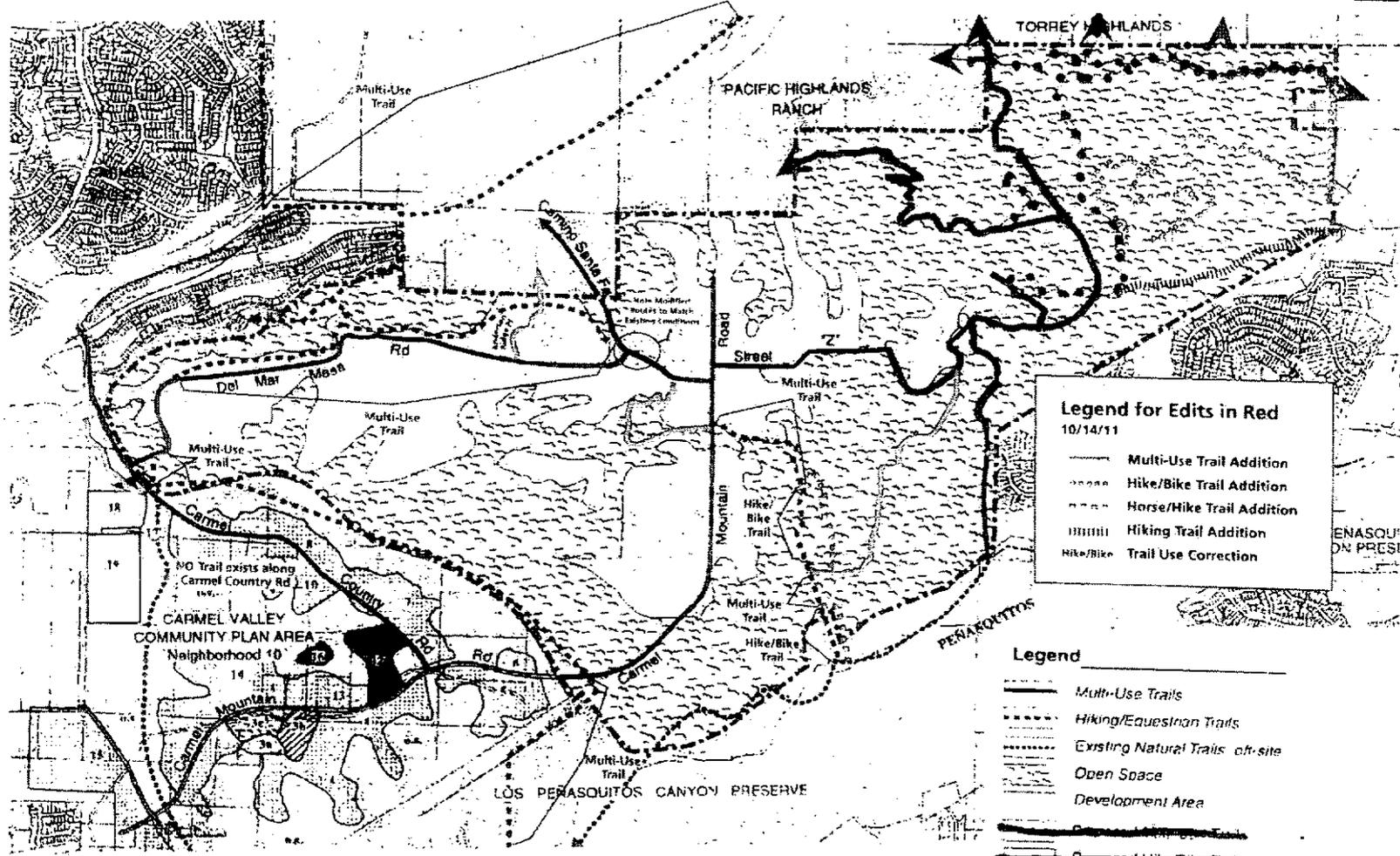
Exhibit A
Del Mar Mesa Preserve
Existing Trails

SEPTEMBER 2007

Dirt Roads
Trails

Los Penasquitos Canyon

Exhibit B



Legend for Edits in Red
10/14/11

- 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
- Hike/Bike Trails



SUBAREA V DEL MAR MESA