



Legend _____

-  MHPA
-  Wildlife Bridge Undercrossing
-  Other Subarea Open Space
-  400-foot Riparian Corridor
-  Limited Access



MHPA 3.1
Black Mountain Ranch Subarea Plan **FIGURE**

OPEN SPACE ELEMENT

GOAL

Contribute to an open space system that promotes regional resource protection and provides a critical connection to adjacent active community and neighborhood parks.

IMPLEMENTING PRINCIPLES

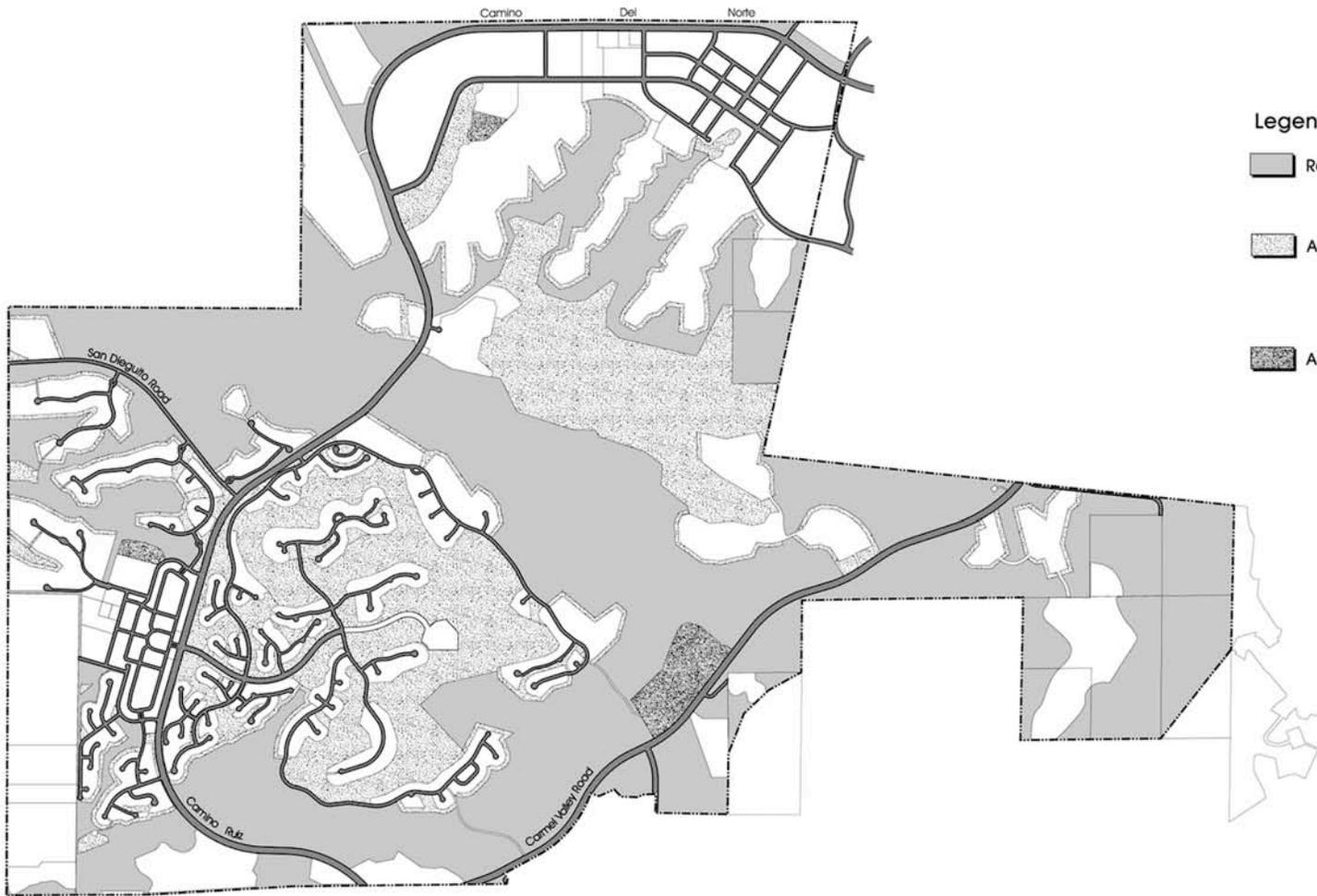
- Maintain natural resources such as mature stands of native vegetation, seasonal stream courses, wetlands and significant landforms.
- Provide a critical corridor for the regional MSCP open space system that serves as a wildlife linkage between regional parks and preserves, as well as a multi-resource habitat preservation area.
- Link open space areas with interconnected trails to provide opportunities for recreation, education and visual relief.

In March 1997, the Multiple Species Conservation Program (MSCP) Subarea Plan for the City of San Diego was adopted and superseded the Environmental Tier of the Framework Plan. The MSCP identifies lands proposed for open space and habitat preservation and designates these areas as a Multiple Habitat Planning Area. The MHPA identifies areas of the subarea within which conservation of habitat areas and linkages will occur in addition to limited development. Overall, the City's MHPA will attain a 90 percent conservation goal.

Using the MSCP Plan as a framework, MSCP subarea plans may be prepared by local general-purpose agencies. The City of San Diego has prepared and adopted a MSCP subarea plan to guide implementation of the MSCP Plan within its corporate boundaries. The MSCP Subarea Plan is intended to guide land uses and habitat management within the MHPA. The project site is within the northern area of the City's MSCP Subarea Plan for the Future Urbanizing area. Within the northern area, the MHPA is largely comprised of regional linkages leading to biological core areas within existing reserves and parks. In the north lies the area surrounding Black Mountain Open Space Park, much of which serves as core area immediately surrounding the park, with the remainder of the land allowing connections to the San Dieguito River valley to the north and west and providing one end of a lengthy open space corridor to the south.

This Subarea I Plan designates approximately 1,945 acres of resource-based open space which includes the natural resource areas of the MHPA within Subarea I (**Figure 3.2**). In addition, 1,070 acres of amenity open space are designated within the subarea. Amenity open space includes such areas as golf courses and brush management lots. Approximately 50 acres of active use open space areas composed primarily of public parks complete the subarea open space system. The total area of the Subarea I open space system is 3,065 acres.

Approximately 1,915 acres of resource open space, including most of La Jolla Valley and areas surrounding Black Mountain and headwaters of La Zanja Canyon, are required to be



Legend

- Resource Based Open Space (1945 ac)**
 • Natural resource areas including MHPA

- Amenity Open Space (1070 ac)**
 • Golf Course, Property Owner Associatic Open Space, Detention Basins and Brush Management Lots

- Active Use Open Space (50 ac)**
 • Parks, plazas, and active use open space areas



Open Space **3.2**
Black Mountain Ranch Subarea Plan FIGURE

dedicated to the City of San Diego or the San Dieguito River Park Joint Powers Authority as part of the approved BMR VTM/PRD. This land will be incorporated into the Black Mountain Open Space Park or the San Dieguito River Valley Regional Open Space Park, creating an open space corridor which links Black Mountain with the San Dieguito River and headwaters of La Zanja Canyon. Natural open space areas will preserve stands of sensitive native vegetation and grasslands. These areas will require no permanent irrigation and only minimal maintenance. Open space in La Jolla Valley will be enhanced with revegetation of 12 acres of coastal sage scrub plantings to improve habitat connectivity and quality. A 400-foot-wide riparian zone will be maintained along Lusardi Creek and reestablished with willows, sycamores, cottonwood and oaks. Another 400-foot-wide open space corridor will be maintained through the center portion of Santa Fe Mesa. The open space system also includes sensitive hillsides and habitat fronting La Jolla Valley within the northeast perimeter property and MHPA core and connecting habitat adjacent to Black Mountain Park in the southeast perimeter property, and connecting habitat for the MHPA along La Zanja Canyon in the southwest (**Figure 3.1**).

MSCP/MHPA BOUNDARY ADJUSTMENT

This Plan includes adjustments to the MHPA boundary within Parcel C of the Southeast Perimeter Properties and Parcel J of the Southwest Perimeter Properties. These modifications are analyzed in combination with the total resource open space system for Subarea I in the Subarea Plan EIR and **Appendix A** of this Plan. They have been determined to constitute an “equivalent exchange” allowed by the MSCP Plan (Section 5.4.2) and the City of San Diego Subarea Plan (Section 1.1.1) resulting in a functionally equivalent preserve design.

Within the BMR VTM/PRD ownership area all of the MHPA area has been designated as open space and will be dedicated to the City of San Diego as final maps are recorded for the project. Within the Perimeter Properties it is anticipated that the MHPA area will be dedicated to the City of San Diego as open space or encumbered with appropriate conservation easements as part of individual project development. The configuration and amount of land within the MHPA for individual projects shall be substantially as designated in this Plan.

USES ALLOWED IN THE PRESERVE

Some development will be allowed within the MHPA on parcels that are mostly or wholly within the MHPA. Limited residential development at a density of one dwelling per four acres will be allowed. Such development will be consistent with Section 1.4.1 of the MSCP as described below. Development on such parcels will be limited to 25 percent, be located in the least sensitive areas of the parcel and will be developed in conformance with the OR-1-2 zone and/or the Environmentally Sensitive Lands (ESL) regulations or the Resource Protection Ordinance, if it is still in affect. The OR-1-2 zone may be applied to all parcels that are wholly within the MHPA. The OC zone may be applied to the MHPA portion of parcels that are being partially developed and partially conserved for biologic purposes.

Uses allowed in the MHPA are described in the MSCP Subarea Plan, Section 1.4.1. Permitted uses include:

- Passive recreation
- Utility lines and roads in compliance with design guidelines
- Limited water and sewer facilities and other essential public services
- Limited low-density residential uses
- Brush management
- Limited agriculture

The MSCP Subarea Plan contains a list of specific MHPA design guidelines for the proposed northern area FUA, including Subarea I. Some of the MHPA guideline designations which directly apply to Subarea I are:

- “C. 12 Incorporate bridges to facilitate wildlife crossings” (refers to Camino Ruiz area/ Carmel Valley Road area).
Camino Ruiz will be designed with bridges at the Lusardi Creek crossing and along the south boundary of Subarea I where there is a wildlife link to Subarea IV (**Figure 3.1**)
- “C. 21 If the reservoir site is purchased by the City’s Water Utilities department for water facility uses, the development area may expand slightly” (refers to the water storage reservoir site on Black Mountain Ranch VTM/PRD).
The potential expansion area is outside of Subarea I within the adjacent community of Rancho Peñasquitos.
- “C. 22 Study the need for a future at-grade separated wildlife crossing” (refers to an area within the panhandle area of the approved Black Mountain Ranch VTM/PRD).
Under this Plan, a bridge is to be provided where Carmel Valley Road passes through the panhandle area (**Figure 3.1**).
- “C. 23 The La Jolla Valley area will be enhanced and restored into a fully functional native riparian corridor and maintained at 400-500 feet width along its length as part of the Black Mountain Ranch project” (refers to the riparian revegetation area within the northern golf course of the BMR VTM/PRD).
The BMR VTM/PRD includes a program to restore and enhance this riparian corridor.
- “AC. 24 Provide a 400-foot-wide corridor as part of the Black Mountain Ranch project” (refers to the SDG&E alignment in the center of the North Village area).
This area was set aside on the BMR VTM/PRD and is included in this Plan.
- “C. 25 Development in this area should provide barriers such as fencing to prevent encroachment into the preserve. Other adjacency planning guidelines such as plantings, lighting and drainage should also be incorporated into any future development proposal” (refers to the northeast Perimeter Property and North Village area of Subarea 1).
Such design guidelines are provided below and will be implemented through conditions on future individual project development permits.

A. MHPA LAND USE ADJACENCY GUIDELINES

Section 1.4.2 of the MSCP Subarea Plan includes general planning principles and design guidelines that are to be used in planning of projects located adjacent to or within the MHPA. These policies and guidelines address the construction and maintenance of roads and utilities, fencing, lighting, signage, materials storage, mining/extraction/processing facilities and flood control. The goal of these policies and guidelines is to ensure minimal impact to the MHPA. In Subarea I, these development guidelines will be implemented as project conditions during the processing of project permits.

Planned land uses adjacent to the MHPA within the Black Mountain Ranch Subarea include single-family and multifamily residential and active recreation. The Black Mountain Ranch Subarea I Plan requires that the following measures be conditions of approval of future tentative maps or development permits:

Drainage

The Black Mountain Ranch VTM/PRD includes a series of nine detention and desilting basins to retain runoff from developed areas, including the future development areas which are the subject of this Subarea I Plan. Five of the basins are located along the western boundary of Subarea I and four are north of Lusardi Creek to capture runoff from the North Village, resort/hotel and other residential areas. Future development areas in the panhandle area of the Black Mountain Ranch future development area and the southeast Perimeter Properties may require additional detention and desilting basins when development entitlements are considered. Other Best Management Practices (BMP) include source control measures and grass swales within amenity open space and the golf courses to minimize and filter any fertilizers or pesticides prior to entering natural drainage systems.

The following measures would reduce levels of erosion, sedimentation, and runoff during and after construction activities. These or equivalent measures will be conditions of future tentative maps or other permit approvals in Subarea I:

- Hydroseeding and landscaping of any cut/fill slopes disturbed or built during the construction phase of the project, with appropriate ground cover vegetation shall be performed within 30 days of completion of grading activities.
- Areas of native vegetation or adjoining slopes to be avoided during grading activities shall be delineated to minimize disturbance to existing vegetation and slopes.
- Artificial ground cover, hay bales, and catch basins to retard the rate of runoff from manufactured slopes shall be installed if grading occurs during wet weather season, November 1 through April 1.
- Fine particulates in geologic materials used to construct the surficial layers of manufactured slopes shall not be specified unless a suitable alternative is not available.
- Temporary sedimentation and desilting basins between graded areas and streams shall be provided during grading.

Development in the southeast Perimeter Property may require detailed design and construction of additional desilting/detention basins not already approved under the Black Mountain Ranch VTM/PRD. These basins would use extended detention methods to maximize their usefulness in controlling erosion and sedimentation impacts. The basins would be constructed and maintained by the developer during construction. Once the project is completed, responsibility for the maintenance of these basins would be transferred to the homeowners association.

The requirements for sedimentation basins and the use of Best Management Practices (desilting basins, extended detention, filter strips and source controls) shall be noted on future tentative maps. It shall also be a condition of future tentative maps that permanent basins and all other drainage facilities shall be constructed prior to issuance of building permits. Facilities will be designed to minimize impacts to the MHPA.

Toxics

Storage or use of potentially hazardous or toxic chemicals within the MHPA could occur at the golf courses. No additional facilities that use hazardous or toxic chemicals are proposed. The approved Black Mountain Ranch VTM/PRD includes provisions for Best Management Practices for the use of irrigation; control of fertilizers, pesticide, and herbicides and sedimentation and source control measures. These include:

- Cover outdoor storage facilities that contain potential contaminants.
- Encourage proper use and disposal of materials including fertilizers, pesticides and herbicides and appropriate methods, rates and frequency of application.
- Encourage alternative methods for controlling weeds and insects using physical, biological and lower toxicity methods.
- Recycle chemicals to the extent possible and dispose of materials in a safe and proper manner.

Lighting

Golf Courses

Under the terms of the Black Mountain Ranch VTM/PRD, lighting for the golf courses and resort would be restricted to avoid intrusion into the MHPA. The golf course and driving range would not be lighted for night-time uses. Lighting of parking and outdoor areas at the golf courses and resort is to be at a minimum intensity required for safety, with the light source directed downward and shielded.

North and South Villages and Perimeter Properties

All night lighting from residential development within the North Village and South Village shall be set back and shielded from the MHPA and should not have an adverse impact. Black Mountain Ranch VTM/PRD design guidelines also specify shielding for exterior lights at residences adjoining the MHPA. These design restrictions will be

included in all future residential developments adjacent to the MHPA. Subarea I includes 515 acres of Perimeter Properties, which are located outside the Black Mountain Ranch ownership and designated at various levels of residential density. These privately-held lands are located principally in the central to southern portions of the subarea, always at the perimeter of Subarea I. Except for Parcel E, all Perimeter Properties are designated for low-intensity uses, and will be subject to the design guidelines approved for the Black Mountain Ranch VTM/PRD or required to develop equivalent independent guidelines as a part of subsequent, implementing discretionary review. Area E, because of its higher-density designation, is subject to the design conditions described herein for the North Village.

The following approved guidelines for the Black Mountain Ranch VTM/PRD will be a requirement of all guidelines concerning exterior lighting for private and public facilities in Subarea I:

- The intensity of exterior lighting shall be kept to a minimum to promote a rural character and limit impacts to the wildlife which will occupy the extensive open space system at Black Mountain Ranch.
- In general, exterior lights should be directed downward and the light source should be shielded.
- Development of properties immediately adjacent to natural open space areas shall be specifically designed so that light or glare shall not be cast on the open space lots.

Noise

Proposed uses within and adjacent to the MHPA that are potential noise generators include major roads and water and sewer pump stations. Noise from major roads is anticipated to be below 65 decibels community noise equivalent level within 150 feet of the road edge crossing the MHPA. Other uses adjoining the MHPA would be residential, golf courses and the resort hotel; these uses are not anticipated to generate adverse noise impacts to wildlife.

Noise generated during construction of future development adjacent to the MHPA could impact sensitive wildlife during the breeding season. Construction activity noise shall be restricted during the breeding season if breeding wildlife are identified in the area of individual projects. Any grading or construction during the breeding season shall employ temporary noise controls to reduce noise to 60 dB in areas occupied by breeding wildlife.

Barriers

New development adjacent to the MHPA will be required, as deemed necessary by the City, to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls and/or signage) along the MHPA boundary to direct public access to appropriate locations and reduce domestic animal perdition. Areas where barriers will be considered are identified on **Figure 3.1** as having “limited access.”

Invasive Species

The approved Black Mountain Ranch VTM/PRD has a listing of appropriate landscape plantings for residences and in amenity open space that restrict non-native plant species and will prevent the introduction of invasives. The landscape guidelines are described in **Appendix B** and shall be required as conditions of approval for future development within Subarea I.

Brush Management

Brush management zones (separate lots) have been approved as part of the Black Mountain Ranch VTM/PRD including all future development areas. Brush management zones for the Perimeter Properties are included within the development envelopes. Brush management plans for these areas would be required when development entitlements are applied for, and will be consistent with City requirements.

B. MANAGEMENT DIRECTIVES FOR NCFUA SUBAREA I

The MSCP Subarea Plan recognizes that management of the MHPA is critical to the overall success of the MSCP Program and that it must be done in a comprehensive fashion over the entire MHPA. The City's MSCP Subarea Plan states that the City will be responsible for and will continue the management and maintenance of its existing public lands at current levels. The City will also manage and maintain lands obtained as mitigation where those lands have been dedicated to the City in fee title or easement. The MSCP Subarea Plan establishes both general and specific management priorities to be implemented as funding is available, although some priorities may be implemented as development mitigation or through research efforts by the scientific and academic community. Both the general and specific management directives are prioritized, with the first level being required under the terms of the City's MSCP Implementing Agreement. Second priorities are more discretionary.

- **General Management Directives:** These directives apply to the entire preserve throughout the City. They address citywide issues such as public access, trash removal, control of invasive exotics and flood control.
- **Area Specific Management Directives (ASMD):** These are specific to Subarea I and address wetland restoration, coastal sage scrub monitoring, specific requirements for fencing, golf course areas, public and pet access, trail locations and requirements, educational programs and revegetation. The ASMD have either been incorporated into the approved BMR VTM/PRD or will be required to be developed at the time a project seeks development approval. As stated above, if lands are dedicated to the City in fee title or conservation easement, the City will be responsible for management.

The Black Mountain Ranch Subarea I Plan addresses the management directives of the MHPA through the approved Black Mountain Ranch VTM/PRD project design, and design guidelines for the balance of Subarea I as follows:

- As a part of the BMR VTM/PRD, the Lusardi Creek area will be restored into a fully functional native riparian ecosystem and maintained at a minimum 400-foot width along its entire length through the golf course. Access to this important regional wildlife corridor will be limited by clearly defined crossings of the corridor. These crossings will be monitored for litter and other disturbances to the natural habitats.
- As a part of the BMR VTM/PRD, golf course areas will be separated from the MHPA and sensitive habitat areas with native vegetation that discourages human access (e.g., brambles, cactus, yuccas).
- As a part of the BMR VTM/PRD, access into the coastal sage scrub area in the south central area and the corridor and drainage area in the southwestern corner of the BMR VTM/PRD bounded by residential and golf course uses will be limited with fencing or natural barriers. Signage will direct local residents to appropriate locations and approved trails.
- As a part of the BMR VTM/PRD, periodic oversight of the golf course will be provided to assure Best Management Practices are in place to control chemical overflows and urban runoff into the natural open space system.
- In order to deter unlimited access to this regional wildlife corridor, fencing and/or barrier plantings along the middle school site in the south will be provided. Direction of public access and restriction of pet access will also be facilitated by fencing and/or barrier planting. Informational signage and environmental education programs (including monitoring and restoration projects involving students) plan to be implemented and heighten awareness of the MHPA's goals, purpose and needs in Subarea I. Access to the open space at Black Mountain Ranch is already limited through conditions of approval in the BMR VTM/PRD (**Figure 3.1**).
- Within the Perimeter Properties of Subarea I direct access to open space areas may be limited where indicated on **Figure 3.1**.
- In areas with a history of invasive species, there will be monitoring and redirection (when necessary) of public access and restriction of pet access to the MHPA.
- Consistent with the Black Mountain Ranch VTM/PRD project, trails will be established by the developer and maintained by the City over the long term in the MHPA (**Figure 6.1**).
- The developers of Black Mountain Ranch are required to provide the financing for the construction of a fence at the northern fork of La Zanja Canyon where it will terminate at the proposed alignment of Camino Ruiz. This fence will direct wildlife movement when the Black Mountain Ranch future development area is developed.
- In the event that the existing uses on Parcel J of the subarea are redeveloped to the uses designated in this Plan, the streamcourse for the La Zanja Creek will be maintained as a natural drainage course with a minimum 100-foot wide corridor. Required driveway or roadway access will be permitted. Any encroachment into wetlands or riparian habitat for such access will conform to the mitigation requirements of the ESL ordinance and obtain approval from the U.S. Army Corps of Engineers and California Department of Fish and Game.

- In areas adjacent to Black Mountain Open Space Park, such as the southeast perimeter properties, developers will be required as part of their approval to deter off-trail access and use through the provision of clearly marked access areas, well demarcated trails and posted signage.

Per the implementing agreement “To Establish a Multiple Species Conservation Program (MSCP) for the Conservation of Threatened, Endangered and Other Species in the Vicinity of San Diego, California,” the City of San Diego agrees to be responsible for the management of lands which are obtained through dedication in fee title or conservation easement for permanent preservation except where made a previous condition of project approval.

In addition to the Specific Management Directives for Subarea I, the MSCP Subarea Plan incorporates Sections 5.4 and 5.5 of the NCFUA Framework Plan, which also addresses open space management concerns. Each of the implementing principles included in these two sections are addressed below:

5.4 Enhancement and Management of Environmental Tier Lands

- 5.4a This implementing principle requires “Habitat Protection Areas,” “Biological Buffer Areas,” and “Transition Areas” that collectively result in the preservation of the Environmental Tier. As noted previously, the Framework Plan Environmental Tier will be implemented through compliance with the MSCP Subarea Plan, which was adopted March 18, 1997. The MSCP enlarges and improves the configuration of the Environmental Tier through the creation of the MHPA, and does not include requirements for separate habitat protection areas, buffers or transition zones. Land uses within the MHPA will be those allowed in the MSCP Subarea Plan Section 1.4.1.
- 5.4b This implementing principle requires wildlife corridors of sufficient width to provide enough space to allow animal movement without fear, undisturbed by lighting and noise and with habitat throughout. Within Subarea I wildlife corridors will be provided as required by the MSCP, and as noted previously in the description of the MHPA.
- 5.4c This implementing principle requires conformance to the Resource Protection Ordinance (RPO) and successor ordinances. Conformance to the RPO or its successor ordinance is discussed in **Appendix A** of this Subarea I Plan.
- 5.4d This implementing principle states that trails shall not be allowed in wildlife corridors if they would impede movement or other natural functions (breeding, foraging, rearing of young). In Subarea I, trails within the MHPA are located outside of the major wildlife corridors to the extent feasible. The trail system has been designed to limit impacts to the wildlife corridors and the natural functions of the MHPA. (See **Circulation Element**, Section F, page 87 and **Figure 6.2**, regarding the Subarea I trail system.)

- 5.4e This implementing principle prohibits channelization of Subarea I's large drainage areas or floodplains. This Subarea I Plan proposes no channelization. Large identified floodplains are all located in open space.
 - 5.4f This implementing principle states that water retention areas and ponded runoff filtering systems may be located within open space and establishes the requirements for such systems. The Land Use Adjacency Guidelines establish how drainage into the MHPA will be managed in accordance with the requirements of the MSCP Subarea Plan.
- 5.5 Roads in and Adjacent to the Environmental Tier
- 5.5a This implementing principle requires the use of bridge structures to cross the Environmental Tier. Within Subarea I, bridges and large arch culverts will be used as feasible and appropriate to cross wildlife corridors/canyons.
 - 5.5b This implementing principle limits road crossings of the tier to those shown on the Framework Plan and collector streets essential for area circulation. The road system for Subarea I complies with the requirements of the Framework Plan and has been designed to move traffic smoothly and efficiently with as few crossings of the MHPA as are feasible.
 - 5.5c This implementing principle states that filling of canyons or valleys shall be avoided and prohibits placement of roads in the bottom of canyons, or where they would act as a barrier to wildlife movement. The land use plan for Subarea I avoids filling canyons in the MHPA. Slopes within and adjacent to the MHPA will be revegetated with native and naturalized plant materials. Roads are located out of the MHPA and only cross as necessary to provide a safe and efficient transportation system.
 - 5.5d This implementing principle states that, where roads enter and traverse portions of the open space system, wildlife crossings should be constructed every one-half mile. The only road shown in the Framework Plan as traversing a large portion of the MHPA is SR-56, which is entirely outside of Subarea I.
 - 5.5e This implementing principle requires roads to be narrowed when crossing the open space system. This requirement is already accommodated in the design of Subarea I.
 - 5.5 f This implementing principle states that roads that cross floodways shall be constructed above grade using bridges or causeway structures. This requirement is already accommodated in the design of Subarea I.

C. AMENITY OPEN SPACE

The North Village will include four amenity open space elements:

- Central Open Space Link: a central open space of land dedicated to habitat in the “knot” of the bow tie area.
- Open Space Corridor: extending westerly of the neighborhood park connecting to the open space system in Lusardi Canyon.
- Promenade Walkway of North Village Drive: extending east-west along the north side of the Open Space Corridor and Village Green/Plaza through the compact community, connecting with the walkway systems in adjacent areas.
- Village Green/Plaza: an urban open space surrounded by the most intensively developed portion of the compact community. The Village Green is approximately ten acres designed to relate to the Mixed-Use Core. It surrounds a 4.5-acre extension of the existing natural canyon system.

The character of each of these is described below:

- The Central Open Space Link is a north-south link in an extensive habitat preserve system. It also functions as a central node, providing transition between the compact community to the east and the less dense area to the west.
- The Open Space Corridor will contain a hiking/biking/equestrian trail system which connects to the on-site and ultimately off-site regional trail system.
- The North Village Drive Promenade Walkway is urban in character, combining a road, wide parkway, bike lanes and walkway. The walkways along both sides of the street will be within wide bands of landscaping.
- The Village Green/Plaza is the dominant landscape feature of the Community Mixed-Use Center. It is a place where gatherings and civic events such as community festivals and 4th of July celebrations may occur.