

# Del Mar Mesa Specific Plan

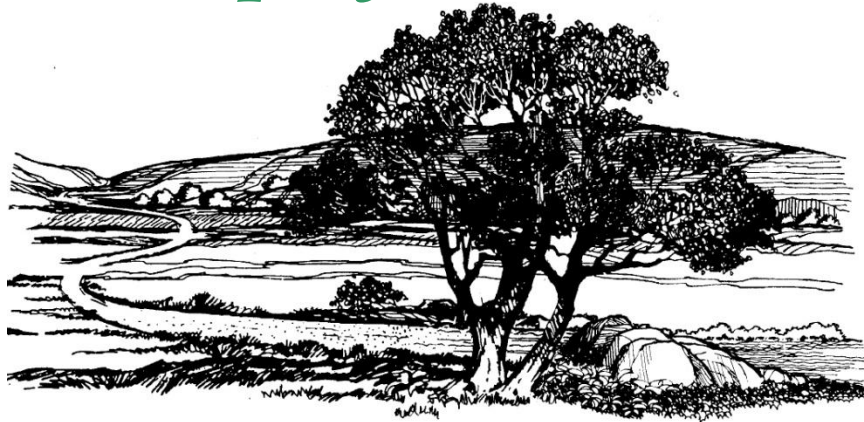


Carmel Mountain/Del Mar Mesa Resource Management Plan  
Trails Amendment

Public Review Draft  
Strikeout/underline  
April 2012

# *Del Mar Mesa*

## *Specific Plan*



Prepared by  
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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.

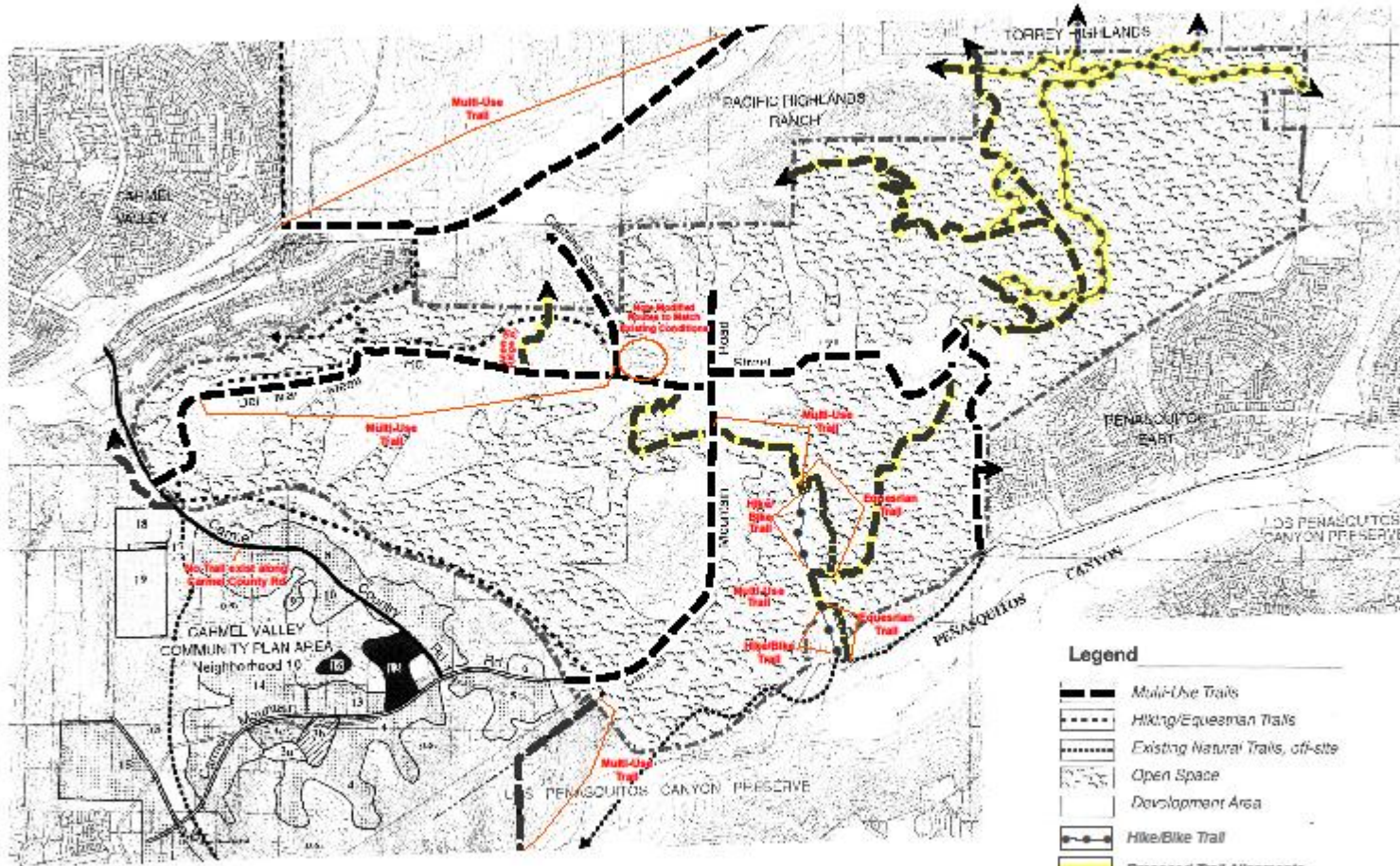
An east-west connection between developed areas within Del Mar Mesa and the Rancho Penasquitos community was evaluated during development of the RMP but was not included in the Plan due to potential impacts to sensitive biological resources as well as conflicts with ownership mandates of public agency 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.



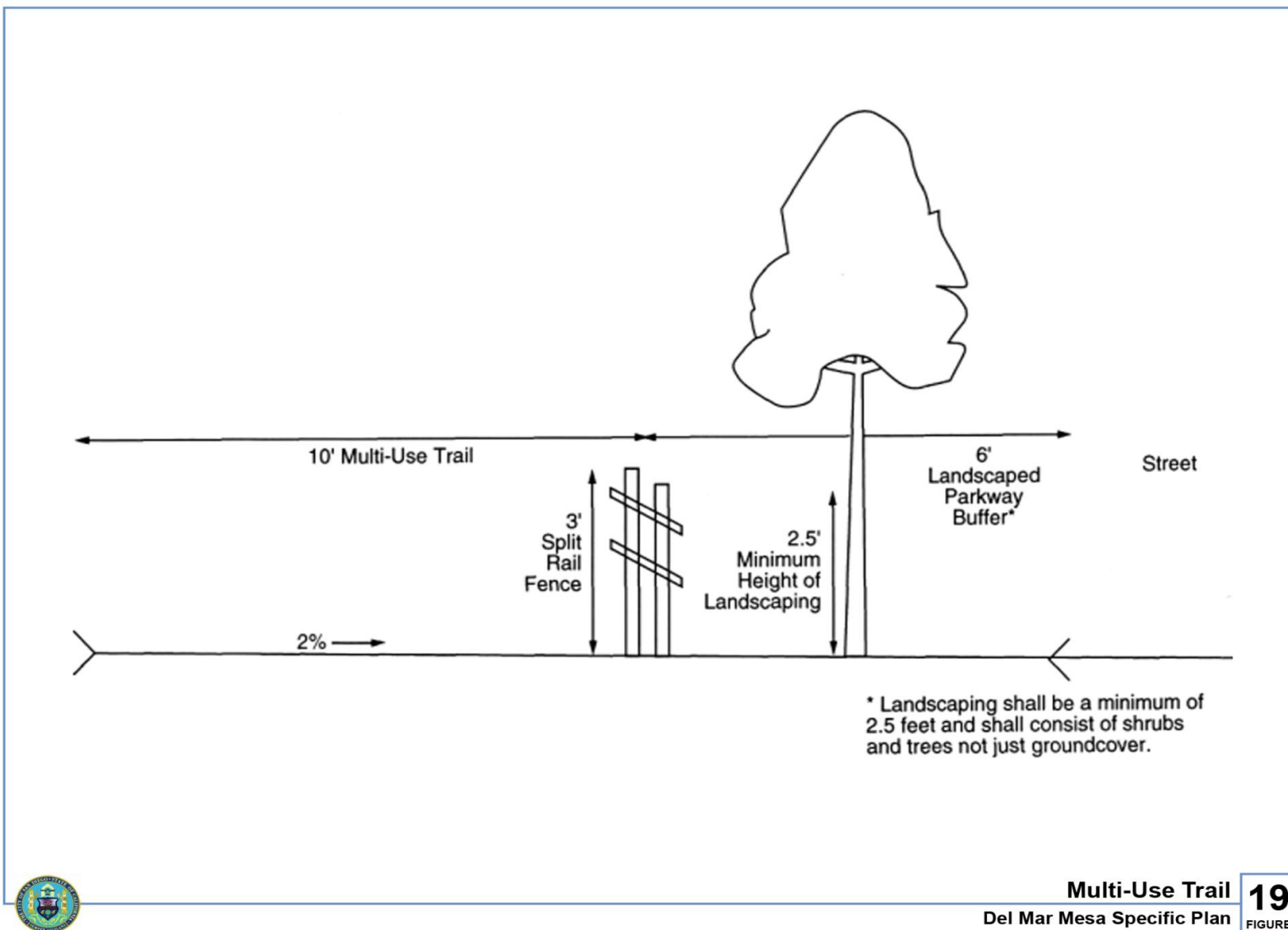
Trails **20**



- 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