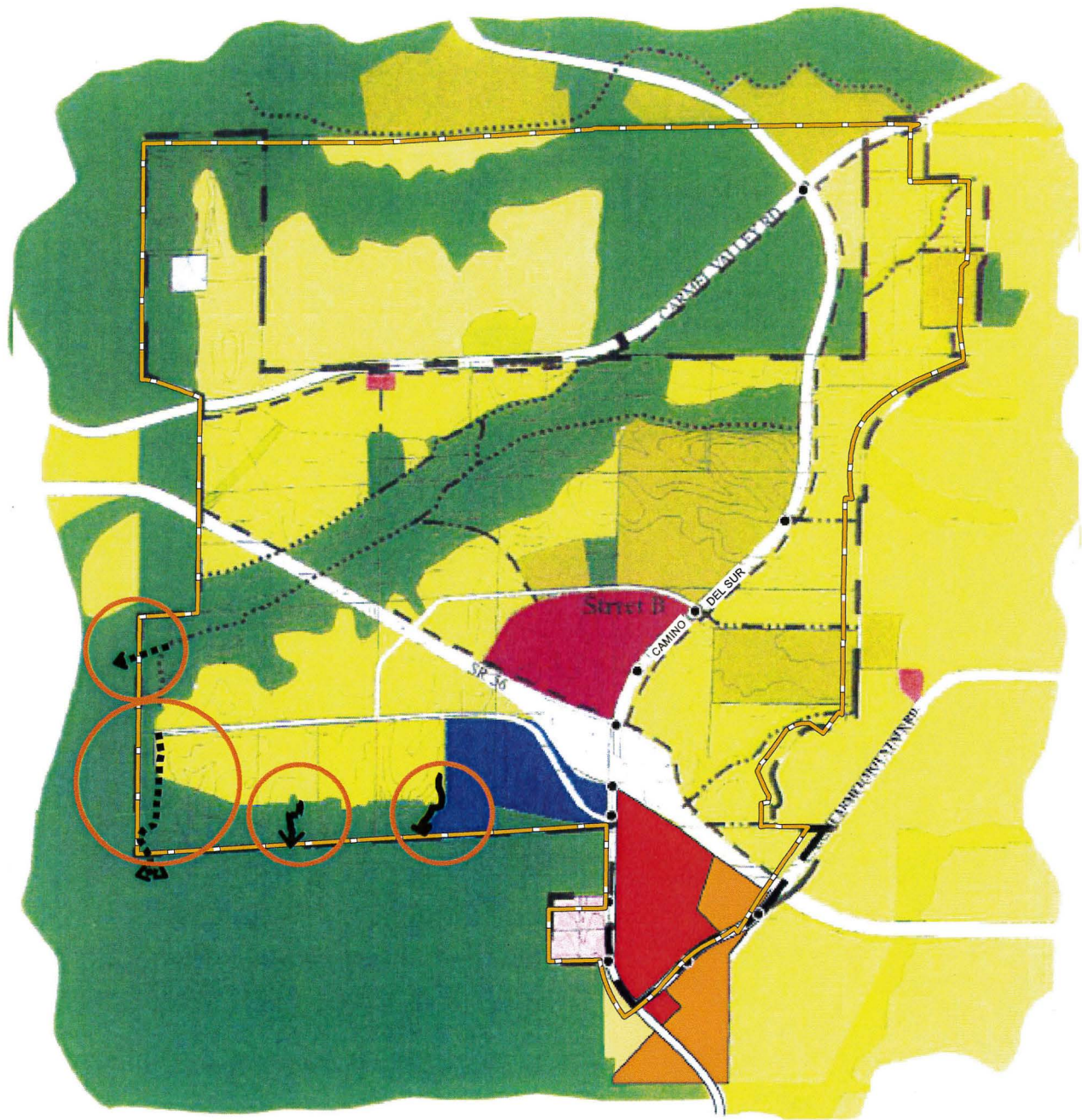


Torrey Highlands

Subarea Plan for North City
Future Urbanizing Area
Subarea IV

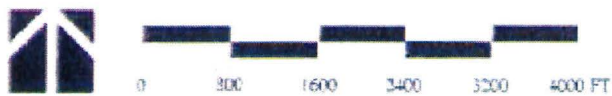
Carmel Mountain/Del Mar Mesa Resource Management Plan
Trails Amendment

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



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.

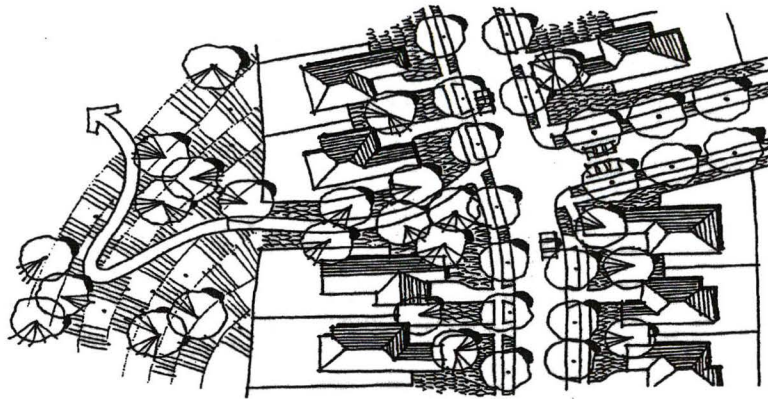
3.1 IMPLEMENTING PRINCIPLES

- 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

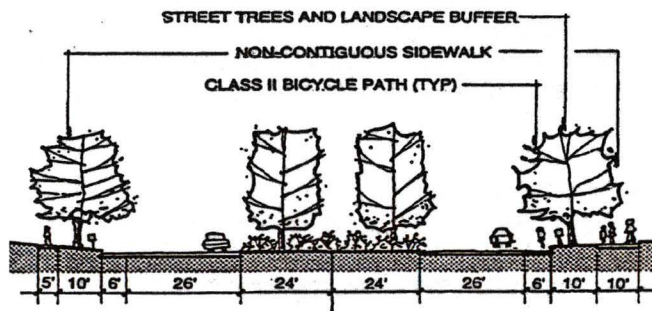
Several connections will be provided to enable users to easily move from one trail system to the other. The paved system will provide linkages with Black Mountain Ranch, Rancho Peñasquitos, and developed areas including the LMXU. The improved multi-purpose trail will follow

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. ~~It~~ 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

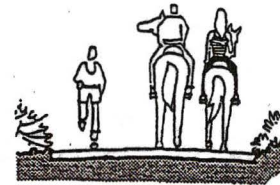
Unpaved, multi-purpose trails occur within the Torrey Highlands Preserve to accommodate hiking, biking and equestrian travel. The trails will generally follow the contours along the inside edge of the north side of the Preserve to avoid unnecessary grading. A trail will also follow the sewer trunk easement 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.

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

Unpaved trails throughout the Preserve



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.