

Development Services Department

San Dieguito River Park Osuna Segment Of The Coast To Crest Trail

PRJ-1049410

Item #1

Planning Commission

Date October 24, 2024

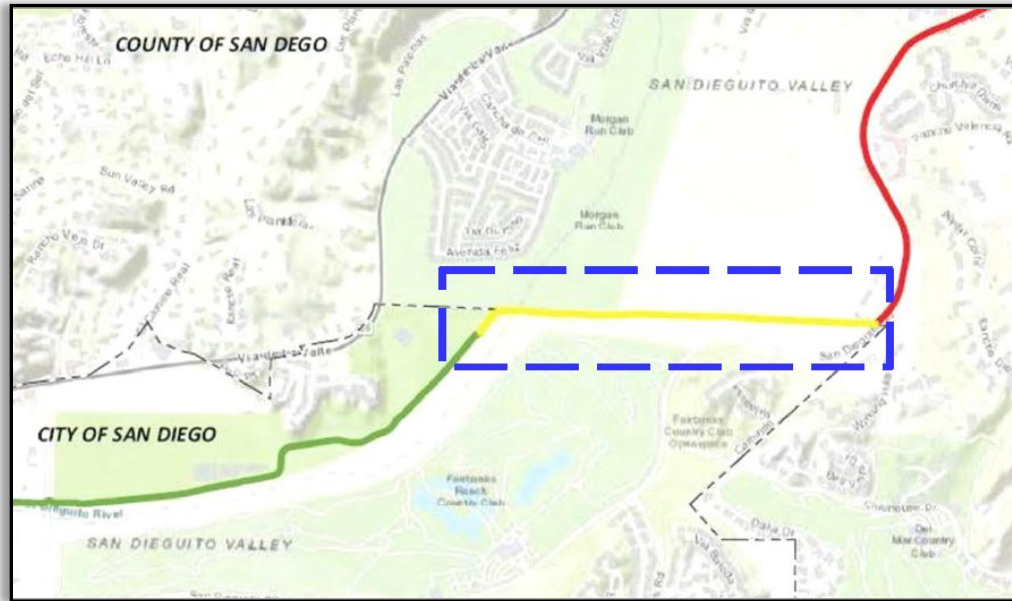
Project Background

Location:	14555 El Camino Real
Parcel Size:	1.8 acre
Community:	Fairbanks Ranch Country Club Community Planning Area
Zoning:	AR-1-1, AR-1-2, and OF-1-1 zones

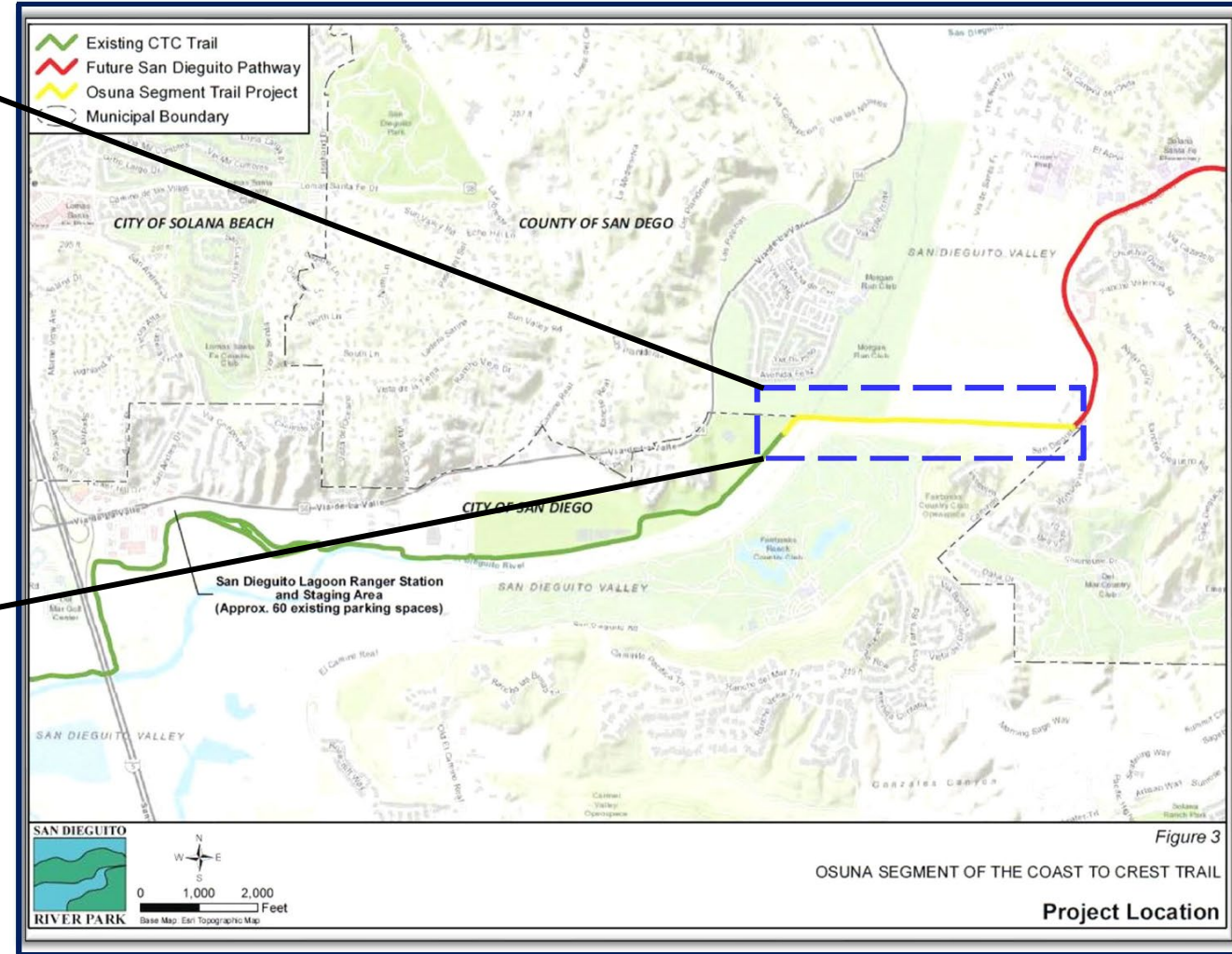
Project Scope

- Construct the Osuna segment of the Coast To Crest Trail as identified in the San Dieguito River Park Concept Plan and County of San Diego Regional Trails Plan.
- Connect the Osuna portion of the trail to the CTC Trail by one mile from the eastern end of its current terminus at the Surf Cup Sports fields (formerly Polo Fields) to link the trail to San Dieguito Road.
- San Dieguito River Park JPA, as the lead agency, adopted a Mitigated Negative Declaration (SCH No. 2023050120) dated July 2023.

Project Location



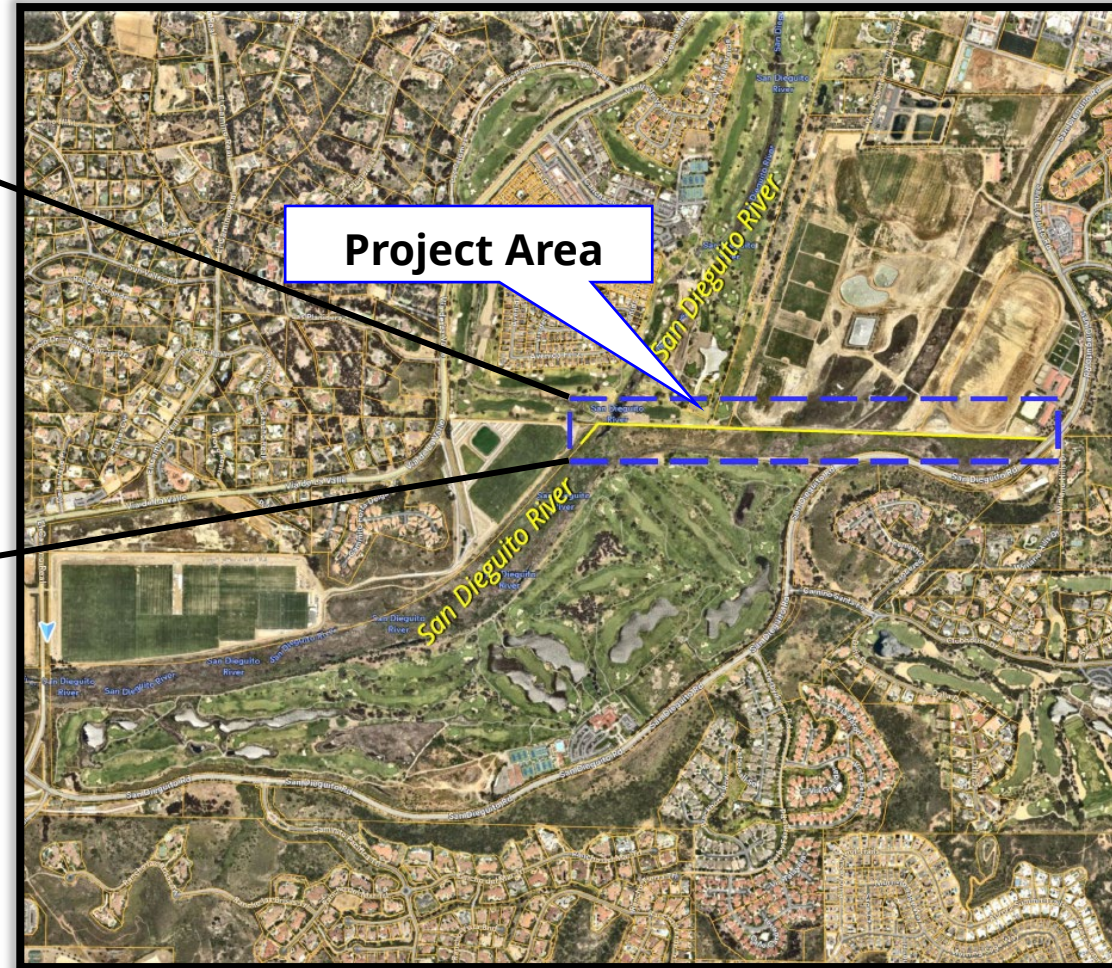
Enlarged Project location



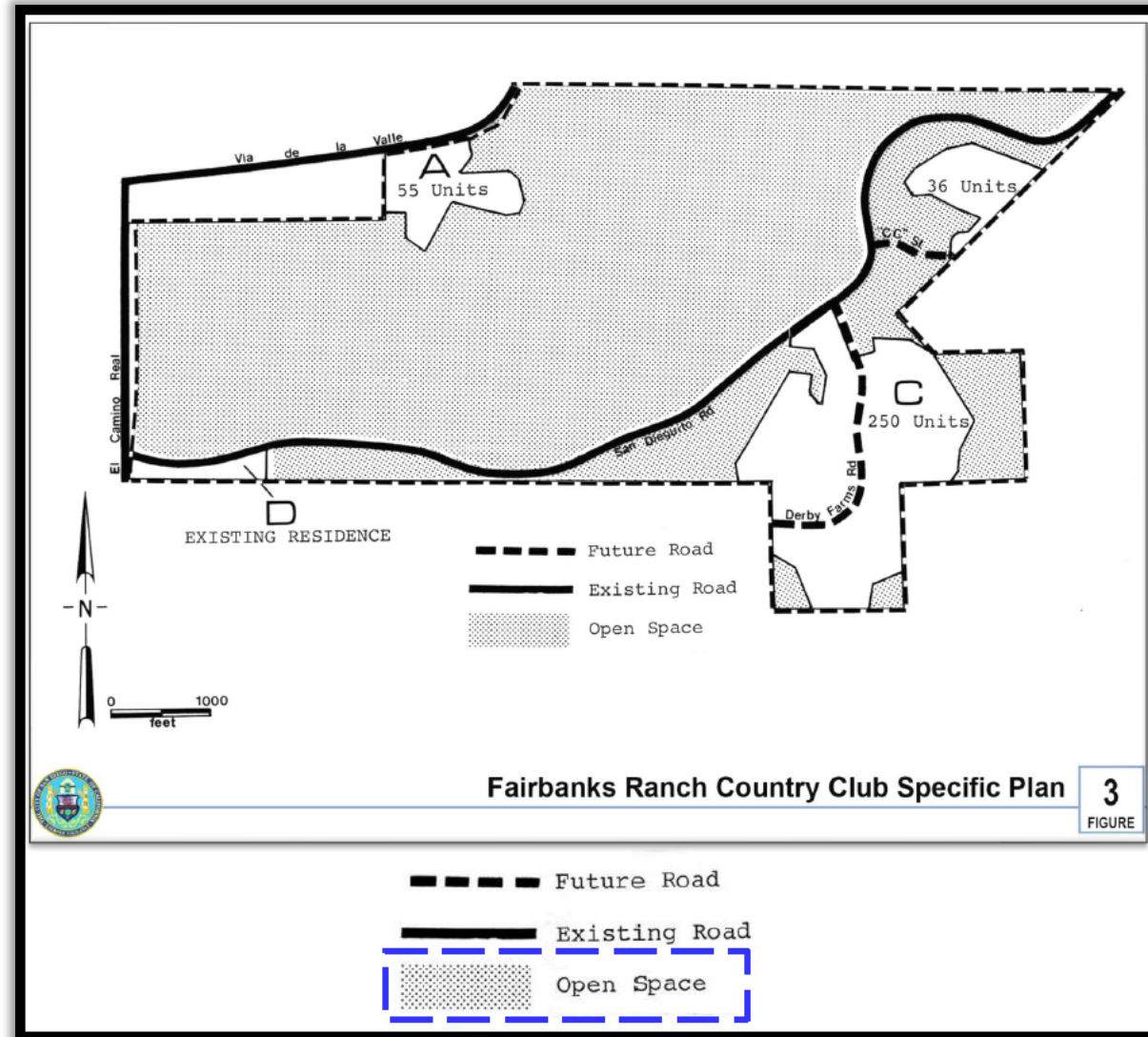
Aerial Photograph



Enlarged Aerial

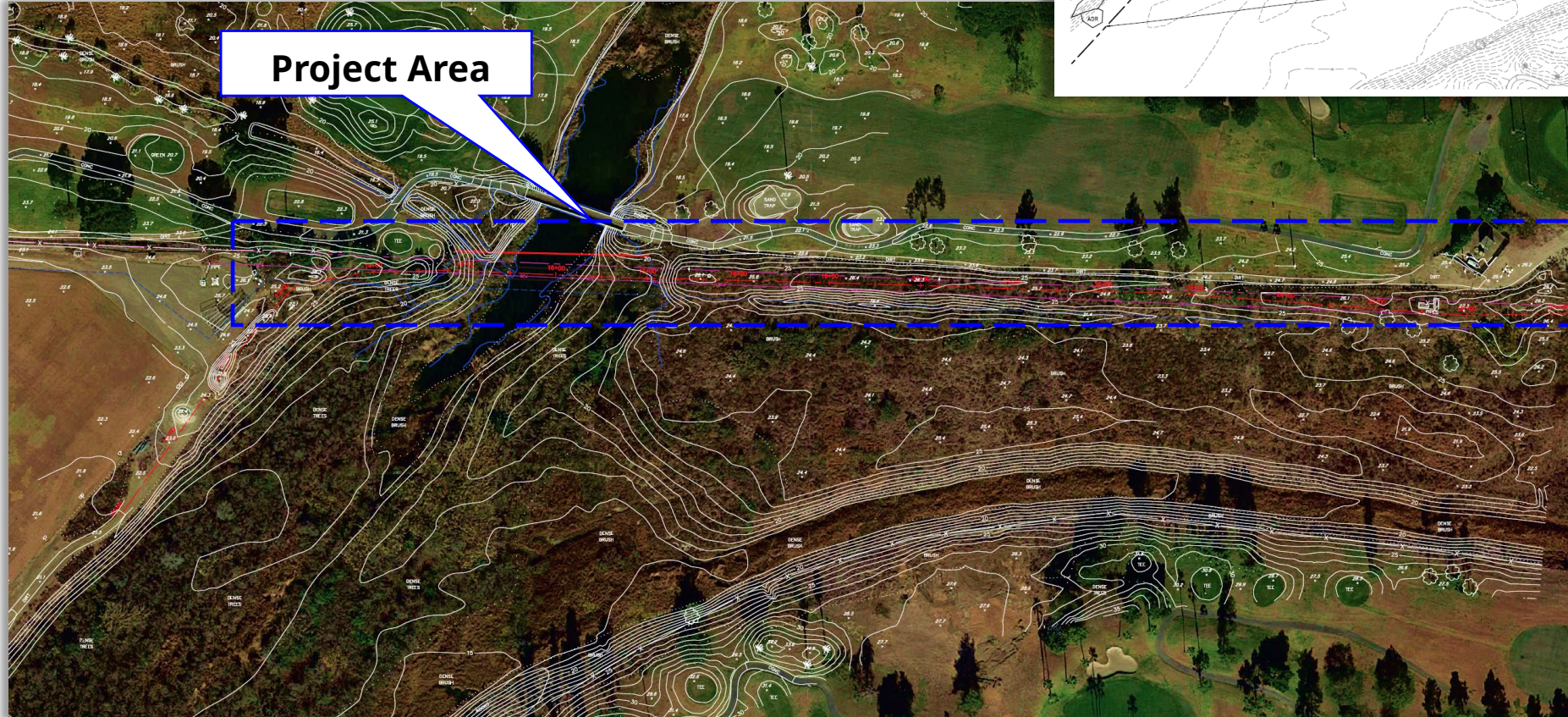
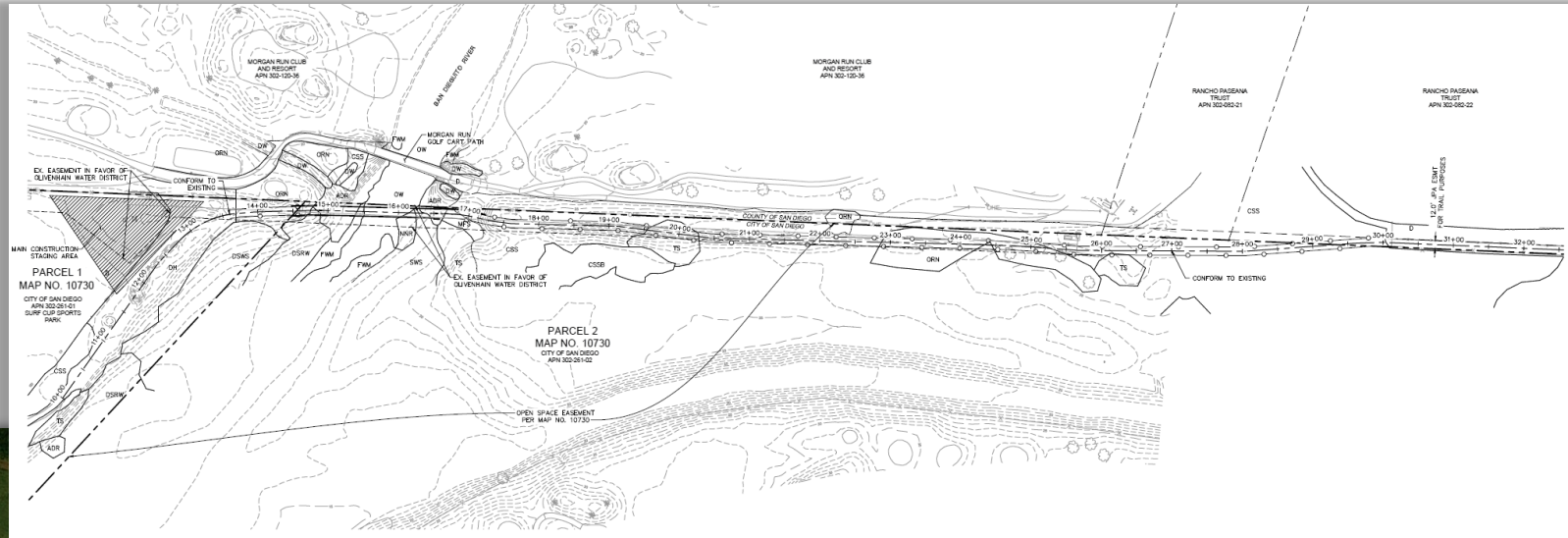


Community Plan Land Use Map

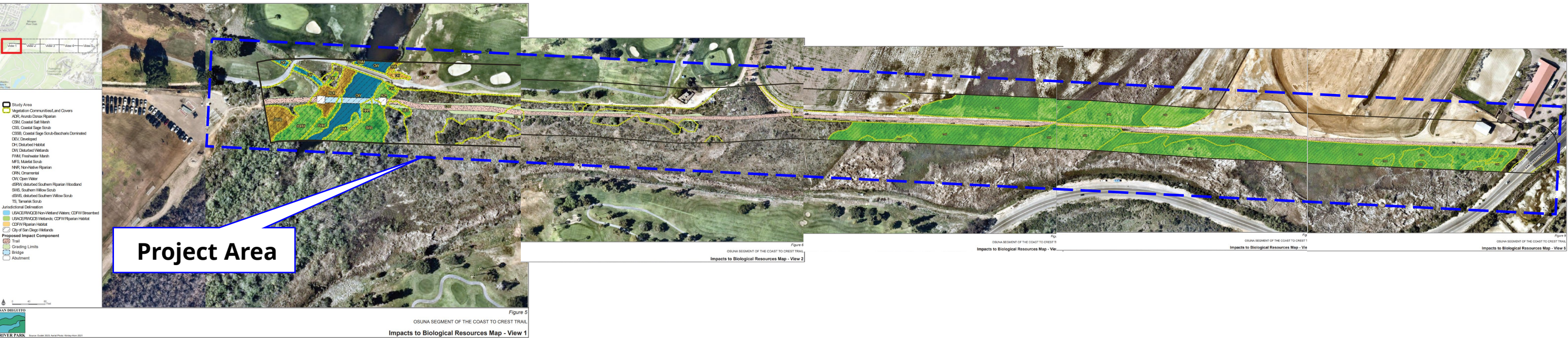




Site Plan



Project Area



Photographic Survey

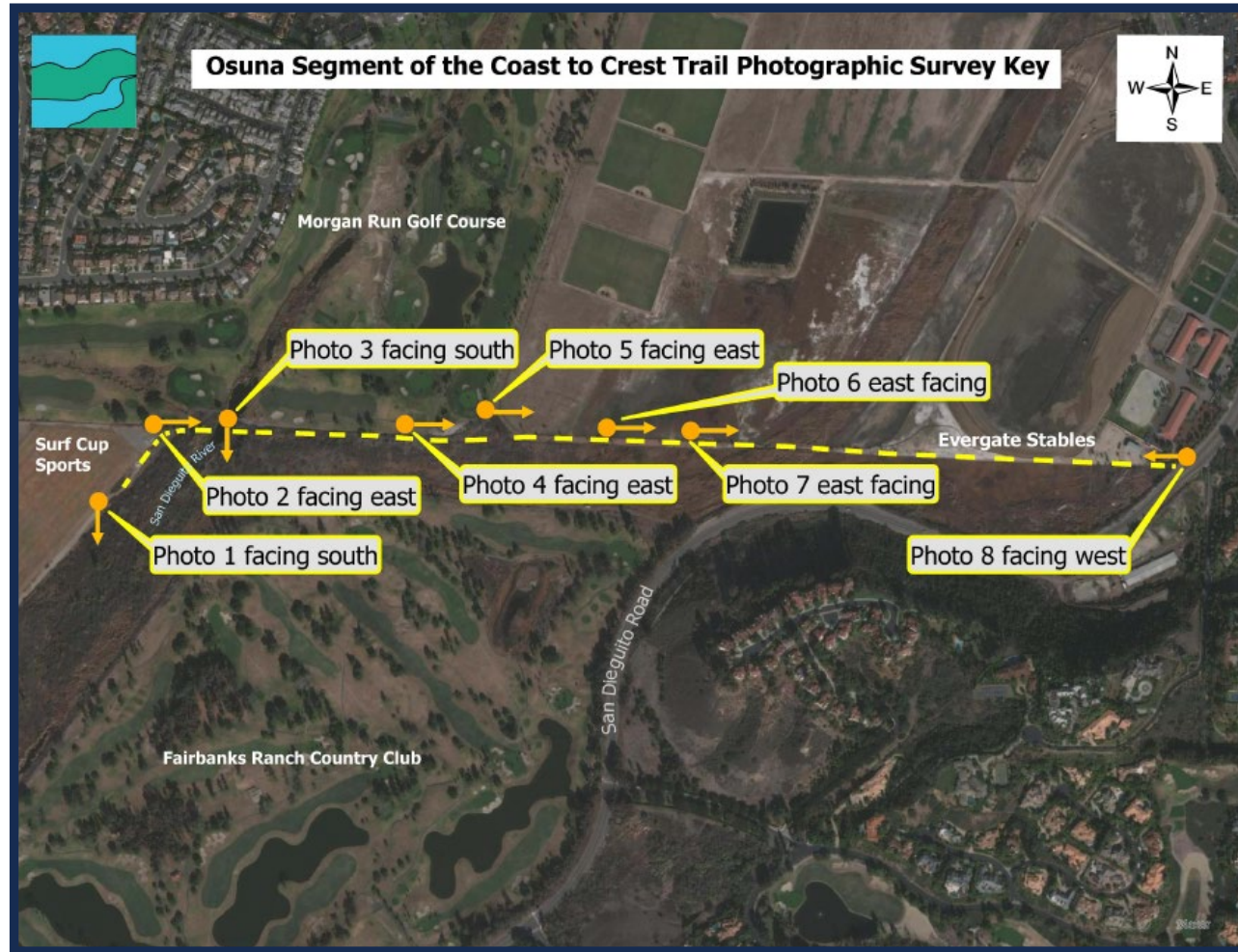


Photo 1. Facing South

Photographic Survey

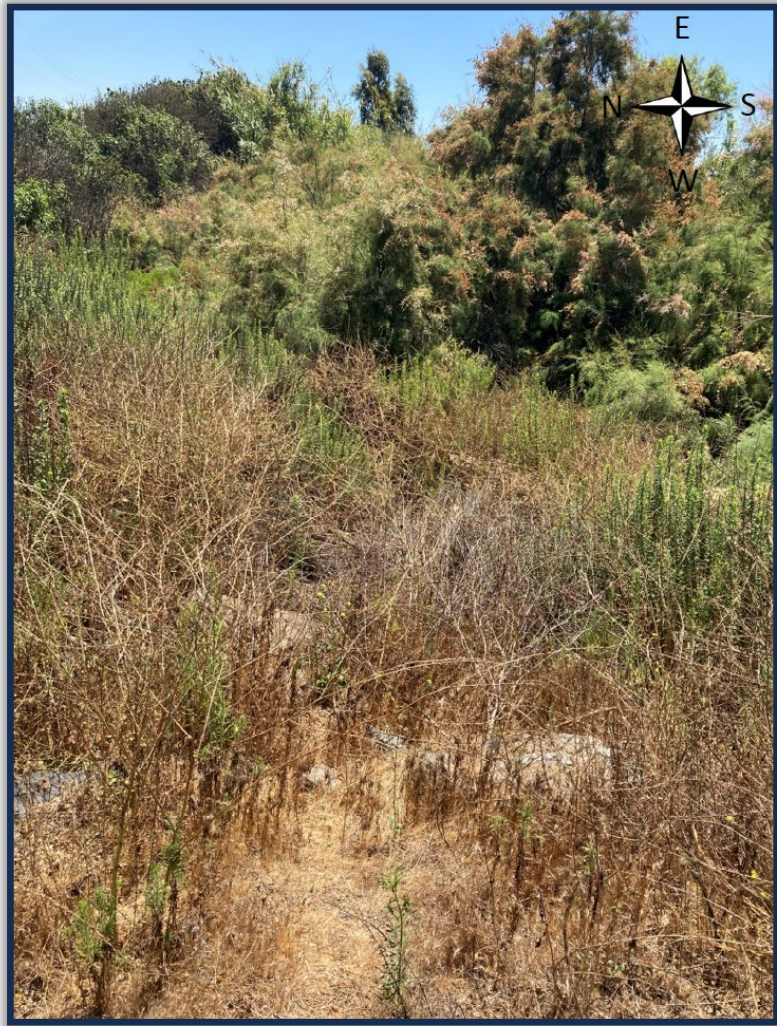


Photo 2. Facing East



Photo 3. Facing South

Photographic Survey



Photo 4. Facing East



Photo 5. Facing East

Photographic Survey

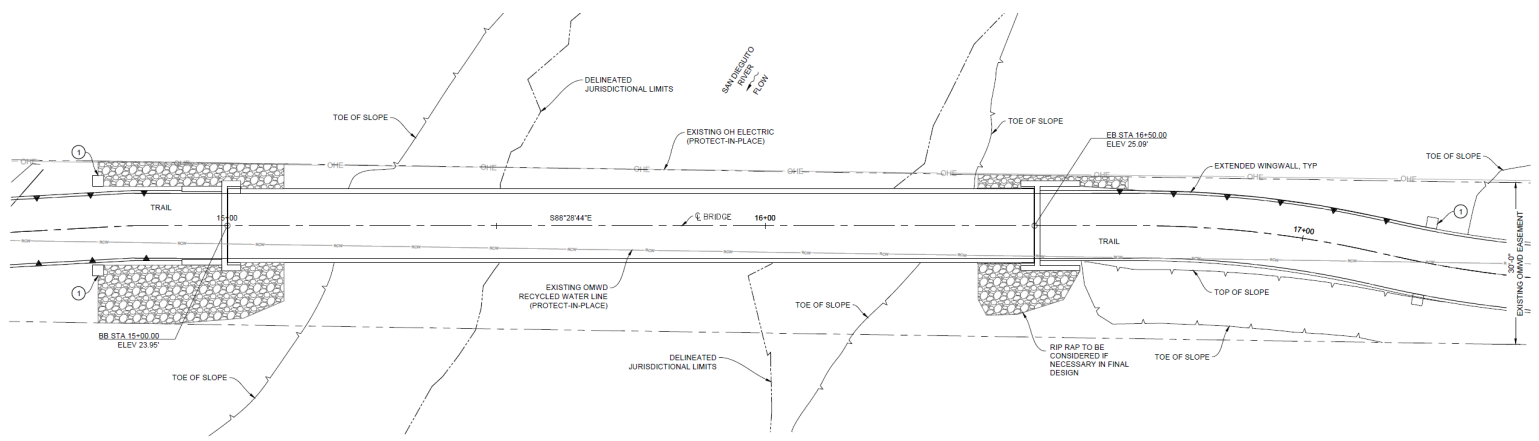
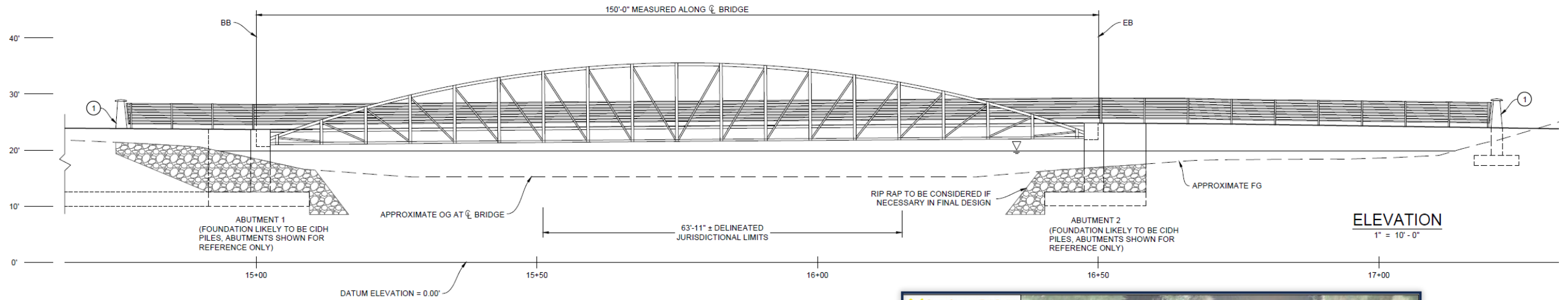


Photo 6. Facing East



Photo 7. Facing West

Bridge Elevation



PLAN
1" = 10' - 0"

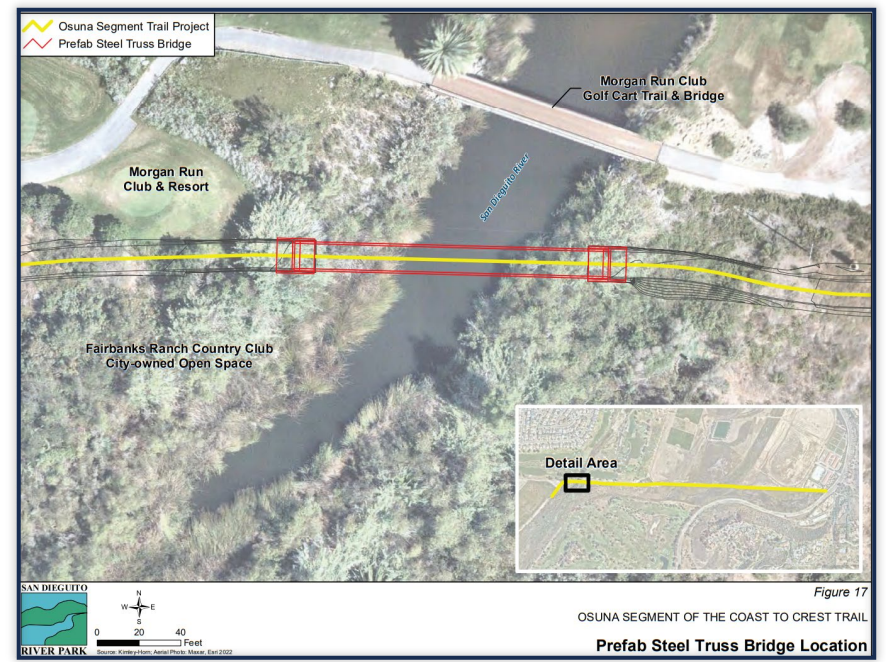
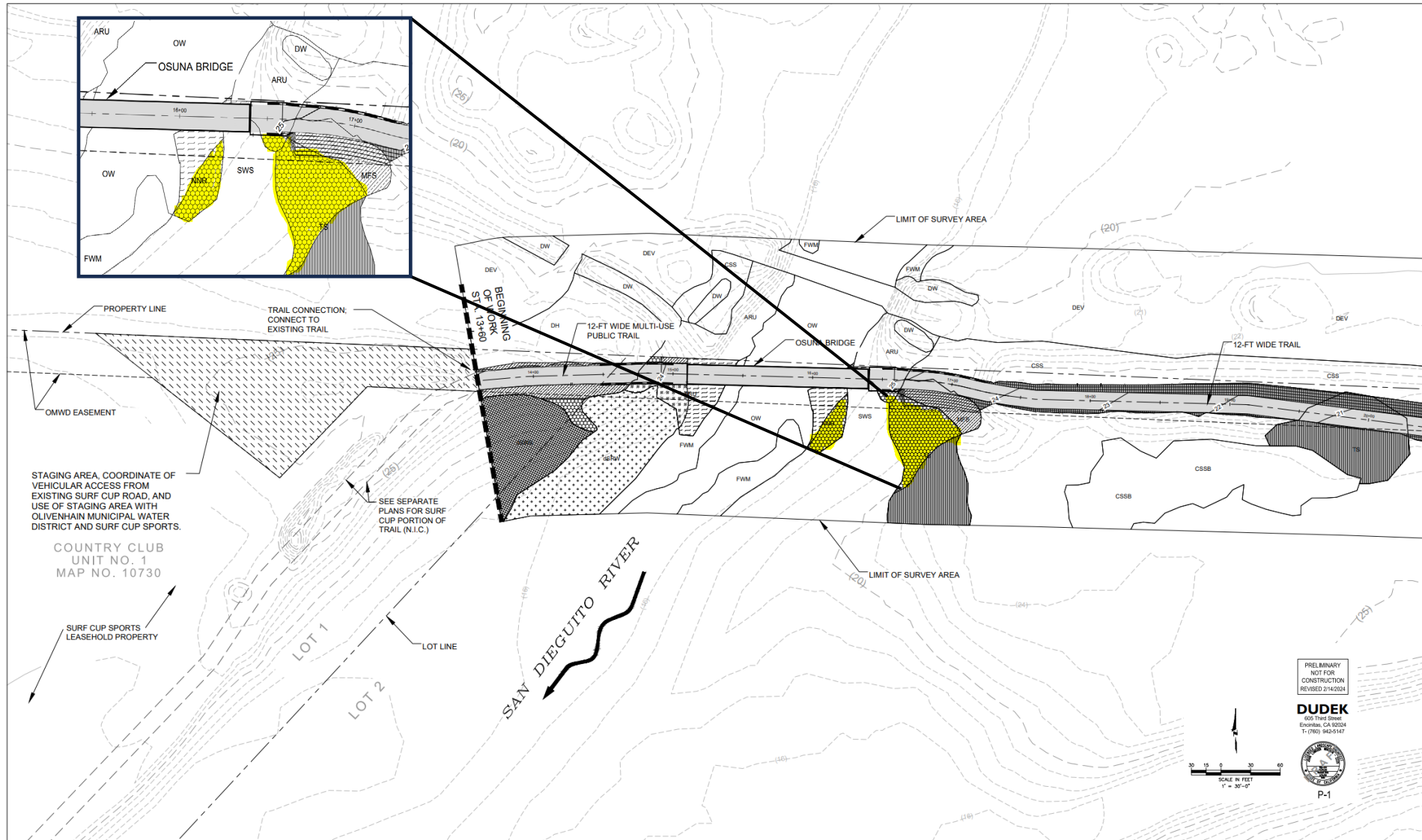


Figure 17
OSUNA SEGMENT OF THE COAST TO CREST TRAIL
Prefab Steel Truss Bridge Location





Revegetation/Restoration Planting Areas



PLANTING LEGEND

REVEGETATION AREAS

	FRESHWATER MARSH WETLAND (FWM) (0.05 AC.) CONTAINER PLANTS + SEEDING		SOUTHERN WILLOW SCRUB (SWS) REVEGETATION/RESTORATION (0.06 AC.) CONTAINER PLANTS + SEEDING
	MULEFAT SCRUB (MFS) (0.05 AC.) CONTAINER PLANTS + SEEDING		SOUTHERN RIPARIAN WOODLAND (SRW) REVEGETATION/RESTORATION (0.01 ac.) CONTAINER PLANTS + SEEDING
	SOUTHERN WILLOW SCRUB (SWS) ENHANCEMENT (0.09 AC.) SEEDING ONLY		COASTAL SAGE SCRUB (CSS) (0.49 AC.) CONTAINER PLANTS + SEEDING
	SOUTHERN RIPARIAN WOODLAND (SRW) ENHANCEMENT (0.13 AC.) SEEDING ONLY		

SEE SHEETS P-3 & P-4 FOR PLANT LISTS AND PLANTING NOTES & DETAILS.

CONTAINER PLANT PALETTE
SOUTHERN WILLOW SCRUB (SWS)
WETLAND RESTORATION/REVEGETATION AREA: 2,683 SF (0.06 Ac)

SYMBOLS	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING (ON CENTER)	PERCENT COMPOSITION	QUANTITY	DETAILS
TREES (OVERSTORY) PLANTS							
	BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	6' O.C.	15%	11	A P-3 ↓
	JUNCUS ACUTUS SSP. LEOPOLDII	SPINY RUSH	1 GAL	3' O.C. (GROUPS OF 5)	10%	30	
	SALIX EXIGUA	NARROW-LEAVE WILLOW	DEEP 1 GAL	8' O.C.	20%	8	
	SALIX GOODINGII	BLACK WILLOW	DEEP 1 GAL	15' O.C.	20%	2	
	SALIX LASIOLEPIS	ARROYO WILLOW	DEEP 1 GAL	10' O.C.	20%	5	
UNDERSTORY PLANTS							
	ARTEMISIA DOUGLASIANA	DOUGLAS MUGWORT	1 GAL	4' O.C. (GROUPS OF 5)	15%	25	B P-3
					100%	82	
					TOTAL	TOTAL	

NOTES:
1. ALL PLANTS SHALL BE INSTALLED ACCORDING TO THE DIRECTION OF THE JPA DESIGNATED REPRESENTATIVE AND PROJECT BIOLOGIST.
2. ALL PLANT MATERIAL SOURCES SHALL BE FROM COASTAL SAN DIEGO COUNTY.

PRELIMINARY
NOT FOR
CONSTRUCTION
REVISED 2/14/2024

DUDEK
605 Third Street
Escondido, CA 92024
T: (760) 945-5147

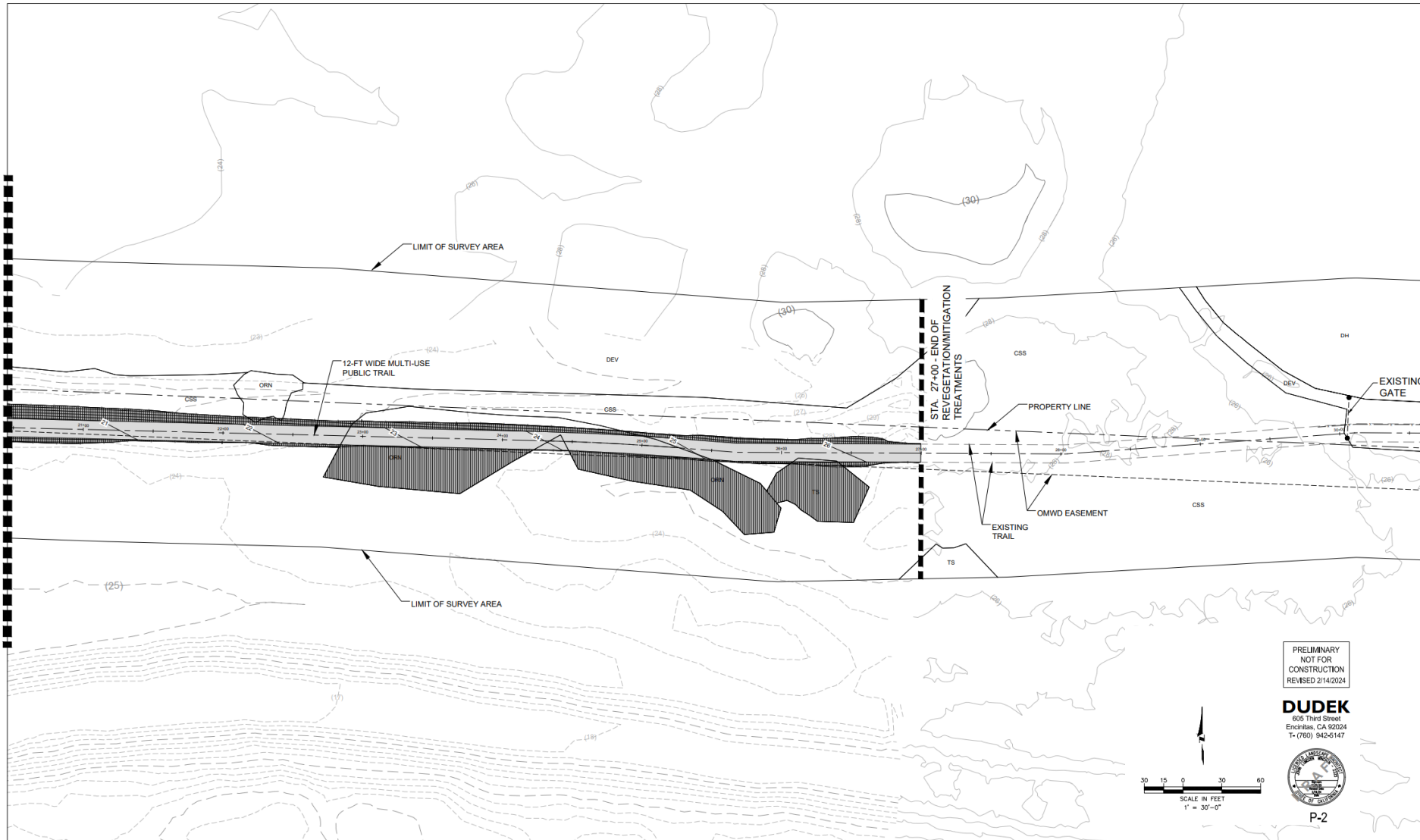
P-1

SCALE IN FEET
1" = 30'-0"

North



Revegetation/Restoration Planting Areas



PLANTING LEGEND	
REVEGETATION AREAS	
	FRESHWATER MARSH WETLAND (FWM) (0.05 AC.) CONTAINER PLANTS + SEEDING
	MULEFAT SCRUB (MFS) (0.05 AC.) CONTAINER PLANTS + SEEDING
	SOUTHERN WILLOW SCRUB (SWS) ENHANCEMENT (0.09 AC.) SEEDING ONLY
	SOUTHERN RIPARIAN WOODLAND (SRW) ENHANCEMENT (0.13 AC.) SEEDING ONLY
	SOUTHERN WILLOW SCRUB (SWS) REVEGETATION/RESTORATION (0.06 AC.) CONTAINER PLANTS + SEEDING
	SOUTHERN RIPARIAN WOODLAND (SRW) REVEGETATION/RESTORATION (0.01 ac.) CONTAINER PLANTS + SEEDING
	COASTAL SAGE SCRUB (CSS) (0.49 AC.) CONTAINER PLANTS + SEEDING

SEE SHEETS P-3 & P-4 FOR
PLANT LISTS AND PLANTING
NOTES & DETAILS.



Proposed Deviation

- The project site contains Environmentally Sensitive Lands (ESL) in the form of wetlands and sensitive biological resources and cannot avoid impacts on ESL.
- The project falls under the allowable deviations to the wetland regulations as an essential public project.
- The project proposes mitigation, which is a deviation from the ESL regulations. Therefore, it requires a Site Development Permit (SDP) Process 4 pursuant to SDMC Section [126.0502\(d\)\(4\)](#).



Community Planning Group

DATE: October 28, 2021

The Carmel Valley Community Planning Board voted 11- 0 in favor.



Staff Recommendation

ADOPT The Environmental Resolution;

ADOPT The Mitigation, Monitoring and Reporting Program; and

APPROVE Site Development Permit (SDP) No. PMT-3138236.