

# **Public Access Plan Sycamore Canyon/Goodan Ranch Preserve San Diego County, California**

**County Contract 557665 Task Order No. 05**

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## LIST OF ACRONYMS

ABA	Architectural Barriers Act
ADA	Americans with Disabilities Act
AMSL	above mean sea level
BRCA	Biological Resource Core Area
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
County	County of San Diego
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Ranks
CTMP	Community Trails Master Plan
DPR	Department of Parks and Recreation
ESA	Endangered Species Act
GIS	Geographic Information Systems
HRTTP	Historical Resources Treatment Plan
JEPA	Joint Exercise of Powers Authority
MBTA	Migratory Bird Treaty Act
MCAS	Marine Corps Air Station
MSCP	Multiple Species Conservation Program
NAHC	Native American Heritage Commission
NRHP	National Register of Historic Places
PAMA	Pre-Approved Mitigation area
PAP	Public Access Plan
Preserve	Sycamore Canyon and Goodan Ranch Preserve
PTG	Preserve Trail Guidelines
RMP	Resource Management Plan
RPO	Resource Protection Ordinance
SANDAG	San Diego Association of Governments
SDCWA	San Diego County Water Authority
SDG&E	San Diego Gas & Electric
SDMBA	San Diego Mountain Biking Association
SDTA	San Diego Trails Alliance
SR-	State Route
SWIA	Southwest Wetlands Interpretive Association
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VCM	Vegetation Classification Manual
WHCC	Wildlife Habitat Conservation Coalition

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## 1.0 INTRODUCTION

### 1.1 Purpose and Goals of the Public Access Plan

This Public Access Plan (PAP) provides recommendations for the trail network (hiking, mountain biking, e-bikes and equestrian use) within the Sycamore Canyon and Goodan Ranch Preserve (Preserve). The PAP provides an examination of opportunities and constraints relevant to existing and potential trails and roads, considers adjacent conditions and proposed trails that affect public access within the Preserve, evaluates alternatives for improvements to the trail network, and outlines recommendations based on the Preserve's planning context. The primary goals for this PAP are:

- To develop sustainable public access opportunities that provide an enjoyable experience for hikers, bikers, and equestrians alike.
- To continue to provide unique mountain biking opportunities at the Preserve while still maintaining multi-use trails.
- To provide recreational appeal while conserving resources and educating visitors about our sensitive resources and the Multiple Species Conservation Program (MSCP).

The Preserve is located in the unincorporated community of Lakeside in San Diego County (County), to the northeast of the Marine Corps Air Station (MCAS) Miramar, southeast of the City of Poway, east and west of State Route (SR-) 67, and approximately two miles north of the City of Santee (Figure 1). The entire Preserve is located within the County of San Diego's (i.e., South County) MSCP Subarea Plan (Subarea Plan) subregion. The Preserve encompasses precisely 2,847<sup>1</sup> acres of conserved regional open space as a part of the MSCP. The original 2,272-acre Preserve was considered baseline preserve when the Subarea Plan was adopted in 1997. Several additions to the Preserve have been acquired by the County's Department of Parks and Recreation (DPR) over the last 20 years. These include the acquisition of the Sycamore South and Sycamore North (formerly known as Hagey) properties in 2010-2011; acquisition of the Southern Parcel in 2013; acquisition of the 2015 Northern and Southern Additions (formerly known as the Wu and Cielo properties, respectively) in 2015; acquisition of the San Vicente Connector parcels, which are east of SR-67, between 2003 and 2018; and acquisition of the Southern Gap parcels in 2019 and 2020 (Figure 2). The biological goal of the Final MSCP Plan is to maintain regional ecological function and extant populations of covered species (County 1998).

This PAP was prepared to support the Resource Management Plan (RMP) for the Preserve (County DPR 2023). The RMP is used by the County DPR as guidance for Preserve management per the requirements of the Subarea Plan (County 1997) and Framework Management Plan (County 2001). The Framework Management Plan sets forth management goals and objectives, along with general management directives that apply to all areas of the MSCP Subarea Plans. One of the general management directives of the Framework Management Plan pertains to public

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<sup>1</sup> The County reports both Assessor's and GIS (Geographic Information System) acreages for conserved lands. Assessor's acreage is the formal unit of measurement the County utilizes internally for real estate acquisitions, accounting, and reporting. However, GIS acreage is calculated using data provided by the San Diego Geographic Information Source (SanGIS). Assessor's and GIS acreage totals can differ as records of the legal acreage of parcels are plotted on paper and then converted into GIS. For consistency, SanGIS data is used in this document when calculating acreage for the Preserve, such as land use, habitat, or vegetation areas, within the Preserve. Based on SanGIS parcel data, the total Preserve acreage is 2,994. However, the official Preserve acreage is 2,847.

access, trails, and recreation and states that appropriate recreational activities shall be accommodated in concurrence with the goals of the Subarea Plan (County 2001). For this reason, a PAP is necessary to support the RMP and to ensure that public access is consistent with the biological goals of the Subarea Plan.

## **1.2 Planning Process for this PAP**

Recreational access in the Preserve is a chance to expose visitors to the site's history, the many unique habitats, and the impressive vistas throughout the trail network. To achieve the primary goals of the PAP, it has been developed through the following steps:

1. Background research, including planning and policy context, was conducted. Policies and goals from the planning context that were applicable to this PAP were identified as principles to guide the development of this document.
2. Numerous site visits occurred between 2016 and 2022 with both consultant staff, DPR staff, and stakeholders (San Diego Mountain Biking Association [SDMBA], San Diego Trails Alliance [SDTA], Friends of Goodan Ranch and Sycamore Canyon Open Space, California Department of Fish and Wildlife [CDFW], U.S. Fish and Wildlife Service [USFWS], City of Poway) to review trails of interest and issue areas.
3. Informal trails were analyzed and mapped through site visits, previous studies, and County input.
4. Previously proposed trails were reviewed, mapped, and evaluated. This includes the Lakeside Community Trails and Pathways Plan, the Community Trails Master Plan's (CTMP's) proposed alignment of the Trans County Trail, DPR's Stowe Trail Alternatives, and previously recommended trails from older reports.
5. Opportunities and constraints were evaluated for each trail segment, including important connections to desirable off-site trails.
6. Composite constraints maps were created and used to evaluate the Preserve's environmental conditions.
7. Stakeholder input from the Parks Advisory Committee, SDMBA, SDTA, Friends of Goodan Ranch and Sycamore Canyon Open Space, Goodan Ranch Joint Exercise of Powers Agreement (JEPA), Goodan Ranch Policy Committee, USFWS, CDFW, City of Poway, the City of Santee, MCAS Miramar, the Sierra Club, Southwest Wetlands Interpretive Association (SWIA), Wildlife Habitat Conservation Coalition (WHCC), ECO San Diego, and private landowners were solicited through working meetings or site visits and incorporated into the PAP based on discussions with DPR. Summaries of the stakeholder input are provided in Section 5.3.
8. Trails proposed during the stakeholder input process were field verified, to ensure their feasibility.
9. Draft trail network recommendations were presented at public workshops held on January 24, 2018 at Lakeside Community Center and on March 28, 2019, at the Poway Community Park Auditorium. Public comments were collected from all stakeholder groups and general members of the public and considered in this process.
10. The recommended Preserve trail network was developed. Chapter 6 covers the final recommendations of what actions should be taken on a preserve-wide basis and individual trail basis.

Figure 1: Regional Vicinity

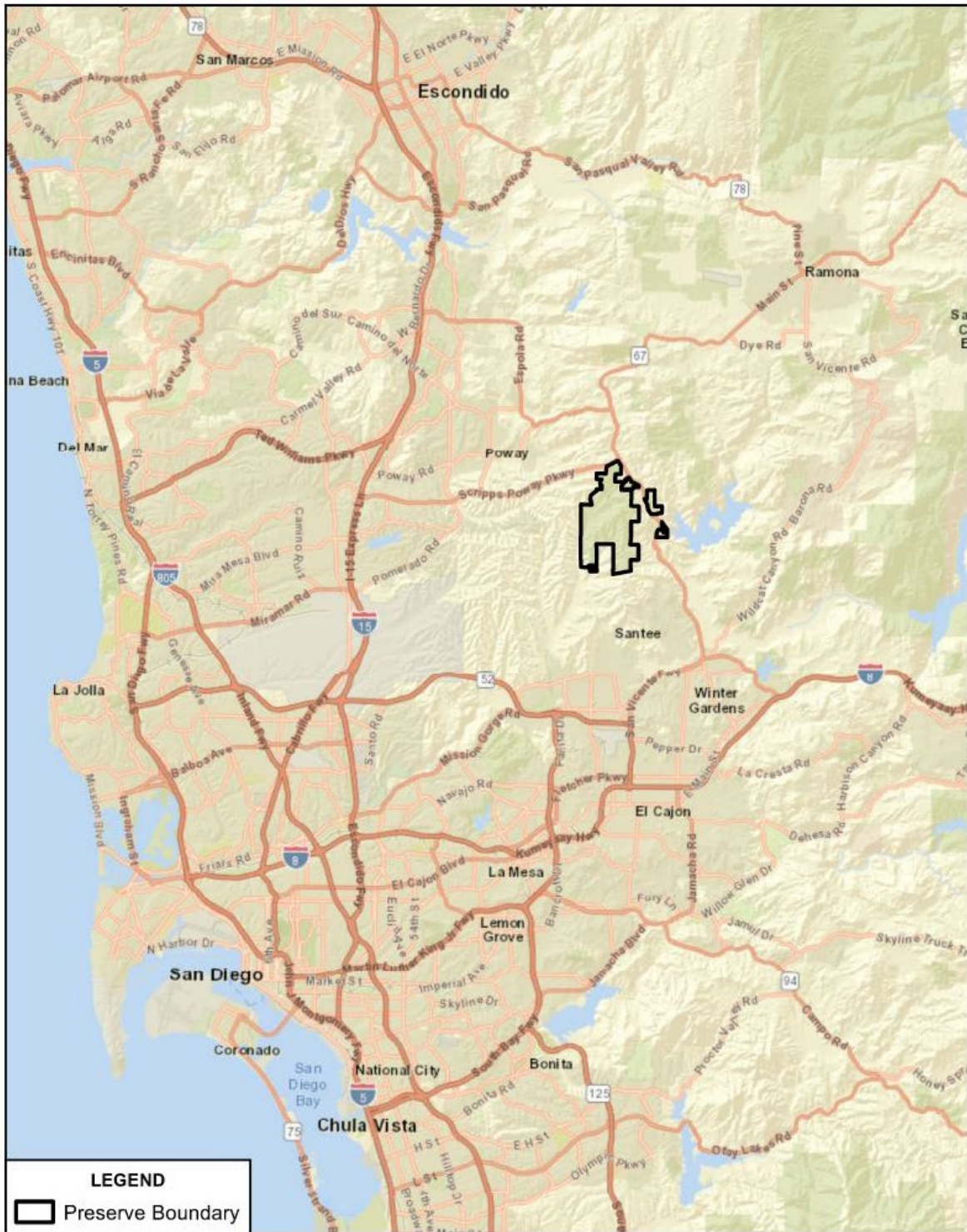


Figure 1  
Regional Vicinity

Exhibit Date: 7/17/2023

Source: ESRI, RICK;

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

Figure 2: Preserve Location

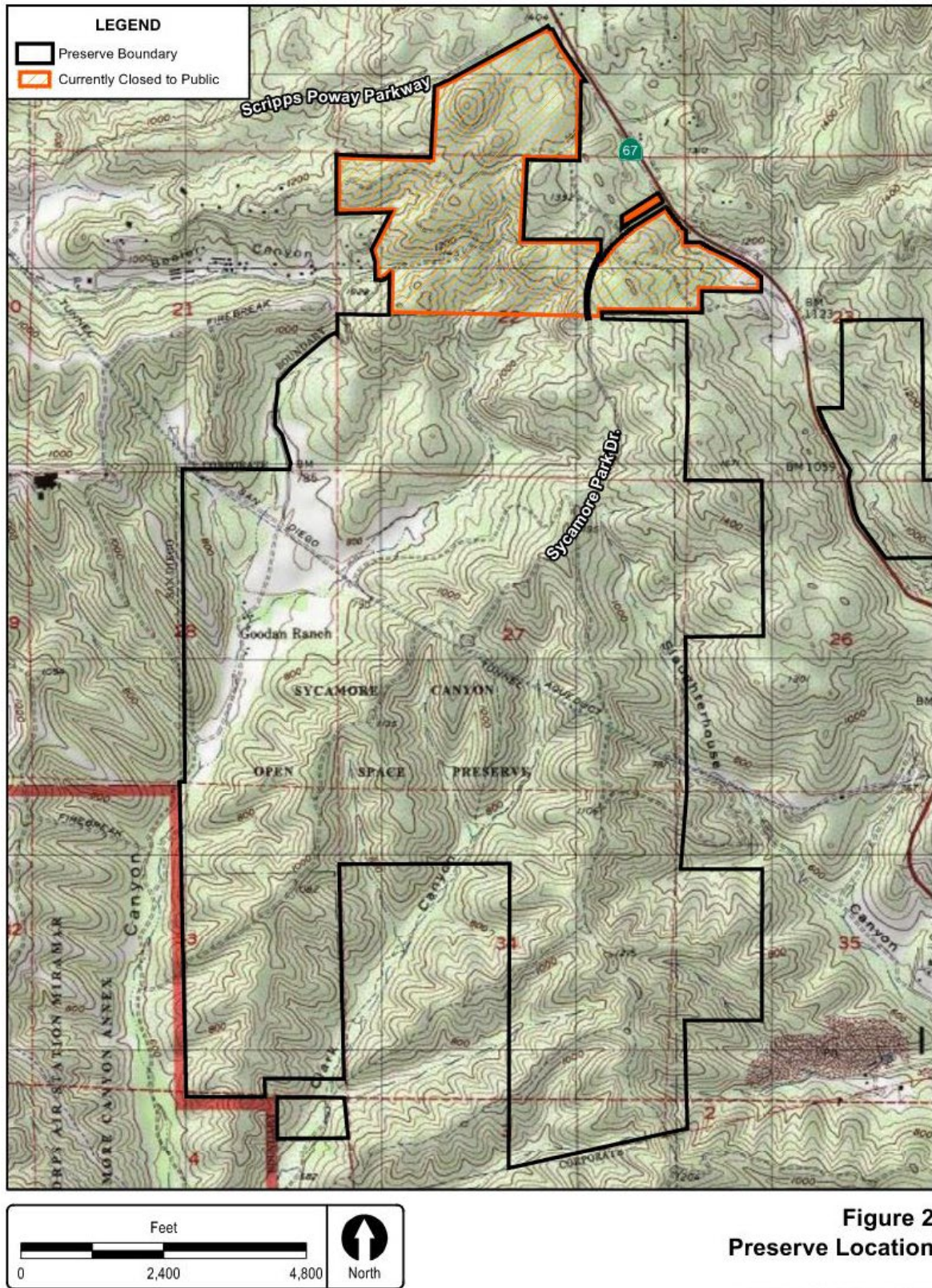


Figure 2  
Preserve Location

Exhibit Date: 7/17/2023

Source: USGS 7.5' Topographic Quadrangle San Vicente Reservoir CA 1973

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

### 1.3 Planning Context

County, state, and federal agencies provide a broad policy and regulatory context for the development of this PAP. This section summarizes the existing planning frameworks applicable to the site, including the MSCP.

#### 1.3.1 County Goals and Guidelines

Several key San Diego County planning documents provide guidance for the trail network opportunities and restrictions within the Preserve. The policies range from generalized goals to specific design and construction strategies. The relationship of the PAP to DPR goals and guidelines is summarized below.

##### 1.3.1.1 County of San Diego, Strategic Plan 2018-2023 and County of San Diego Department of Parks and Recreation, Strategic Plan 2016-2021

The County’s Strategic Plan (County of San Diego 2018-2023) is a broad framework that addresses the County as a whole, as well as providing operational guidance for all of the County’s departments. It presents the County’s Vision, Mission and Values to be carried out by its Strategic Initiatives: Sustainability, Equity, Empowerment, Community, and Justice. Likewise, the DPR Strategic Plan (County DPR 2016-2021) presents its Vision, Mission, and Goals for 2016-2021 with the same Strategic Initiatives as the County’s Strategic Plan, but focuses on the extensive County park and preserve system.

This PAP supports the initiatives set forth within the County’s and County DPR’s Strategic Plans. Table 1 details the four Strategic Initiatives along with how they are integrated into this PAP.

**Table 1: Relationship of Sycamore Canyon/Goodan Ranch Preserve Public Access Plan with County of San Diego Countywide and Department Strategic Plan Initiatives**

	Means of Support by Sycamore Canyon/Goodan Ranch Preserve Public Access Plan
<b>Strategic Initiative: County of San Diego (overall)<sup>1</sup></b>	
Sustainability	Public access is planned to maximize the function and recreation value of trails while supporting the Preserve’s Subarea Plan resource conservation goals.
Equity	Recreation access in the Preserve and connections to the regional trail network will promote healthy physical activity and provide equitable and accessible health opportunities and park experiences to all residents and visitors.
Empower	This PAP proposes improvements to the trail system that are science-based, well-informed, and respond to local recreational needs expressed by the public, demonstrating a commitment to both the users and responsible decision-making.
Community	Public access is planned to maximize the function and recreation value of trails while supporting safety goals, engagement, and quality of life for the region. Additional trail mileage will be added to the Preserve trail network enhancing accessibility in compliance with the Preserve Trail Guidelines.
Justice	Public Access to the Preserve would advance equal protection and meaningful involvement of all people, and will ensure equal access to healthy environments.
<b>Strategic Initiative: Department of Parks and Recreation<sup>2</sup></b>	
Healthy Families	The Preserve will continue to provide multi-use trails to support healthy physical activity for residents and Preserve visitors.
Safe Communities	The Preserve will offer multi-use trails designed for the community and focusing on the safety of hikers, bikers, and equestrian users.

Operational Excellence	The improvements proposed in the PAP demonstrate a commitment to providing quality park experiences and exceptional recreational facilities.
Sustainable Environments	Public access that is compatible with the Preserve's role in the MSCP will help protect the Preserve's resources while still allowing the public to benefit from access. Closure of informal trails will help protect natural resources within the Preserve.

<sup>1</sup> County of San Diego 2018-2023

<sup>2</sup> County DPR 2016-2021

### 1.3.1.2 San Diego County General Plan, Conservation and Open Space Element

The County's General Plan (County 2011) is a comprehensive planning document that provides an overall vision and framework for the future growth of the unincorporated areas of the County. It provides goals and policies for land use, housing, mobility, conservation and open space, safety, and noise. The Conservation and Open Space Element of the General Plan includes goals that are relevant for this PAP. Specifically, it outlines regulations for conservation of natural and cultural resources, the preservation of open space, and meeting the recreational needs in the County's unincorporated areas.

This PAP has been developed to support the following applicable goals and policies of the Conservation and Open Space Element:

- **GOAL COS-1 Inter-Connected Preserve System.** A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.
- **GOAL COS-7 Protection and Preservation of Archaeological Resources.** Protection and preservation of the County's important archaeological resources for their cultural importance to local communities as well as their research and educational potential.
- **GOAL COS-14 Sustainable Land Development.** Land use development techniques and patterns that reduce emissions of criteria pollutants and greenhouse gases through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment.
- **GOAL COS-21 Park and Recreational Facilities.** Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.
  - **COS-21.5 Connections to Trails and Networks.** Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.
- **GOAL COS-23 Recreational Opportunities in Preserves.** Acquisition, monitoring, and management of valuable natural and cultural resources where public recreational opportunities are compatible with the preservation of those resources.
  - **COS-23.1 Public Access.** Provide public access to natural and cultural (where allowed) resources through effective planning that conserves the County's native

wildlife, enhances and restores a continuous network of connected natural habitat and protects water resources.

- **GOAL M-12 County Trails Program.** A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan. San Diego County Trails Program — Community Trails Master Plan

This PAP supports the goals and policies outlined by the CTMP. The CTMP (County 2005a) includes objectives, policies, goals, implementation strategies, and guidelines for the management and expansion of the recreational trail network throughout San Diego County. It encourages communities to plan for maximizing trails on public lands while advocating for responsible management of the open space.

The CTMP provides guidelines for public access of trails and pathways with directives to consider adjacent communities, safety, and preservation of natural resources. *Trails* are defined as non-motorized routes that are used primarily for recreation and are located away from roadways. *Pathways* are non-motorized circulation facilities that are located within a road right-of-way and make important connections between trails contributing to a functional trail system. This PAP proposes applicable trails for the Preserve by evaluating the existing site conditions and considering both the existing and proposed land uses on and near the Preserve as outlined by the CTMP, including regional trail networks.

Table 2 summarizes applicable Goals, Policies, and Implementation Strategies from Section 5 of the CTMP that have been adopted as the guiding principles, access criteria, or design guidelines for this PAP. Section 6 (Trail Planning Considerations) and Section 7 (Design and Construction Guidelines) of the CTMP have provided additional general framework for developing this PAP and the evaluation criteria for access recommendations.

The CTMP provides detailed directions on grade, width, slope, function, acceptable construction materials, anticipated user volume, and clearance minimums for various categories of trails and pathways. This PAP utilizes these directives within the design guidelines for the proposed access routes for the Preserve. The classes of trails are:

- Type A — Urban/Suburban Trail (high user volume; recreation and transportation use)
- Type B — Rural (medium user volume; recreation and transportation use)
- Type C — Primitive (medium-low user volume; remote recreation use)
- Type D — Pathway and Special Pathway (high user volume; transportation and limited recreation use)

In addition to trail and pathway design guidelines, the CTMP provides information on designing fencing, signage, benches, and bridges, among other trail support features and amenities. The specific guidelines that apply to this PAP are described in detail in Section 6.3.

**Table 2: CTMP Framework and Its Adoption as the Preserve PAP Guiding Principles, Access Criteria, and Design Guidelines**

Applicable Goals, Policies, and Implementation Strategies <sup>1</sup>	Adopted for this PAP as any of the following:		
	Guiding Principles	Access Criteria	Design Guidelines
<b>Countywide Goal CG 1: Provide a Trail System</b>			
CP 1.1: Provide and expand variety of trail experiences.	x	x	
CP 1.2: Trail routes should highlight natural, scenic, cultural, and historic resources whenever possible.	x	x	
CP 1.3: Provide a variety of trail distances and connect with other trails or points of interest.		x	
CIS 1.1: Provide adequate support facilities.	x		
CIS 1.2: Mark all trails and provide signs for responsible trail use, historical information, etc.			x
CIS 1.3: Motorized vehicles are prohibited, except for wheelchairs, maintenance, and emergency vehicles.	x		
CIS 1.4: Where feasible and appropriate, future trails should be multi-use. In some instances, single-use or restricted use trails should also be included as appropriate.	x	x	
CIS 1.6: Consider shared use of public utility easements.		x	
CIS 1.7: For public benefit of directly experiencing resources, design trails with appropriate interpretive features and environmental protection.			x
CIS 1.8: Mitigate any potential impacts to unavoidable cultural resources through documentation and collection/curation or relocation of artifacts by professional archaeologist in consultation with Native American band when appropriate.	x	x	
<b>Countywide Goal CG 2: Integrated Trail Planning</b>			
CP 2.2: Coordinate trail planning, acquisition, development, and management with appropriate jurisdictions.	x		
CP 2.7: Pathways should be considered when connections to staging areas or trail systems cannot use a conventional trail.		x	
<b>Countywide Goal CG 3: Program Implementation</b>			
CP 3.1: Seek trail opportunities on County-owned lands, such as parks, open space preserves and/or lands within the MSCP or other lands under public ownership.	x		
CP 3.2: Trails on public lands/easements should be a priority over trails on privately owned lands.		x	x
CP 3.3: Seek trail opportunities through easements, dedications, license agreements, or joint-use agreements with public and semi-public agencies.		x	x
CP 3.4: Secure trail routes across private lands through purchase, easements, and dedication or other means from willing property owner/seller.	x	x	
CP 3.6: Identify trail routes that meet a public need while recognizing the concerns of private property owners, safety requirements, land use concerns and environmental protection goals.	x	x	
CIS 3.3: Encourage volunteer efforts and involvement of non-profit organizations and/or land trusts for implementation.			x

Applicable Goals, Policies, and Implementation Strategies <sup>1</sup>	Adopted for this PAP as any of the following:		
	Guiding Principles	Access Criteria	Design Guidelines
CIS 3.5: Develop design guidelines that protect sensitive species and their habitats, and encourage enhancement of habitats & educational opportunities.			X
<b>Countywide Goal CG 4: Manage, Operate and Maintain Trails</b>			
CP 4.7: When locating specific trail segments, prioritize locations that avoid significant impacts to sensitive environmental resources.	X	X	
CP 4.8: Establish and designate trails, whenever feasible, that correspond to existing (non-designated) trails, paths, or unpaved roadbeds that already have a disturbed tread.	X		
CIS 4.1: For a new trail, consider design modifications to accommodate landowner concerns for privacy, security or safety.			X
CIS 4.3: Prepare a management plan and strategy to ensure provision of services necessary to address maintenance, safety, and appropriate use prior to implementing any new trail route for public use.			X
CIS 4.4: Develop a trail monitoring program to evaluate current conditions and determine whether new trails and trail management programs, including maintenance, reconstruction, education and use regulations, are effective in addressing user conflicts, safety issues, and environmental impacts.		X	X
CIS 4.6: Encourage local communities to assist in the day-to-day management and maintenance of trails within their jurisdictions.			X
CIS 4.8: Gates, fencing, and other physical barriers should be used to control access and provide increased user safety when warranted by site conditions.			X
<sup>1</sup> <b>Definitions:</b> CG: Countywide Goal CP: Countywide Policy CIS: Countywide Implementation Strategy			

### 1.3.1.3 Lakeside Community Trails and Pathways Plan

The Lakeside Community Trails and Pathways Plan (County of San Diego 2005b) is a part of the CTMP and was developed by the community to provide guidance for the unincorporated community of Lakeside, as well as provide specific trail recommendations for the area. The Lakeside Community Planning Group developed the plan to address the need for a connected system of trails that serve the Lakeside community and its rural characteristics. The Preserve is located in the northwest section of the Lakeside Community Trails and Pathways Plan area; therefore, this PAP was reviewed to ensure that it supports elements of the Lakeside Community Trails and Pathways Plan, as well as implementation of a number of trails proposed by the by the community.

This PAP addresses applicable Goals, Policies, and Implementation Strategies set forth by the community-specific goals in the Lakeside Community Trails and Pathways Plan. Goal 2 and Implementation Strategies 1 through 3 in the Lakeside Community Trails and Pathways Plan are directly applicable to this PAP. No policies were determined to be directly applicable to this PAP. Goal 2 and Implementation Strategies 1 through 3 are described in further detail below.

- **Goal 2:** Develop a method to:
  - Improve riding and hiking trails to the extent that they are passable to pedestrians, non-motorized mountain bicycles and equestrians;
  - Prevent unauthorized motorized use of the trail network by use of appropriate barriers;
  - Provide safe road crossings with adequate visibility, warning signs, bridges and underpasses;
  - Indicate trail locations to the general public by placing durable trail markers at appropriate intervals;
  - Prevent the use of trails for shooting, hunting, or trapping;
  - Finance and maintain trails;
  - Develop enforcement methods to ensure dedicated trails will not be obstructed by landscaping, grading, fences, walls, or road edge structures.
- **Implementation Strategy 1:** When trail conditions become unsafe due to severe wet conditions, trails may be closed temporarily or until such a time that the adverse conditions are remedied.
- **Implementation Strategy 2:** If site conditions prohibit, or otherwise prevent general conformance with the County Trail Design Guidelines, it will not prohibit or prevent the development of the trail if approved by the County Trail Manager.
- **Implementation Strategy 3:** The Community prefers trails and pathways that do not have fencing adjacent to them. However, there may be a need for fencing out of concerns for safety, privacy, resource protection or aesthetic appeal. The need for fencing will be determined on a site-specific basis.

In addition to Goals and Implementation Strategies, the Lakeside Community Trails and Pathways Plan also recommends a number of trails that bisect the Preserve. This PAP supports the implementation of the proposed trails where possible based on analysis of the Preserve's environmental conditions. Feasible trails or portions of these trails from the Lakeside Community Plan are addressed in Chapter 6. The following trails in the Lakeside Community Trails and Pathways Plan Map (County of San Diego 2010a) are analyzed in this PAP. These trails are shown for general planning purposes on Figure 3. Trail names are from the Lakeside Community Trails and Pathways Plan Map Index):

- Trans County Regional Trail- Proposed- Priority 1
- Sycamore Canyon/Santee Connector Trail- Proposed, Priority 1
- Sycamore Canyon Loop 1 Trail- Proposed, Priority 1
- Sycamore Canyon Loop 2 Trail- Proposed, Priority 1
- West Sycamore Canyon Connector Trail- Proposed, Priority 1
- Scripps Poway Parkway Pathway- Proposed, Priority 1
- Rocos Trail- Proposed, Priority 1

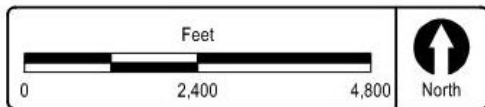
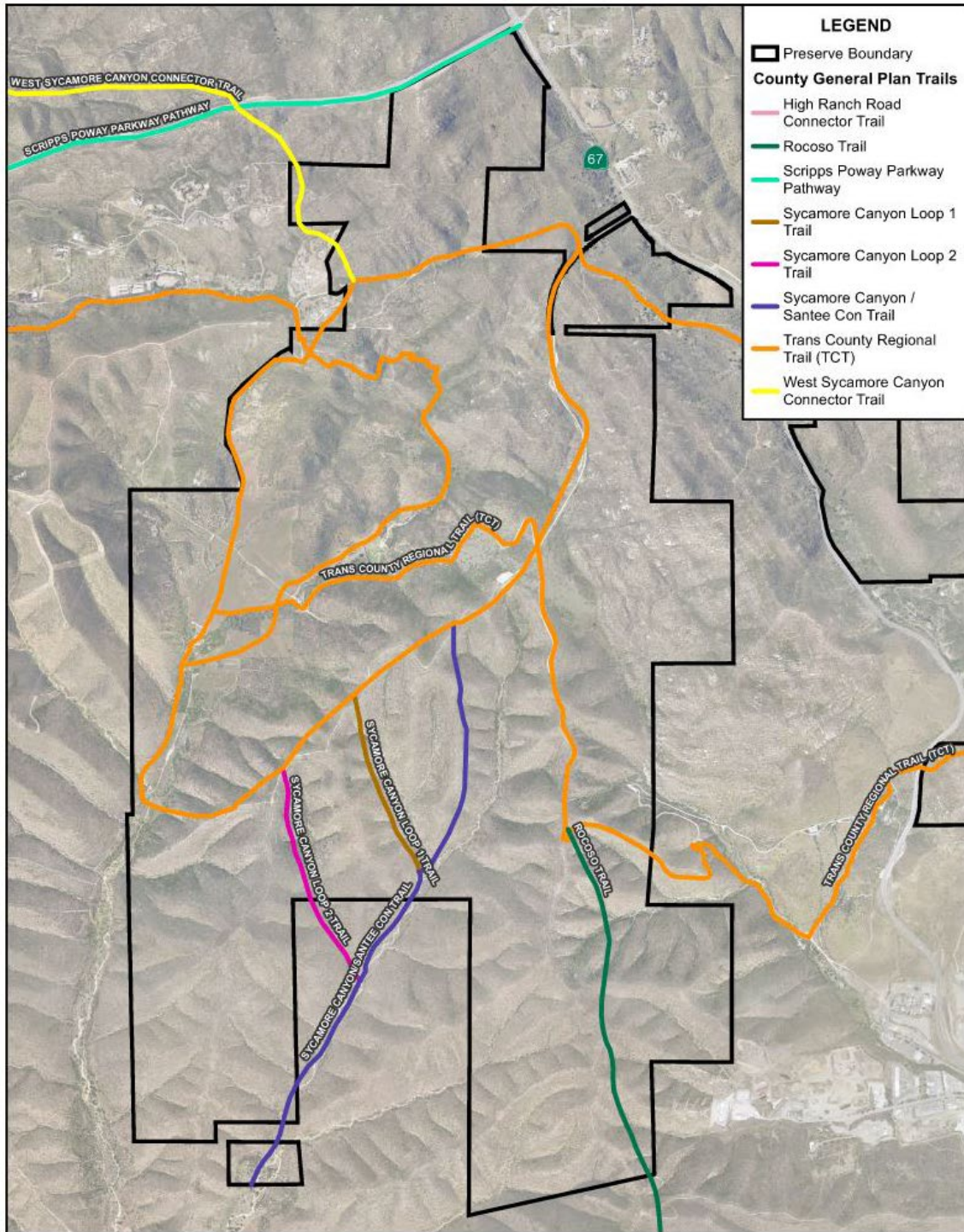
Finally, the Lakeside Community Trails and Pathways Plan includes some additional general comments on requirements for future trail planning efforts, including the preservation of equestrian

uses. The following general notes from the Lakeside Community Trails and Pathways Plan are also applicable to this PAP:

- The preservation of equestrian activities and the provision of additional public trails which allow for horse access. The justification for this request is that residents highly value its historically rural character. Moreover, Lakeside enjoys significant economic benefits from its historic horse-keeping activities.
- The trail network should be physically integrated with major transportation facilities in order to increase recreational trail use in the area.
- As the Lakeside Community Planning Area encompasses many recreational areas, including preserves and county parks, a Lakeside Trail Network should connect through these sites. Not only does such a network serve Lakeside, it also benefits the City of Poway, Ramona, Crest and Alpine as Lakeside is the nexus of these communities.

The Lakeside Community Trails and Pathways Plan does not provide detailed design guidelines for trail design and generally defaults to the County-wide trail guidelines in the CTMP. The specific trail design guidelines that apply to this PAP are described in greater detail in Section 6.3.

Figure 3: CTMP Proposed Trails and Pathways



**Figure 3**  
**CTMP Proposed Trails and Pathways**

Exhibit Date: 7/18/2023

Source: SanGIS; RICK; San Diego County General Plan Trails

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

### **1.3.1.5 County of San Diego DPR Preserve Trail Guidelines**

DPR's Preserve Trail Guidelines (PTG) (County DPR 2018) provide specific direction on how to approach the design of new ecologically sustainable trails. The PTG document builds upon the guidance established by the CTMP and the Lakeside Community Trails and Pathways Plan to outline how non-motorized trails should be sited within a County preserve. This PAP follows the PTG's prescribed analysis process for new trails in order to accomplish the County's goal of providing reasonable access via high quality trails through the Preserve while limiting environmental impacts.

The PTG recognizes the importance of controlled public access to sensitive areas for educational and recreation purposes. Therefore, one of the primary recommendations of the PTG is to route trails and pathways close to high value habitats but in the least sensitive areas, buffering as necessary, to encourage visitors to learn about the importance of protecting the ecosystems within the Preserve. To determine the best possible routes through a Preserve, the PTG recommends utilizing Geographic Information Systems (GIS) to produce a constraints map including the following factors: slopes, soil type, vegetation, sensitive species, drainage, and cultural (prehistoric and historic) resources. This PAP includes analysis of all these factors, among others, to recommend trails within the Preserve.

### **1.3.2 Multiple Species Conservation Program Goals and Guidelines**

The MSCP Plan was approved in August 1998 (City of San Diego 1998). The MSCP Plan is a Natural Community Conservation Plan and Habitat Conservation Plan in the southwestern San Diego region designed to provide an umbrella of protection for multiple species by conserving covered species habitats and linkages that allow connections between habitats. The MSCP Plan was prepared to be compliant with the requirements under the California Endangered Species Act (CESA), the Natural Community Conservation Planning Act, the California Native Plant Protection Act, and Section 10(a)(1)(B) of the Endangered Species Act (ESA).

Local jurisdictions and special districts implement their respective portions of the MSCP Plan (City of San Diego 1998) through subarea plans, which describe specific implementing mechanisms for the MSCP. The Preserve is located in the South County MSCP Subarea Plan subregion (County 1998). The Subarea Plan encompasses three segments: Lake Hodges, South County, and Metro-Lakeside-Jamul. The Preserve is located within the Metro-Lakeside-Jamul segment, and is within a pre-approved mitigation area, or PAMA (Figure 4). PAMAs are areas with high-value habitats and contain large and contiguous areas within the Subarea Plan planning area that are pre-approved for mitigation. PAMA land is designated as land with priority for conservation to assemble the County Preserve system.

The Subarea Plan sets forth goals and priorities for conservation and public access with allowable and prohibited uses within the Metro-Lakeside-Jamul segment and within the Preserve itself. The Subarea Plan emphasizes the importance of preserving significant blocks of habitat, recommends providing incentives for developing the least sensitive habitat areas, conserving unique habitat features, maximizing diversity within conserved areas, and protecting wildlife linkages.

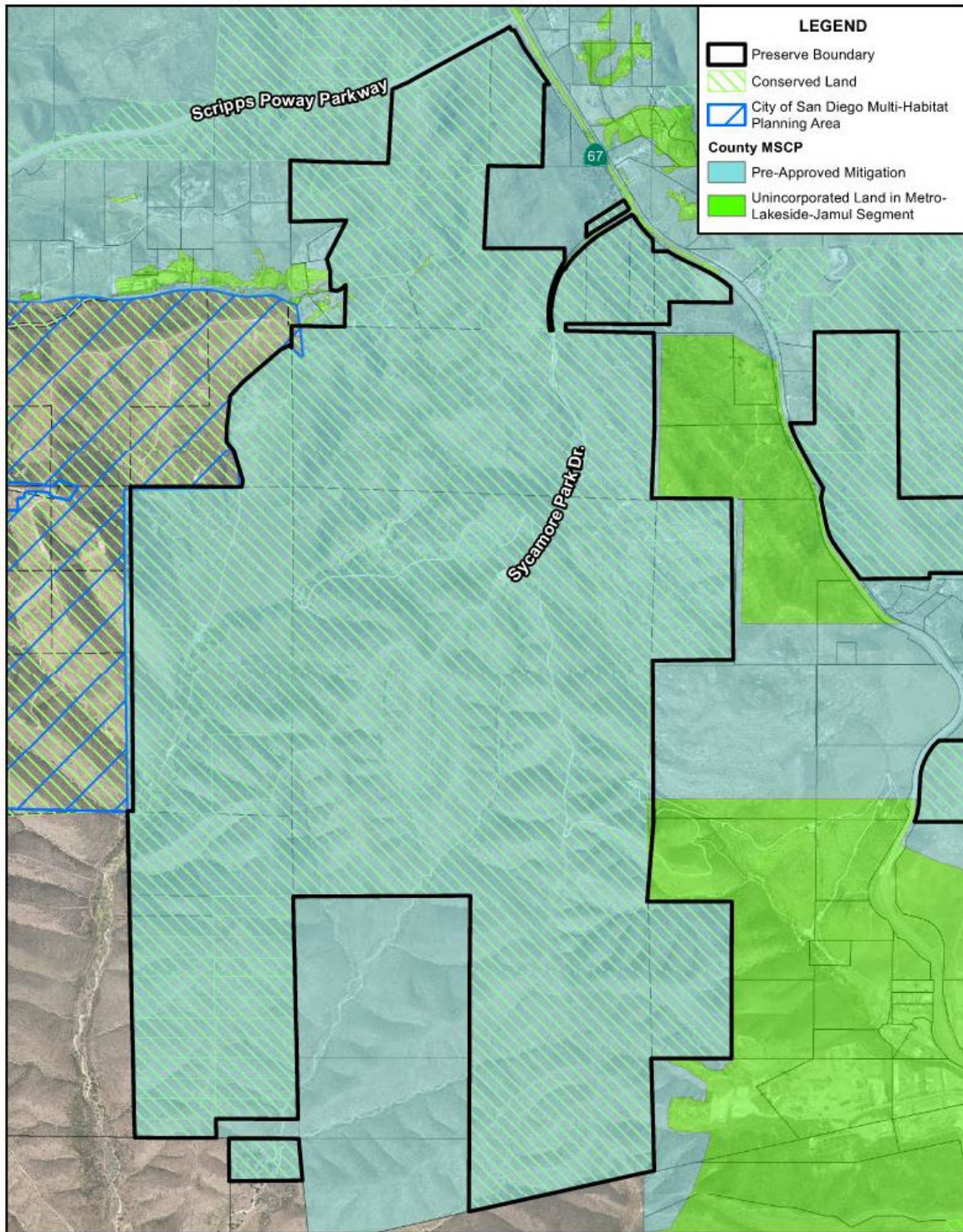
Riding and hiking trails are allowed within preserves to allow passive recreational opportunities for the public. Passive recreation includes hiking, scientific research, bird watching, and under

specified conditions and locations identified in approved projects and or management plans, mountain biking, horseback riding, sailing, sunbathing, fishing, and swimming. Equestrians, hiking, and bicycles are allowed when in accordance with approved management plans and are consistent with the goals of the MSCP Subarea Plan.

As the Preserve is a valuable contiguous open space that includes a large number of sensitive species, this PAP recognizes the importance of avoiding public access within the most sensitive areas of Preserve, as well as the compliance with MSCP Subarea Plan directives pertaining to recreation. Per the MSCP Subarea Plan, conservation goals for the Metro-Lakeside-Jamul segment and for the Preserve itself that are most applicable to this PAP include:

- Include measures to maximize the habitat structural diversity of conserved habitat areas, including conservation of unique habitats and habitat features.
- Provide for the conservation of spatially representative examples of extensive patches of coastal sage scrub and other habitat types ranked as having high and very high biological value.
- Create significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.
- Minimize impacts to narrow endemic species and avoid impacts to core populations of narrow endemic species.

**Figure 4: Multiple Species Conservation Plan and Conserved Lands**



**Figure 4  
Multiple Species Conservation  
Plan and Conserved Lands**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK;

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

## **2.0 REGIONAL/LOCAL SETTING**

### **2.1 Preserve Location**

The Preserve is located in the unincorporated community of Lakeside in San Diego County, to the northeast of MCAS Miramar, southeast of the City of Poway, east and west of SR-67, and approximately two miles north of the City of Santee (Figures 1 and 2).

### **2.2 Environmental Setting**

#### **2.2.1 General Conditions**

##### **2.2.1.1 Geographical Setting**

The Preserve is located within the coastal foothills of the Peninsular Ranges of Southern California. It is composed of steep hills, narrow ridges, ravines, and biologically diverse drainages. Elevations range from 190 to 512 meters (640 to 1,680 feet) above mean sea level (AMSL). The Preserve is approximately 17 miles from the Pacific Ocean. The Preserve has very little disturbance from past land use activities though the grassy valleys are generally dominated by non-native annuals, indicating historical grazing activities. The vegetation has been affected by various fires in the past, but it has recovered to a great extent. Overall, the Preserve is in very good biological condition.

##### **2.2.1.2 Geology and Soils**

The Preserve consists of 14 soil types belonging to nine soil series. These include Arlington coarse sandy loam, Escondido very fine sandy loam, Friant rocky fine sandy loam, Huerhuero loam, Metamorphic rock land, Olivenhain cobbly loam, Redding cobbly loam, Stony land, and Visalia gravelly sandy loam (Figure 5). The majority of the Preserve is composed of Redding cobbly loam and Friant rocky fine sandy loam. Escondido very fine sandy loam is considered highly erodible while the remaining soil types (i.e., 96% of the Preserve) are considered moderately erodible.

##### **2.2.1.3 Hydrology**

The Preserve is located within both the San Diego and Los Peñasquitos Watersheds, as illustrated in Figure 6. A small portion of north end of the Preserve, including part of the 2015 Northern Addition, drains to the Peñasquitos Watershed. The upper reaches of Sycamore Canyon and Clark Canyon drain southwesterly into Sycamore Creek, and ultimately into the San Diego River. The upper reach of Slaughterhouse Canyon drains southeasterly from the Preserve into San Vicente Creek, which then flows southward into the San Diego River. The San Diego River then flows southwest, ultimately draining into the Pacific Ocean. The upper reach of Beeler Canyon drains northward, into Beeler Creek and ultimately into Peñasquitos Creek. Peñasquitos Creek then flows west, also draining into the Pacific Ocean.

Figure 5: Soils

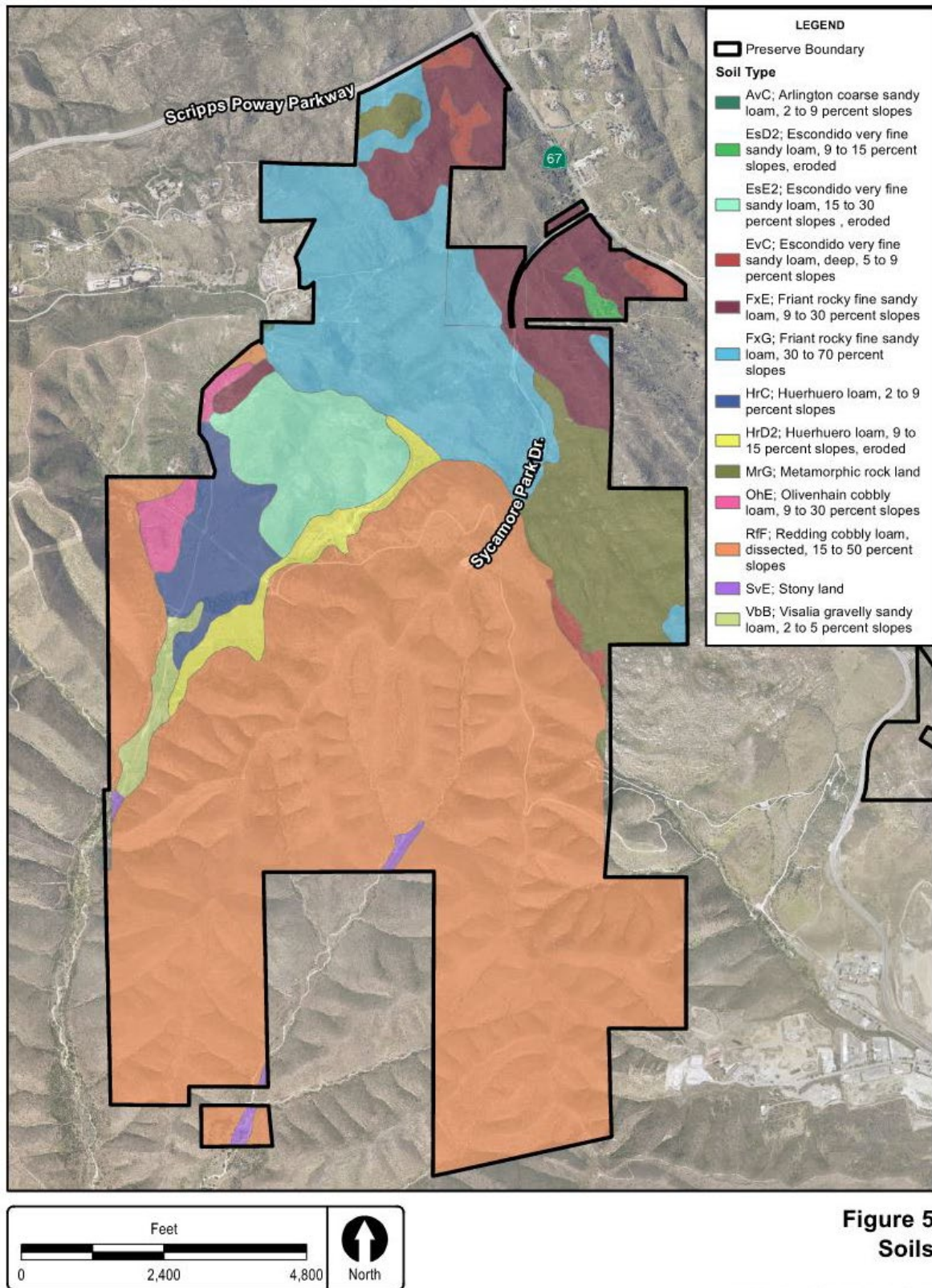
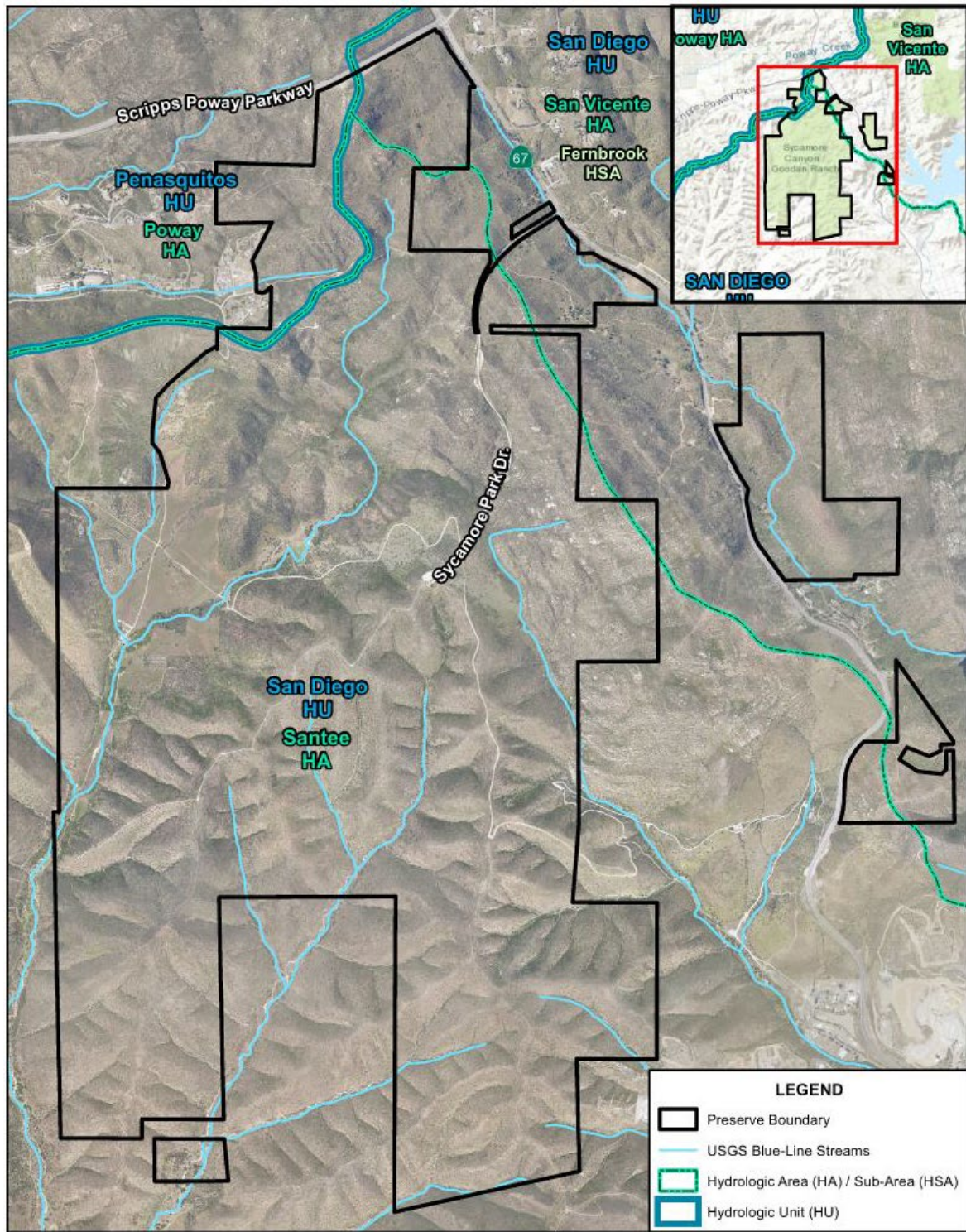


Figure 5  
Soils

Exhibit Date: 7/17/2023

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

Figure 6: Drainages and Waterways



**Figure 6**  
**Drainages and Waterways**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK; ESRI; CALHydro; USGS;

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

## 2.2.2 Biological Resources

The Preserve is located within the Central Poway/San Vicente Reservoir/North Poway designated MSCP Biological Resource Core Area (BRCA; County 1997). The BRCAs have high concentrations of sensitive biological resources in large, unfragmented areas of undeveloped habitat. The Central Poway/San Vicente Reservoir/North Poway BRCA is connected to two BRCAs to the south: Mission Trails/Kearny Mesa/East Elliot/Santee BRCA and Lake Jennings/Wildcat Canyon-EI Cajon Mountain BRCA; and one BRCA to the north: Hodges Reservoir/San Pasqual Valley BRCA. Biological linkages are also found along SR-67 to the north and south and Poway Road to the west. In addition, the Preserve is an important connection to other large open space preserves, including MCAS Miramar, Mission Trails Regional Park, and Iron Mountain.

The habitat within the Preserve varies from very high to medium quality native habitats according to the MSCP Habitat Evaluation Model (Figure 7) and are therefore both sensitive and valuable to the region's biodiversity. The majority of the Preserve is listed as high value habitat, with very high value habitat found throughout the northern portion of the site. Some smaller disturbed areas are rated as medium to low in value. Unauthorized trails have minimally impacted some areas of the Preserve, but overall the Preserve is in good biological condition.

Biological surveys conducted for the PAP included vegetation mapping, species habitat assessment, jurisdictional delineation, rare plant survey, and Hermes copper butterfly (*Lycaena hermes*) survey and habitat assessment during the period of January 2019 through July 2022. To assess the effects of implementation of the proposed project's PAP trail network, a survey area totaling approximately 108 acres was identified. This survey area includes a 20- to 100-foot buffer for approximately 29 miles of existing formal trails, existing informal trails, and proposed trails and connections that traverse the entirety of the Preserve. In total, eight biological surveys were completed in 2019, four were completed in 2020, and five were completed in 2022. The purpose of the 2019 general biological and rare plant surveys was to verify and update biological resources documented within the survey area during previous survey efforts completed for the RMP (County 2013) and previous baseline surveys. Baseline biological surveys of the Preserve were conducted in 2008 (ICF 2008a) and in 2012 (Dudek 2013) for Sycamore Canyon Preserve. Baseline biological surveys of the 2015 Northern and Southern Additions were conducted in 2016 (AECOM 2018). Baseline biological surveys of the Southern Parcel Addition were conducted in 2019 (HELIX 2020). Baseline surveys were conducted in 2019 (ICF 2021) for the San Vicente Connector Parcels. Baseline surveys have not been conducted for the Southern Gap Parcels Addition. Biological resources documented during the baseline biological surveys are assumed present in the general biological survey. Baseline biological surveys included vegetation mapping (including mapping of invasive non-native plants), rare plant surveys, butterfly surveys, herpetological surveys, avian point counts, bat surveys, small mammal trapping, and wildlife camera stations. The results of the survey efforts are summarized in the following paragraphs.

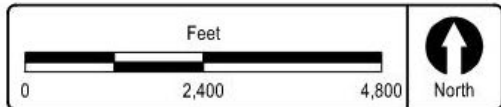
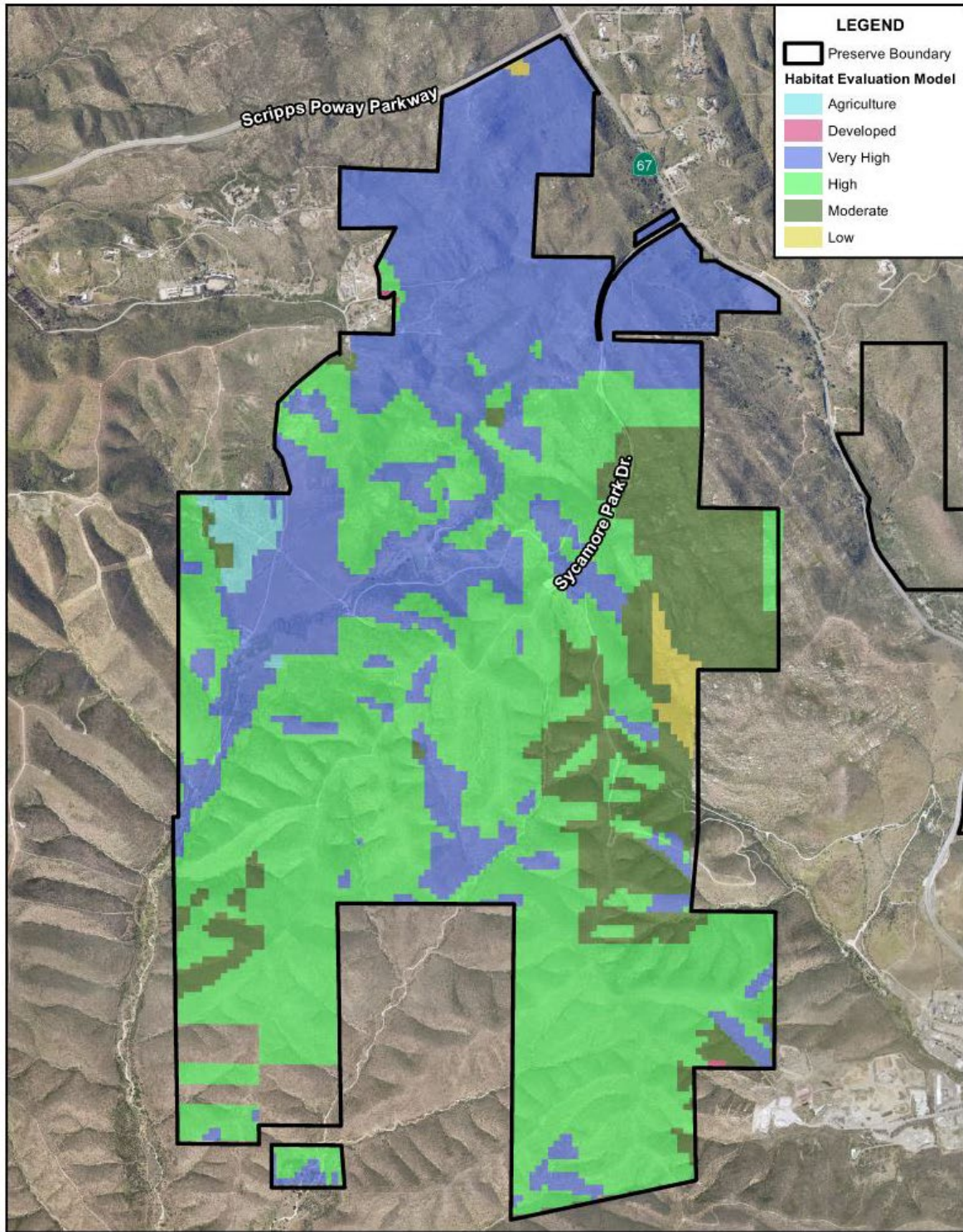
The following 21 vegetation communities and land cover types have been documented within the Preserve using the Holland (1986) (as modified by Oberbauer et al. 2008) classification system (Figure 8):

- Chamise Chaparral
- Chaparral
- Coast Live Oak Woodland
- Coastal Sage-Chaparral Transition
- Non-Vegetated Channel
- Open Coast Live Oak Woodland
- Orchards and Vineyards
- Scrub Oak Chaparral

- Coastal Scrub
- Diegan Coastal Sage Scrub: Inland form
- Diegan Coastal Sage Scrub
- Disturbed Habitat
- Eucalyptus Woodland
- Non-Native Grassland
- Southern Willow Scrub
- Southern Maritime Chaparral
- Southern Mixed Chaparral
- Southern Riparian Forest
- Southern Riparian Woodland
- Urban/Developed
- Wildflower Field

A total of 16 sensitive plant species have been documented within the Preserve (County of San Diego 2009a; ICF Jones and Stokes 2008a; Dudek 2013; AECOM 2018; HELIX 2020; and ICF 2021). Five special status plant species were confirmed as occurring within the survey area during 2019-2022 project surveys: San Diego sunflower (*Bahiopsis laciniata*), variegated dudleya (*Dudleya variegata*), willow monardella (*Monardella linoides* ssp. *viminea*), golden-rayed pentachaeta (*Pentachaeta aurea* ssp. *aurea*), and ashy spike-moss (*Selaginella cinerascens*). Additionally, 11 other special status plant species have been documented within the Preserve during previous surveys. Of the 16 sensitive plants documented, four are covered under the MSCP as listed in Table 3. A total of 44 sensitive wildlife species have been documented on the Preserve during the 2008, 2012, 2016, and/or 2019 baseline biodiversity surveys for the Preserve and 2022 Hermes copper surveys for the PAP. Of the 44 sensitive wildlife species documented, 12 are covered under the MSCP, as listed in Table 4. For the purpose of this PAP, documented occurrences are from data ranging from 2008 to 2022 and may include sightings or evidence (e.g., scat) of a species presence for its recording.

Figure 7: MSCP Habitat Evaluation Model



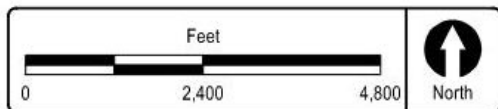
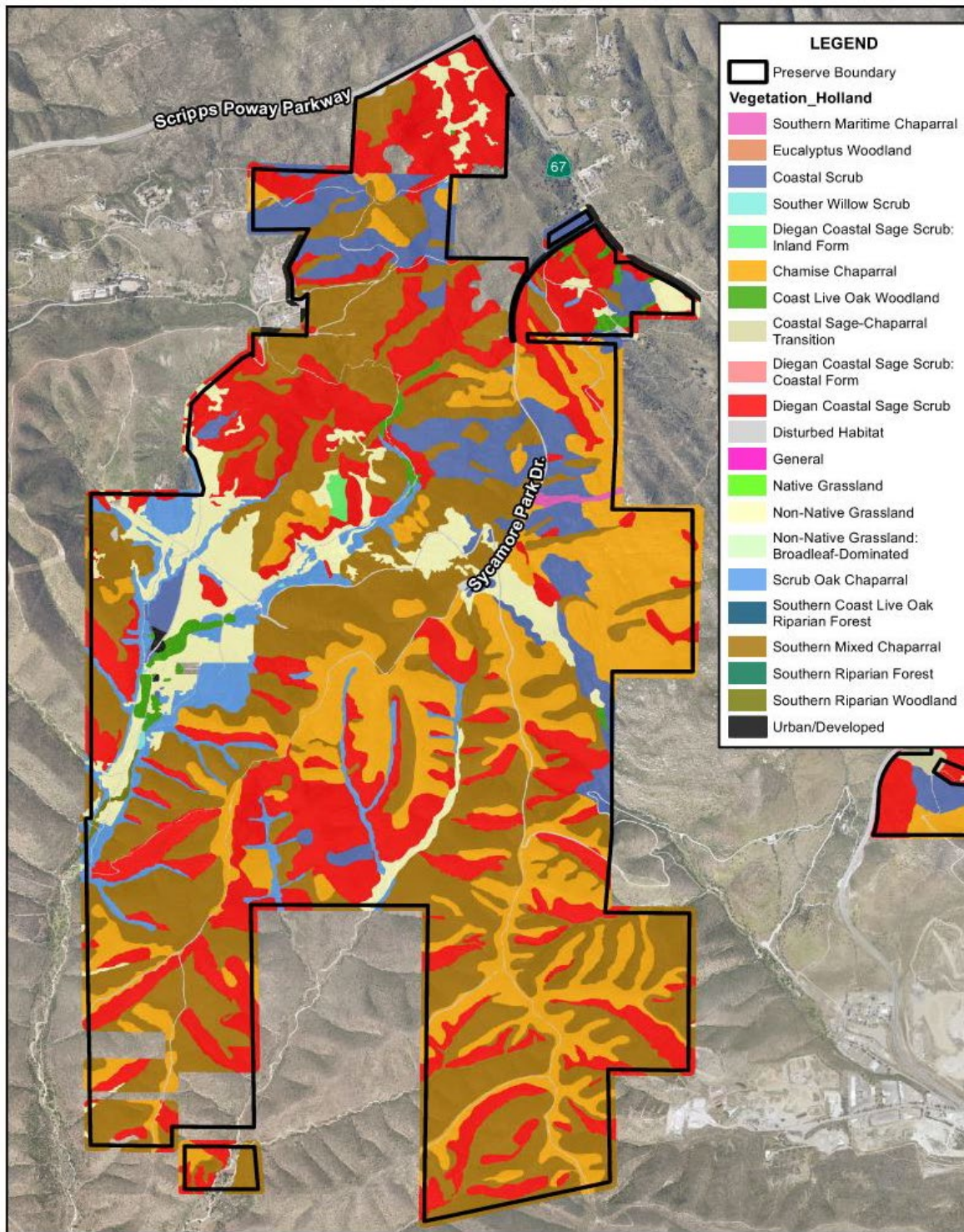
**Figure 7**  
**MSCP Habitat Evaluation Model**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK;

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

**Figure 8: Vegetation Communities, Holland/Oberbauer Classification System**



**Figure 8**  
**Vegetation Communities,**  
**Holland/Oberbauer Classification System**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK;

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

**Table 3: Sensitive Plant Species Detected within the Preserve**

Common (Scientific) Name	Sensitivity Status <sup>1</sup>
San Diego thorn mint ( <i>Acanthomintha ilicifolia</i> )	Federal: Threatened State: Endangered CRPR: 1B.1 County: List A, MSCP Covered (Narrow Endemic)
Palmer's sagewort ( <i>Artemisia palmeri</i> )	CRPR:4.2 County: List D
Deane's milkvetch ( <i>Astragalus deanei</i> )	CRPR: 1B.1 County: List A
San Diego sunflower ( <i>Bahiopsis laciniata</i> )	CRPR: 4.3 County: List D
Delicate clarkia ( <i>Clarkia delicata</i> )	CRPR: 1B.2 County: List A
San Diego goldenstar ( <i>Bloomeria clevelandii</i> )	CRPR: 1B.1 County: List A, MSCP Covered
Small-flowered morning glory ( <i>Convolvulus simulans</i> )	CRPR: 4.2 County: List D
Variegated dudleya ( <i>Dudleya variegata</i> )	CRPR: 1B.2 County: List A, MSCP Covered (Narrow Endemic)
Palmer's grappling-hook ( <i>Harpagonella palmeri</i> )	CRPR: 4.2 County: List D
Graceful tarplant ( <i>Holocarpha virgata</i> ssp. <i>elongata</i> )	CRPR: 4.2 County: List D
Willow monardella ( <i>Monardella linoides</i> ssp. <i>viminea</i> )	Federal: Threatened State: Endangered CRPR: 1B.1 County: List A, MSCP Covered (Narrow Endemic)
California adder's tongue ( <i>Ophioglossum californicum</i> )	CRPR: 4.2 County: List D
Golden-rayed pentachaeta ( <i>Pentachaeta aurea</i> ssp. <i>aurea</i> )	CRPR: 4.2 County: List D
Engelmann oak ( <i>Quercus engelmannii</i> )	CRPR: 4.2 County: List D
Ashy spike-moss ( <i>Selaginella cinerascens</i> )	CRPR: 4.1 County: List D
Rush-like bristleweed ( <i>Xanthisma junceum</i> )	CRPR:4.3 County: List D
<p><sup>1</sup> <b>Status Legend:</b></p> <p><u>County of San Diego Sensitive Plant List</u>  List A: Plants rare, threatened or endangered in California or elsewhere  List B: Plants rare, threatened or endangered in California but more common elsewhere  List C: Plants which may be quite rare, but need more information to determine their true rarity status  List D: Plants of limited distribution and are uncommon, but not presently rare or endangered</p> <p><u>California Rare Plant Ranks (CRPR, formally known as CNPS (CNPS 2016))</u>  1A: Plants presumed extirpated in California and either rare or extinct elsewhere  1B: Plants rare, threatened or endangered in California or elsewhere  2A: Plants presumed extirpated in California, but common elsewhere  2B: Plants rare, threatened, or endangered in California, but more common elsewhere  3: Plants about which more information is needed — a review list  4.1: Plants of limited distribution; seriously threatened in California  4.2: Plants of limited distribution; moderately threatened in California  4.3: Plants of limited distribution; not very threatened in California</p>	

**Table 4: Sensitive Wildlife Species Detected within the Preserve**

Common (Scientific) Name	Sensitivity Status (Federal/State/MSCP County Group, Covered) <sup>1</sup>
<b>Invertebrates</b>	
Quino checkerspot butterfly ( <i>Euphydryas Editha quino</i> )	Federal: Endangered County: Group 1, MSCP Narrow Endemic
<b>Reptiles &amp; Amphibians</b>	
Orange-throated whiptail ( <i>Aspidoscelis hyperythra beldingi</i> )	State: WL County: Group 2, MSCP Covered
Coastal whiptail ( <i>Aspidoscelis tigris stejnegeri</i> )	State: SSC County: Group 2
Red diamond rattlesnake ( <i>Crotalus ruber ruber</i> )	State: SSC County: Group 2
Coronado skink ( <i>Eumeces skiltonianus interparietalis</i> )	State: SSC County: Group 2
Rosy boa ( <i>Lichanura orcutti</i> )	County: Group 2
Blainville's (coast) horned lizard ( <i>Phrynosoma blainvillii</i> )	State: SSC County: Group 2, MSCP Covered
Coast patch-nosed snake ( <i>Salvadora hexalepis virgulite</i> )	State: SSC County: Group 2
Western spadefoot ( <i>Spea hammondi</i> ) [ <i>Scaphiopus hammondi</i> ]	State: SSC County: Group 2
Two-striped garter snake ( <i>Thamnophis hammondi hammondi</i> )	State: SSC County: Group 1
<b>Avian</b>	
Cooper's hawk ( <i>Accipiter cooperii</i> )	County: Group 1, MSCP Covered
Sharp-shinned hawk ( <i>Accipiter striatus</i> )	State: WL County: Group 1
Southern California rufous-crowned sparrow ( <i>Aimophila ruficeps canescens</i> )	State: WL County: Group 1, MSCP Covered
Bell's sage sparrow ( <i>Amphispiza belli belli</i> )	County: Group 1
Golden eagle ( <i>Aquila chrysaetos</i> )	State: FP County: Group 1, MSCP Covered (Narrow Endemic)
Burrowing owl ( <i>Athene cunicularia</i> )	State: SSC County: Group 2, MSCP Covered (Narrow Endemic)
Red-shouldered hawk ( <i>Buteo lineatus</i> )	County: Group 1
Turkey vulture ( <i>Cathartes aura</i> )	County: Group 1
Vaux's swift ( <i>Chaetura vauxi</i> )	State: SSC
Northern harrier ( <i>Circus cyaneus</i> )	State: SSC County: Group 1, MSCP Covered
White-tailed kite ( <i>Elanus caeruleus</i> )	State: FP (nesting) County: Group 1
California horned lark ( <i>Eremophila alpestris actia</i> )	State: WL County: Group 2
Bald eagle ( <i>Haliaeetus leucocephalus</i> )	Federal: Delisted State: Endangered, SSC County: Group 1, MSCP Covered
Yellow-breasted chat ( <i>Icteria virens</i> )	State: SSC County: Group 1
Osprey ( <i>Pandion haliaetus</i> )	County: Group 1
Coastal California gnatcatcher ( <i>Polioptila californica californica</i> )	Federal: Threatened State: SSC County: Group 1, MSCP Covered
Yellow warbler ( <i>Setophaga petechia</i> )	State: SSC County: Group 1
Western bluebird ( <i>Sialia mexicana</i> )	County: Group 2, MSCP Covered
Barn owl ( <i>Tyto alba</i> )	County: Group 2

Common (Scientific) Name	Sensitivity Status (Federal/State/MSCP County Group, Covered) <sup>1</sup>
<b>Mammals</b>	
Pallid bat ( <i>Antrozous pallidus</i> )	State: SSC County: Group 2
Dulzura pocket mouse ( <i>Chaetodipus californicus femoralis</i> )	State: SSC County: Group 2
Northwestern San Diego pocket mouse ( <i>Chaetodipus fallax fallax</i> )	State: SSC County: Group 2
Townsend's big-eared bat ( <i>Corynorhinus townsendii</i> )	State: CT, SSC County: Group 2
Western mastiff bat ( <i>Eumops perotis</i> )	State: SSC County: Group 2
Western red bat ( <i>Lasiurus blossevillii</i> )	State: SSC County: Group 2
Western yellow bat ( <i>Lasiurus xanthinus</i> )	State: SSC
Western small-footed myotis ( <i>Myotis ciliolabrum</i> )	County: Group 2
Yuma myotis ( <i>Myotis yumanensi</i> )	County: Group 2
Diego black-tailed jackrabbit ( <i>Lepus californicus bennettii</i> )	State: SSC County: Group 1
San Diego desert woodrat ( <i>Neotoma bryanti intermedia</i> )	State: SSC County: Group 2
Pocketed free-tailed bat ( <i>Nyctinomops femorosaccus</i> )	State: SSC County: Group 2
Big free-tailed bat ( <i>Nyctinomops macrotis</i> )	County: Group 2
Southern mule deer ( <i>Odocoileus hemionus</i> )	County: Group 2, MSCP Covered
Mountain lion ( <i>Puma concolor</i> ) [ <i>Felis concolor</i> ]	County: Group 2, MSCP Covered
<sup>1</sup> <b>Status Legend:</b> State Status Abbreviations: CT: Candidate Threatened; FP: Fully Protected; SSC: Species of Special Concern; WL: Watch List	

### 2.2.3 Cultural Resources

Five Phase I Cultural Resources Survey and Inventories have occurred for the Preserve. The first Phase I Cultural Resources Survey and Inventory for the majority of the Preserve was conducted in 2008 (ICF Jones and Stokes 2008b). With the addition of the Sycamore South and Sycamore North properties, a second Phase I Cultural Resources Survey and Inventory was conducted for the newly acquired properties (ASM Affiliates, Inc. 2012). In 2016 a Phase I Cultural Resources Survey and Inventory was conducted for the 2015 Northern and Southern Additions (AECOM 2016). Lastly, in 2019, a Phase I Cultural Resources Survey and Inventory was conducted for the Southern Parcel Addition (HELIX 2019) and a Phase I Cultural Resources Survey and Inventory was conducted for the addition of the San Vicente Connector Parcels (ICF 2019). A Phase I cultural resources survey has not been conducted for the Southern Gap Parcels. In 2023 a Cultural Resources Inventory and Assessment was prepared in support of this PAP (HELIX 2023a).

The purpose of these surveys and inventories was to map existing cultural resources in accordance with the California Environmental Quality Act (CEQA). The Phase I reports included record searches of the California Historical Resources Information System housed at San Diego State University, extensive literature reviews, historic map checks, field surveys, resource documentation, and Native American coordination where appropriate. The Phase I reports provide an inventory of known cultural resources and recommendations for management practices that best conserve significant sites, with the Inventory and Assessment report providing an assessment of potential impacts related to cultural resources associated with the implementation of this PAP. The results of the survey efforts that have occurred within the Preserve are summarized in the following paragraphs.

A total of 116 cultural resources are currently documented within the Preserve, comprised of 16 historic-period buildings, structures, objects, or archaeological sites; four multicomponent archaeological sites; 61 prehistoric archaeological sites; 33 prehistoric isolates; and two historic isolates. The prehistoric resources within the Preserve primarily consist of flaked lithic and/or ground stone artifact scatters and bedrock milling features. The historic-era resources include historic features such as structural remnants of the Goodan Ranch and other homesteads, the Stowe post office, portions of roads including the Stowe Road and the Foster Truck Trail, trash dumps, and guzzlers. The Native American Heritage Commission (NAHC) was contacted as part of each survey effort. No Native American sacred sites were indicated within the Preserve at the time of the initial Phase I inventories, with the results of the Sacred Lands File search being returned with positive results during the 2019 Southern Parcel Phase I survey and the 2023 inventory and assessment.

Prehistoric resources noted within the Preserve range from minimal residues left behind from various resource procurement activities such as hunting and processing activities such as seed milling, to small temporary encampments, or some may possibly represent even more substantial seasonal habitation. Based on limited information currently available, most of these prehistoric remnants appear to represent occupation in the area during the last 2,000 years; however, some evidence suggests even earlier occupation, possibly dating to as early as 6,000 years ago.

Historically, the Preserve was used for ranching as early as 1876 at the present-day Goodan Ranch site; homestead use such as farming or grazing was limited prior to this due to the steep topography throughout the Preserve. The most visible occupation of the Preserve, however, is the community of Stowe, which consisted of 12 families, a post office, and a one-room school. While Stowe was abandoned entirely by 1922, remnants of the post office can still be found within the Goodan Ranch area. Unfortunately, the 2003 Cedar Fire destroyed most of the Stowe structures, but significant archaeological traces do still exist.

There are two notable roads in the Preserve: the Atkinson Toll Road and Stowe Road. First, the history of the Atkinson Toll Road begins with two brothers, Lemuel and Henry Atkinson, who foresaw an opportunity for financial gain after the discovery of gold in 1869 near Julian. Many settlers were traveling through San Diego's backcountry at this time in search of their fortunes but faced inefficient roads for their mining hauls. In 1873, the brothers constructed the Atkinson Toll Road to improve links to Julian. Eventually, this road fell into disrepair and Joseph Foster, who was involved with the project from its beginnings and was eventually appointed as the County's road overseer, stepped in to organize improvements leading to the renaming of Atkinson Toll Road to Foster Truck Trail. Present-day Calle de Rob is a spur of the original Foster Truck Trail that was added at a later time. The rest of the Foster Truck Trail can be found east of SR-67. The second historic route, Stowe Road, has existed since at least 1898, and its remains have since been incorporated into the present-day Stowe Trail.

### **2.3 Easements**

A number of easements are present throughout the Preserve. Maps and documents for the easements are provided in Appendix A. The following is a list of easements listed within real estate documentation provided by DPR and within the RMP for the site:

- *Electrical transmission easement.* The northern edge of the northeast portion of the Preserve contains a 100-foot-wide electrical transmission easement composed of three separate easements. The Sunrise Powerlink is included within this easement. The easement permits ingress/egress via access roads, some of which lie outside the 100-foot mapped easement.
- *Water pipeline easement.* An easement for water pipelines from the San Vicente Reservoir administered by the San Diego County Water Authority (SDCWA) exists, running generally from the southeast corner to the northwest edge of the Preserve. A maintenance access road roughly follows the easement from SR-67 to the Fanita Fire Road within the Preserve.
- *Electrical distribution easement.* A 12-foot easement runs from the northwest corner of the Preserve to accommodate electrical distribution poles and conductors adjacent to the Sycamore Canyon/Goodan Ranch Visitors Center (Visitors Center).
- *2015 Northern Addition easements.* At the northern portion of the 2015 Northern Addition, three easements exist. First, there is an easement for ingress/egress for emergencies, overlaid with a second easement for slope and its associated drainage purposes. Additionally, an easement for Abutter's rights previously existed along the northeast portion of the parcel but was relinquished in 1995.
- *2015 Southern Addition easements.* The 2015 Southern Addition has two additional easements. There is a public highway easement on Sycamore Park Drive. This easement previously allowed for the eastern Preserve access road but is no longer important after acquisition of the property. The 2015 Southern Addition also contains an open space easement in place on the northeastern portion of the property.
- *Private road easements.* There are two private road easements in the north-central portion of the Preserve. First, a private road easement under four ownerships is present on Calle de Rob, which limits public accessibility. Second, Paragon Mesa Road has a private road easement under five ownerships.

## **2.4 Land Use**

### **2.4.1 On-site Land Use**

Land uses on-site are generally limited to the conservation of plant and wildlife habitats and passive recreation. The Preserve consists of approximately 5.56 miles of existing formal multi-use trails and 6.61 miles of existing access roads that welcome hikers, mountain bikers, photographers, and other recreational users. The trails vary in difficulty, length, and elevation gain, providing opportunities for varied user groups. In addition to the trails and their associated viewpoints, the Preserve includes amenities such as picnic tables; two staging areas; restrooms; outdoor amphitheater, and the Visitors Center, which is home to demonstration and exhibit rooms and the Preserve office.

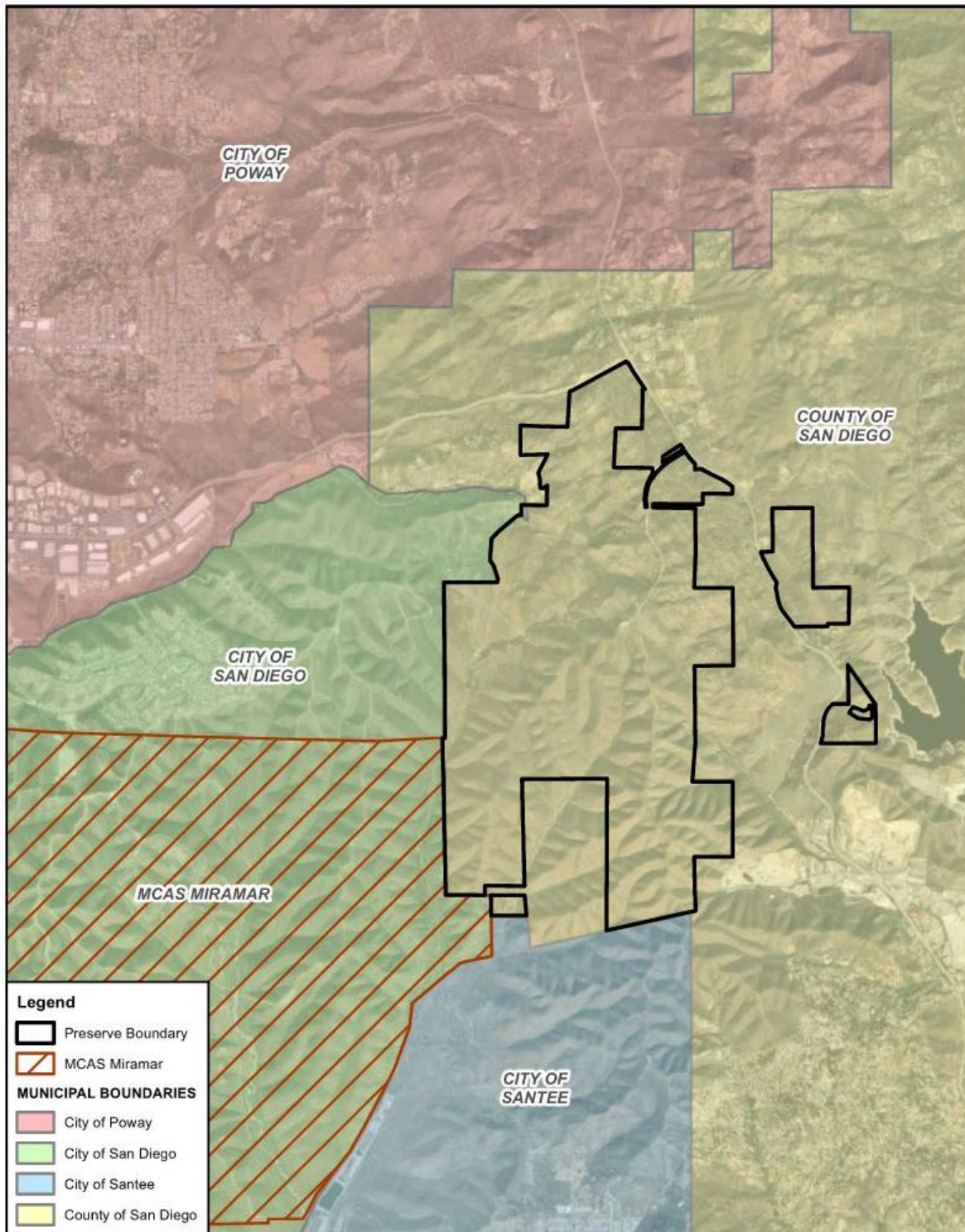
### **2.4.2 Adjacent Properties**

Open space is the most abundant type of land use surrounding the Preserve. To the southwest of the Preserve, the adjacent open space is owned by MCAS Miramar and used as training areas. The Stowe Trail traverses through this off-site property and was historically used by mountain bikers. This use was not authorized, but MCAS Miramar did not provide enforcement for a number

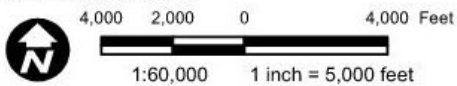
of years. Beginning in 2016, MCAS Miramar began more aggressively enforcing against trespassers using the Stowe Trail on their property. This led to a strong interest by SDMBA and DPR to plan for an alternative trail for mountain bikers to reach the Preserve. However, in 2017, MCAS Miramar established a permit-driven solution, allowing use of the Stowe Trail alignment through its property, eliminating the primary need for alternatives.

The northwest edge of the Preserve abuts the City of San Diego's Mission Trails Regional Park – West Sycamore Property which is within the City of San Diego's MSCP Subarea habitat preserve system known as the Multi-Habitat Planning Area (City 1997). The southern edge abuts privately owned open space within the City of Santee that is the site of the proposed Fanita Ranch development. The northern edge of the Preserve abuts open space land owned by the City of Poway. Several undeveloped privately held properties exist directly east of the Preserve or as in-holdings within the Preserve. Hanson Aggregates owns several of these properties and has active mining operations in Slaughterhouse Canyon, southeast of the Preserve. Undeveloped lands southwest of the Preserve are owned by MCAS Miramar. Spaced rural residential housing also occurs just northwest of the Preserve (near Calle de Rob and Paragon Mesa Road). Adjacent land use jurisdictions are illustrated in Figure 9 and San Diego Association of Governments (SANDAG) land use designations are illustrated in Figure 10.

**Figure 9: Jurisdictional Boundaries Map**



Source: SSURGO; AECOM.

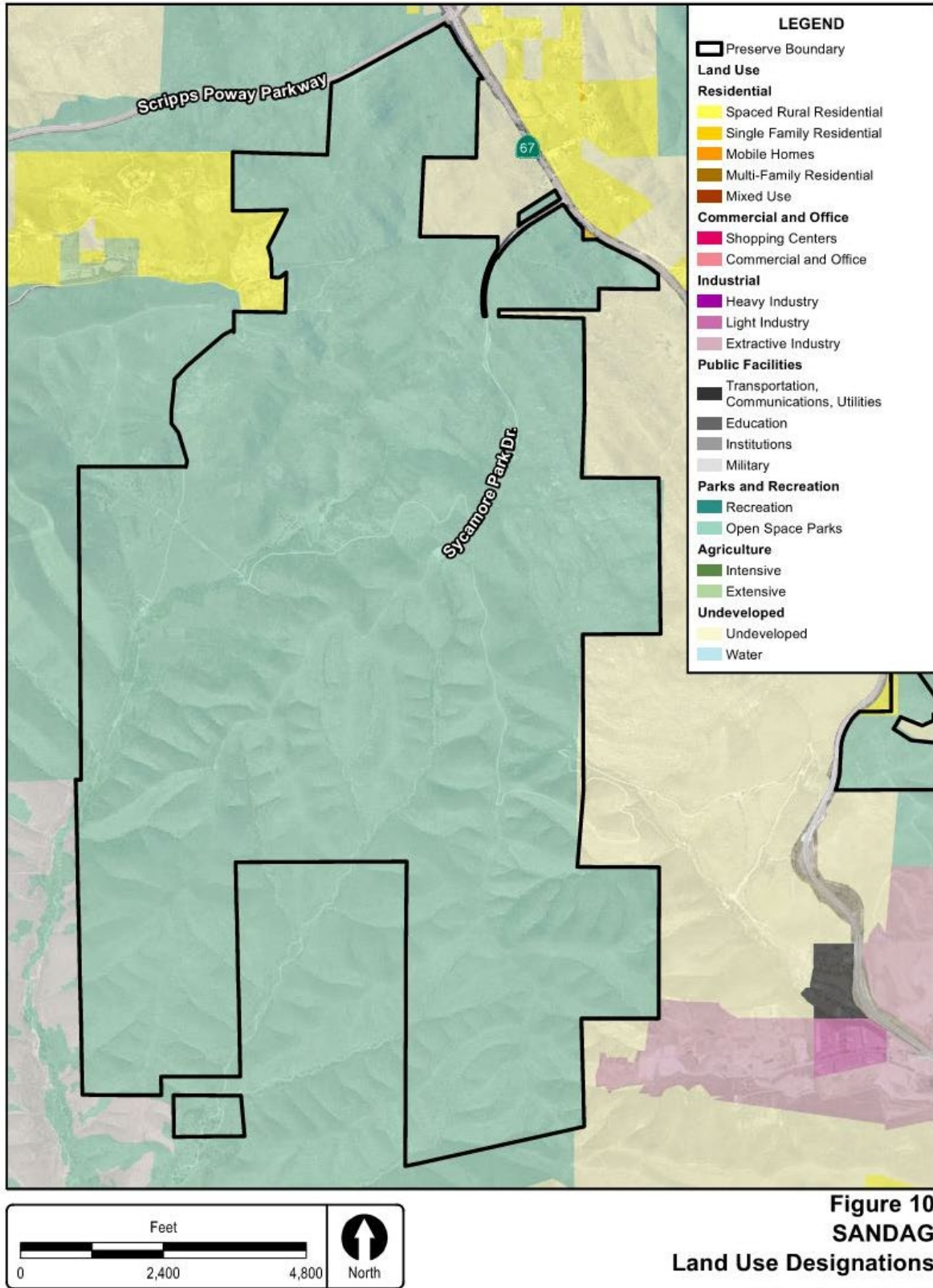


**Figure 9  
SANDAG  
Jurisdictional Boundaries Map**

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

Path: C:\RICK\Projects\C\_SD\_U118474A\_Sycamore\_Canyon\_Goodman\_Ranch\_PAP\GIS\FigureMPKs\Fig09\v105\Fig9.0\_JurisdictionalBndry.mxd, 7/17/2023

Figure 10: SANDAG Land Use Designation



**Figure 10**  
**SANDAG**  
**Land Use Designations**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

**2.5 Trails**

The Preserve currently includes approximately 12 miles of formal designated trails and access roads as described in Section 2.4.1, as well as a network of informal trails as illustrated in Figure 11. The 2015 Northern and Southern Additions are currently not open to the public and, at this time, no authorized access is permitted. DPR-approved trails have been identified with trail markers, although the access roads have not. Numerous informal trails may include old ranch roads, historic fire breaks, and unauthorized social trails which traverse the Preserve. An in-depth analysis of opportunities and constraints for existing, including informal, trails is presented in Section 4.5.

## 2.5.1 Site Access

Access to the Preserve consists of vehicular entrances and non-vehicular entrances. These entrance types are discussed in detail below.

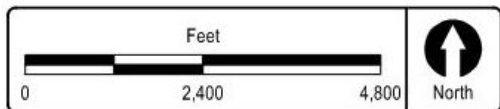
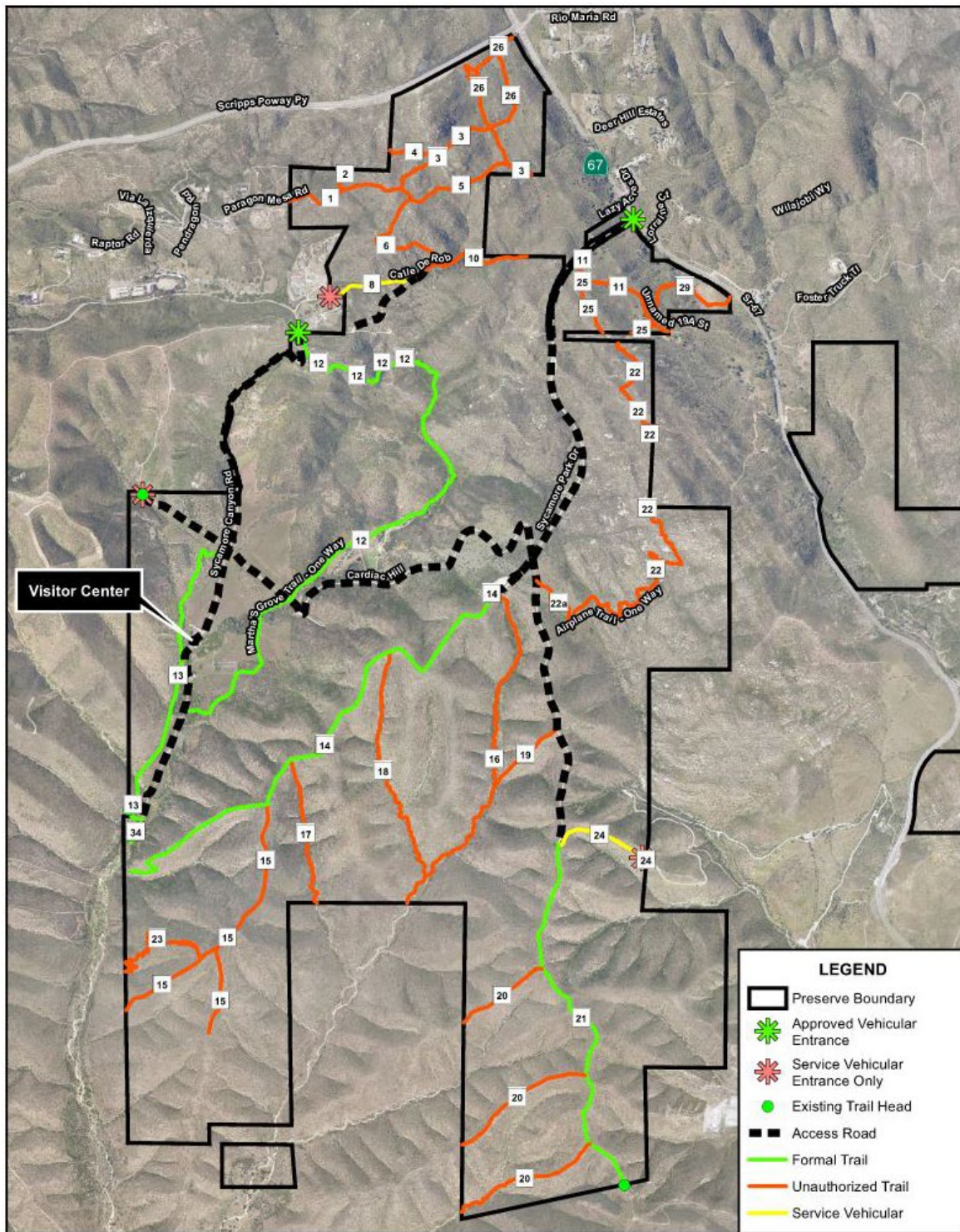
### 2.5.1.1 Existing Vehicular Entrances

Vehicle access to the Preserve is currently provided by two primary entrances. One entrance (Goodan Staging Area) is in the northwest corner of the Preserve at the end of Sycamore Canyon Road. It generally facilitates access to the northern and western portions of the Preserve. The entrance includes parking for 10 to 12 vehicles within a fenced decomposed granite surface staging area. Additional features at this entrance point include:

- Trailhead staging area for Mission Trails West Sycamore
- A large entry sign,
- Trail kiosk,
- Regulatory and informational signage,
- A vault toilet,
- Trash and recycling bins, and
- A gate at the entrance and a second automated gate separating the staging area from the road continuing into the Preserve.



Figure 11: Existing Roads and Trails



**Figure 11**  
**Existing Roads and Trails**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

A second entrance is on the eastern edge of the Preserve via Sycamore Park Drive from SR-67. Sycamore Park Drive is a 24-foot-wide road, paved (for the first 1,800 feet) and continuing approximately 1 mile as a maintained gravel road to a staging area (67 Staging Area) located roughly in the middle of the Preserve. The 67 Staging Area provides a reasonable access point to the entire Preserve, though trail travel distances to the northern and southern edges are substantial. The staging area provides unmarked parking for approximately 90 vehicles, including horse trailers, within a fenced decomposed granite surface. Additional features at this entrance/staging area include:

- A large entry sign at SR-67,
- Trail kiosk,
- Regulatory and informational signage at the staging area,
- A seating area with shade structure,
- Portable restrooms,
- Trash bins, and
- Gates at the SR-67 entrance (open during normal park hours), and gates where the road and staging area bisect other roads and trails (normally locked but allowing non-vehicular passage).



Emergency and operational access into the interior of the Preserve is provided by the aforementioned vehicular entries, which are connected through the middle of the Preserve by Cardiac Hill Road, an unpaved service drive and popular hiking route. Other emergency and operational vehicular access routes are also possible along the Fanita Fire Road; the Ridge Trail; a portion of Slaughterhouse Canyon Trail; and portions of Calle de Rob, which provides partial vehicular access connecting Sycamore Park Drive to Sycamore Canyon Road in the northern portion of the Preserve. The interior roads are marked on the Preserve map (Figure 11).

### **2.5.1.2 Existing Non-Vehicular Entrances**

Non-vehicular access to the Preserve is located in four general areas along the edge of the Preserve, including:

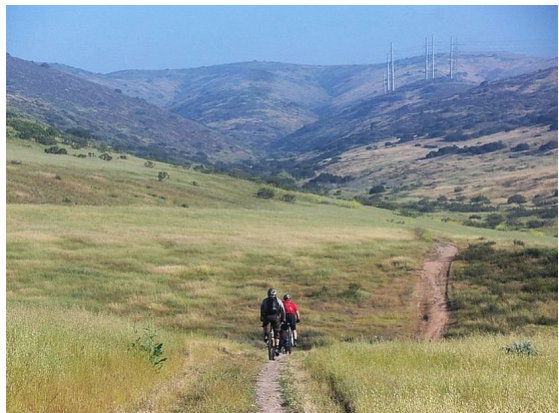
- Northern Edge: Access to the Preserve from the north is currently possible via an informal single-track trail on City of Poway property that crosses under Scripps Poway Parkway through a large wildlife tunnel. This route provides the only safe crossing of Scripps Poway Parkway, a 4-lane arterial road, from open space areas to the north. This route is not currently authorized by the County as an access point to the Preserve.



- Northeast Corner: An unauthorized single-track trail currently connects the northeast corner of the Preserve to the intersection of Scripps Poway Parkway and SR-67. This entrance could provide a valuable connection to the Iron Mountain Trail and other open spaces, but would require some improvements to ensure safe use. The first short segment is relatively steep and crosses a concrete brow ditch.



- Southern Edge: There are currently no authorized entrances at the southern edge of the Preserve. There are, however, numerous routes on private property and MCAS Miramar property that are used by hikers and mountain bikers to access the southeast corner of the Preserve and the Stowe Trail alignment through Sycamore Canyon. Mountain bikers often park along Mast Boulevard to access the Stowe Trail. The Stowe Trail follows a logical route through Sycamore Canyon until it enters the western edge of the Preserve south of the Visitors Center. The Stowe Trail is approximately 4 miles long and parallels the eastern border of MCAS Miramar and is marked with appropriate signs to facilitate access to the trail by members of the San Diego community who have obtained a valid permit. Applications for permits must be submitted through the MCAS Miramar Provost Marshal's Office. The official MCAS Miramar website contains pertinent information regarding the process to obtain a permit and appropriate use of the trail. Persons who access Stowe Trail without a permit may be subject to citations, fines and any other punitive measure as determined by the U.S District Court. The Fanita Ranch development project has proposed to create new trail connections to the Preserve at the Fanita Fire Road and possibly at the Stowe Trail.



- Western Edge: The western edge of the Preserve has several entry points:
  - A maintenance access road for the SDCWA pipeline connects to the Preserve, just north of the Visitors Center, and is gated at the Preserve boundary.
  - A trail currently connects from open space to the west to the Goodan Staging area. This trail ultimately connects West Sycamore, City of San Diego Mission Trails Regional Park to the Stonebridge community to the west.

- An important additional entrance point exists at Calle de Rob, but due to private property easements, this entrance is usable only for park operations; it is not open to the public.

DPR rangers have installed gates, signage, and fencing in four locations along the southern border of Sycamore South to help prevent unauthorized access. Two are located at access points, and the other three are blocking unauthorized trails. Two trails are found in the Sycamore South property; an offshoot of the Ridge Trail is located along the main ridge and runs south through the property. The other dirt trail follows a side ridge southwest to Sycamore Canyon. DPR does not currently propose to allow public access onto this property until trail connections can be made. No public access currently exists in the Southern Parcel, Southern Gap Parcels, or San Vicente Connector Parcels

### **2.5.2 Proposed Trails**

The Lakeside Community Trails and Pathways Plan proposed trails or pathways within or near the Preserve are described in detail in Section 1.3.1.4 and illustrated in Figure 3 (County of San Diego 2005b). While all the proposed trails through the Preserve are listed as Priority 1, the Trans County Trail is particularly notable as it is of high regional importance for connecting multiple large open space preserves, as a designated Regional Trail by the CTMP. This PAP addresses how parts of the Trans County Trail can be further implemented within the Preserve. Additionally, this PAP addresses the feasibility of previously planned local trails, such as the Sycamore Canyon/Santee Connector Trail. The viability of the proposed trails is further analyzed in Section 6.2.2 and in Appendix B.

The Lakeside Community Trails and Pathways Plan offers details on specific trails and pathway alignments that achieve a connected Lakeside Trail Network, including priority criteria and special features of proposed trails. Several of the proposed trails from the Lakeside Community Trails and Pathways Plan intersect the Preserve; therefore, public access recommendations within this PAP are intended to incorporate the applicable trails and pathways from the plan if resource protection is not compromised. The trails and pathways proposed in the Lakeside Community Trails and Pathways Plan that interact with the Preserve are illustrated in Figure 3. It should be emphasized that the alignments shown in Figure 3 are for general planning purposes that show the intention of the Lakeside Community Trails and Pathways Plan, not necessarily the more specific routes to be implemented through this PAP.

### 3.0 SERVICE AREA DESCRIPTION

Residents throughout San Diego County are likely to frequent the Preserve. The Preserve is approximately 4 miles of driving distance from Poway, 11 miles away from both Lakeside and Ramona, and 14 miles from Santee. Residents from Poway, the Stonebridge community, and the nearby unincorporated developments have an opportunity to access the Preserve by riding in, while more distant users typically drive to the Preserve as a recreation destination. Additional users come from Lakeside and Ramona, whose residents have a strong interest in equestrian use.

#### 3.1 Existing Parks and Preserves in the Vicinity

The Preserve is part of a County-wide network of parks and preserves that provide varying amounts of public access, recreational facilities and educational programming. County-owned and managed parks within approximately 10 miles of the Preserve are shown in Figure 12. Table 5 summarizes the uses associated with these open spaces, from nearest to farthest away from the Preserve.

**Table 5 San Diego County Parks and Preserves within a 10-mile Radius of the Preserve**

County Park or Preserve	Size (acres)	Distance from the Preserve (miles)	Staging area(s)	Restroom(s)	Visitor/ranger station	Picnic/rest area(s)	Camping	Education program	Trail miles	Comments
Boulder Oaks Preserve	1,268	2.4							-	Currently closed to the public.
Ramona Grasslands Preserve	3,490	6.1	X	X		X		X	4+	Multi-use trails, seasonal docent-led tours, permit-only trails.
Dos Picos County	78	3.3	X	X	X	X	X	X	0.5	Campground, pedestrian-only nature trail, showers, play areas, picnic areas, horseshoe pits, soccer field; fishing allowed.
Louis Stelzer County Park	310	3.7	X	X	X	X		X	1+	Multi-use trails, trails for kids, barbecues, playgrounds.
Lakeside Linkage Preserve	210	4.5							1+	Multi-use trail that leads to historic Whitaker House.
Luelf Pond Preserve	87	4.9	X						2	Staging area located at Holly Oaks County Park, accessible via trail.
Holly Oaks County Park	42	5.4	X			X			2	Features Ramona's only public equestrian arena and round pen. Connects to Luelf Pond Preserve.
Ramona Grasslands Preserve	3,490	6.1	X	X		X		X	4+	Multi-use trails, seasonal docent-led tours, permit-only trails.

Source: County of San Diego 2016a

### **3.2 Existing Trails in the Vicinity**

The Preserve is a part of the network of regional trails, including the Trans County Trail. Other nearby trails can be accessed in the Blue Sky Ecological Reserve through Lake Poway, and from several other public open spaces, according to the City of Poway (City of Poway 2016) and the Ramona Trails Association (Ramona Trails Association 2016). In order of approximate driving distance from the Preserve's Goodan Ranch Staging Area, trails in the vicinity include the following:

- **South Poway (Trans County) Trail:** Multi-use trail that connects Pomerado Road to Sycamore Canyon Road and eventually leads into the Preserve via the Espola Trail. This route traverses native grasslands and offers great Poway views.
- **Ellie Lane Trail:** A partially wooded and steep 6-mile trail that connects to the Iron Mountain Peak Trail. It begins at the intersection of SR-67 and Scripps Poway Parkway.
- **Iron Mountain Peak and Wild Horse Trails:** A combined 4 miles of multi-use trails that are both considered difficult. They are located approximately 0.35-mile southeast of the intersection of SR-67 and Scripps Poway Parkway.
- **Mt. Woodson/Castle H/Fry-Koegel Trails:** Approximately 11 miles of trails that are appropriate for experienced hikers, bikers, and horseback riders (parts are not accessible by horse). These trails are located approximately 7.9 miles northwest of the intersection of SR-67 and Scripps Poway Parkway.
- **Lake Poway Recreation Area Trails:** About 8 combined miles of easy to moderate multi-use trails routing around Lake Poway; located off of Lake Poway Road, approximately 7.8 miles northwest of the intersection of SR-67 and Scripps Poway Parkway.
- **Warren Canyon Trail:** Includes 4 miles of steep, rough terrain suitable for mixed users; it connects with the Mt. Woodson Trail. It is located approximately 8.3 miles northwest of the intersection of SR-67 and Scripps Poway Parkway.
- **Blue Sky Ecological Reserve Trails:** Includes approximately 2.7 miles of hiking and equestrian trails (bicycles prohibited) that showcase various habitats. Located approximately 7.9 miles northwest of the intersection of SR-67 and Scripps Poway Parkway.
- **Old Coach Area Trails:** Partially wooded and moderately urban, these series of trails are multi-use and run across creeks. They are easy to moderate and eventually connect to the Espola Trail. Located approximately 9 miles northwest of the intersection of SR-67 and Scripps Poway Parkway.
- **Historic Flume Trail:** A 2.5-mile trail accessible from El Monte Regional Park, it connects with the Helix Flume Trail and provides sweeping views of Lakeside.
- **Helix Flume Trail:** This 0.8-mile one way trail provides views of Lakeside, Lake Jennings, and El Cajon Mountains, while showcasing historical information about the El Monte Pump Station and the original water flume.
- **Stowe Trail:** The Stowe Trail is approximately 4 miles long, parallels the eastern border of MCAS Miramar, and is marked with appropriate signs to facilitate access to the trail by members of the San Diego community who have obtained a valid permit from MCAS

Miramar. Applications for permits must be submitted through the MCAS Miramar Provost Marshal's Office. The official MCAS Miramar website contains pertinent information regarding the process to obtain a permit and appropriate use of the trail.

Figure 12: Existing Parks, Preserves, and Trails in Vicinity

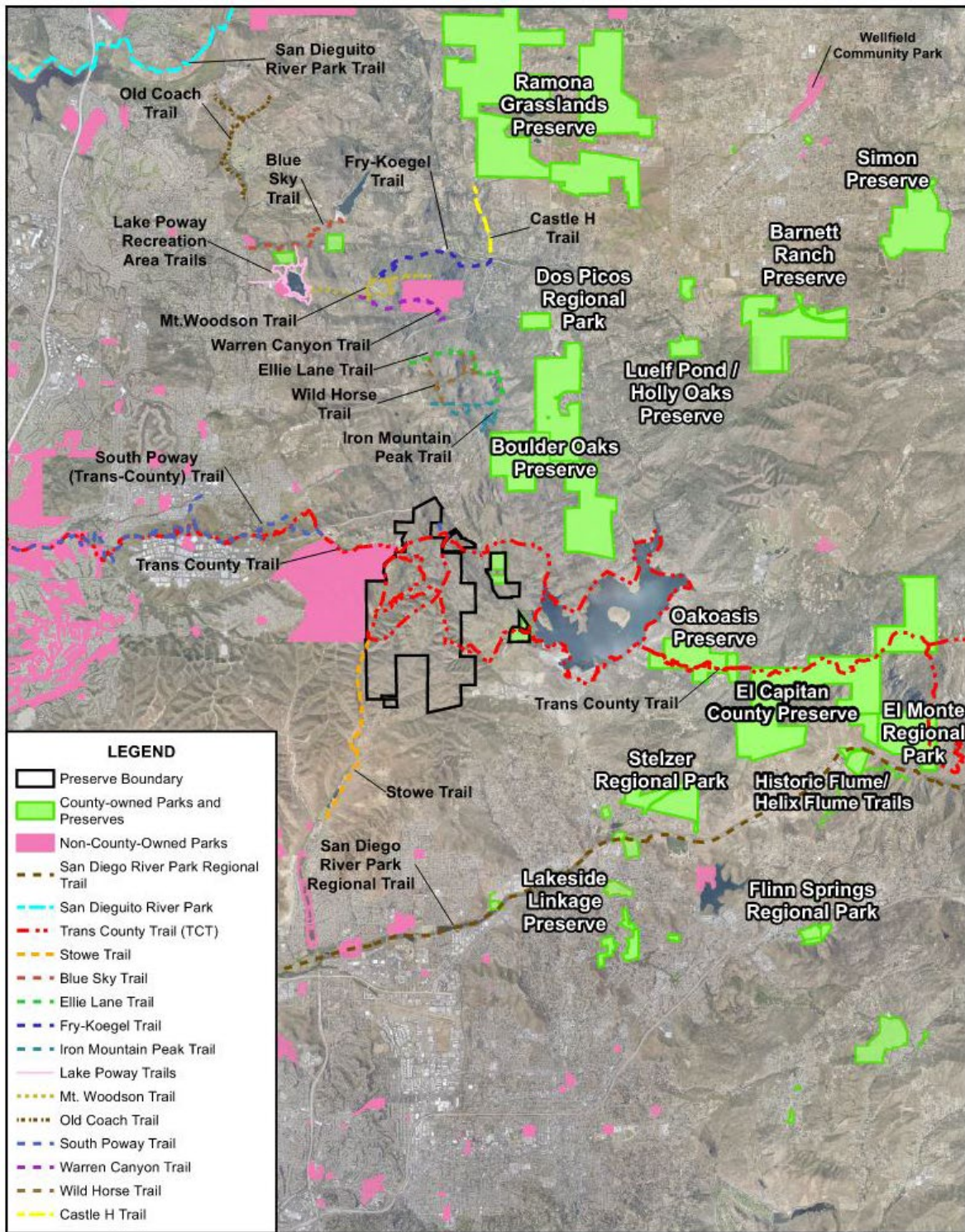


Figure 12  
Existing Parks, Preserves and  
Trails in the Vicinity

Exhibit Date: 7/17/2023

Source: SanGIS; RICK; powaytrails.com

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

## 4.0 ENVIRONMENTAL OPPORTUNITIES AND CONSTRAINTS

The purpose of this chapter is to analyze the environmental opportunities and constraints throughout the Preserve in order to build a foundation of insight for the recommendations presented in Chapter 6. As described in Chapter 1, the goals for this PAP include sustainable planning that responds to environmental resource issues while targeting high-quality recreation facilities. The first part of this chapter covers opportunities and constraints in relation to general conditions, biological and cultural resources, easements, and the existing trails. The constraints model presented later in this chapter illustrates how opportunities and constraints specifically influence trail planning.

### 4.1 General Conditions

#### 4.1.1 Opportunities

The Preserve offers a multitude of panoramic views throughout its existing trails. Most of the site includes steep, difficult topography enjoyed by avid hikers, equestrians, and mountain bikers. However, plenty of opportunities exist for trails on gentler slopes that could cater to families or amateur hikers as well. The varied geology and habitat types within the Preserve afford different experiences for trail users. Generally, weather conditions in southern California allow for year-round access of the Preserve's trails. The Preserve is also uniquely positioned as open space between urbanized areas in Poway, San Diego, and Santee, making it an attractive and accessible destination for a large population and a critical recreation corridor between communities.



#### 4.1.2 Constraints

Although the region's temperatures are conducive to year-round trail use, extreme rains or heat can lead to erosion or safety concerns. As tree canopy is generally low or limited on steep ridges, routes such as Cardiac Hill or Ridge Trail have had numerous cases of hikers and pets overheating. The concerns are partially mitigatable by communicating heat advisories, ensuring that trail lengths are adequately marked and that looping trails are implemented when possible to provide for quicker routes back to staging areas. Additionally, winter rains may cause drainages to flood, making nearby trails unusable due to standing water or erosion. Recreation use during strong rain events can further damage wet or flooded trails. Proper trail construction and maintenance can alleviate erosion through steep portions of the Preserve.



## **4.2 Biological Resources**

### **4.2.1 Opportunities**

A comprehensive PAP analysis provides opportunity to affect improvements in the trail system that will benefit biological resources, while also maximizing the users' understanding and enjoyment of the resources. As a MSCP conservation area, many protected habitats, unique vegetation communities, unusual animals, and rare plants exist within the Preserve. Trails provide opportunities for bird watching, wildlife viewing, overlooks to interesting habitat areas and scenic vistas, and educational signage. Numerous opportunities for natural resource education are possible within the Preserve, including:

- Illustrating the trail planning process, and why trails are located where they are.
- Providing information on biological drivers for certain Preserve operations actions. For example, if a trail were closed temporarily for breeding seasons, the closure presents an opportunity to educate visitors on the life history of a species that can be found within the Preserve.
- Implementing educational interpretative signage for the unique flora, fauna, history, and geology of the Preserve.
- Leveraging the Visitors Center as an ideal location apart from the trails themselves that provides education on the biology unique to the Preserve.

### **4.2.2 Constraints**

While the Preserve includes many unique plant and wildlife species that enrich the visitor experience, the importance of the Preserve to these species mandates a careful and limited approach to providing public access. Public access shall be planned to avoid impacts to the species themselves, and also minimize fragmentation of habitats. Any new public access trails must be consistent with federal, state, and local rules and regulations.

Biological resource regulations applicable to the Preserve include the federal ESA, Migratory Bird Treaty Act (MBTA), Bald and Golden Eagle Protection Act, Clean Water Act, CEQA, CESA, California Fish and Game Code Section 1602 (Lake or Streambed Alteration), California Fish and Game Code Sections 3503 and 3503.5, Fully Protected Species under the California Fish and Game Code, California Native Plant Protection Act, Porter-Cologne Water Quality Control Act, County MSCP Subarea Plan, County of San Diego Guidelines for Determining Significance for Biological Resources (County of San Diego 2010b).

Tier 1 habitat and rare, narrow endemic species are the most sensitive within the Preserve. The MSCP places emphasis on protecting these sensitive resources. The most sensitive habitat within the Preserve includes the coast live oak woodland and southern coast live oak riparian forest along Sycamore Canyon and along the southern half of the Martha's Grove Trail. A significant amount of coastal sage scrub and/or coastal sage scrub – chaparral transition habitat also occurs throughout the Preserve. This sage scrub habitat supports the federally threatened coastal California gnatcatcher (*Poliioptila californica californica*). In addition, native and non-native grassland habitat with the Preserve may support the burrowing owl (*Athene cunicularia*), a rare, narrow endemic MSCP covered species.

Both San Diego thornmint (*Acanthomintha ilicifolia*) and willowy monardella (*Monardella linoides* ssp. *viminea*) are federally threatened and state endangered species that occur within the Preserve. These species are also considered narrow endemic species under the MSCP. San Diego thornmint occurs in grassland habitat in the northeast portion of the Preserve. Willowy monardella generally occurs along streams and occurs along several ephemeral drainages in the southern end of the Preserve.

Additional public access must also consider how it may impact connectivity within the region. The Preserve functions as part of a core biological area and is important to both connectivity and species diversity in the region's preserve network. Trails must not be too concentrated to disrupt connectivity and impact the viability of this core wildlife area.

### **4.3 Cultural Resources**

#### **4.3.1 Opportunities**

A multitude of opportunities exist to educate visitors on the history of the Preserve and the region as a whole. Interpretative signage along trails can include topics ranging from the history of ranching in the area to information regarding the traditions of the Kumeyaay Native Americans that lived in the surrounding areas prior to the arrival of the Spanish. Signage can highlight the changes in the region from the Spanish period (1769–1821) to the Mexican period (1821–1848) through the American period (1848–present), including the different ownerships of portions of the Preserve through time and their homesteads. The remainders of the Stowe community can be highlighted, including journal excerpts about life in Stowe, available at the Poway Historical Museum. Additionally, notable individuals, such as the Atkinson brothers who were described in Section 2.2.3, can be featured on educational signage within the Visitors Center. Finally, historic roads can be featured on displays of historic plat maps.

The more accessible this information is to users, the more informed they will be on the rich history of the area. Generally, more informed users tend to be more respectful and responsible users of the Preserve.

#### **4.3.2 Constraints**

Similarly to the biological resources, public access must be curtailed near extremely sensitive cultural sites in order to preserve them. As most of the archaeological findings and their locations are confidential, trails must veer far enough away from sites to avoid them without marking their existence.

Cultural resource regulations that apply to the Preserve are CEQA, the San Diego County Local Register of Historical Resources (Local Register), and provisions for the California Register for Historical Resources (CRHR). Details regarding significance under these regulations and agencies are provided in the five Phase 1 Cultural Resources Survey and Inventory reports for the Preserve (ICF Jones and Stokes 2008b; ASM Affiliates, Inc. 2012; AECOM 2016; HELIX Environmental Planning, Inc. 2019; ICF 2019) and the Cultural Resources Inventory and Assessment prepared for this PAP (HELIX Environmental Planning, Inc. 2023).

The Cultural Resources Inventory and Assessment identifies the cultural resources within the Preserve that have been formally evaluated for significance under CEQA or County Guidelines.

Fifty-nine cultural resources have been recorded within the PAP survey area. The County's Guidelines for Determining Significance indicate that any site that yields information or has the potential to yield information is considered a significant ("important") site, although the resource may not meet the significance criteria of CEQA.

Of the 59 cultural resources within the PAP survey area, only one has been previously evaluated for significance; P-37-030107, the First San Diego Aqueduct, and has been recommended as eligible for listing in the National Register of Historic Places (NRHP; Cook et al. 2012). This resource, along with 13 prehistoric archaeological sites, four historic-period resources, and the two multicomponent archaeological sites will not be impacted by the implementation of the PAP, primarily due to their presence along existing formal trails or access roads where no improvements are proposed.

Of the remaining 39 cultural resources within the PAP survey area, 20 are prehistoric isolates, which are not considered significant resources under CEQA and are not considered to be important resources under County Guidelines. Two prehistoric archaeological sites and two historic roads were determined to be within areas of the survey area that may be subject to unavoidable impacts by the implementation of the PAP; these resources were evaluated and were determined to not be eligible for listing in the CRHR or Local Register under CEQA and County guidelines.

The remaining 15 cultural resources that may be subject to impacts from the implementation of the PAP are being treated as significant. The Cultural Resources Inventory and Assessment provides recommendations for the resources that may be subject to potential impacts from the development of the PAP.

#### **4.4 Easements or Rights**

As described in Section 2.3 and illustrated in Appendix A, a number of easements are present throughout the Preserve. The following sections describe the opportunities and constraints for the easements.

##### **4.4.1 Opportunities**

- *Electrical transmission easement.* Shared use of maintenance access roads is a possible opportunity. Electrical transmission easements within the Preserve will require ongoing San Diego Gas & Electric (SDG&E) access to utility towers and associated facilities. If no agreement exists for the use of SDG&E access roads for recreational trail use, coordination between SDG&E and the County will be necessary.
- *Water pipeline easement.* Shared use of maintenance access roads is a possible opportunity. This easement offers a unique opportunity to implement a portion of the proposed Trans County Trail in the southeastern portion of the Preserve that will ultimately connect to the San Vicente Reservoir. While the adjacent property is privately held by Hanson Aggregates, the easement may include an allowance for public access utilizing the easement access road.
- *Electrical distribution easement.* No opportunities are expected from this easement.
- *2015 Northern Addition easements.* No opportunities are expected from these easements.

- *2015 Southern Addition easements.* No opportunities are expected from these easements.
- *Private road easements.* No opportunities are expected from these easements.

#### **4.4.2 Constraints**

- *Electrical transmission easement.* No limitations are expected from these easements.
- *Water pipeline easement.* This easement requires a dedicated width for SDCWA maintenance equipment, which prevents reductions in width to this road. No other limitations are expected from this easement.
- *Electrical distribution easement.* No limitations are expected from this easement.
- *2015 Northern Addition easements.* No limitations are expected from this easement.
- *2015 Southern Addition easements.* No limitations are expected from this easement.
- *Private road easements.* While most access routes can be used as trails, a private road easement exists on Calle de Rob, which prohibits public use. Therefore, while maintenance on Calle de Rob must continue for access purposes, the recreational trail usage will not be permitted.

### **4.5 Existing Trails and Known Informal Trails**

This section describes general opportunities and constraints for the existing trails within the Preserve. Section 6.2 describes trail-specific opportunities and constraints with specific recommendations related to individual trail segments throughout the Preserve, including both formal and informal trails. Figure 13 illustrates the over 24 miles of existing formal trails, informal trails, and access roads throughout the Preserve. Each trail has been labeled with an identifier to facilitate discussion in Chapter 6.

#### **4.5.1 Opportunities**

A number of opportunities are related to the existing formal and informal trails; these include the following:

- Due to the varying topography, there are many vistas that provide opportunities for destination points for the individual trails.
- There are opportunities for additional educational signage throughout the trail network.
- The Preserve is popular with San Diego's mountain biking community. By incorporating various dedicated biking trails into the formal trail network, the Preserve can enhance its reputation as a mountain biking destination in San Diego County.
- There is an opportunity to narrow certain wider trails and close old ranch roads and unauthorized trails in order to mitigate for the impacts of opening new trails.
- In addition, the Preserve is also popular with the equestrian community. There are opportunities to improve the trails with additional turnouts or water stations to encourage equestrian use.

#### **4.5.2 Constraints**

A number of constraints are related to the existing formal and informal trails; these include the following:

- Some steep trails are prone to erosion over time or after strong weather events and may need to be rerouted. Some existing trails in the northern Preserve may require improvements due to weathering over time since acquisition.
- Several of the informal trails were not legally created and may be poorly designed and sited, and should be closed and revegetated as appropriate.
- Several of the informal trails traverse through private property and may require public access/trail easements prior to formalization. To formalize some of these trail connections, reroutes through previously undisturbed habitat may be required, if easements cannot be obtained.
- As the Preserve is a part of the County's MSCP, some trail route opportunities should be eliminated due to sensitive biological resources.
- Private road easements prevent connections to existing informal trails in the northern segment of the Preserve and require alternative connections to the northern Preserve to be created.

#### **4.6 Constraints Model**

To develop a more comprehensive understanding of site constraints related to public access, a GIS analytical model was developed to produce a composite map of constraints throughout the site. The modeling process was completed within ArcMap 10.3.1 with the Spatial Analyst Extension. The following steps were taken to develop the constraints model:

1. Data layers representing environmental conditions most relevant to informing low-impact and sustainable trail layouts were identified. The layers chosen for this model were slope, soil erodibility, vegetation, sensitive species, U.S. Geological Survey (USGS) blue line streams and drainages, and cultural resources.
2. A ranking system was developed that assigned a numeric value ranging from 0 to 10 to each of the data layers, with 10 being the most constrained for trail development. Not all data layers have been assigned a scale of 1-10; some have been assigned lesser values, depending on how constraining that category would be for trail development.
3. Each data layer input was converted from a vector dataset (i.e., a series of points, lines, or polygons representing features) to a raster dataset (i.e., a grid data structure composed of a series of individual square grid cells of a defined size where each cell contains a single value that represents a portion of a feature). In a vector dataset, one contiguous area mapped as coastal sage scrub habitat is represented by a single polygon; in a raster dataset, that same area is represented by numerous grid cells, each of which is coded with a value indicating "coastal sage scrub." The spatial limits of each layer's grid, and the size of each grid cell within the grids, are set to be identical. This is critical to the methodology so that when the layers are overlain, a single grid cell in one input layer (e.g., the cell in the

top left corner of the grid) overlays perfectly with the same cell in each of the other layers. Grid cells for this analysis were set at a size of 32.71 feet by 32.71 feet.

4. Each raster layer was coded with the numeric constraints values developed in step 2, producing six separate layers, each with the same grid structure, but each with their own numerical indication of the level of constraint posed by that layer. Each of these is informative on its own.
5. The final step merges each of the six input grid layers into one composite grid layer. For each individual cell location (e.g., the top left cell in the grid), the numeric value from each input layer is mathematically summed, and the sum value is assigned to that cell location in the composite grid. This process produces a single map image where the highest potential values indicate areas where the most constrained condition for each input layer exist in the same area (e.g., steepest slopes, most erodible soil, most sensitive vegetation, most sensitive wildlife species, a stream, and the most sensitive cultural resource type), and the lowest potential values indicate areas that have the least constrained condition for each input layer.

Each of the six model inputs is described below and followed by its associated figure. Figure 20 at the end of this chapter illustrates the composite constraints map.

Figure 13: Trail Segment Map (11x 17)

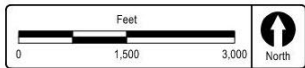
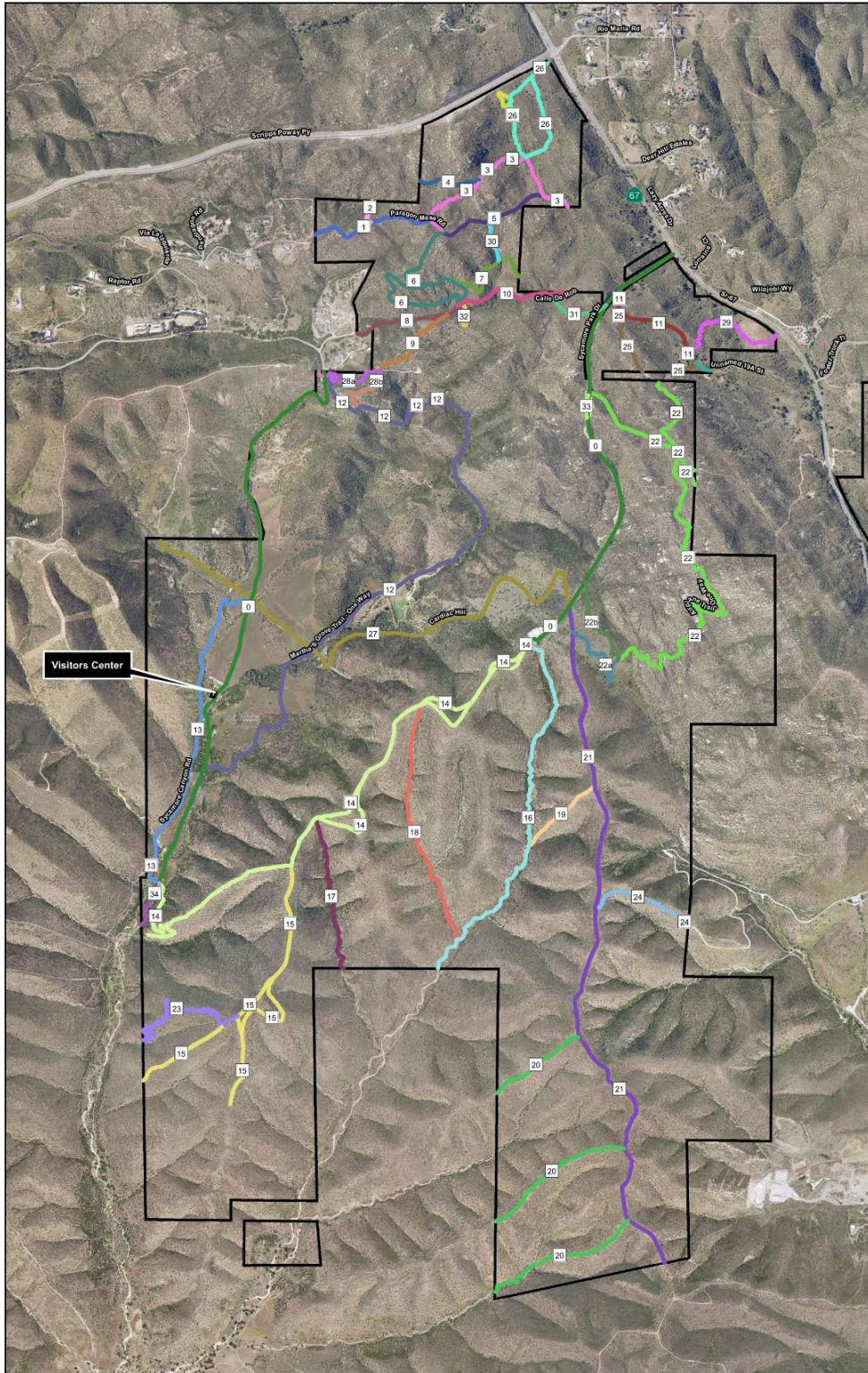


Figure 13  
Trail Segment Map

Exhibit Date: 7/17/2023

Source: SanGIS; RICK

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

#### 4.6.1 Slope

The topography of the Preserve was classified into six categories. Constraint values were assigned to percent slope (i.e., grade) values based on categories that correspond both with Americans with Disabilities Act (ADA) accessibility guidelines, as well as the trail grade maximums specified by the CTMP for the trail types described in Section 1.3.1.3 (Table 6). Areas with a low slope were given the lowest constraint value because construction of new trail and maintenance of existing trails in these areas require less effort than areas with steeper slopes. Trails may be created or managed in areas with steep slopes; however, construction of trails may be more challenging and maintenance costs may be higher. As shown in Figure 14, the flattest areas of the Preserve are found in the western portion of the site, while the steepest are in the southeast. The majority of the Preserve is moderate-high to highly constrained by slope, meaning that trails will need to be designed such that they are longer and switch back up slopes along natural contours to avoid steep grades.

**Table 6: Slope Constraint Values**

% Slope	Constraint Level	Constraint Value
0–10	None	0
10–30	Low-Moderate	1
30–40+	Moderate-High	2

#### 4.6.2 Soil Erodibility

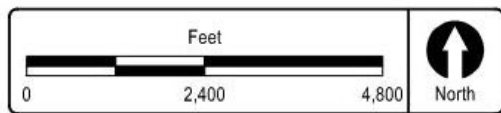
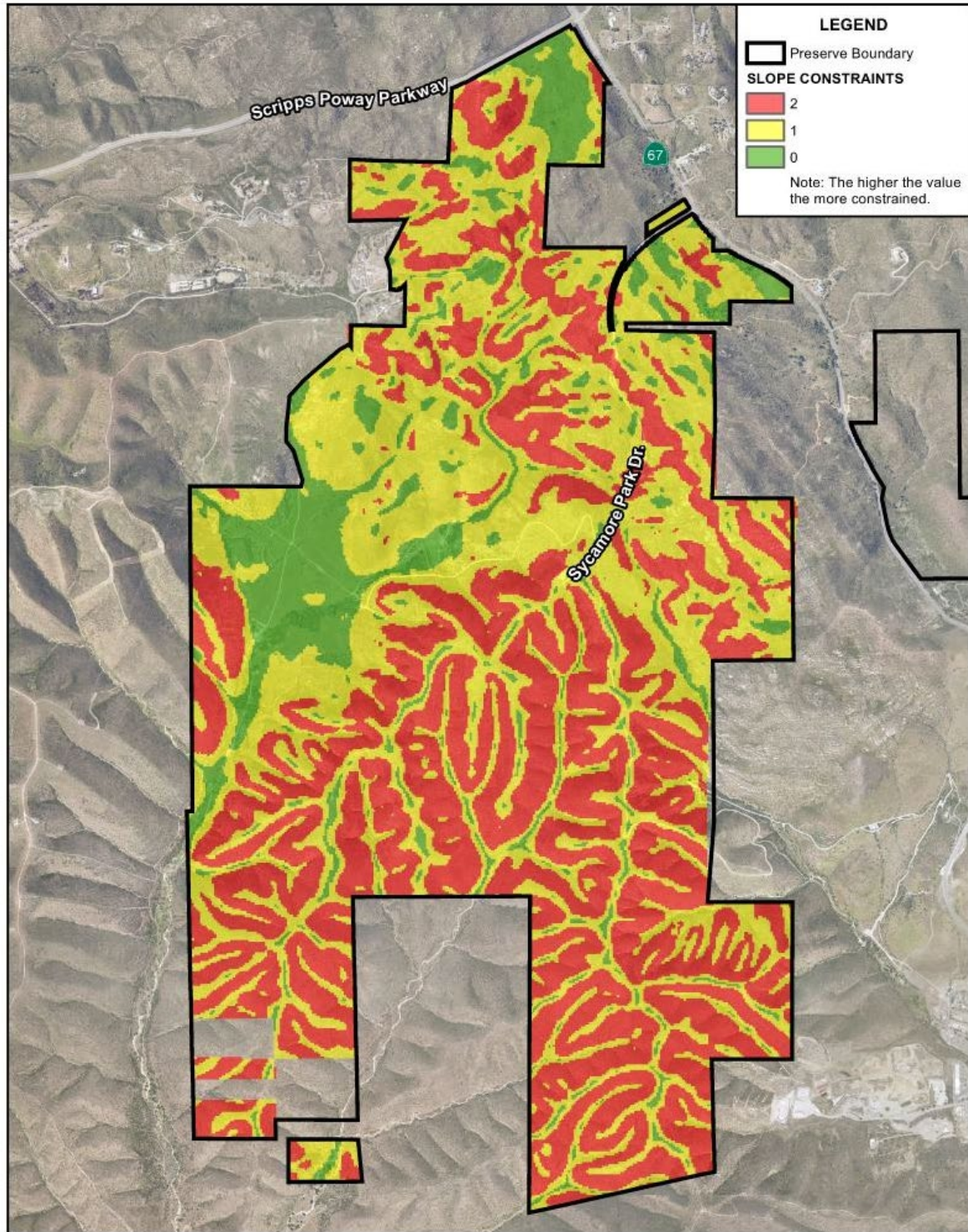
Soil erodibility was evaluated based on each soil's K factor<sup>1</sup> in relation to the percent slope throughout the Preserve. The K factor was multiplied by the percent slope and the resulting values were distributed into five categories based on the natural breaks in the data, which are based on groupings that are inherent in the data. The breaks generally correspond to slope categories that are useful in trail planning. The categories are ranked from 0 to 4, with 4 being the most sensitive to erosion and 0 being the least sensitive or, consequently, the least constrained (Table 7; Figure 15). The majority of soils on the Preserve are moderately erodible; thus slope primarily drives the constraints map for soil erodibility.

**Table 7: Soil Erodibility Constraint Values**

K Value <sup>1</sup> % Slope	Constraint Level	Constraint Value
0 – 4.17	None	0
4.18 – 7.34	Low	1
7.35 – 10.51	Moderate	2
10.52 – 13.68	Moderate-High	3
13.69 – 36.72	High	4

<sup>1</sup> Soil erodibility factor, which represents both susceptibility of soil to erosion and the rate of runoff.

Figure 14: Slope Constraints



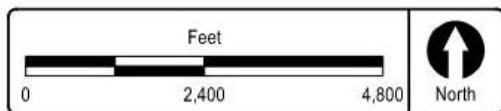
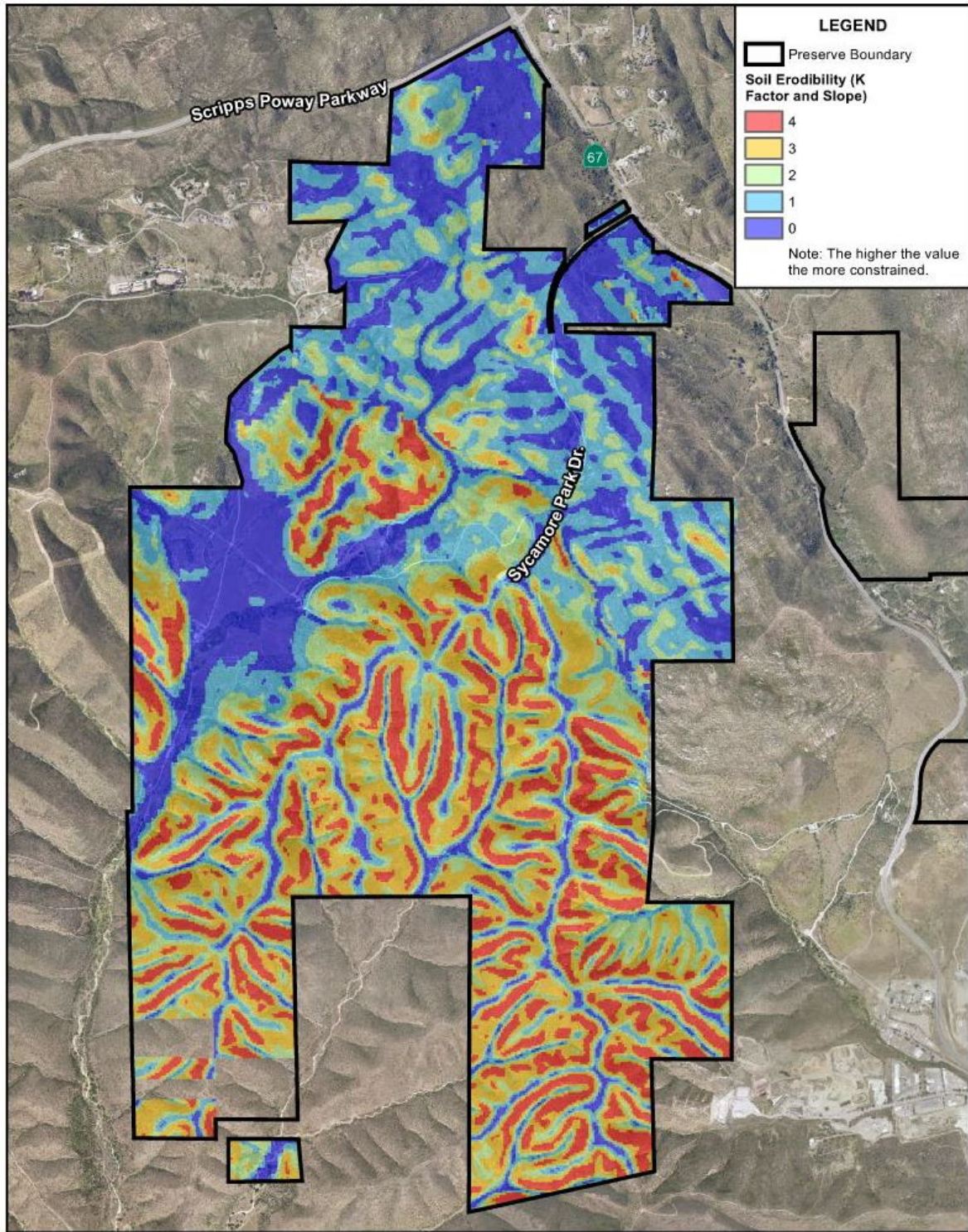
**Figure 14**  
**Slope Constraints**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK;

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

Figure 15: Soil Erodibility Constraints



**Figure 15**  
**Soil Erodibility Constraints**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

### 4.6.3 Vegetation

Vegetation communities within the Preserve were predominantly evaluated based on the vegetation Tier levels developed as part of the MSCP process. The Tier levels are used to determine mitigation ratios for any impacts to sensitive habitats in order to meet regional conservation goals. The constraint values for the Preserve’s vegetation communities were assigned based on associated Tier levels and augmented by biologists’ expertise on which communities have a higher likelihood to include sensitive species (Table 8). The values used are as follows:

- **Tier I** habitats are considered most constrained and were given a value of 10.
- **Tier II** habitats were considered moderately constrained and given a value of 3 with the exception of coastal sage scrub. Coastal sage scrub was given a value of 4 because it supports a number of sensitive species, including the federally threatened coastal California gnatcatcher.
- **Tier III** habitats were considered somewhat constrained and given a value of 1 with the exception of grassland. Non-native grassland was given a value of 3 because it supports a number of sensitive species, including the burrowing owl, a County MSCP Narrow Endemic.
- **Tier IV** habitats, such as disturbed and developed areas, were considered unconstrained and given a value of 0.

The vegetation community classification was based on two separate systems: the Vegetation Classification Manual (VCM) for Western San Diego County associations (SANDAG 2011) and the Holland vegetation classification systems (Holland 1986; as modified by Oberbauer et al. 2008) are listed in the table below and categorized under the appropriate County-mandated MSCP Tiers (County 2010c). Until the VCM was finalized in 2011, MSCP preserve lands were generally mapped using the Holland classification system. To ensure consistency with previous mapping efforts, the Preserve map data layer was cross-walked to the Holland/Oberbauer system pursuant to the VCM (SANDAG 2011). The VCM for Western San Diego County does not include unvegetated habitat (e.g., disturbed land and urban/developed); therefore, these land cover types are described using the Oberbauer-modified Holland classification system (Oberbauer et al. 2008, Holland 1986).

The resulting constraints map for vegetation communities is shown in Figure 16. The majority of the Preserve consists of upland habitat such as chaparral or coastal sage-chaparral transition habitat, which moderately constrains trail planning while Tier 1 habitats are mostly limited to areas along existing trails by Sycamore Canyon (i.e., Stowe Trail) and Martha’s Grove Trail.

**Table 8: Vegetation Community Constraint Values**

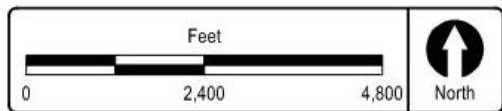
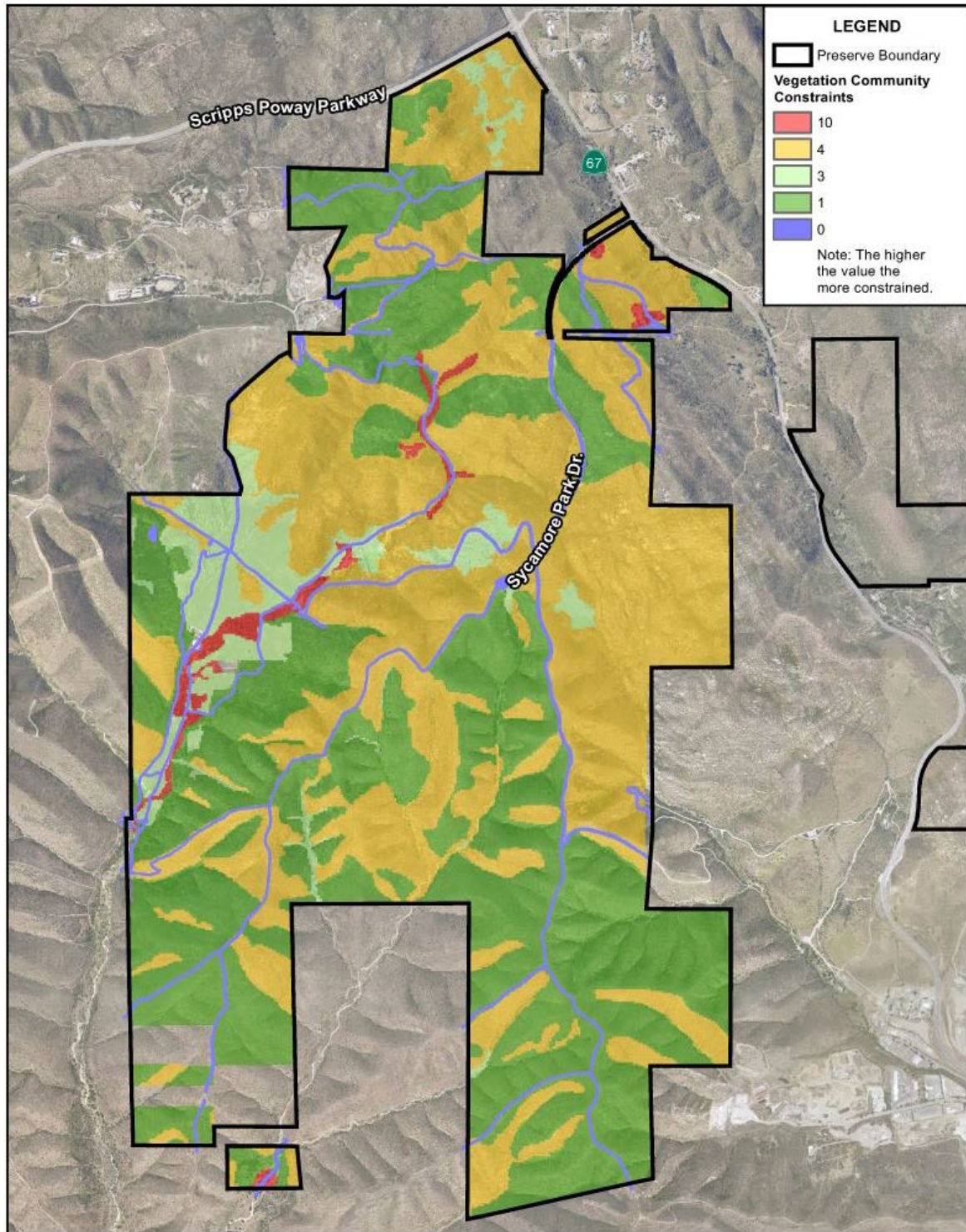
VCM Association	Holland Classification	Constraint Value
<b>MSCP Tier IV</b>		
N/A	Orchards and Vineyards	0
<i>Eucalyptus (globulus, camaldulensis)</i> Semi-Natural Stands	Eucalyptus Woodland	0
N/A	Urban/Developed	0
N/A	Disturbed Habitat	0

VCM Association	Holland Classification	Constraint Value
<b>MSCP Tier III</b>		
<i>Adenostoma fasciculatum</i> Alliance	Chamise Chaparral	1
<i>Adenostoma fasciculatum</i> - ( <i>Eriogonum fasciculatum</i> , <i>Artemisia californica</i> , <i>Salvia mellifera</i> ) Association	Chamise Chaparral	1
<i>Adenostoma fasciculatum</i> - <i>Ceanothus tomentosus</i> Association	Chamise Chaparral	1
<i>Adenostoma fasciculatum</i> – <i>Acmispon glaber</i> Association	Chamise Chaparral	1
<i>Ceanothus tomentosus</i> Alliance	Southern Mixed Chaparral	1
<i>Adenostoma fasciculatum</i> - <i>Cercocarpus betuloides</i> Alliance	Southern Mixed Chaparral	1
<i>Adenostoma fasciculatum</i> - <i>Cercocarpus betuloides</i> - <i>Ceanothus tomentosus</i> Association	Southern Mixed Chaparral	1
<i>Cercocarpus minutiflorus</i> Provisional Association	Southern Mixed Chaparral	1
<i>Avena (barbata, fatua)</i> Semi-Natural Stands	Non-native Grassland	3
<i>Bromus (diandrus; hordeaceus)</i> - <i>Brachypodium distachyon</i> Semi- Natural Stands	Non-Native Grassland	3
<i>Bromus diandrus</i> Semi-Natural Stands	Non-Native Grassland	3
<i>Acmispon glaber</i> Association	Non-native Grassland	3
Mediterranean California Naturalized Annual and Perennial Grassland Semi- Natural Stands	Non-Native Grassland	3
<i>Quercus (berberidifolia; xacutidens)</i> Alliance	Scrub Oak Chaparral	3

VCM Association	Holland Classification	Constraint Value
<i>Quercus</i> ( <i>berberidifolia</i> , <i>xacutidens</i> ) – <i>Cercocarpus</i> <i>minutiflorus</i> Association	Scrub Oak Chaparral	3
<i>Quercus</i> ( <i>berberidifolia</i> ; <i>xacutidens</i> )- <i>Adenostoma</i> <i>fasciculatum</i> Association	Scrub Oak Chaparral	3
MSCP Tier II		
<i>Artemisia californica</i> - <i>Eriogonum</i> <i>fasciculatum</i> - <i>Malosma laurina</i> Association	Diegan Coastal Sage Scrub	4
<i>Artemisia californica</i> – <i>Salvia mellifera</i> Alliance	Diegan Coastal Sage Scrub	4
<i>Eriogonum</i> <i>fasciculatum</i> Association	Diegan Coastal Sage Scrub	4
<i>Isocoma menziesii</i> Provisional Association	Coastal Scrub	4
<i>Malosma laurina</i> Alliance	Coastal Scrub	4
<i>Malosma laurina</i> - <i>Acmispon glaber</i> Association	Coastal Scrub	4
<i>Salvia apiana</i> Provisional Association	Diegan Coastal Sage Scrub	4
<i>Salvia mellifera</i> Alliance	Diegan Coastal Sage Scrub	4
<i>Salvia mellifera</i> - <i>Eriogonum</i> <i>fasciculatum</i> Association	Diegan Coastal Sage Scrub	4
<i>Salvia mellifera</i> - <i>Malosma laurina</i> Association	Diegan Coastal Sage Scrub	4
MSCP Tier I		
<i>Deinandra fasciculata</i> Association	Wildflower Fields	3
<i>Nassella pulchra</i> Association	Native Grassland	10
<i>Platanus racemosa</i> - <i>Baccharis salicifolia</i> Association	Southern Riparian Woodland	10
<i>Platanus racemosa</i> - <i>Quercus agrifolia</i> Association	Southern Riparian Forest	10

<b>VCM Association</b>	<b>Holland Classification</b>	<b>Constraint Value</b>
<i>Quercus agrifolia</i> Alliance	Coast Live Oak Woodland	10
<i>Quercus agrifolia</i> - <i>Toxicodendron diversilobum</i> -Grass Association	Open Coast Live Oak Woodland	10
<i>Salix lasiolepis</i> Association	Southern Willow Scrub	10
<i>Adenostoma fasciculatum</i> – <i>Xylococcus bicolor</i> – <i>Quercus</i> ( <i>berberidifolia</i> , <i>xacutidens</i> ) Association	Southern Maritime Chaparral	10
N/A	Non-vegetated channel	10

Figure 16: Vegetation Community Constraints



**Figure 16**  
**Vegetation Community Constraints**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK;

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

#### 4.6.4 Sensitive Species

Sensitive plants and wildlife species were evaluated for inclusion into the constraints model. For sensitive plant species, federally or state listed plants, California Rare Plant Ranks (CRPR) List 1 or 2 species, and List A and B sensitive plants were included into the constraints model (Table 3). Table 9 notes buffer distances created to assess sensitive plant species constraints for the aforementioned species. Buffer distances were recommended by biologists based on the potential for species to be directly or indirectly impacted by trails. Trails greater than 50 feet from sensitive plant species were considered unlikely to have any impact on species, trails within 21 to 50 feet of sensitive plant species were considered to have low potential to impact species, and trails within 20 feet of sensitive plant species were considered to have high potential to impact species. Figure 17 illustrates areas that are constrained by sensitive plant species. These primarily occur in grassland areas in the central portion and drainages in the southern portion of the Preserve.

**Table 9: Sensitive Plant Species Constraint Values**

Distance from Sensitive Plant Species Location <sup>1</sup>	Constraint Level	Constraint Value
0–20 feet	High	2
21–50 feet	Low	1
>50 feet	None	0

<sup>1</sup> Federally or state listed plants, CRPR list 1 or 2 species, and List A and B sensitive plants

It was determined that most of the sensitive wildlife species data detections were not appropriate for the constraints model because of the mobility of the wildlife species and the method of data collection. A single point location of a wildlife species doesn't represent the home range that an individual uses to fulfill its life history requirements. Depending on the species, this could range across many acres of habitat. Additionally, survey points for wildlife species were often based on accessibility and many point count and/or trapping stations were adjacent to existing trails. Creating constraints around sensitive wildlife species observations that were mostly collected along trails would bias the data analysis. Therefore, constraints for wildlife species were habitat based and constraint values for the vegetation communities were adjusted as described in Section 4.6.3 to account for sensitive species.

Data were reviewed for known raptor, owl, and/or vulture nest locations because these species exhibit site fidelity and are known to reuse the same nesting areas year after year. Trails greater than 500 feet from sensitive avian species were considered unlikely to have any impact on species. Trails within 100 feet, 101 to 200 feet, or 201 to 500 feet of these nest locations were considered to have high, moderate, or low potential to impact these species, respectively. The result of the constraints map for sensitive species is illustrated in Figure 17.

Figure 17: Sensitive Species Constraints

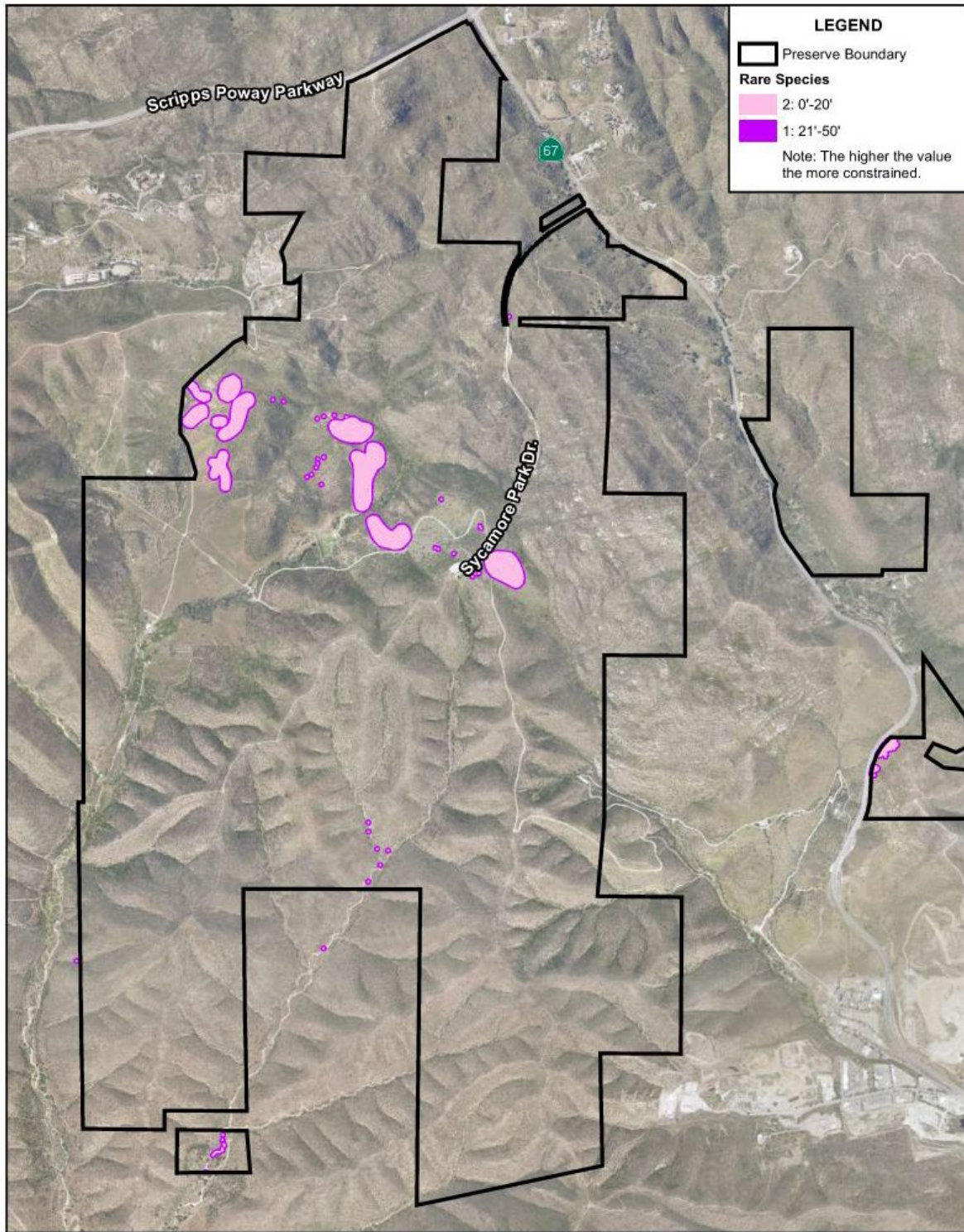


Figure 17  
Sensitive Species Constraints

Exhibit Date: 7/20/2023

Source: SanGIS; RICK; powaytrails.com

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

#### 4.6.5 Potential Jurisdictional Water and Wetlands

USGS blue-line streams and drainages were mapped to identify potential jurisdictional waters and wetlands within the Preserve. Water and wetland buffers were created based on the County of San Diego's Resource Protection Ordinance (RPO)<sup>2</sup> and the County of San Diego Guidelines for Determining Significance for Biological Resources (County of San Diego 2010b). The closest areas to the streams are more constrained while areas farther away from the potential jurisdictional resources have a lower constraint value. Specifically, the buffers for USGS blue-line streams and for wetlands were 50 feet, 100 feet, and 200 feet (Table 10; Figure 18). The majority of the Preserve consists of upland habitat and constraints are limited to linear features.

**Table 10: Potential Jurisdictional Resource Constraint Values**

Buffer Distance	Constraint Level	Constraint Value
0-50 feet	High	10
51-100 feet	Moderate	3
101-200 feet	Low	1
>200 feet	None	0

#### 4.6.6 Cultural Resources

A combination of field mapping from the cultural survey reports and slope analysis was utilized in consideration of cultural resource constraints. As cultural resources are most likely to occur in the flattest areas of the Preserve and near water sources, a raster layer was created depicting low slopes as having a higher constraint level than steep areas (Table 11; Figure 19). Additionally, known cultural resources were buffered and their shapes disguised to conceal exact locations of valuable sites. These sites and their associated buffers were assigned a moderately high constraint value (Table 11; Figure 19). There are few known cultural resources relative to the size of the Preserve and moderate to steep slopes also limit the potential for additional resources. Therefore, the majority of the site is not highly constrained by cultural resources.

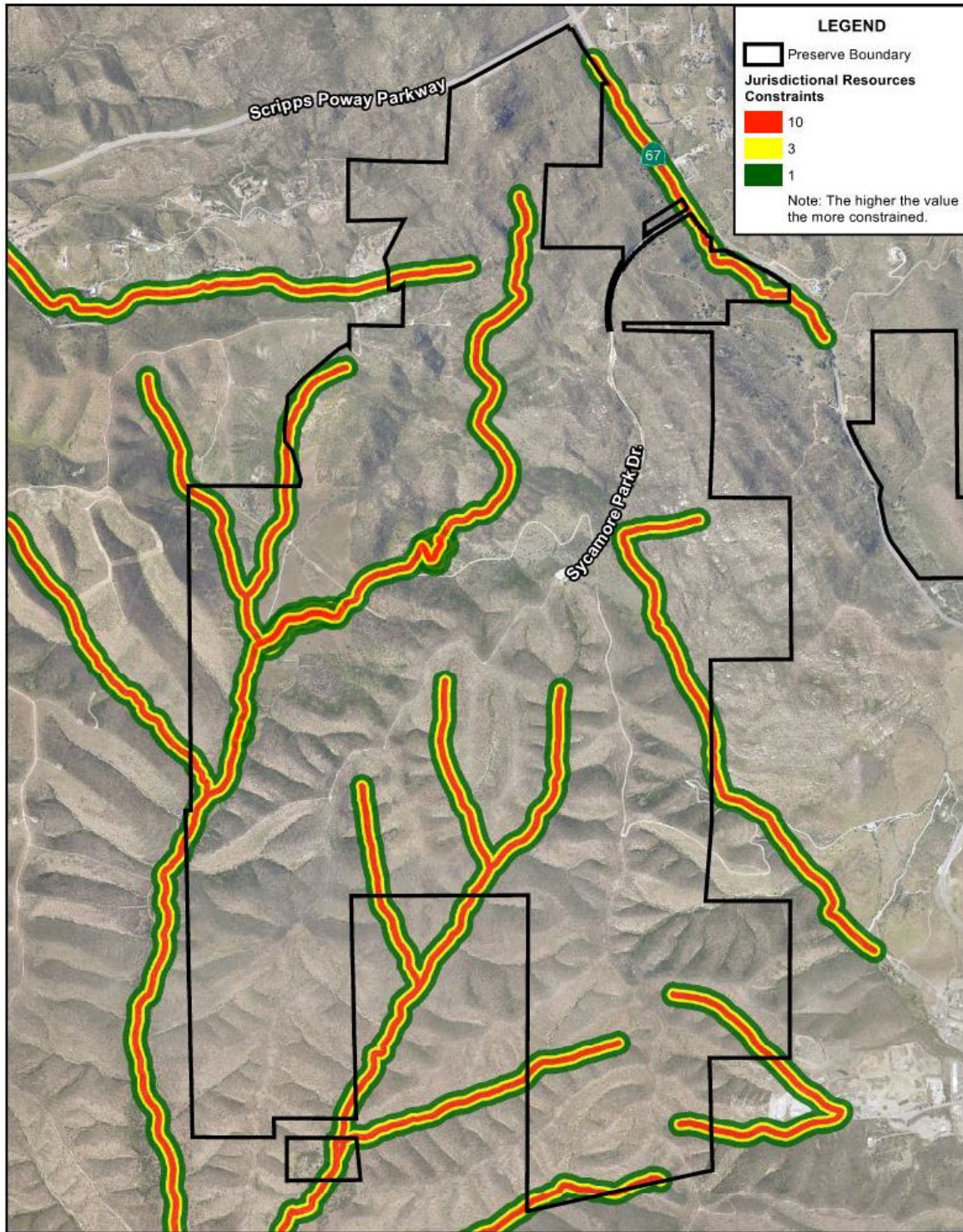
**Table 11: Cultural Resource Constraint Values**

	Constraint Level	Constraint Value
<b>Slope</b>		
0%-20%	Moderate	2
20%-28%	Low	1
28%+	None	0
<b>Cultural Resources Sites</b>		
Within existing resources sites and buffers <sup>1</sup>	High	3
No known resource sites	None	0

<sup>1</sup> Buffers confidential to conceal exact locations of sites.

<sup>2</sup> County of San Diego Code of Regulatory Ordinances Sections 86.601–86.608; used as a reference although the PAP is not subject to the RPO.

Figure 18: Jurisdictional Resources Constraints



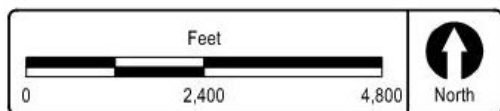
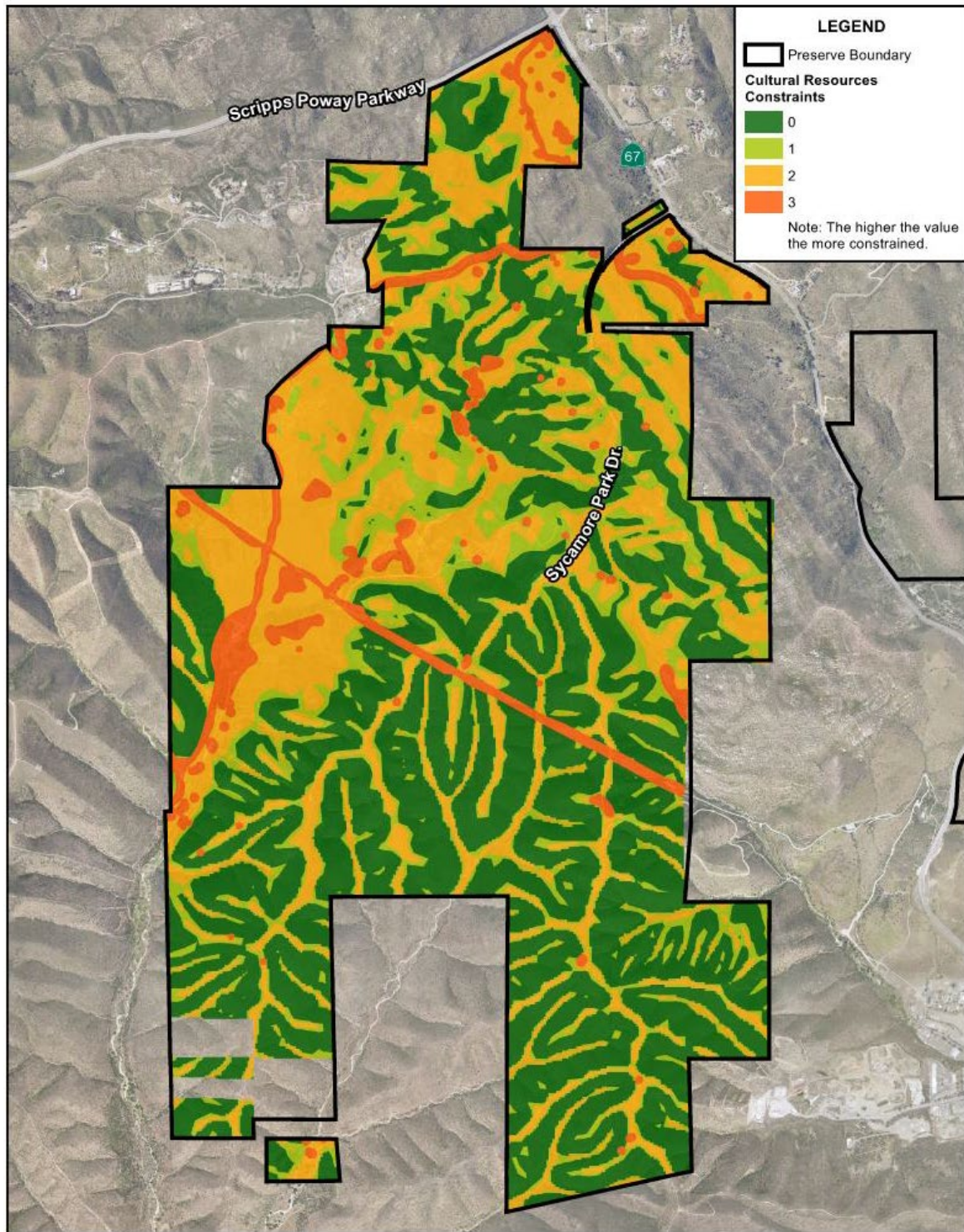
**Figure 18**  
**Jurisdictional Resources**  
**Constraints**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

Figure 19: Cultural Resources Constraints



**Figure 19**  
**Cultural Resources Constraints**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK; powaytrails.com

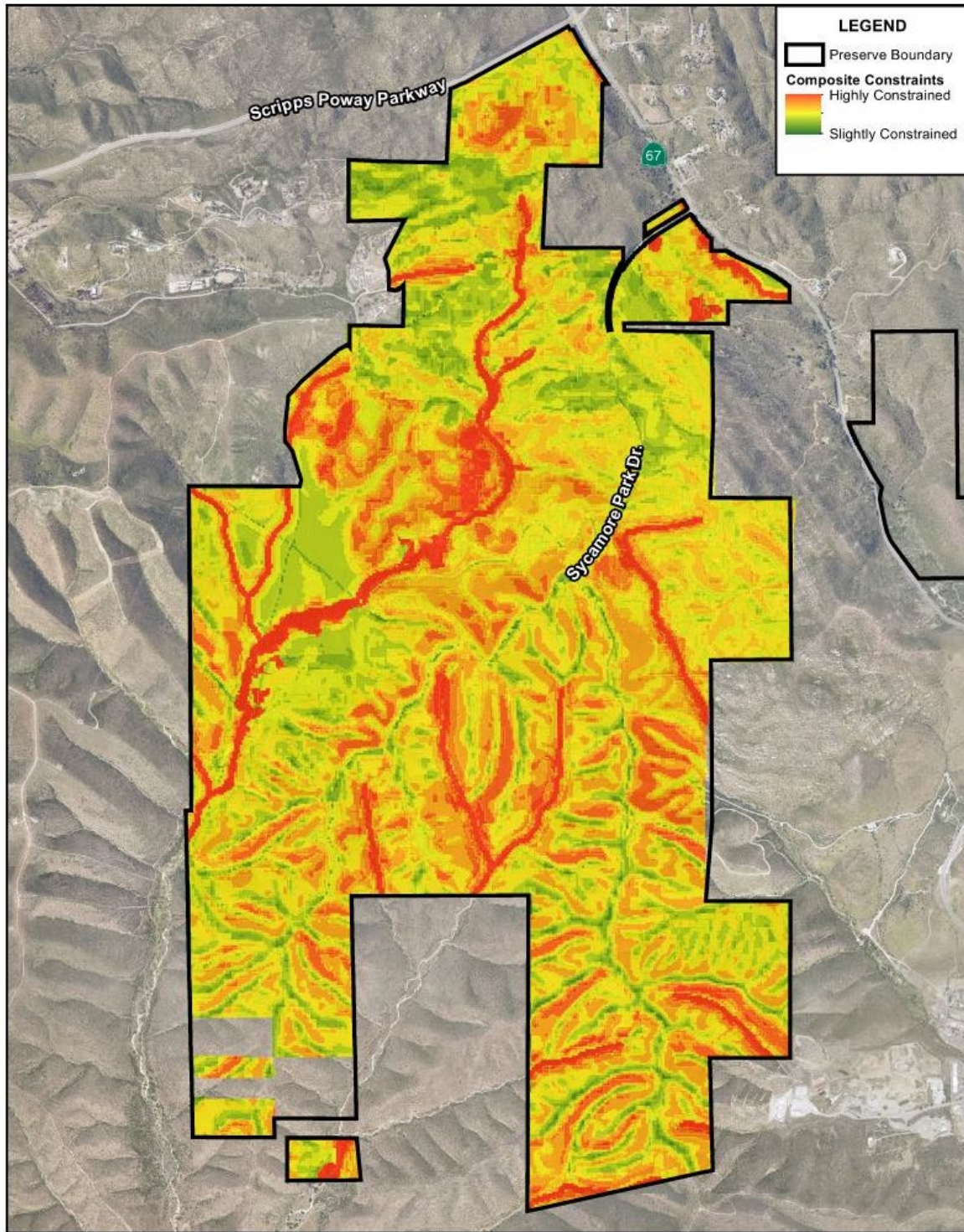
Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

#### **4.6.7 Constraints Model Results**

The merged raster graphic represents the areas of the Preserve that are highly constrained to least constrained, based on the cumulative values of each the six input grid layers (Figure 20). There are three key takeaways from the composite result. First, areas along drainages are most constrained. Second, the northern portion of the Preserve is less constrained than the southern portion. Finally, there is a constrained area in the north-central portion of the Preserve that corresponds with a patch of sensitive native grasslands.

It is important to note that the more constrained areas of the site do not necessarily prohibit public access or trails. Generally, trails can be implemented throughout the Preserve, but more constrained areas require thoughtful construction techniques and a careful management approach.

Figure 20: Constraints Composite Model



**Figure 20**  
**Constraints Composite Model**

Exhibit Date: 7/17/2023

Source: SanGIS; RICK;

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

## **5.0 PUBLIC ACCESS PLAN DEVELOPMENT PROCESS**

### **5.1 Background**

The PAP provides research and data sets to an existing system of trails surrounded by ecological and cultural constraints. The usage and access to these trails vary from pedestrian, equestrian, and biking uses. Historically, the trails were maintained by the original parcel owners that had limited access from public ROW easements. After the County of San Diego had acquired the lots described previously within the PAP, the need for a more substantial approach to connecting existing trails became apparent.

DPR facilitated outreach to varying public and private entities with jurisdiction, ownership, public use, or other management responsibilities or interests within the Study Area. DPR managed and guided the process of developing the proposed trail alignments through a series of meetings to implement the necessary changes.

### **5.2 Stakeholder Engagement**

A variety of stakeholders were engaged throughout the PAP development process, through both public workshops and meetings with individual stakeholders.

The first public workshop was held on January 24, 2018, at the Lakeside Community Center. A total of 22 members of the public and agency representatives attended the meeting, including City of San Diego staff, a parks volunteer, members of the SDMBA, and individuals who identified themselves as environmentalists, hikers, bikers, or equestrians. The second public workshop was held on March 28, 2019, at the Poway Community Park Auditorium. A total of 91 members of the public and agency representatives attended the meeting, including City of Poway staff, a representative from a local Senator's office, members of Friends of Goodan Ranch and Sycamore Canyon Open Space, members of the SDMBA, and individuals who identified themselves as environmentalists, homeowners, business owners, hikers, bikers, and equestrians. The workshops included presentations providing an overview of trail planning efforts and the proposed trail concept plan followed by an open house format where input from attendees was sought at interactive trail planning stations.

DPR staff also held approximately 25 focused stakeholder meetings between 2016 and 2023. Stakeholders who participated in these meetings included representatives from the Parks Advisory Committee, Friends of Goodan Ranch and Sycamore Canyon Open Space, Goodan Ranch Policy Committee, USFWS, CDFW, City of Poway, City of Santee, SDTA, SDMBA, MCAS Miramar, Sierra Club, SWIA, WHCC, ECO San Diego, and private landowners. At these meetings, DPR staff presented information regarding the PAP purpose and planning process, environmental constraints, and draft trail maps, as well as solicited input and recommendations from the stakeholders.

### **5.3 Summary of Stakeholder Input Received**

Stakeholders provided a wide variety of suggestions regarding ideas for public access and environmental protection. Comments regarding trails included recommendations to realign portions of existing trails to minimize erosion and provide an improved user experience; formalize several existing informal/unauthorized trails; provide additional trail connections; and provide a variety of

trail experiences suitable for various user groups. A desire for expanded staging areas also was noted. Comments regarding environmental resources included a desire to avoid or minimize impacts to sensitive biological resources; formalize trails as appropriate in areas already influenced by human activity; and provide revegetation of unauthorized trails to be closed. DPR considered all public comments and recommendations during development of the conceptual trail alignments and trail map.

## **6.0 RECOMMENDATIONS**

This section describes trail network and access recommendations, based on the analysis of opportunities and constraints from Chapter 4 and stakeholder input as described in Chapter 5. DPR has planned to formalize some existing unauthorized trails and develop new trails that are tailored for different uses. Other existing, unauthorized trails will be closed to facilitate the protection of natural resources. DPR's goal is to utilize a fair planning approach that considers all user groups, including hikers, physically challenged individuals, mountain bikers, and equestrian groups, as well as provides for the protection of sensitive natural resources. Recommendations have been identified accordingly and are detailed below. The discussion contained in this chapter includes general Preserve-wide recommendations, followed by more specific recommendations for individual trails. In addition, environmental implications are discussed for the new trails proposed to be created or officially designated in the Preserve (Table 12). Other recommendations for fencing, gates, signage, and visitor safety issues are also detailed. Finally, the chapter concludes with recommendations for implementation and management.

Please note that some of the proposed trails or access points discussed below connect to offsite areas that do not have currently authorized trails, for example the Scripps Poway Parkway tunnel. Under the PAP, DPR would allow Preserve trails to connect to other legal connections on offsite areas. However, should an access point become unusable for any reason, DPR would close the connection through the use of signage and potentially barriers, as appropriate.

### **6.1 Preserve-wide Recommendations**

The following list summarizes Preserve-wide recommendations:

- Create a variety of loop options and experiences to appeal to a wide cross-section of user interests and skill levels, and design for sustainability. Ensure that trail lengths are adequately marked and that looping trails provide for efficient routes back to staging areas.
- Given existing development patterns, existing trail densities, and differences in terrain, the general nature of public access opportunities differs between the northern and southern portions of the Preserve. The northern portion of the Preserve has diverse geology and landforms and a high density of existing trails. This portion of the Preserve is therefore intended to provide a higher density of trail options, with a diversity of experiences and looping options. The southern portion of the Preserve consists of a repeating pattern of long rolling ridges and associated valleys that facilitate wildlife movement and support sensitive species. This portion of the Preserve is therefore intended to provide longer trail routes and leave larger areas of habitat unfragmented by trails.
- Minimize the overall number of public access/entry points into the Preserve. For desired entry points, coordinate with neighboring property owners and other agencies to make connections to adjacent developments and regional trail networks.

- Some existing trails continue beyond the Preserve onto properties where legal trail access is desired but has not yet been acquired. At these locations, signs, fencing, or similar measures should be installed at the access points of these trails to deter unauthorized entry onto adjacent properties.
- Realign unsustainable trails and restore old alignments.
- Implement seasonal closures during breeding seasons for trails near known raptor nests.
- No trail improvements will be made in areas that cross over streams or traverse seasonally-wet soils.

## **6.2 Specific Recommendations**

### **6.2.1 Entry and Staging Area Recommendations**

There are two staging areas currently within the Preserve, as described in Section 2.5.1. The first staging area is located off of Sycamore Canyon Road (Goodan Ranch Staging Area), while the other is near the SR- 67 entrance (67 Staging Area). These staging areas provide good access points and should be maintained into the future. Additionally, the formalization of the parking area at the Rock and Roll trailhead is recommended. Expansion of the existing Goodan Ranch Staging Area should also be considered in the future to reduce parking along Sycamore Canyon Road.

An additional staging area is recommended for the southern edge of the Preserve, which is currently very difficult to access. At this time, there are no authorized opportunities for entering the Preserve through the south; all of the gated entrance possibilities in this area are through private property. DPR should coordinate with Fanita Ranch development planners to secure public access through the development, provided that the development is approved. Additionally, DPR should negotiate for staging areas within the Fanita Ranch development along the Stowe Trail and Slaughterhouse Road that could be publicly accessible and facilitate open public access to the south portion of the Preserve.

Additional future non-vehicular entry points should be considered at the following locations:

1. On the eastern edge of the Preserve to connect to the Trans County Trail,
2. At the western end of trail segment #4 to connect to City of Poway trails through the Scripps Poway Parkway tunnel, and
3. At the northeastern corner of the Preserve, at the intersection of Scripps Poway Parkway and SR-67

Other than these existing and proposed entry points, access to the Preserve should continue to be limited to a small number of controllable entry points.

### **6.2.2 Trail Network Recommendations**

The proposed trails provide a cohesive and connected network for the Preserve and offer a variety of difficulty levels to cater to varied user groups. While most of the Preserve will be accessible, the most sensitive areas are protected from public access based on the constraints analysis. The recommended PAP heavily utilizes the existing trail network and several informal trails.

Construction of new trails and/or realignment of existing trails is proposed in several locations to create loops that improve the recreational experience at the Preserve.

The majority of the trail alignments for the Preserve's public access recommendations follow existing authorized or informal trails in order to reduce impacts to natural resources. Recommendations are intended to be consistent with County planning goals and guidelines as well as the Subarea Plan, and consider a variety of inputs, including the analyses of general, biological, cultural, and easement constraints and opportunities; the constraints model; site observations; and stakeholder and County staff input. This PAP recommends an approximately 21.7-mile trail and access road network that will provide approximately 15.09 miles of multi-use routes for hikers, mountain bikers, e-bikes, and horseback riders and 6.61 miles of access roads. Currently, only class 1 or 2 e-bikes are permitted on trails in the Preserve. This PAP's access approach consists of balancing the need for trails that can be accessed easily from staging areas with the need to conserve large, uninterrupted habitat and wildlife corridors, per MSCP guidance.

#### **6.2.2.1 Existing Trails to Be Closed**

Existing trails or trail segments recommended to be closed are detailed in Table 12. 7.24 miles of trails are recommended for closure and restoration. Trails were recommended for closure because they were unsustainable, they would not add significant value to the trail system, or their closure would protect natural resources. Table 12 discusses the opportunities and constraints as well as the rationale for each trail recommended for closure.

Additional new trail alignments suggested by County staff or stakeholders were evaluated but ultimately not included in this PAP. These alternatives, and the reasoning for not including them, are summarized in Appendix B.

#### **6.2.2.2 Proposed Trail Network**

The proposed trail network for the Preserve is detailed in Table 12 and illustrated in Figure 21. A total of 16.93 miles of existing formal trails, informal trails, and access roads are recommended to remain open and 4.77 miles of new trails and potential trail connections are proposed. Table 12 discusses the opportunities and constraints as well as the rationale for each trail recommended for implementation. In addition, Table 12 discusses the environmental implication for implementation of each trail segment.

Figure 21 also details off-site trails that are desirable trails for connections with the Preserve's recommended trail network. These trails are those that connect to the Preserve at existing or planned access points and that contribute to the overall function of the trail system by completing trail loops or connecting to regional trail networks.

New trails are a combination of reroutes that address problematic existing trail segments, as well as new trail alignments that make new connections in the network. The new proposed trails follow the standards described in the CTMP and summarized below:

- **Type "B" Rural:** Tread width 6 feet to 8 feet, Recreation/Transportation function, Medium Use
- **Type "C" Primitive:** Tread width 2 to 4 feet, Remote Recreation function, Medium to Low Use.

These trail types reflect the guidance from DPR to generally plan for primitive trail types. However, to match the existing Ridge Trail width, the proposed realignment sections follow the standards for the “rural” trail type for consistency with the rest of the trail and to facilitate continued vehicular maintenance and emergency response access.

## **6.3 Design Guidelines**

### **6.3.1 Trail Design Guidelines**

The design of the new trails proposed within the Preserve shall meet the guidelines outlined in the CTMP for Type B and C trails (County of San Diego 2005a), as follows:

- **Type B** (see Figure 22):
  - Tread width: 6–8 feet
  - Slope/grade: <15%
  - Cross-slope: 5–8%
  - Surface material: decomposed granite/ binding agent or suitable native soil
  - Horizontal clearance: 2 feet beyond tread edge
  - Vertical clearance: 12 feet
  - Applies to proposed trails #26, 28a, 28b and 29 in Table 12.
  
- **Type C** (see Figure 23):
  - Tread width: 2 feet or greater
  - Slope/grade: <30%
  - Cross-slope: 8–10%
  - Surface material: suitable native soil
  - Horizontal clearance: 1 foot beyond tread edge
  - Vertical clearance: 12 feet
  - Applies to proposed trails #22, 22a, 22b,30, 31 and 32 in Table 12.

### **6.3.2 Accessibility**

One of the goals of this PAP is to provide accessible experiences. Specifically, the Preserve should provide a variety of recreational trails that can be accessed by families, expert hikers, equestrians, and other users of all abilities. In addition, providing some trails that are ADA accessible is recommended. A major determinant of a trail’s accessibility is its slope, and meeting CTMP standards could still result in trails that are not accessible to some visitors. For this reason, it is preferable for some trails to meet the federal ADA-Architectural Barriers Act (ABA) accessibility guidelines for outdoor developed areas (United States Access Board 2014). These guidelines recommend the following standards for trails:

- Surface: firm and stable
- Tread width: minimum 36 inches
- Passing spaces: every 1,000 feet for tread width <60 inches
- Obstacles:
  - For concrete, asphalt, or board surfaces: maximum ½ inch
  - For other surfaces: maximum 2 inches
- Openings: maximum ½ inch

**Table 12: Constraints, Opportunities, and Conclusions for Preserve Trails**

Constraints, Opportunities, and Conclusions for Preserve Trails					
Map Code	Segment Name <sup>1</sup>	Opportunities	Constraints	Conclusions	Environmental Implications
0a	Name: Sycamore Canyon Trail Type: Access Road Length: 1.76 miles (mi.) Width: 20 feet (ft.)	-	-	-	<ul style="list-style-type: none"> <li>• Cultural resources located along existing road route, but no new disturbance proposed</li> <li>• Sensitive biological resources located along existing road route, but no new disturbance proposed.</li> </ul>
0b	Name: Sycamore Park Drive Trail Type: Access Road Length: 1.4 mi. Width: 20 ft.	-	-	-	<ul style="list-style-type: none"> <li>• Sensitive biological resources located along existing road route, but no new disturbance proposed.</li> </ul>
1	Name: Paragon Mesa – West Trail Type: Access Rd. Length: 0.38 mi. Width: 8 ft. Cumulative Elevation Gain: 446 ft.	<ul style="list-style-type: none"> <li>• Offers direct off-site access.</li> <li>• Ridgeline views.</li> <li>• Provides connections to numerous internal roads and trails.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing moderate to severe erosion.</li> <li>• Unauthorized connection to private properties/private roads.</li> <li>• Does not connect to a point of interest.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing to be Closed: Not necessary for internal routes. Community nuisance. Steep grades are unsustainable.</li> </ul>	<ul style="list-style-type: none"> <li>• None. Benefits sensitive resources.</li> </ul>
2	Name: Paragon Mesa – Informal Trail Type: Closed to Revegetation Length: 0.08 mi. Width: 2 ft. Cumulative Elevation Gain: 65 ft.	<ul style="list-style-type: none"> <li>• Provides one option for making a connection to the north edge of the preserve at wildlife tunnel.</li> </ul>	<ul style="list-style-type: none"> <li>• Portions traverse a wildlife corridor originating from the wildlife underpass crossing Scripps Poway Parkway.</li> <li>• Lacks vistas and quality viewpoints.</li> <li>• Poor layout, not recreationally appealing.</li> <li>• Currently closed and substantially revegetated.</li> <li>• Authorization of trail past Preserve property boundary would require coordination with the City of Poway.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing to be Closed: Currently closed for noted constraints. An option with better grades and better views exists for making a connection to the north (#4).</li> </ul>	<ul style="list-style-type: none"> <li>• None. Benefits sensitive resources.</li> </ul>
3	Trail Name: 2015 Northern Addition Trail Type: Proposed Trails, Proposed Trails on Existing Disturbed Areas, Potential Future Trail Connection, Closed to be Revegetated Overall Length: 0.64 mi. Proposed Trails Length: 0.03 mi Proposed Trails on Existing Disturbed Areas Length: 0.53 mi. Potential Future Trail Connection Length: 0.08 mi. Closed to be Revegetated Length: 0.04 mi. Width: 4 ft. Cumulative Elevation Gain: 350 ft.	<ul style="list-style-type: none"> <li>• If implemented, provides loop trail opportunity.</li> <li>• Connects to landmark oak location; possibility for interpretive signage.</li> <li>• Relatively flat, providing an easy to moderate trail (currently, this is the least prevalent trail type).</li> </ul>	<ul style="list-style-type: none"> <li>• Existing moderate erosion in northeastern portion of this trail</li> </ul>	<ul style="list-style-type: none"> <li>• Existing to Remain: Provides a great loop opportunity on County-owned land. Solutions for erosion will be required.</li> </ul>	<ul style="list-style-type: none"> <li>• Sensitive biological resources located along proposed trails, proposed trails on existing disturbed areas, and potential future trail connection. Mitigation required for impacts to sensitive biological resources.</li> </ul>

**Constraints, Opportunities, and Conclusions for Preserve Trails**

Map Code	Segment Name <sup>1</sup>	Opportunities	Constraints	Conclusions	Environmental Implications
4	Trail Name: 2015 Northern Addition Northwest Trail Type: Potential Future Trail Connection Length: 0.18 mi. Width: 2 ft. Cumulative Elevation Gain: 175 ft.	<ul style="list-style-type: none"> <li>Well laid out with good trail slopes.</li> <li>Appealing to mountain bikers due to terrain, single track condition, and eventual connection to the north of Preserve.</li> <li>Abundant vistas and good breezes; some of the best views on the property.</li> <li>Meets the goal of the Lakeside Trails and Pathways Plan for a connection to the north.</li> </ul>	<ul style="list-style-type: none"> <li>Authorization of trail past Preserve property boundary would require coordination with the City of Poway.</li> <li>Ultimately connects to the north by way of the Scripps Poway Parkway wildlife tunnel, which could present resource conflicts.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain: Implement if City of Poway authorizes access past Preserve boundary. This route is a preferred alternative to a proposed trail route from the Lakeside Trails and Pathways Plan. It is less biologically impactful and more recreationally appealing.</li> <li>It is recommended that this trail remains closed until the City of Poway authorizes access onto their property and that existing barriers to deter use remain.</li> <li>The County will continue working with the City of Poway to build out the larger trail network and any connecting trails.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along potential future trail connection. Mitigation required for impacts to sensitive biological resources.</li> </ul>
5	Trail Name: 2015 Northern Addition South Trail Type: Proposed Trails on Existing Disturbed Areas Length: 0.34 mi. Width: 6 ft. Cumulative Elevation Gain: 245 ft.	<ul style="list-style-type: none"> <li>Along with trail segment #3, this trail is a part of a loop connection through the 2015 Northern Addition property within existing Preserve lands.</li> </ul>	<ul style="list-style-type: none"> <li>Minor erosion issues: could be remedied with better drainage solutions.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain: Implement for loop trail connection. Gate the portion of the trail that veers away from the loop and connects to Hanson Aggregates property.</li> </ul>	<ul style="list-style-type: none"> <li>Cultural resources along the trail to be identified as Environmentally Sensitive Areas in order to ensure no adverse impacts to the resources occur; if avoidance of ESA proves infeasible a Historical Resources Treatment Plan (H RTP) to be prepared.</li> <li>Sensitive biological resources located along proposed trails on existing disturbed areas. Mitigation required for impacts to sensitive biological resources.</li> </ul>
6	Trail Name: Paragon Mesa Rd. – South Trail Type: Proposed Trails, Proposed Trails on Existing Disturbed Areas, Closed to be Revegetated Overall Length: 0.8 mi. Proposed Trails Length: 0.46 mi. Proposed Trails on Existing Disturbed Area Lengths: 0.34 mi. Closed to be Revegetated Length: 0.1 mi. Width: 4–8 ft. Cumulative Elevation Gain: 269 ft. Existing on-site road/trail	<ul style="list-style-type: none"> <li>Views to the south and west from top of grade.</li> <li>Provides the only internal link from Calle de Rob area to the northern trails and is a critical component of loops in the system.</li> <li>Would replace the existing steep trail as the only internal link from Calle de Rob area to the northern trails.</li> </ul>	<ul style="list-style-type: none"> <li>Very steep along its southern half, with major erosion, creating poor trail surface.</li> <li>New trail alignment will create habitat impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain (with Reroute): Reroute southern steep section. Keep northern portion as-is to maintain internal connections and loops. Restore unused existing alignments.</li> <li>Proposed new trail (reroute): Reroute improves the user experience and trail sustainability. Could be considered optional if Hanson Aggregates property to the east is acquired and trail segment #30 is implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along proposed trails and proposed trails on existing disturbed areas. Mitigation required for impacts to sensitive biological resources.</li> </ul>
7	Trail Name: Waterfall Trail Trail Type: Proposed Trails, Potential Future Trail Connection Overall Length: 0.32 mi. Proposed Trails Length: 0.22 mi. Proposed Future Trail Connection Length: 0.09 mi. Width: 4 ft. Cumulative Elevation Gain: 327 ft.	<ul style="list-style-type: none"> <li>Views to the south and west from most of trail length.</li> <li>Would provide a much more desirable trail experience alternative to trail segment #10.</li> <li>Trail connects to a rock outcropping / ephemeral waterfall that provides an interesting vista/destination and resting point.</li> </ul>	<ul style="list-style-type: none"> <li>New trail alignment will create habitat impacts.</li> <li>Western 200 feet have steep side slopes and rocks that will make construction challenging.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed new trail: Implement new trail to improve the recreation experience.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along proposed trails and potential future trail connections. Mitigation required for impacts to sensitive biological resources.</li> </ul>

**Constraints, Opportunities, and Conclusions for Preserve Trails**

Map Code	Segment Name <sup>1</sup>	Opportunities	Constraints	Conclusions	Environmental Implications
8	Trail Name: Calle de Rob Trail Type: Maintenance Road, Access Road Overall Length: 0.32 mi. Maintenance Road Length: 0.28 mi. Access Road Length: 0.04 mi. Width: 12–20 ft. Cumulative Elevation Gain: 296 ft. Existing on-site road/trail	<ul style="list-style-type: none"> <li>Proposed as a part of regional trail network.</li> <li>Provides an easy entry point to northern portion of the Preserve.</li> </ul>	<ul style="list-style-type: none"> <li>Private access road prohibits public use (requires public access easement).</li> </ul>	<ul style="list-style-type: none"> <li>Existing to be Closed: This trail is currently, and should remain, closed to recreation use but open to Park staff for maintenance and emergency response.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along existing road route, but no new disturbance proposed.</li> </ul>
9	Trail Name: Calle de Rob – From Access Road to Paragon Trail Type: Access Road Length: 0.27 mi. Width: 20 ft. Cumulative Elevation Gain: 337 ft.	<ul style="list-style-type: none"> <li>Along with segment #6, provides the only internal link from authorized recreation access points to the northern trails. It is a critical link in the trail system.</li> </ul>	<ul style="list-style-type: none"> <li>Includes view of utility tower on access road.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain: Continue to maintain in order to connect northern trails to the rest of the Preserve.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along existing road route, but no new disturbance proposed.</li> </ul>
10	Trail Name: Calle de Rob Trail Type: Proposed Trails on Existing Disturbed Areas Length: 0.34 mi. Width: 12 ft. Cumulative Elevation Gain: 726 ft. Existing on-site road/trail	<ul style="list-style-type: none"> <li>Offers an opportunity for a future loop connection through the adjacent Hanson Aggregates property, in the event it is acquired or a trail easement across the property is granted.</li> <li>Provides important vehicular access for Park staff to provide maintenance and emergency response.</li> </ul>	<ul style="list-style-type: none"> <li>In the event that the adjacent property is not acquired and the connection to trail segment #5 is not implemented, this route dead-ends.</li> <li>The eastern portion of the trail is severely eroded and will require a major repair.</li> <li>The eastern portion is steep, and not an ideal user experience.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain: Continue to maintain in anticipation that adjacent property can be acquired in the future and a loop connection can be implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along proposed trails on existing disturbed areas. Mitigation required for impacts to sensitive biological resources.</li> </ul>
11	Trail Name: Calle de Rob – Eastern Segment; County TCT Trail Type: Proposed Trails on Existing Disturbed Areas Length: 0.37 mi. Width: 16–20 ft. Cumulative Elevation Gain: 598 ft.	<ul style="list-style-type: none"> <li>Critical segment of a proposed Trans County Trail regional trail network.</li> <li>Provides part of a small loop route to the east of Sycamore Park Drive entrance.</li> </ul>	<ul style="list-style-type: none"> <li>Potentially near cultural resources based on previous studies.</li> <li>A small portion of the loop route is on Hanson Aggregates property.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain: Continue to maintain for future Trans County Trail connection.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along proposed trails on existing disturbed areas. Mitigation required for impacts to sensitive biological resources.</li> </ul>
12	Trail Name: Martha’s Grove Trail Type: Existing Formal Trail, Proposed Trails, Closed to be Revegetated Overall Length: 2.26 mi. Existing Formal Trail Length: 2.21 mi. Proposed Trails Length: 0.06 mi. Closed to be Revegetated Length: 0.06 mi Width: 4–8 ft. Cumulative Elevation Gain: 1,587 ft.	<ul style="list-style-type: none"> <li>Panoramic views.</li> <li>Direct access from staging area.</li> <li>Single track trail is popular with users.</li> <li>Provides a rare opportunity to experience riparian environment and shade.</li> <li>View opportunities maintained and enhanced.</li> <li>Fixes steep, eroded segment.</li> </ul>	<ul style="list-style-type: none"> <li>Trail is steep and badly eroded in several areas, which doesn’t meet DPR standards or sustainability goals.</li> <li>New trail alignments will create resource impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain (with Reroute): Trail reroute before middle technical section due to section closure for rehabilitation.</li> </ul>	<ul style="list-style-type: none"> <li>Several cultural resources located along existing trail route, but no new disturbance proposed.</li> <li>Sensitive biological resources located along existing trail route, but no new disturbance proposed.</li> <li>Sensitive biological resources located along proposed trails. Mitigation required for impacts to sensitive biological resources.</li> </ul>

**Constraints, Opportunities, and Conclusions for Preserve Trails**

Map Code	Segment Name <sup>1</sup>	Opportunities	Constraints	Conclusions	Environmental Implications
13	Trail Name: West Boundary Trail – Connects to Stowe Trail Connector Trail Type: Existing Formal Trail Length: 1.02 mi. Width: 8 ft. Cumulative Elevation Gain: 440 ft.	<ul style="list-style-type: none"> <li>Connects to existing Stowe Trail.</li> <li>Panoramic views.</li> <li>Desirable alternative to Sycamore Canyon Road alignment.</li> <li>Relatively flat, and near Visitors Center. May be adaptable as an ADA accessible trail.</li> </ul>	<ul style="list-style-type: none"> <li>Duplicate/parallel trail to Sycamore Road.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain: Provides variety for users.</li> <li>Consider adapting trail to meet ADA standards from a trailhead at the Visitors Center.</li> </ul>	<ul style="list-style-type: none"> <li>Cultural resources located along existing road route, but no new disturbance proposed.</li> <li>Sensitive biological resources located along existing road route, but no new disturbance proposed.</li> </ul>
14	Trail Name: Ridge Trail Trail Type: Existing Formal Trail, Proposed Trails, Closed to be revegetated Overall Length: 1.87 mi Existing Formal Trail Length: 1.05 mi Proposed Trails Length: 0.82 mi Width: 8–12 ft. Cumulative Elevation Gain: 820 ft.	<ul style="list-style-type: none"> <li>Included as part of the proposed regional trail network in the Lakeside Community Trails and Pathways plan.</li> <li>Panoramic views.</li> <li>Provides one of the primary existing routes to the southern portion of the preserve.</li> <li>Reduces erosion on steep areas of Ridge Trail.</li> <li>By varying the trail around some peaks instead of up each peak, the route becomes more recreationally appealing.</li> <li>Trail becomes easier, potentially improving safety related to overheating.</li> </ul>	<ul style="list-style-type: none"> <li>Follows peaks, which creates steep ascents to each peak.</li> <li>Prone to erosion in steep sections.</li> <li>Safety is a concern due to overheating cases.</li> <li>Western descent is steep, and crosses MCAS Miramar property.</li> <li>Requires cutting new trails instead of utilizing the already established route.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain (with Reroutes): Maintain this important trail, with reroute improvements illustrated in #34, routing around peaks, instead of climbing each peak. This would prevent erosion, improve safety, enhance recreational value, and resolve MCAS Miramar encroachment issues. Restore unused existing alignments.</li> <li>Proposed new trail: Implement rerouting for improved recreational experience and elimination of eroded areas.</li> </ul>	<ul style="list-style-type: none"> <li>Cultural resources along the trail to be identified as Environmentally Sensitive Areas in order to ensure no adverse impacts to the resources occur; if avoidance of Environmentally Sensitive Areas proves infeasible a H RTP to be prepared.</li> <li>Sensitive biological resources located along existing trail route, but no new disturbance proposed.</li> <li>Sensitive biological resources located along proposed trails. Mitigation required for impacts to sensitive biological resources.</li> </ul>
15	Trail Name: South of Ridge Trail Trail Type: Proposed Trails, Proposed trails on Existing Disturbed Areas, Closed to be Revegetated Overall Length: 0.89 mi. Proposed Trails Length: 0.33 mi. Proposed Trails on Existing Disturbed Areas: 0.36 mi. Potential Future Trail Connection: 0.21 mi. Closed to be Revegetated: 0.5 mi. Proposed Width: 8–12 ft. Cumulative Elevation Gain: 107 ft.	<ul style="list-style-type: none"> <li>Route is considered very desirable by the mountain bike community.</li> <li>Provides an alternative route to south edge of Preserve that avoids MCAS Miramar property.</li> <li>Reduces erosion on steep areas of Ridge Trail.</li> <li>By varying the trail around some peaks instead of up each peak, the route becomes more recreationally appealing.</li> <li>Trail becomes easier, potentially improving safety related to overheating.</li> </ul>	<ul style="list-style-type: none"> <li>Ownership pattern along the route is complex, with portions of trail traversing private property.</li> <li>Best southern connection to future Fanita Ranch crosses MCAS Miramar property.</li> <li>Portions that rise to the peaks are steep and eroded.</li> <li>Requires cutting new trails instead of utilizing the already established route.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed new trail: Implement rerouting for improved recreational experience and elimination of eroded areas.</li> <li>Existing to be Closed: Trail segment leading to/from MCAS Miramar Property. Closed trail alignment to be revegetated.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along proposed trails and proposed trails on existing disturbed areas. Mitigation required for impacts to sensitive biological resources.</li> </ul>
16	Trail Name: Canyon Trail – Informal Trail Type: Closed to be Revegetated Length: 1.2 mi. Width: 8 ft. Cumulative Elevation Gain: 1,250 ft.	<ul style="list-style-type: none"> <li>Proposed as part of community trail network.</li> <li>Offers direct off-site access.</li> <li>Previously identified as possible Stowe Trail alternative.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive species, including rare willow monardella (<i>Monardella viminea</i>) is known to occur along this trail route.</li> <li>Fragments a large interior habitat patch and wildlife corridor.</li> <li>Prone to trail damage during storms.</li> <li>Leads off of DPR property.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to be Closed: Currently closed and should remain closed due to substantial resource impact and trail sustainability concerns.</li> </ul>	<ul style="list-style-type: none"> <li>None. Benefits sensitive resources</li> </ul>
17	Trail Name: Clark Canyon to Ridge – West – Informal Trail Type: Closed to be Revegetated Length: 0.49 mi. Width: 4 ft. Cumulative Elevation Gain: 444 ft.	<ul style="list-style-type: none"> <li>Proposed as part of community trail network.</li> </ul>	<ul style="list-style-type: none"> <li>Not valuable unless trail segment #16 is implemented.</li> <li>May contribute to habitat fragmentation if a high trail density is proposed in the south of the Preserve where few formal trails exist today.</li> <li>Leads off of DPR property.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to be Closed: Currently closed and should remain closed. No value without implementation of trail segment #16.</li> </ul>	<ul style="list-style-type: none"> <li>None. Benefits sensitive resources.</li> </ul>

**Constraints, Opportunities, and Conclusions for Preserve Trails**

Map Code	Segment Name <sup>1</sup>	Opportunities	Constraints	Conclusions	Environmental Implications
18	Trail Name: Clark Canyon to Ridge – East – Informal Trail Type: Closed to be Revegetated Length: 0.8 mi. Width: 4 ft. Cumulative Elevation Gain: 1,384 ft.	<ul style="list-style-type: none"> <li>Proposed as part of community trail network.</li> </ul>	<ul style="list-style-type: none"> <li>Not valuable unless trail segment #16 is implemented.</li> <li>May contribute to habitat fragmentation if a high trail density is proposed in the south of the Preserve where few formal trails exist today.</li> <li>Leads off of DPR property.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to be Closed: Currently closed and should remain closed. No value without implementation of trail segment #16.</li> </ul>	<ul style="list-style-type: none"> <li>None. Benefits sensitive resources.</li> </ul>
19	Trail Name: North Slaughterhouse – Informal Trail Type: Closed to be Revegetated Length: 0.26 mi. Width: 4 ft. Cumulative Elevation Gain: 623 ft.	<ul style="list-style-type: none"> <li>Would connect to the proposed community trail network through Clark Canyon to Slaughterhouse Road.</li> </ul>	<ul style="list-style-type: none"> <li>Not valuable unless trail segment #15 is implemented.</li> <li>Leads off of DPR property.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to be Closed: Currently closed and should remain closed. No value without implementation of trail segment #15.</li> </ul>	<ul style="list-style-type: none"> <li>None. Benefits sensitive resources.</li> </ul>
20	Trail Name: South Slaughterhouse Trail Type: Closed to be Revegetated Length: 1.24 mi. Width: 4-12 ft. Cumulative Elevation Gain: 542 ft.	<ul style="list-style-type: none"> <li>Previously identified as possible alternative to Stowe Trail.</li> </ul>	<ul style="list-style-type: none"> <li>Difficult steep sections.</li> <li>Passes through sensitive canyon bottom habitats.</li> <li>Prone to trail damage during storms.</li> <li>Leads off of DPR property.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to be Closed: Currently closed and should remain closed due to substantial resource impact and trail sustainability concerns.</li> </ul>	<ul style="list-style-type: none"> <li>Cultural resources along the trail to be identified as Environmentally Sensitive Areas in order to ensure no adverse impacts to the resources occur; if avoidance of Environmentally Sensitive Areas proves infeasible a H RTP to be prepared.</li> </ul>
21	Trail Name: Slaughterhouse Canyon Trail Trail Type: Access Road, Existing Formal Trail Overall Length: 2.12 mi. Access Road Length: 0.91 mi Existing Formal Trail Length: 1.21 mi Width: 12-20 ft. Cumulative Elevation Gain: 908 ft.	<ul style="list-style-type: none"> <li>Proposed as community trail / regional trail.</li> <li>Previously considered as possible Stowe Trail alternative.</li> <li>High potential as major trail connection to Fanita Ranch upon development.</li> </ul>	<ul style="list-style-type: none"> <li>Follows peaks.</li> <li>Steep ascents to each peak cause erosion and diminish user experience.</li> <li>Leads off of DPR property.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain (with Reroutes): Will be a critical link to Fanita Ranch and southerly communities in the future.</li> </ul>	<ul style="list-style-type: none"> <li>Cultural resources located along existing road route, but no new disturbance proposed.</li> <li>Sensitive biological resources located along existing road route and existing trail, but no new disturbance proposed.</li> </ul>
22	Trail Name: Rock and Roll Trail Trail Type: Proposed Trails, Proposed Trails on Existing Disturbed Areas, Closed to be Revegetated Overall Length: 1.86 mi. Proposed Trails Length: 0.68 mi Proposed Trails on Existing Disturbed Areas Length: 1.18 mi Closed to be Revegetated Length: 0.32 mi Width: 4 ft. Cumulative Elevation Gain: 2,728 ft..	<ul style="list-style-type: none"> <li>Offers topographic and cultural interest.</li> <li>Excellent westerly views and breezes along much of the length.</li> <li>Rocky terrain provides unique and technical mountain biking experience.</li> <li>Adds variety and additional loop options.</li> <li>Highly desired route by the mountain biking user community.</li> <li>Resolves private property issue.</li> <li>Northern trailhead is more accessible.</li> </ul>	<ul style="list-style-type: none"> <li>Crosses private property in two locations.</li> <li>Long descent near southern end is rocky, steep, and will likely erode over time with extreme uses.</li> <li>Southern end connecting to Slaughterhouse Road crosses a long, open grassy slope with high potential for undesirable off-trail downhill bike runs.</li> <li>Requires cutting new trails instead of utilizing an already established route.</li> <li>Northern trailhead may encourage unwanted parking along Sycamore Park Drive.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain (with Reroutes): Trail is valued by users and provides needed variety.</li> <li>Portion of Trail 22 that leads offsite: Barriers shall be installed and maintained to deter access until adjacent property is acquired or easement granted.</li> <li>Implement reroutes illustrated in #22a to avoid private property issues.</li> <li>Conduct detailed assessment of steep southern descent to address sustainability concerns.</li> <li>Install peeler core fencing along switchbacks in grassland slope at southern end to avoid off-trail downhill runs.</li> <li>Proposed new trail: Implement rerouting to resolve issues with existing trail alignment.</li> </ul>	<ul style="list-style-type: none"> <li>Cultural resources along the trail to be identified as Environmentally Sensitive Areas in order to ensure no adverse impacts to the resources occur; if avoidance of Environmentally Sensitive Areas proves infeasible a H RTP to be prepared.</li> <li>Sensitive biological resources located along proposed trails and proposed trails on existing disturbed areas. Mitigation required for impacts to sensitive biological resources.</li> </ul>

**Constraints, Opportunities, and Conclusions for Preserve Trails**

Map Code	Segment Name <sup>1</sup>	Opportunities	Constraints	Conclusions	Environmental Implications
22a	Trail Name: Rock and Roll Trail Trail Type: Proposed Trails on Existing Disturbed Areas Length: 0.29 mi Width: 4 ft. Cumulative Elevation Gain:	<ul style="list-style-type: none"> <li>Resolves private property issue.</li> <li>Northern trailhead is more accessible.</li> </ul>	<ul style="list-style-type: none"> <li>Requires cutting new trails instead of utilizing an already established route.</li> <li>Northern trailhead may encourage unwanted parking along Sycamore Park Drive.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed new trail: Implement rerouting to resolve issues with existing trail alignment.</li> </ul>	<ul style="list-style-type: none"> <li>If 22b is chosen, 22a would be closed to be revegetated.</li> <li>Cultural resources along the trail to be identified as Environmentally Sensitive Areas in order to ensure no adverse impacts to the resources occur; if avoidance of Environmentally Sensitive Areas proves infeasible a H RTP to be prepared.</li> <li>Sensitive biological resources located along proposed trails on existing disturbed areas. Mitigation required for impacts to sensitive biological resources.</li> </ul>
22b	Trail Name: Rock and Roll Trail Trail Type: Proposed Trails Length: 0.31 mi. Width: 4 ft. Cumulative Elevation Gain: 2,728 ft.	<ul style="list-style-type: none"> <li>Resolves private property issue.</li> <li>Northern trailhead is more accessible.</li> </ul>	<ul style="list-style-type: none"> <li>Requires cutting new trails instead of utilizing an already established route.</li> <li>Northern trailhead may encourage unwanted parking along Sycamore Park Drive.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed new trail: Implement rerouting to resolve issues with existing trail alignment.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along proposed trails. Mitigation required for impacts to sensitive biological resources.</li> </ul>
23	Trail Name: Sidewinder Rogue Trail Trail Type: Closed to be Revegetated Length: 0.66 mi. Width: 4 ft. Cumulative Elevation Gain: 326 ft.	<ul style="list-style-type: none"> <li>Unique, winding style trail.</li> </ul>	<ul style="list-style-type: none"> <li>Trail is eroding and not sustainable.</li> <li>There are alternative routes from the Ridge Trail to Stowe Trail.</li> <li>Downhill connection crosses MCAS Miramar property.</li> <li>Leads off of DPR property.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to be Closed: does not conform to County standards or sustainability goals.</li> </ul>	<ul style="list-style-type: none"> <li>None. Benefits sensitive resources.</li> </ul>
24	Trail Name: Maintenance Road – Slaughterhouse Canyon Trail Trail Type: Maintenance Road Length: 0.3 mi. Width: 20 ft. Cumulative Elevation Gain: N/A	<ul style="list-style-type: none"> <li>Proposed as part of regional trail network.</li> <li>Direct off-site connection.</li> <li>Possibility to utilize pipeline access easement for future public access through Hanson Aggregates property.</li> <li>Well-maintained existing path.</li> </ul>	<ul style="list-style-type: none"> <li>Connects to private property (Hanson Aggregates).</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain Coordinate with landowners and utilities to develop authorized access through adjacent property for regional trail purposes.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along existing road route, but no new disturbance proposed.</li> </ul>
25	Trail Name: Connection to Calle de Rob/Rock and Roll Trail Trail Type: Potential Future Trail Connection Length: 0.36 mi. Width: 16 ft. Cumulative Elevation Gain: 685 ft.	<ul style="list-style-type: none"> <li>Trail follows SDG&amp;E access road, which is maintained and in good condition.</li> <li>Provides part of a small loop route to the east of Sycamore Park Drive entrance.</li> </ul>	<ul style="list-style-type: none"> <li>Connects to unauthorized Rock and Roll trail.</li> <li>Crosses Hanson Aggregates property to make the loop.</li> <li>Portions of the loop are very steep.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain: Given the road will remain as a utility access route, it should remain available to trail users.</li> <li>Recommend that this section be implemented and use authorized only if adjacent private property is acquired or easement granted. Barriers to deter use of this section should be installed/maintained.</li> </ul>	<ul style="list-style-type: none"> <li>Cultural resources along the trail to be identified as Environmentally Sensitive Areas in order to ensure no adverse impacts to the resources occur; if avoidance of Environmentally Sensitive Areas proves infeasible a H RTP to be prepared.</li> <li>Sensitive biological resources located along potential future trail connection. Mitigation required for impacts to sensitive biological resources.</li> </ul>

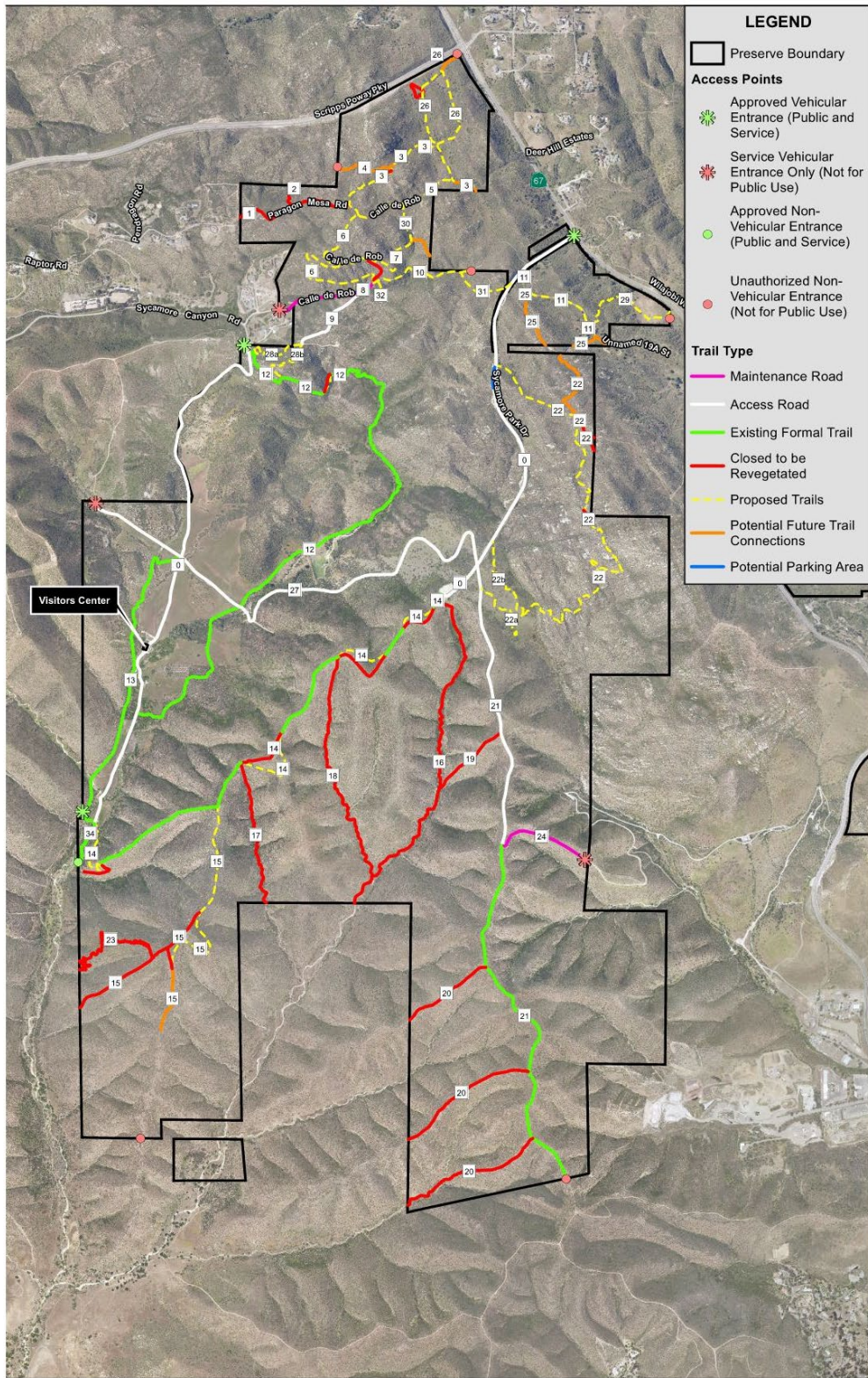
**Constraints, Opportunities, and Conclusions for Preserve Trails**

Map Code	Segment Name <sup>1</sup>	Opportunities	Constraints	Conclusions	Environmental Implications
26	Trail Name: North Interior Loop Trail Type: Potential Future Trail Connection, Proposed Trails on Existing Disturbed Areas Overall Length: 0.63 mi. Proposed Trails on Existing Disturbed Area Length: 0.56 mi Potential Future Trail Connection Length: 0.07 mi. Width: 8 ft. Cumulative Elevation Gain: 88 ft.	<ul style="list-style-type: none"> <li>Provides a unique trail opportunity, unlike most through the Preserve, with fairly flat terrain. May be adaptable to meet ADA standards.</li> <li>Easy to implement and adds variety to the trail system.</li> </ul>	<ul style="list-style-type: none"> <li>Near biological resources such as a turkey vulture nest and great horned owl nest.</li> <li>Difficult to access with current Preserve approved access points.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain: Trail provides variety within the overall trail system experience.</li> <li>Loop portion is to be closed off for revegetation.</li> <li>County should seek to acquire the private property to the south, or gain a trail easement, to provide more direct user access to this trail. If county acquires adjacent property, a future trail segment may be installed to the south. Barriers shall be installed and maintained to deter access onto all private property.</li> <li>This trail, along with the possible connection to Sycamore Park Drive to the south, may be possible to implement as an ADA accessible trail.</li> </ul>	<ul style="list-style-type: none"> <li>Cultural resources along the trail to be identified as Environmentally Sensitive Areas in order to ensure no adverse impacts to the resources occur; if avoidance of Environmentally Sensitive Areas proves infeasible a H RTP to be prepared.</li> <li>Sensitive biological resources located along potential future trail connection and proposed trails on existing disturbed areas. Mitigation required for impacts to sensitive biological resources.</li> </ul>
27	Trail Name: Access Road – Cardiac Hill Trail Type: Access Road Length: 1.63 mi. Width: 12 ft. Cumulative Elevation Gain: 552 ft.	<ul style="list-style-type: none"> <li>Important east/west connection across the Preserve.</li> <li>Provides vehicular access for Park staff, supporting maintenance and emergency response activities.</li> </ul>	<ul style="list-style-type: none"> <li>Steep, difficult trail.</li> <li>Maintenance challenges.</li> </ul>	<ul style="list-style-type: none"> <li>Existing to Remain: Continue to maintain this trail as a vehicular access route and trail connection.</li> <li>Consider adding a shade/resting station near the half-way point of the climb.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along existing road route, but no new disturbance proposed.</li> </ul>
28a	Trail Name: County TCT; Goodan Staging Area to Access Road Trail Type: Proposed Trails Length: 0.22 mi. Width: 8 ft. Cumulative Elevation Gain: 260 ft.	<ul style="list-style-type: none"> <li>Critical new trail needed to allow approved/legal access to all northern trails.</li> <li>Excellent views to the south, west, and east.</li> </ul>	<ul style="list-style-type: none"> <li>Small rough, rocky patches will require some careful final routing and construction.</li> <li>A decision will be made between 28a and 28b for a single connector to the northern trails. Only one alignment will be allowed.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed New Trail: Critical new trail needed due to closure of Calle de Rob entrance.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along proposed trails. Mitigation required for impacts to sensitive biological resources.</li> </ul>
28b	Trail Name: County TCT; Martha’s Grove to Access Trail Trail Type: Proposed Trails Length: 0.22 mi. Width 8 ft. Cumulative Elevation Gain: 148 ft.	<ul style="list-style-type: none"> <li>Critical new trail needed to allow approved/legal access to all northern trails.</li> <li>Excellent views to the south, west, and east.</li> </ul>	<ul style="list-style-type: none"> <li>Small rough, rocky patches will require some careful final routing and construction.</li> <li>A decision will be made between 28a and 28b for a single connector to the northern trails. Only one alignment will be allowed.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed New Trail: Critical new trail needed due to closure of Calle de Rob entrance.</li> </ul>	<ul style="list-style-type: none"> <li>Cultural resources along the trail to be identified as Environmentally Sensitive Areas in order to ensure no adverse impacts to the resources occur; if avoidance of Environmentally Sensitive Areas proves infeasible a H RTP to be prepared.</li> <li>Sensitive biological resources located along proposed trails. Mitigation required for impacts to sensitive biological resources.</li> </ul>
29	Trail Name: Connection – Calle de Rob Eastern; County TCT Trail Type: Proposed Trails Length: 0.38 mi. Width: 8 ft. Cumulative Elevation Gain: 148 ft.	<ul style="list-style-type: none"> <li>Alternative alignment for Trans County Trail through Preserve property.</li> <li>In the event that the trail continues through the Hanson Aggregates property to connect to the Foster Truck Trail, a topographical opportunity exists to create a new tunnel under SR-67, allowing safe pedestrian crossing of the highway.</li> </ul>	<ul style="list-style-type: none"> <li>Current Preserve boundary requires either continuing the trail through adjacent Hanson Aggregates property to cross SR-67 at the ideal location, or crossing SR-67 at an inopportune point in order to connect to Foster Truck Trail.</li> <li>Involves creating a new trail instead of utilizing existing access road through Hanson Aggregates property.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed New Trail: The preferred way to connect to the Foster Truck Trail is to gain authorization for the use of the Hanson Aggregates’ access road.</li> <li>If access is not possible through adjacent property, utilization of highway right-of-way to the ideal tunnel crossing would be the second preferred alternative.</li> <li>The least desirable location to cross SR-67 is at the Preserve boundary due to high traffic volume and no topographic opportunity to tunnel underneath the highway.</li> <li>Barriers shall be installed and maintained to deter access onto adjacent private property.</li> </ul>	<ul style="list-style-type: none"> <li>Cultural resources along the trail to be identified as Environmentally Sensitive Areas in order to ensure no adverse impacts to the resources occur; if avoidance of Environmentally Sensitive Areas proves infeasible a H RTP to be prepared.</li> <li>Sensitive biological resources located along proposed trails. Mitigation required for impacts to sensitive biological resources.</li> </ul>

Constraints, Opportunities, and Conclusions for Preserve Trails					
Map Code	Segment Name <sup>1</sup>	Opportunities	Constraints	Conclusions	Environmental Implications
30	Trail Name: Connection – Calle de Rob / 2015 Northern Addition South Trail Type: Proposed Trails Length: 0.14 mi. Width: 4 ft. Cumulative Elevation Gain: 183 ft.	<ul style="list-style-type: none"> <li>Creates a loop connection that discourages visitors from venturing off-site to unauthorized trails to return to the staging area.</li> <li>Views to the south and west.</li> </ul>	<ul style="list-style-type: none"> <li>New trail will result in habitat impacts.</li> <li>Portions of alignment are somewhat steep.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed New Trail: Future trail linkages can only be implemented and used if adjacent property is acquired or easement granted.</li> <li>Provides variety of loop opportunities within existing Preserve boundary.</li> <li>Barriers should be installed and maintained to deter trespassing on these adjacent properties.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along proposed trails. Mitigation required for impacts to sensitive biological resources.</li> </ul>
33	Name: Rock and Roll Trail Head Parking Trail Type: Other Length: 0.07 mi Width 60 ft. Cumulative Elevation Gain: N/A	<ul style="list-style-type: none"> <li>Provides vehicular parking option from SR-67.</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance of parking area.</li> </ul>	<ul style="list-style-type: none"> <li>Allows for necessary parking within the Preserve without obstructing road access on Sycamore Park Dr.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along existing parking area, but no new disturbance proposed.</li> </ul>
34	Trail Name: Stowe Trail Trail Type: Existing Formal Trail Length: 0.07 mi Width: 12 ft. Cumulative Elevation Gain: N/A	<ul style="list-style-type: none"> <li>Provides existing trail connection.</li> </ul>		<ul style="list-style-type: none"> <li>Retain to connect to off-site trails.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive biological resources located along existing trail, but no new disturbance proposed.</li> </ul>

<sup>1</sup> Trail lengths listed are for portions of trail within Preserve boundaries only.

Figure 21: Proposed Public Access Plan (11x17)



Source: SanGIS; RICK

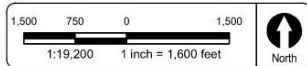


Exhibit Date: 7/20/2023  
SANDAG/USGS Aerial, 2017

Proposed Public Access Plan  
Figure 21

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

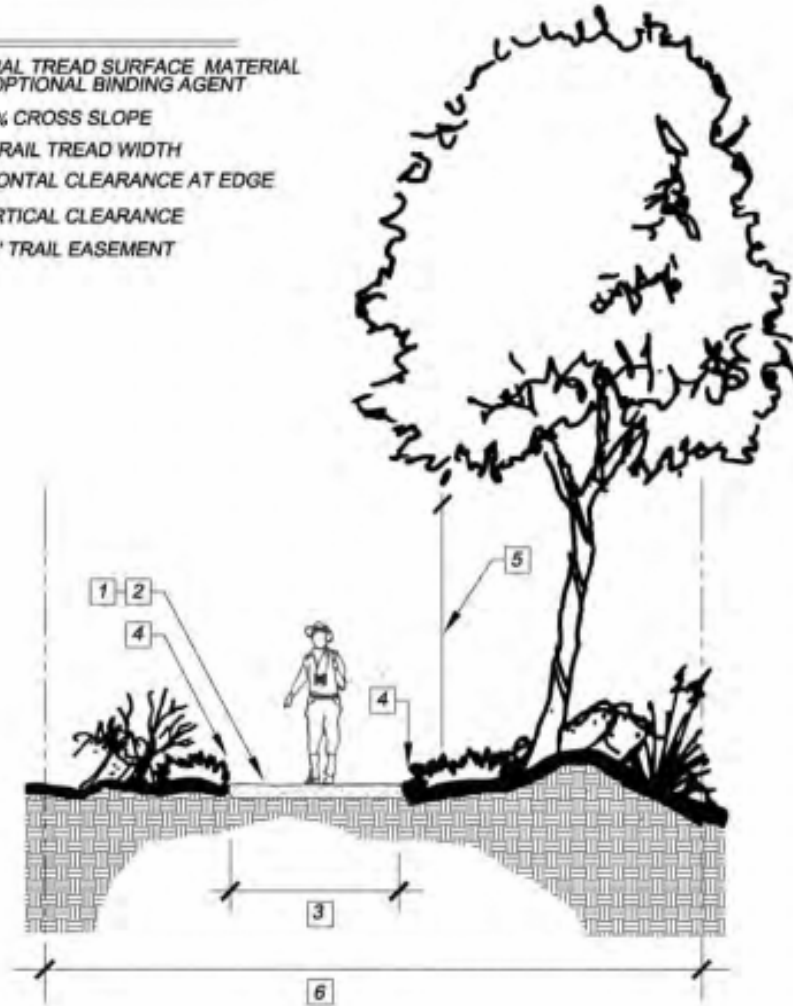
Figure 22: CTMP Trail B

## TYPE B – RURAL TRAIL

Trail type intended for medium volume of use generally associated within a rural setting. These trails are intended to function as recreation and transportation facilities. Although accessible to all trail users, some uses may not be practical in steep terrain.

**LEGEND:**

- 1 NATURAL TREAD SURFACE MATERIAL WITH OPTIONAL BINDING AGENT
- 2 5% - 8% CROSS SLOPE
- 3 6' - 8' TRAIL TREAD WIDTH
- 4 HORIZONTAL CLEARANCE AT EDGE
- 5 12' VERTICAL CLEARANCE
- 6 15' - 20' TRAIL EASEMENT



**Notes:**

- 1. "Optimum" The best or most favorable condition for a particular trail situation from the perspective of responsible management.
- 2. See Trail Matrix Guidelines for "Optimum" guidelines and descriptions.

**FIGURE DG-2**

COUNTY OF SAN DIEGO  
COMMUNITY TRAILS MASTER PLAN

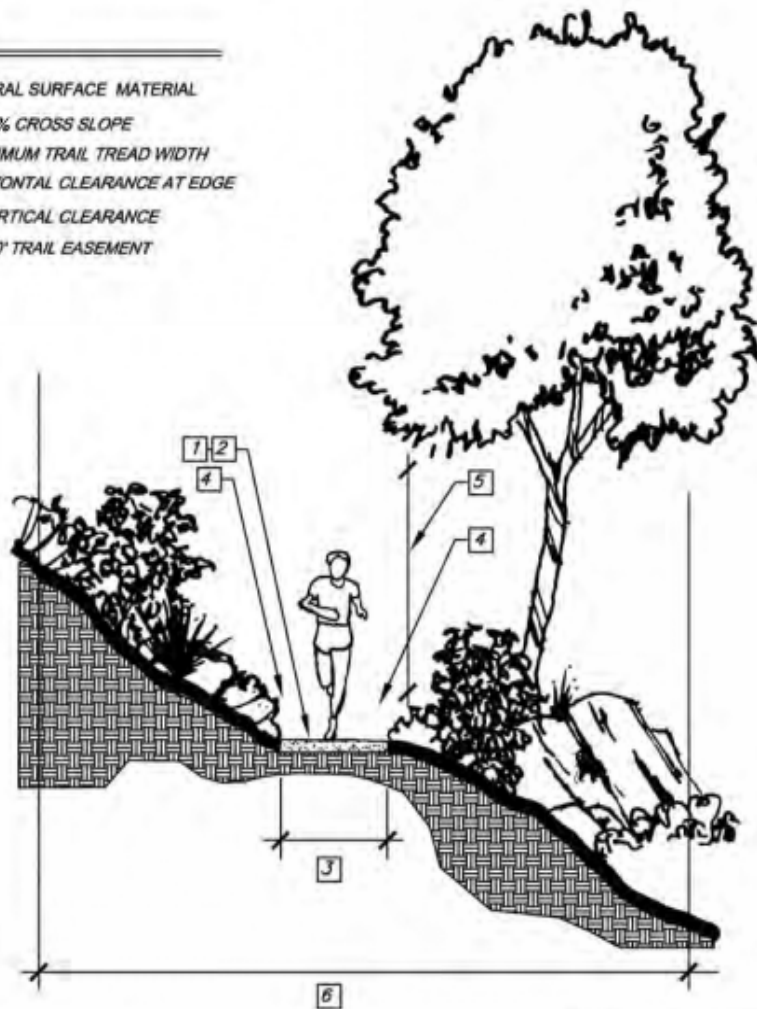
Figure 23: CTMP Trail C

## TYPE C – PRIMITIVE TRAIL

Trail type intended for medium to low volume of use generally associated within a primitive or wilderness setting. They have the smallest trail tread and are intended to function as low impact, remote recreational experiences, and connector trails. Steep terrain and remote wilderness areas dictate that accessibility is limited and may not be suitable for all persons or user groups.

LEGEND:

- 1 NATURAL SURFACE MATERIAL
- 2 8 -10% CROSS SLOPE
- 3 2' MINIMUM TRAIL TREAD WIDTH
- 4 HORIZONTAL CLEARANCE AT EDGE
- 5 12' VERTICAL CLEARANCE
- 6 25' - 50' TRAIL EASEMENT



Notes:

1. See Trail Matrix Guidelines for "Optimum" guidelines and descriptions.
2. "Optimum" The best or most favorable condition for a particular trail situation from the perspective of responsible management.

FIGURE DG-3

COUNTY OF SAN DIEGO

COMMUNITY TRAILS MASTER PLAN

- Running Slope:  
5% (any distance)  
>5 to 8.33% (maximum segment 200 feet, with rest intervals at 200 feet); no more than 30% of the trail length over 8.33%  
>8.33 to 10% (maximum segment 30 feet, with rest intervals at 30 feet)  
>10 to 12.5% (maximum segment 10 feet, with rest intervals at 10 feet)
- Cross-slope:  
For concrete, asphalt, or board surfaces: maximum 2%  
For other surfaces: maximum 5%

ADA accessible trails are inherently challenging in this Preserve due to the steep and varied topography throughout the Preserve, though some portions of the site are more suited than others. The following is a list of ideas to be considered for ADA accessible routes:

- The trail segments with the best chance of meeting the ADA-ABA guidelines are the two loops created by the West Boundary Trail (#13), Sycamore Canyon Road, and portions of Cardiac Hill (#27) and Martha's Grove (#11) Trail segments, starting with parking at the Visitors Center. Parking at the Visitors Center would require a ranger to be available to open the gate at the Goodan Ranch Staging Area, so this alternative would require calling the Preserve ahead of arrival. These two loops may have topography suited for maximum accessibility, though minor reroutes may be necessary to achieve strict adherence to the standards. These two loops would provide approximately 2 miles of accessible trails. Detailed design solutions would be necessary to ensure trails drain properly, and remain firm and stable following rain events.
- Additional accessible experiences other than accessible trail segments can enhance the overall opportunities available to disabled visitors. The eastern 67 Staging Area and Rock and Roll Trailhead Parking could include additional facilities such as shade structures, seating/viewing areas, and interpretive signage. Since these staging areas are well within the Preserve, they provide an opportune location for enjoying the Preserve without needing to go on a trail itself. This could also be applied to future staging areas in the southern portion of the Preserve that may be implemented in coordination with the proposed Fanita Ranch development.
- Finally, in the event that additional property is acquired from Hanson Aggregates in the northeastern portion of the Preserve, the loop in the northeast corner of the Preserve (#26), along with the road connecting it to Sycamore Park Drive, may be able to meet accessibility standards. This trail would provide high-quality trail experiences on approximately 1 mile of trail.

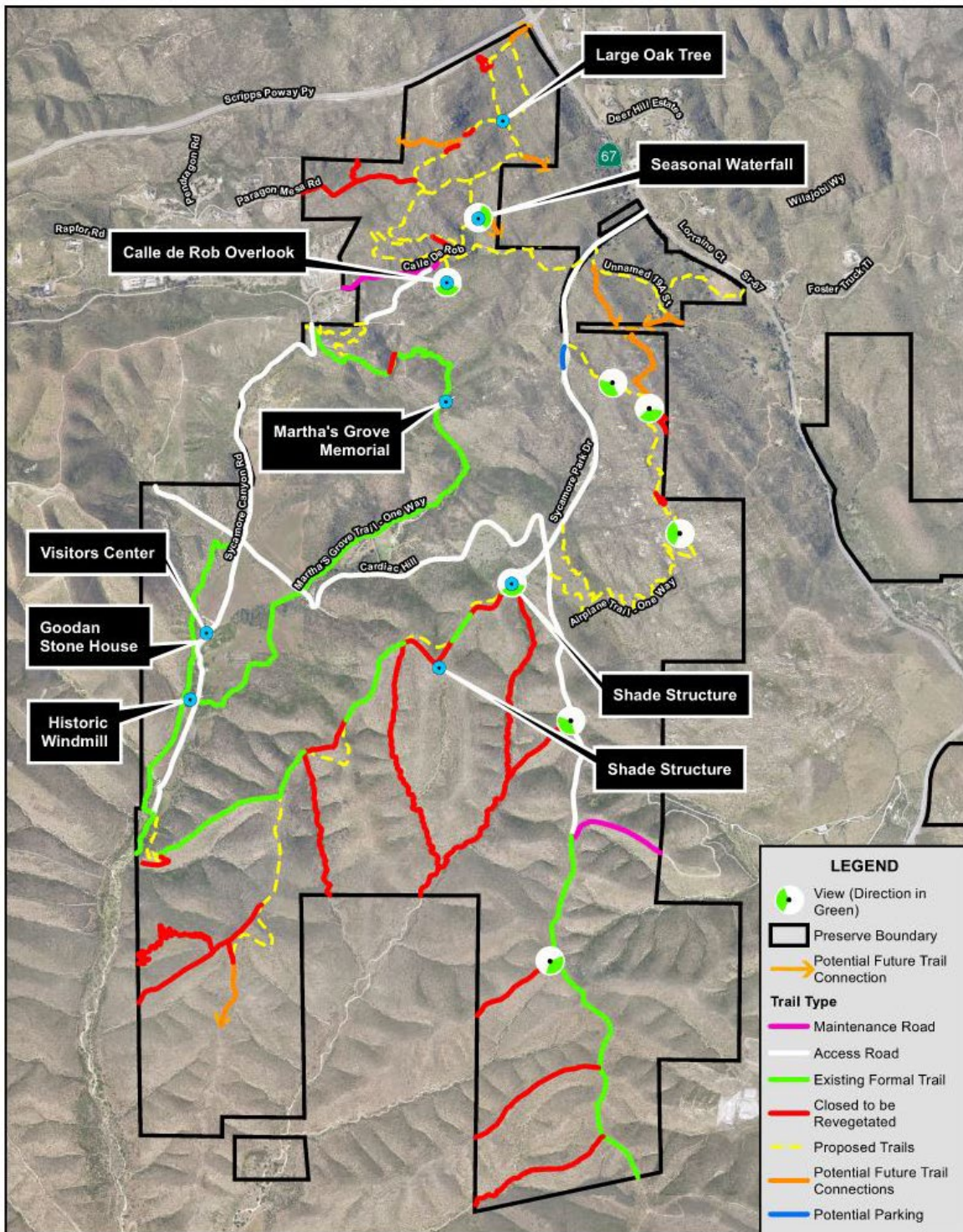
### **6.3.3 Destinations and Viewpoints**

The terrain within the Preserve lends itself to a multitude of expansive, panoramic vistas. Consideration of views has been incorporated into the suggestions for the proposed new trails. Figure 24 illustrates the locations of vista points and locations of destinations. Destination points represent cultural or natural features that attract users. Notable viewpoints and destinations include:

- Martha's Grove memorial

- The large oak tree on the 2015 Northern Addition
- Seasonal waterfall
- Shade structure at outlook
- The Visitors Center,
- Views from trail segments #4, 6a, 6b, 11, 13, 14, 20, 21, 28, and 30

Figure 24: Views and Destinations



**Figure 24**  
**Views and Destinations**

Exhibit Date: 7/18/2023

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

Source: SanGIS; RICK;

#### 6.3.4 Fencing and Gates

Barriers are required within the Preserve to limit access to sensitive habitats, rare plants, known raptor nesting locations, and significant cultural resources. Figure 25 illustrates the existing gate locations. This PAP recommends additional barriers as necessary within the Preserve to address specific issues or functions, including:

- Temporary closures of highly eroded or unsafe trails following extreme weather events.
- Temporary closures during breeding seasons of highly sensitive wildlife, as rangers and DPR deem necessary.
- Barriers to prevent vehicular access to areas not authorized for vehicles.
- Barriers to limit and/or alert recreational users entering or exiting the Preserve on authorized trails.
- Barriers to prevent recreational users from entering or exiting the Preserve on unauthorized trails and from using unauthorized trails within the Preserve.
- Fencing along trails if cultural resources are closer than 20 feet.

Fencing should be used sparingly and only as necessary to enhance safety, delineate property boundaries, or protect resources on a site-specific basis, per guidance from the Lakeside Community Trails and Pathways Plan (County of San Diego 2005b).

#### 6.3.5 Signage

Signage on the Preserve serves a variety of functions, which can generally be grouped into four categories:

1. **General Orientation:** This signage includes information about the Preserve location, hours of operation, and locations of trails and access points. Additionally, any information about dangerous conditions such as extreme heat, aggressive wildlife, and dry fire season will be included in this signage. General orientation signage is currently provided at staging areas and other access points. New general orientation signage should be provided at any new Preserve access points developed in the future.
2. **Regulatory:** Rules and regulations regarding the protection of natural and cultural resources are posted at staging areas and other access points. These signs should reference any relevant laws and ordinances, including private property markings to prevent trespassing. Additionally, prohibited items or trail usages should also be posted near staging areas or trailheads. User right-of-way and yielding protocol should also be posted on access roads and major trail intersections to minimize conflicts among different trail users. Regulatory signs already exist in established portions of the Preserve. This PAP recommends continuing to maintain these signs and adding additional regulatory signage in the event that a new staging area could be implemented in the southern portion of the site, after coordination with the Fanita Ranch development.

3. **Educational:** The Preserve's rich history and unique resources lend themselves to interpretative signage or exhibits intended to educate visitors. This PAP recommends adding educational signs throughout the Preserve. These signs could include cultural resource information such as described in Sections 2.2.3 and 4.3 or natural resource material such as plant or bird identification techniques. Educational signage should be prioritized at places that provide educational opportunity and attract higher visitor traffic (e.g., staging areas, near or within the Visitors Center, and at key destination points along trails. Several interpretive signs are currently installed in the Preserve, including exhibits along Martha's Grove Trail and at the Visitors Center. New interpretive signage could potentially include exhibits discussing the varied geology visible within the Preserve, MSCP goals and management, and history of Calle de Rob or other cultural features. These opportunities should be investigated in detail by County staff.
  
4. **Trail Markers:** Signage to guide visitors on authorized trails shall be located at trail heads, trail intersections, and periodically along trails at areas where off-site trail activity may occur. Trail markers should also be used to deter use of unauthorized trails. These markers should include length information and could potentially include level of difficulty, elevation gain, accessibility, or other information. Trails are marked on existing, formal routes. For all trails that will become formalized, trail markers are recommended.

DPR Policy C-39 Signage should be referenced for the design, presentation, and installation of all Preserve signs.

#### **6.3.6 Visitor Safety and Emergency Services Recommendations**

The Preserve is open to the public only during daylight hours, unless DPR-sanctioned evening activities take place. Per current regulations, dogs should continue to remain leashed.

Emergency services personnel should be able to access the Preserve via the two main entrances of the Preserve off of SR-67 and Sycamore Canyon Road. Emergency service vehicles are also accessible to the Preserve from the West Access Road from the West Sycamore property of trail segment #27. Additionally, access to the south of the Preserve may be granted during future negotiations with the proposed Fanita Ranch development and their potential staging area. Private residential roads and unpaved access roads through the Preserve shall also allow emergency access.

Figure 25: Gates

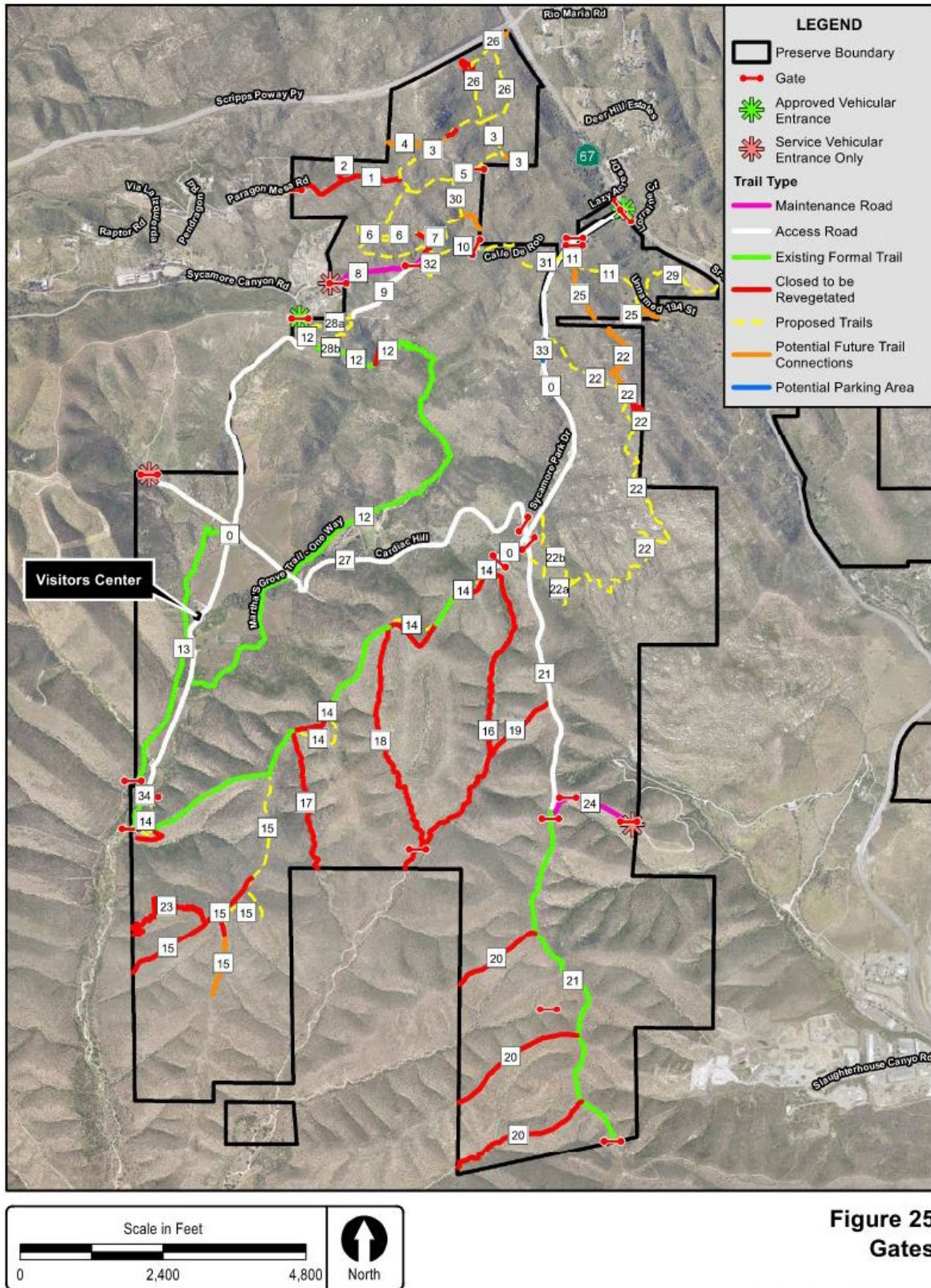


Figure 25  
Gates

Exhibit Date: 7/18/2023

Source: SanGIS; RICK; Stowe 2016

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

## **6.4 Implementation**

The construction of new trails, realignment of existing trails, and other PAP recommendations are expected to be implemented in a phased approach. This approach takes into consideration the logical timing of negotiation, construction, and future developments. Figure 26 illustrates the proposed phasing approach.

### **6.4.1 Phase 1**

The first phase focuses on trail networks modifications that do not require new construction. Phase 1 includes:

- Continuing management of existing formal trails designated to remain open.
- Opening existing informal trails recommended by this PAP to remain. This includes updating trail maps and public information, installing signage, maintenance, and related management activities.
- Closing and restoring existing trails to be closed or temporarily remain closed (other than reroutes).
- Installing signs and barriers to temporarily close trails that lead off of DPR property without authorized access on the other side.

### **6.4.2 Phase 2**

The second phase focuses on resolving major trail routing issues within the existing trail network. Specific issues to be addressed in Phase 2 include, in rough order of importance:

- Constructing trail segment #28, connecting Martha's Grove (#12) to Calle de Rob (#8 & #9). This new trail provides the only legal access to the trail network in the northern portion of the Preserve and is thus a very high priority for implementation. Only one of the options would be constructed (either 28a or 28b).
- Constructing trail segments #6, #7 and #30, which provide an important new loop opportunity and help to resolve the steep and unsustainable portion of trail segment #6.
- Constructing trail segment #6 and closing the existing steep lower portion of trail segment #6 for restoration, which will greatly improve the quality and sustainability of the trail route providing access to the northern portion of the Preserve.
- Constructing the Trans County Trail connection through the 2015 Southern Addition (trail segment #31), which will provide an authorized connection from trails on the northern portion of the Preserve to Sycamore Park Drive and will help discourage unauthorized use of the existing trails through the Hanson Aggregates property.
- Rerouting the southwestern portion of the Ridge Trail (#14) to avoid crossing MCAS Miramar property.
- Constructing the recommended reroutes on the Ridge Trail Segment (#14), to bypass peaks and improve the quality of the experience and the sustainability of the trail. Evaluating and possibly converting trails near the Visitors Center to accessible trails.

### **6.4.3 Phase 3**

This phase will continue to build on the vision for the Preserve with trails that are within the Preserve but less critical than Phase 2 improvements. Phase 3 includes, in rough order of importance:

- Constructing the Martha's Grove reroutes (#12), to resolve steep and eroded trail alignments.
- Constructing the Rock and Roll Trail realignment (#22a & b) and opening this trail (#22) for approved use (Figure 21; trails 22, #22a & b). Only one of the options would be constructed (either 22a or 22b).
- Implementing the Trans County Trail connection segment (#29) on the eastern side of the Preserve, making the connection to the Foster Truck Trail across SR-67.

### **6.4.4 Phase 4**

Phase 4 includes improvements on more remote trail segments or segments that do not currently deliver users to approved trails on adjacent properties or are dependent on future acquisitions or actions by other parties. Phase 4 includes:

- Reroutes on trail segment #15 and continued efforts to acquire properties that will ultimately allow a continuous trail connection to the Fanita Ranch property and/or MCAS Miramar.
- Continued efforts to acquire trail access through the Hanson Aggregates property to the north of the Sycamore Park Drive entrance, thus facilitating a potential future connection between trail segment #22 and trail segment #25 and the possible development of an accessible trail network in this corner of the Preserve.
- Coordination with the City of Poway to formalize an extension of potential future connection trail segment #4 to the east and north through the tunnel under Scripps Poway Parkway.
- Additional coordination to allow for potential future trail connections associated with trail segments #7 and #30.
- Potential future connection in the northeastern corner of the Preserve, connecting the Preserve to the intersection of Scripps Poway Parkway and SR- 67.

## **6.5 Management**

The new and existing trails shall be managed per the RMP, which mandates that an adaptive management program will monitor the impacts of recreational use and public access on the Preserve's natural resources. If there are any negative outcomes, additional actions or management approaches may need to be implemented. For example, some trails may need seasonal closure during the breeding season to reduce human interference. Another example is, in the event that signage is not sufficient to prevent access to unauthorized trails, further barriers may be appropriate. The RMP provides an in-depth review of the monitoring required to comply with MSCP directives, as well as other Preserve-specific approaches to reduce impacts to sensitive resources.

Figure 26: Phased Implementation Plan (11x17)

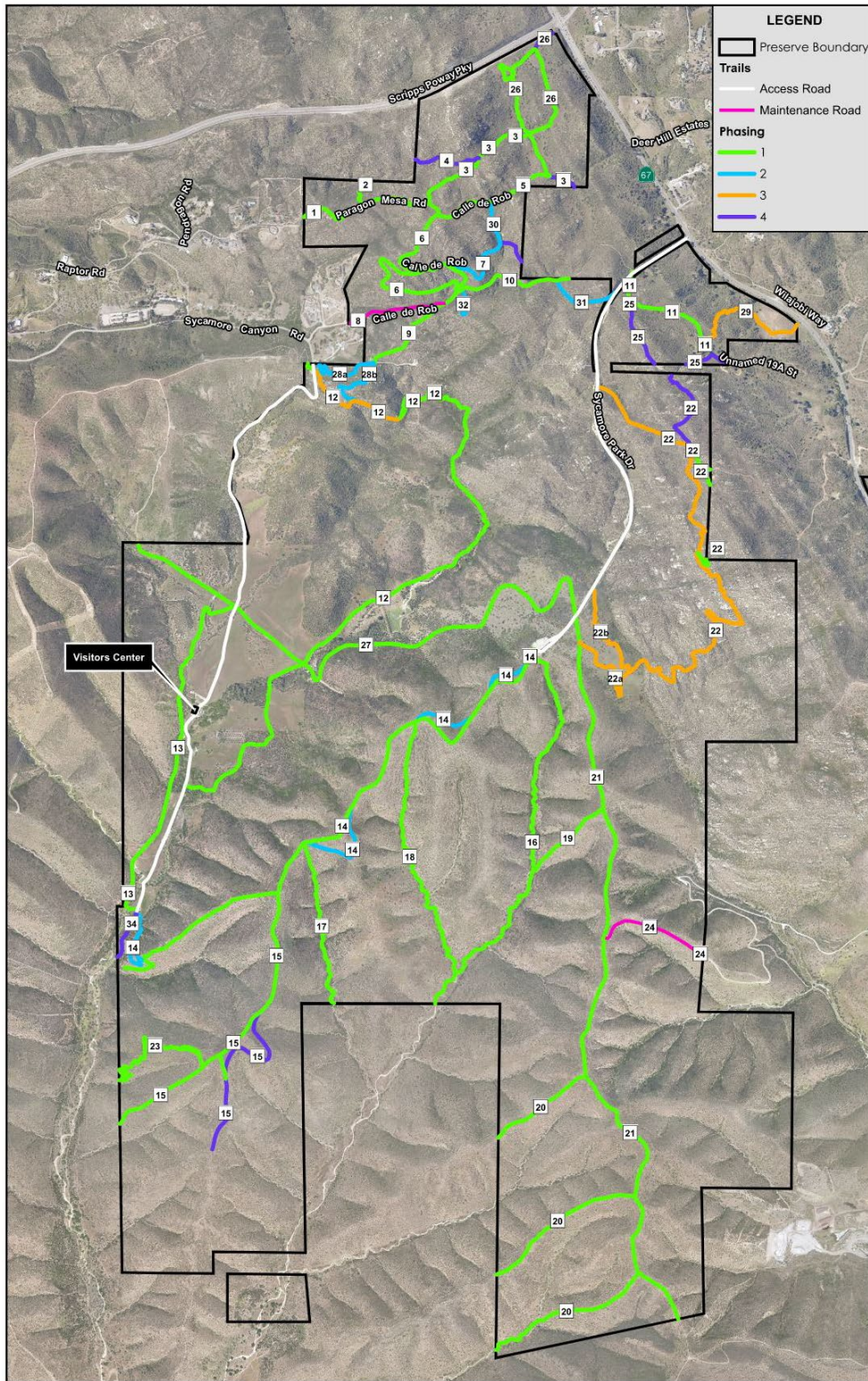


Figure 26  
Phased Implementation Plan

Exhibit Date: 7/18/2023

Source: SanGIS, RICK

Public Access Plan, Sycamore Canyon/Goodan Ranch Preserve

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## 7.0 REFERENCES

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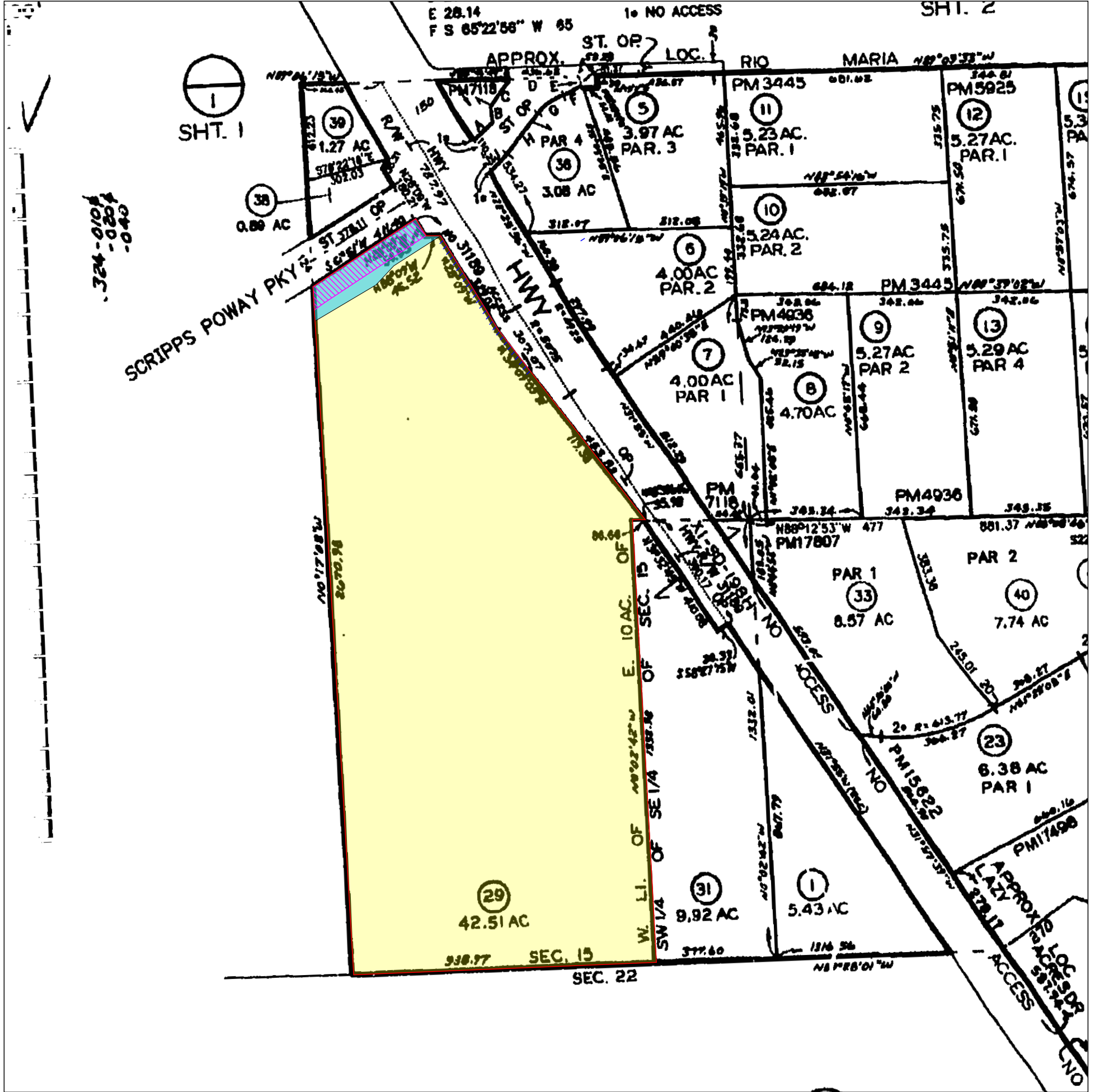
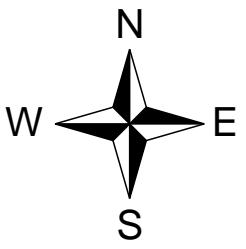
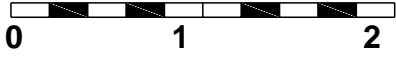
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


**APPENDIX A**

**EASEMENTS**

Standard Scale 1 : 1



**LEGEND**

-  Parcel 1 (Fee, Property in Question)
-  Easement for Ingress & egress  
04/20/1966, Instrument No. 66432, of Official Records  
Affects as described therein
-  Easement for Slope  
06/30/1995, Instrument No. 1995-0280389, of Official Records  
Affects as described therein (Portion)
-  Easement for Abutter's rights  
06/30/1995, Instrument No. 1995-0280389, of Official Records  
Affects as described therein

**NORTH AMERICAN TITLE COMPANY**  
 2100 S.E Main St., Suite 450  
 Irvine, California 92614  
 Phone:(949)419-9481 Fax: (714)667-0338

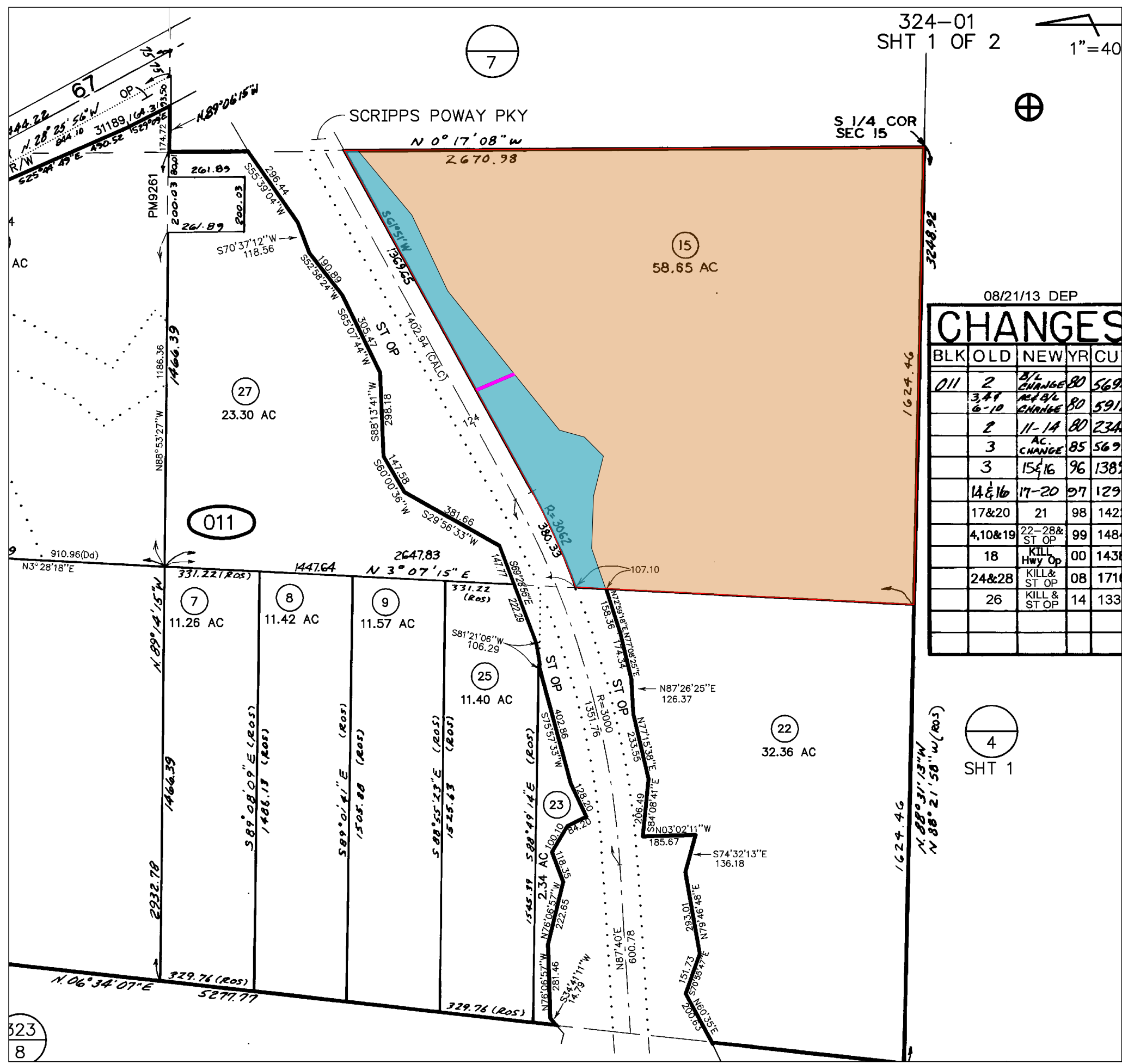
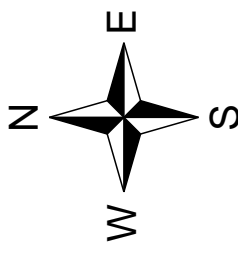
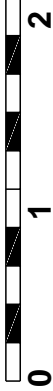
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*NOTE: Easements depicted hereon are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual locations.*

Title Order No. 1285766, Preliminary Report Dated as of March 28, 2014	Drawing Date: 04/14/2014
Reference :	Data :
Property: APN'S 324-011-15 & 324-070-29, Highway 67, (Area of Poway) CA 92064	Assessor's Parcel Nos. : 324-011-15-00 & 324-070-29-00

Plat Showing the Real Property in the Unincorporated area of the County of San Diego, State of California.	
Sheet 1 of 2	Archive #

Standard Scale 1 : 1



324-01  
SHT 1 OF 2  
1"=40'

08/21/13 DEP

CHANGES				
BLK	OLD	NEW	YR	CU
011	2	2/1 CHANGE	80	569
	3, 4, 6-10	2/1 CHANGE	80	591
	2	11-14 AC	80	234
	3	AC CHANGE	85	569
	3	15-16	96	138
	14 & 16	17-20	97	129
	17 & 20	21	98	142
	4, 10 & 19	22-28 & ST OP	99	148
	18	KILL Hwy Op	00	143
	24 & 28	KILL & ST OP	08	171
	26	KILL & ST OP	14	133

**LEGEND**

- Parcel 2 (Fee, Property in Question)
- Easement for Slope  
06/30/1995, Instrument No. 1995-0280389, of Official Records  
Affects as described therein (Portion)
- Easement for Drainage  
06/30/1995, Instrument No. 1995-0280389, of Official Records  
Affects as described therein



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2100 S.E. Main St., Suite 450  
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Title Order No. 1285766, Preliminary Report Dated as of March 28, 2014

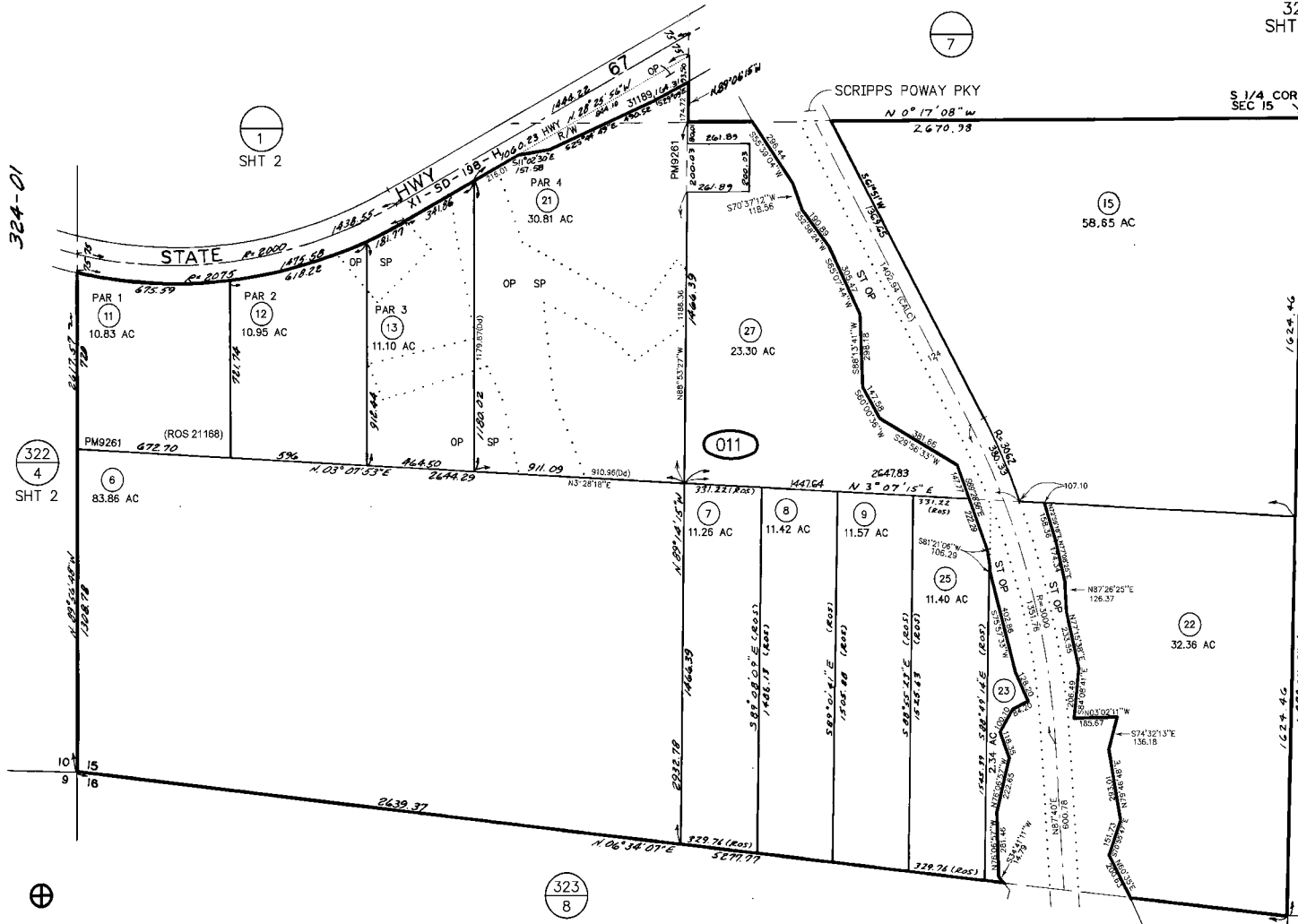
Reference: Assessor's Parcel Nos. : 324-011-15 & 324-070-29, Highway 67, (Area of Poway) CA 92064

Property: APN'S 324-011-15 & 324-070-29, Highway 67, (Area of Poway) CA 92064

Plat Showing the Real Property in the Unincorporated area of the County of San Diego, State of California.

324-01  
SHT 1 OF 2

1"=400'



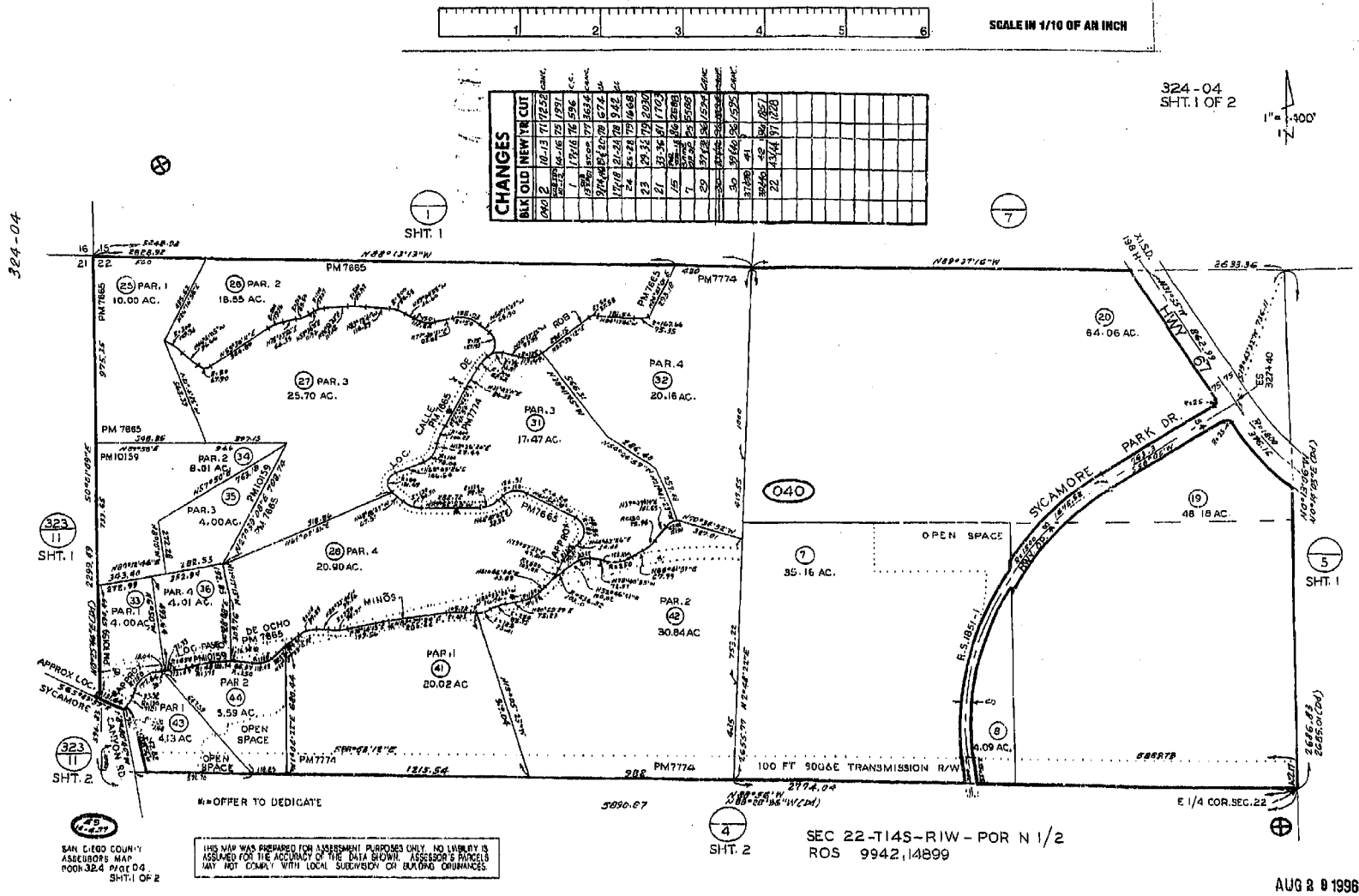
08/21/13 DEP

BLK	OLD	NEW	YR	CUT
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	3 & 4	change	RD	5912
	2	11-18	RD	2342
	3	AC	change	85 56 92
	3	15 1/16	96	1389
	14 & 16	17-20	97	1294
	17 & 20	21	98	1422
	4, 10 & 19	22-28	99	1484 CANG
	18	KILL Hwy Op	00	1438
	24 & 28	KILL & ST Op	08	1716
	26	KILL & ST Op	14	1330

3-14-20  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 324 PAGE 01 SHT 1 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 15-T14S-R1W-POR  
ROS 5130, 2665, 9859, 9942, 12439, 15357, 21168



CHANGES	BLK	OLD	NEW	CUT
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SCALE IN 1/10 OF AN INCH

324-04  
SHT. 1 OF 2



324-04

324-4

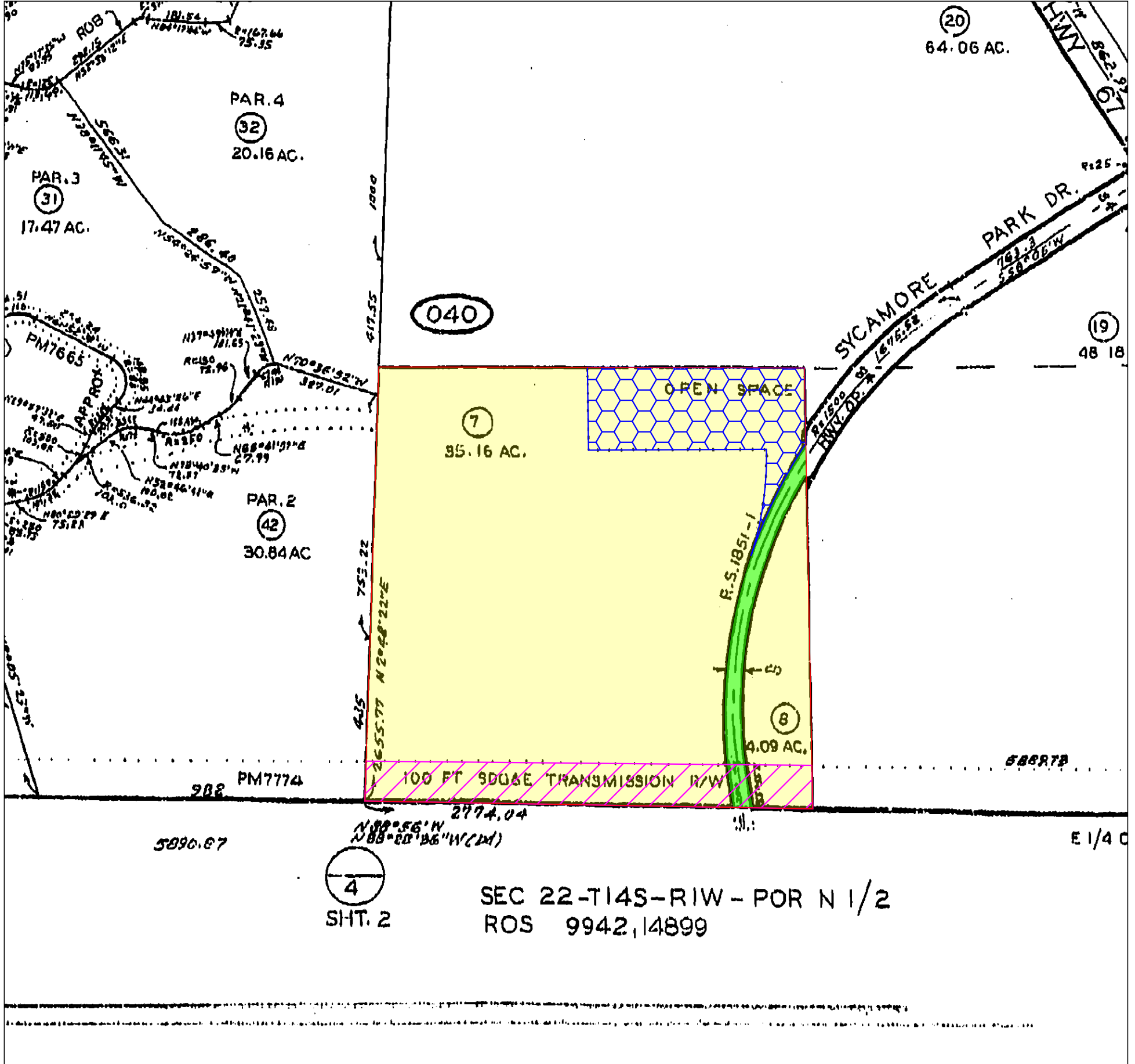
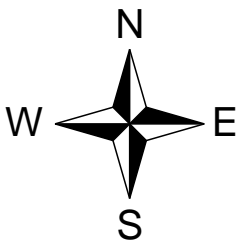
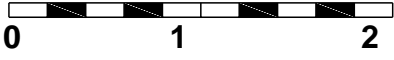
SAH, LITCO COUNTY  
ASSESSORS MAP  
BOOK 324 PAGE 04  
SHT. 1 OF 2

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MADE FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS  
MAY NOT CORRELATE WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.






SEC 22-T14S-R1W-POR N 1/2  
ROS 9942, 14899

AUG 2 8 1996

Standard Scale 1 : 1



**LEGEND**

-  Parcel (Fee, Property in Question)
-  Easement for Public highway  
12/26/1968, Instrument No. 226244, of Official Records  
Affects as described therein
-  Easement for Public utilities, ingress and egress  
09/02/1993, Instrument No. 1993-0580727, of Official Records  
Affects as described therein
-  Easement for Open Space  
02/02/1995, Instrument No. 1995-0048476, of Official Records  
Affects as described therein
-  Easement for Public utilities, ingress and egress  
03/18/2003, Instrument No. 2003-0299188, of Official Records  
Affects as described therein



**North American Title Company**  
2100 S. E. Main Street, Suite 450  
Irvine, California 92614  
Phone: (949)419-9481 Fax: (714)667-0338

Title Order No. 1298400, Preliminary Report Dated as of June 12, 2014

Drawing Date: 06/25/2014

Reference :

Data :

Property: Vacant Land CA

Assessor's Parcel Nos. : 324-040-07 and 08

*"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."*

PLAT SHOWING THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

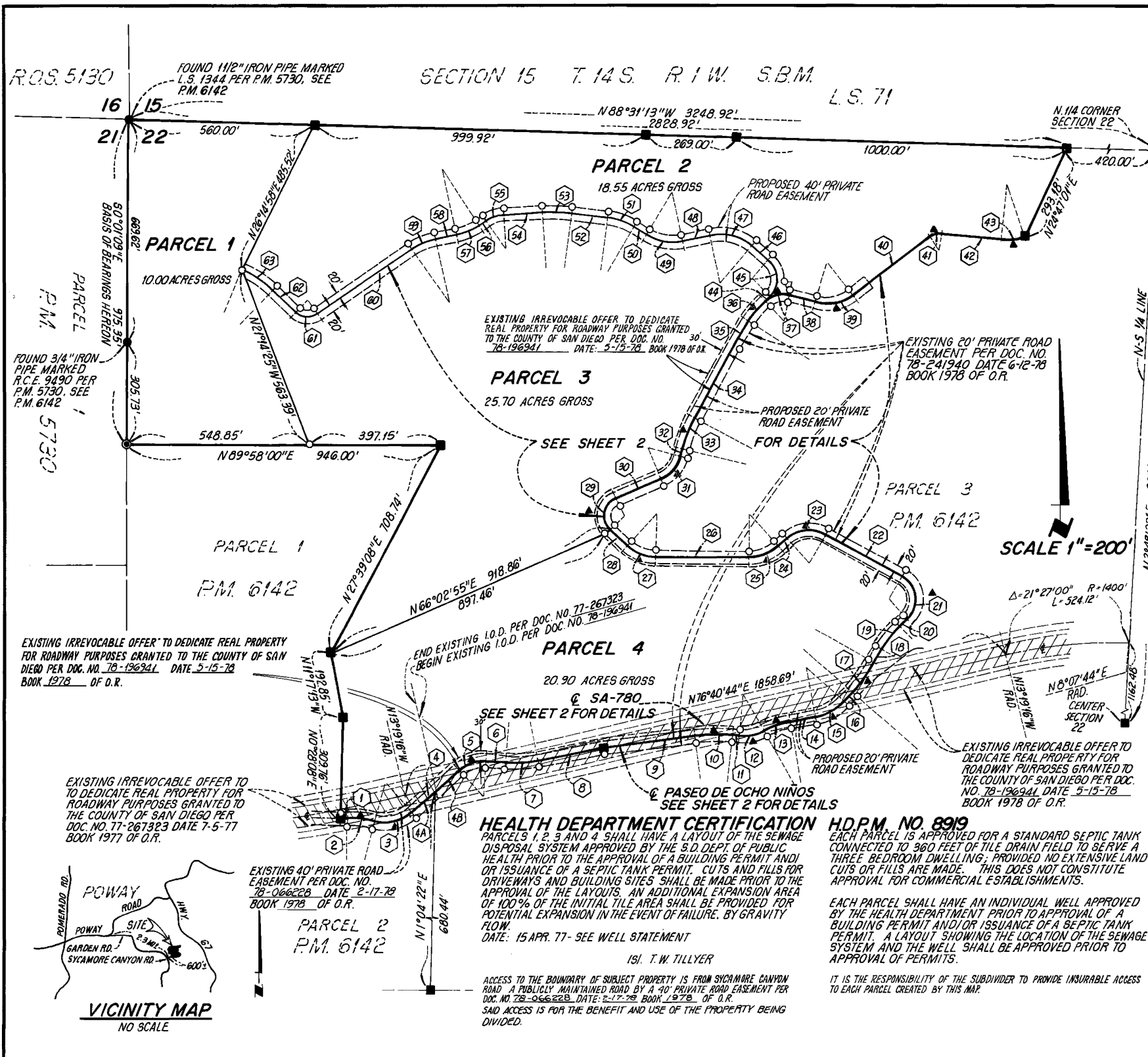
*NOTE: Easements depicted hereon are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual locations.*

Sheet  
1  
of  
1

Archive #

# Hagey Property and Vicinity





PARCEL MAP:

PARCEL 4 OF PARCEL MAP NO. 6142, BEING ALSO A PORTION OF THE NW 1/4 OF SECTION 22, T. 14 S., R. 1 W., S.B.M., IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

LEGEND:

- FOUND 3/4" IRON PIPE WITH PLUG MARKED R.C.E. 18486 PER P.M. 6142.
- ▲ FOUND 3/4" IRON PIPE WITH PLUG MARKED R.C.E. 18486 AT CURVE'S P.I., PER P.M. 6142.
- FOUND MONUMENT AS NOTED
- ⊙ FOUND LEAD AND DISC R.C.E. 18486 IN ROCK, PER P.M. 6142.
- SET 3/4" x 1/8" IRON PIPE WITH PLUG L.S. 4451

RAD. INDICATES A RADIAL BEARING

I.O.D. IRREVOCABLE OFFER TO DEDICATE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE WESTERLY LINE OF PARCEL 4 OF P.M. 6142 I.E., S0°01'09"E

I, R. J. MASSMAN, COUNTY ENGINEER OF SAN DIEGO COUNTY, STATE THAT THIS PARCEL MAP DOES NOT APPEAR TO BE A MAP OF A MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. I FURTHER CERTIFY THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP AND APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH.

R. J. MASSMAN COUNTY ENGINEER DATED 8-2-78 BY: A.H. Kuan FOR COUNTY ENGINEER

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE.

R. J. MASSMAN COUNTY ENGINEER DATED 8-2-78 BY: A.H. Kuan FOR COUNTY ENGINEER

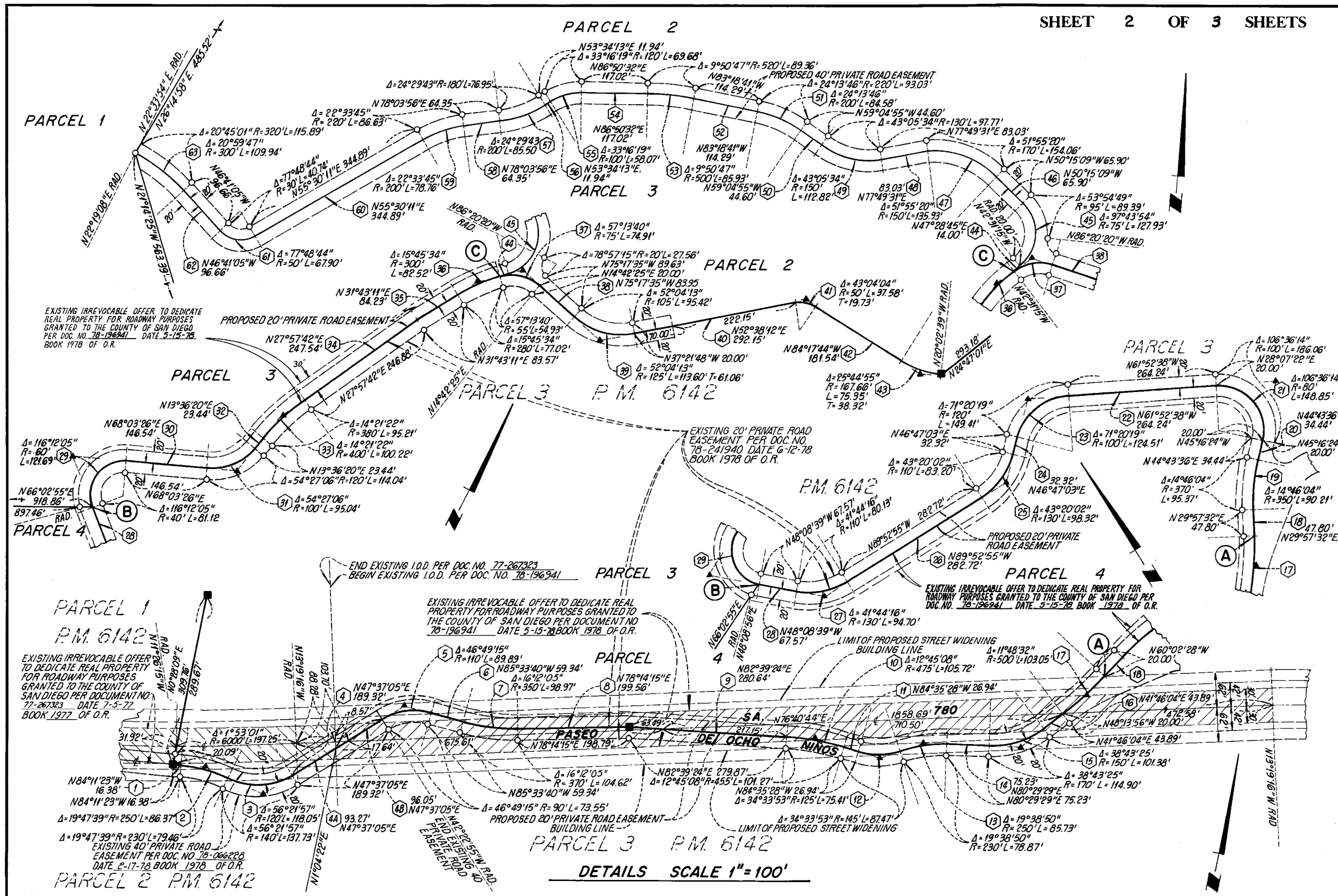
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF ROBERT HAGEY, JR.

ON APRIL, 1978, I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

William J. Richard MAR. 14, 1978 L.S. NO. 4451

FILE NO. 78-329806 FILED THIS 3 DAY OF August 1978 AT 3:36 P.M. IN BOOK OF PARCEL MAPS AT PAGE 7665 AT THE REQUEST OF WILLIAM RICHARD

HARLEY F. BLOOM COUNTY RECORDER BY: Nancy M. McLaren DEPUTY COUNTY RECORDER FEE: \$9.00



IMPROVEMENT CERTIFICATE

THE FOLLOWING IMPROVEMENTS, AS REQUIRED BY THE NOTICE OF APPROVAL MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL FOR THE DEVELOPMENT OF ANY PARCEL CREATED BY THIS MAP:

ROAD IMPROVEMENTS

A registered civil engineer shall provide a signed statement that "The private easement road from Parcel 1 to Sycamore Canyon Road is a graded and well drained road within the easement, surfaced with three inches (3") of decomposed granite or better and having a minimum surfaced width equal to or greater than that determined by cross slope as set forth in the Grading Standards under Section 81.706(c) of the County Code; the surface has been stabilized with a bituminous treatment or approved equal on any roadway grades of 12 percent or greater and on any dip sections and there are no roadway grades exceeding 25 percent."

THE FOLLOWING IMPROVEMENTS, AS REQUIRED BY THE NOTICE OF APPROVAL MUST BE COMPLETED ON A PARCEL BY PARCEL BASIS PRIOR TO THE ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL FOR THE DEVELOPMENT OF THE PARCEL OR PARCELS CREATED BY THIS MAP:

FIRE PROTECTION

Prior to issuance of building permit, each parcel must have installed thereon, a water storage tank and Fire Department connection. Size, type and location of tank and connection must meet the approval of the Fire Marshal. Tank must be maintained full to capacity.

PLANS, WHEN REQUIRED, SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER FOR THE DEVELOPER AND APPROVED BY THE DIRECTOR OF TRANSPORTATION.

THE ABOVE IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH ALL PERTINENT ORDINANCES. PRIOR TO THE ISSUING OF A PERMIT OR OTHER GRANT OF APPROVAL, A GRADING AND/OR A CONSTRUCTION PERMIT MAY BE ISSUED FOR THE PURPOSE OF COMPLETING THE ABOVE IMPROVEMENTS.

Covenant of Improvement Requirements  
granted to the County of San Diego  
by Doc. No. 78-32/29/  
Recorded 7-31-78 Book 1978 of O.R.

TM13647

# PARCEL MAP NO. 7774

SHEET 1 OF 3 SHEETS

IMPROVEMENT  
CERTIFICATE  
SEE SHEET 3

## HEALTH DEPARTMENT CERTIFICATION H.D.P.M. NO. 8918

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 360 FEET OF TILE DRAIN FIELD TO SERVE A THREE BEDROOM DWELLING. PROVIDED NO EXTENSIVE LAND CUTS OR FILLS ARE MADE. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

EACH PARCEL SHALL HAVE AN INDIVIDUAL WELL APPROVED BY THE HEALTH DEPARTMENT PRIOR TO APPROVAL OF A BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. A LAYOUT SHOWING THE LOCATION OF THE SEWAGE SYSTEM AND THE WELL SHALL BE APPROVED PRIOR TO APPROVAL OF PERMITS.

PARCELS 1, 2, 3 AND 4 SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM APPROVED BY THE S. D. DEPT. OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF A BUILDING PERMIT AND/OR ISSUANCE OF SEPTIC TANK PERMIT. CUTS AND FILLS FOR DRIVEWAYS AND BUILDING SITES SHALL BE MADE PRIOR TO APPROVAL OF THE LAYOUTS. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE LINE AREA SHALL BE PROVIDED FOR POTENTIAL EXPANSION IN THE EVENT OF FAILURE, BY GRAVITY FLOW.

15 APR. 77 - SEE WELL STATEMENT.

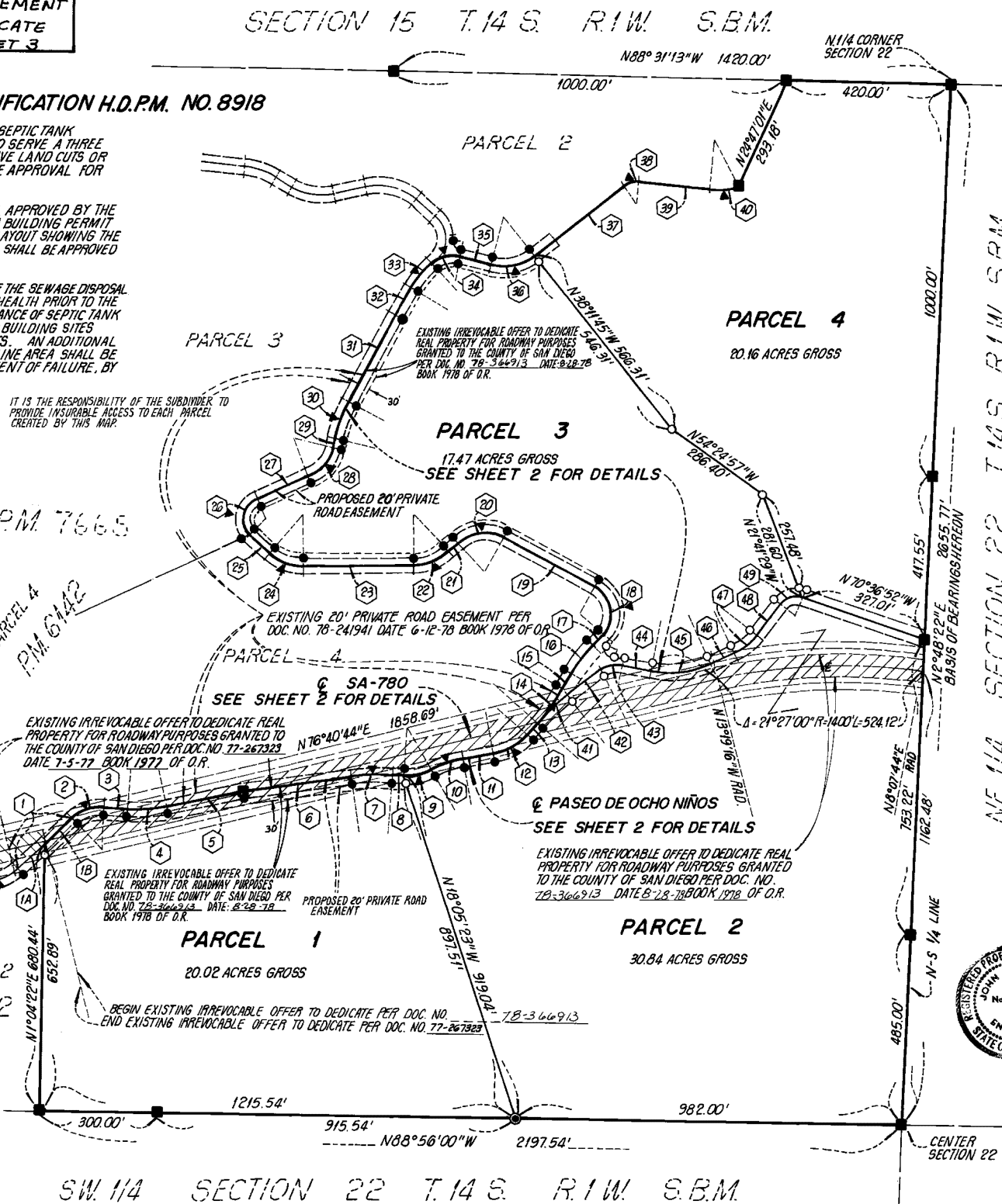
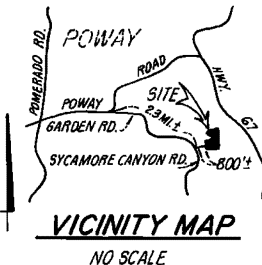
181. T. W. TILLYER

ACCESS TO THE BOUNDARY OF SUBJECT PROPERTY IS FROM SYCAMORE CANYON ROAD A PUBLICLY MAINTAINED ROAD BY A 40' PRIVATE ROAD EASEMENT PER DOC. NO. 78-066229 DATE 2-17-78 BOOK 1278 OF O.R. SAID ACCESS IS A MINIMUM OF 40' WIDE AND IS FOR THE BENEFIT AND USE OF THE PROPERTY BEING DIVIDED.

NOTE:  
ACCESS TO SERVE SUBJECT PROPERTY IS BY SYCAMORE CANYON ROAD WHICH IS A PUBLICLY MAINTAINED ROAD. NO EASEMENTS OF RECORD FOR PUBLIC ROADWAY PURPOSES ARE KNOWN TO EXIST OVER SAID ROAD AND A WIDTH OF 40' IS ASSUMED.

SCALE 1"=200'

EXISTING 40' PRIVATE ROAD EASEMENT PER DOC. NO. 78-066229 DATE 2-17-78 BOOK 1278 OF O.R.



## PARCEL MAP:

PARCEL 3 OF PARCEL MAP NO. 6142, BEING ALSO A PORTION OF THE NW 1/4 OF SECTION 22, T. 14 S., R. 1 W., S.B.M. IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

## LEGEND:

- FOUND 3/4" IRON PIPE WITH PLUG MARKED R.C.E. 18486 PER P.M. 6142
  - FOUND 3/4" IRON PIPE WITH PLUG MARKED L.S. 4451 PER P.M. 7665
  - ▲ FOUND 3/4" IRON PIPE WITH PLUG MARKED R.C.E. 18486 AT CURVE'S P.I., PER P.M. 6142.
  - ⊙ FOUND LEAD AND DISC R.C.E. 18486 IN ROCK PER P.M. 6142
  - SET 3/4" X 18" IRON PIPE WITH PLUG MARKED R.C.E. 18486
- RAD..... INDICATES A RADIAL BEARING

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF PARCEL 3 OF P.M. 6142 I.E., N 2°48'22"E

I, R. J. MASSMAN, COUNTY ENGINEER OF SAN DIEGO COUNTY, STATE THAT THIS PARCEL MAP DOES NOT APPEAR TO BE A MAP OF A MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. I FURTHER CERTIFY THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP AND APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH.

R. J. MASSMAN  
COUNTY ENGINEER  
DATED 8-29-78 BY: *A. H. Kneib*  
FOR COUNTY ENGINEER

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE.

R. J. MASSMAN  
COUNTY ENGINEER  
DATED 8-29-78 BY: *A. H. Kneib*  
FOR COUNTY ENGINEER

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF JAMES S. HAGEY

ON MARCH, 1978, I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

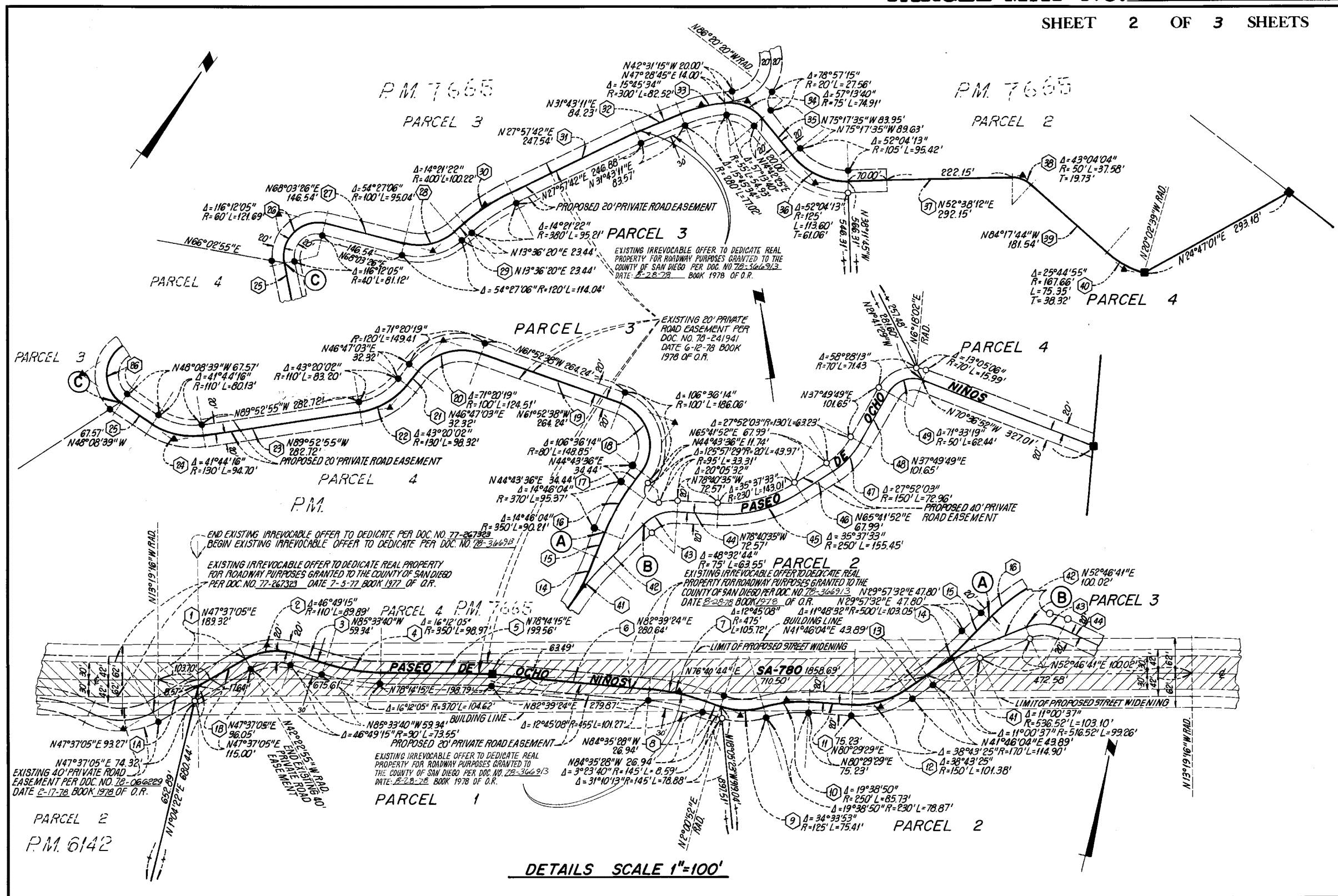


DATE 3-24-78 BY: *John W. Erb, Jr.*  
R.C.E. NO. 18486

FILE NO. 78-373719  
FILED THIS 31 DAY OF Aug 1978 AT 2:57 P.M.  
IN BOOK OF PARCEL MAPS AT PAGE 7774  
AT THE REQUEST OF JOHN W. ERB, JR.

HARLEY F. BLOOM  
COUNTY RECORDER  
BY: *Harley F. Bloom*  
DEPUTY COUNTY RECORDER  
FEE: \$900

TM13647



# PARCEL MAP NO. 7774

SHEET 3 OF 3 SHEETS

## IMPROVEMENT CERTIFICATE

THE FOLLOWING IMPROVEMENTS, AS REQUIRED BY THE NOTICE OF APPROVAL MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL FOR THE DEVELOPMENT OF ANY PARCEL CREATED BY THIS MAP:

### ROAD IMPROVEMENTS

A registered civil engineer shall provide a signed statement that "The private easement road from Parcel 4 to Sycamore Canyon Road is a graded and well-drained road within the easement, surfaced with three inches (3") of decomposed granite or better and having a minimum surfaced width equal to or greater than that determined by cross slope as set forth in the Grading Standards under Section 81.706(c) of the County Code; the surface has been stabilized with a bituminous treatment or approved equal on any roadway grades of 12 percent or greater and on any dip sections and there are no roadway grades exceeding 25 percent."

THE FOLLOWING IMPROVEMENTS, AS REQUIRED BY THE NOTICE OF APPROVAL MUST BE COMPLETED ON A PARCEL BY PARCEL BASIS PRIOR TO THE ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL FOR THE DEVELOPMENT OF THE PARCEL OR PARCELS CREATED BY THIS MAP:

### FIRE PROTECTION

A water storage tank shall be provided in accordance with County Standards on each parcel.

PLANS, WHEN REQUIRED, SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER FOR THE DEVELOPER AND APPROVED BY THE DIRECTOR OF TRANSPORTATION.

THE ABOVE IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH ALL PERTINENT ORDINANCES. PRIOR TO THE ISSUING OF A PERMIT OR OTHER GRANT OF APPROVAL, A GRADING AND/OR A CONSTRUCTION PERMIT MAY BE ISSUED FOR THE PURPOSE OF COMPLETING THE ABOVE IMPROVEMENTS.

Covenant of improvement requirements  
granted to the County of San Diego  
by Doc. No. ~~78-371038~~  
Recorded ~~8-30-78~~ Book 1978 of O.R.

77-67

PARCEL MAP:

PARCEL 1 OF PARCEL MAP 6142, BEING ALSO A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

LEGEND:

- FD. 3/4" IRON PIPE WITH PLUG MARKED R.C.E. 18486 PER P.M. 6142
- FD. 3/4" IRON PIPE WITH PLUG MARKED R.C.E. 18486 AT CURVES P.I. PER P.M. 6142
- FD. LEAD & DISC R.C.E. 18486 IN ROCK PER P.M. 6142
- FD. 3/4" IRON PIPE WITH TAG MARKED R.C.E. 9490 PER P.M. 5730 & P.M. 10029
- FD. 3/4" IRON PIPE WITH PLUG L.S. 4451 PER P.M. 7665
- SET 3/4" x 18" IRON PIPE WITH PLUG MARKED R.C.E. 18486

(RAD) INDICATES A RADIAL BEARING  
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF PARCEL 1 OF P.M. 6142; I.E. 50°01'09"E

I, R. J. MASSMAN, COUNTY ENGINEER OF SAN DIEGO COUNTY, STATE THAT THIS PARCEL MAP DOES NOT APPEAR TO BE A MAP OF A MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. I FURTHER CERTIFY THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP AND APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH.

R. J. MASSMAN  
COUNTY ENGINEER  
DATED 6-26-80 BY: *R. J. Massman*  
FOR COUNTY ENGINEER

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE.

R. J. MASSMAN  
COUNTY ENGINEER  
DATED 6-26-80 BY: *R. J. Massman*  
FOR COUNTY ENGINEER

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF

BONNIE MARIE TROWBRIDGE,  
ON DEC. 1975, I HEREBY STATE  
THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



(SIGNED) *John W. Erb, Jr.*  
R.C.E. NO. 18486

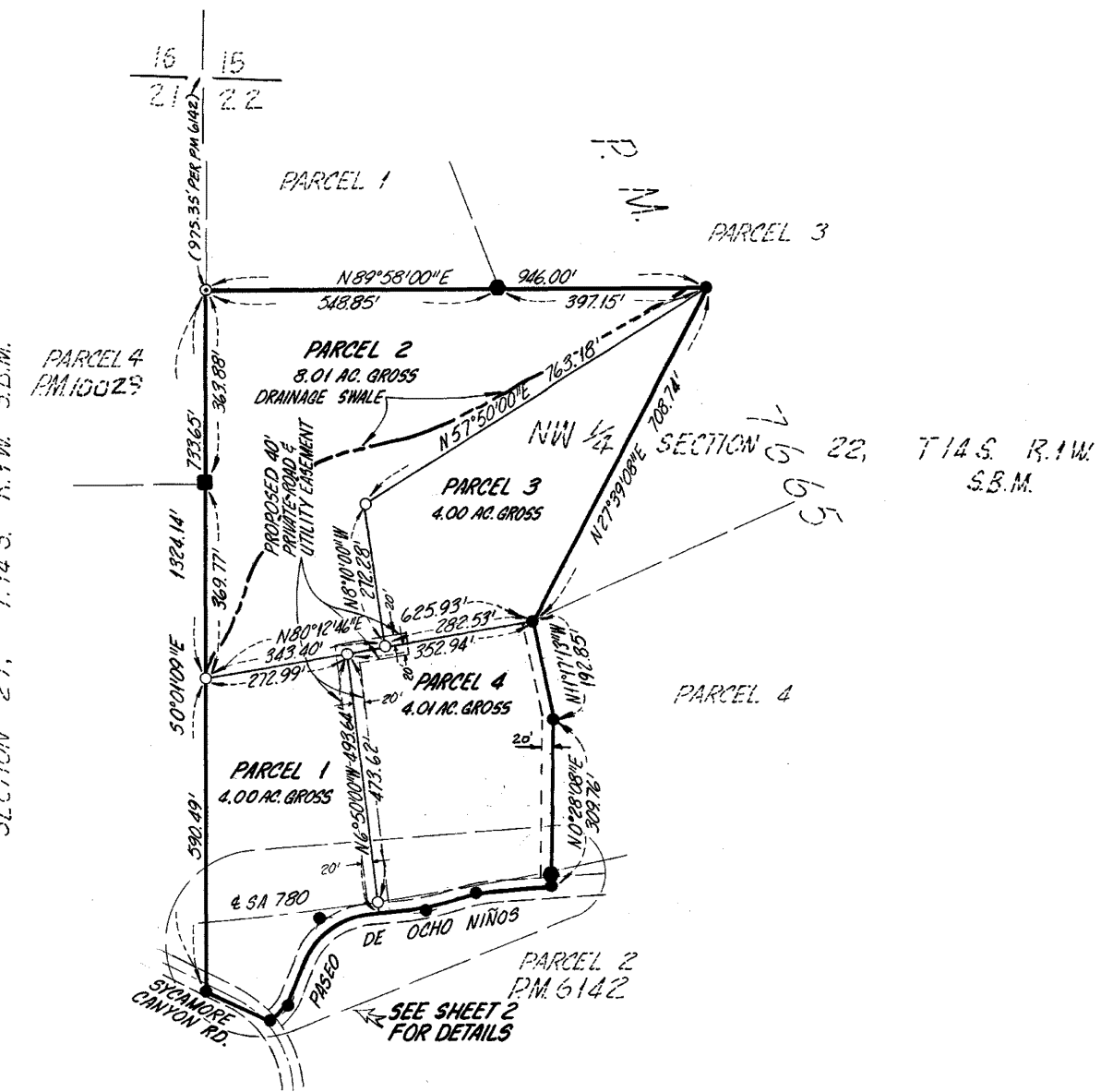
FILE NO. 80-202743  
FILED THIS 26th DAY OF June 1980 AT 3:33 P.M.  
IN BOOK OF PARCEL MAPS AT PAGE 10159  
AT THE REQUEST OF JOHN W. ERB, JR.

VERA L. LYLE  
COUNTY RECORDER  
BY: *Gracelia Chase*  
DEPUTY COUNTY RECORDER

FEE: \$7.00

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.

ACCESS TO AND THROUGH SUBJECT PROPERTY IS BY SYCAMORE CANYON ROAD WHICH IS A PUBLICLY MAINTAINED ROAD. ONLY PORTIONS OF SAID ROAD ARE KNOWN TO HAVE EASEMENTS OF RECORD AND A WIDTH OF 40 FEET IS ASSUMED.



HEALTH DEPARTMENT CERTIFICATION  
H.D.P.M. NO. 11912

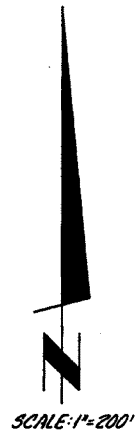
EACH PARCEL SHALL HAVE AN INDIVIDUAL WELL APPROVED BY THE HEALTH DEPARTMENT PRIOR TO APPROVAL OF A BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. A LAYOUT SHOWING THE LOCATION OF THE SEWAGE SYSTEM AND THE WELL SHALL BE APPROVED PRIOR TO APPROVAL OF PERMITS.

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO \* FEET OF TILE DRAIN FIELD TO SERVE A THREE-BEDROOM DWELLING; PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

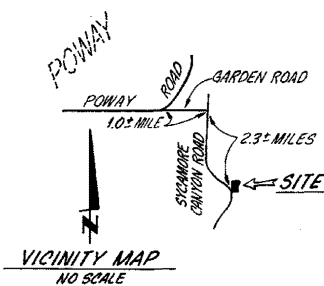
\* REFER TO PERCOLATION TEST AND LAYOUT.

1/s/ A. J. WING, R.S.  
5-30-78

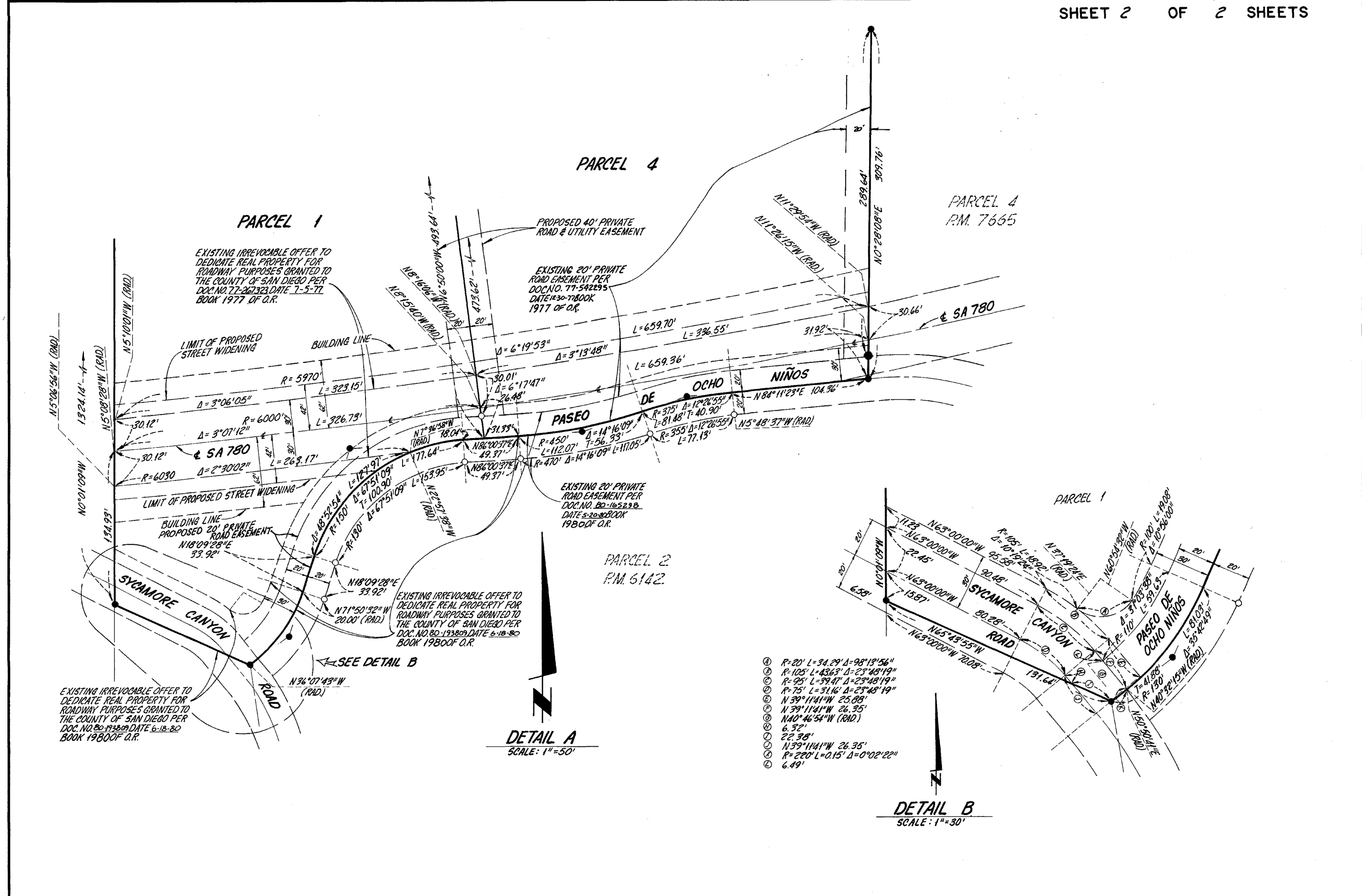
- \* PARCEL NO. 1 400 FEET TILE DRAIN FIELD
  - PARCEL NO. 2 370 FEET TILE DRAIN FIELD
  - PARCEL NO. 3 370 FEET TILE DRAIN FIELD
  - PARCEL NO. 4 340 FEET TILE DRAIN FIELD
- T. DITZ R.S. 9-14-78



SCALE: 1"=200'



VICINITY MAP  
NO SCALE



PARCEL 1

PARCEL 4

PARCEL 4  
P.M. 7665

PARCEL 2  
P.M. 6142

PARCEL 1

DETAIL A  
SCALE: 1"=50'

DETAIL B  
SCALE: 1"=30'

- ① R=20' L=34.29' Δ=98°13'56"
- ② R=105' L=43.63' Δ=23°48'19"
- ③ R=95' L=39.47' Δ=23°48'19"
- ④ R=75' L=31.16' Δ=23°48'19"
- ⑤ N 39° 11'41" W 25.68'
- ⑥ N 40° 46'54" W (RAD)
- ⑦ 6.52'
- ⑧ 22.38'
- ⑨ N 39° 11'41" W 26.35'
- ⑩ R=220' L=0.15' Δ=0°02'22"
- ⑪ 6.49'

EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 77-267323, DATE 7-5-77, BOOK 1977 OF O.R.

PROPOSED 40' PRIVATE ROAD & UTILITY EASEMENT

EXISTING 20' PRIVATE ROAD EASEMENT PER DOC. NO. 77-542295, DATE 11-30-77, BOOK 1977 OF O.R.

EXISTING 20' PRIVATE ROAD EASEMENT PER DOC. NO. 80-165299, DATE 5-20-80, BOOK 1980 OF O.R.

EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 80-193809, DATE 6-18-80, BOOK 1980 OF O.R.

EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 80-193809, DATE 6-18-80, BOOK 1980 OF O.R.

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC, SYCAMORE CANYON ROAD, FOR USE AS A STREET AS SHOWN ON SAID MAP TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY.

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PERPETUAL EASEMENT FOR OPEN SPACE OVER THAT AREA SHOWN AS "OPEN SPACE EASEMENT" OVER PORTIONS OF PARCELS 1 & 2 ON SHEET 2 OF THIS MAP, EXCEPT AS EXPRESSLY PERMITTED BELOW, THIS EASEMENT PROHIBITS ALL OF THE FOLLOWING ON ANY PORTION

OF THE LAND SUBJECT TO SAID EASEMENT: GRADING, EXCAVATION, PLACEMENT OF SOIL, SAND, ROCK, GRAVEL OR OTHER MATERIAL, CLEARING OF VEGETATION, CONSTRUCTION, ERECTION OR PLACEMENT OF ANY BUILDING OR STRUCTURE, VEHICULAR ACTIVITIES, TRASH DUMPING OR USE FOR ANY PURPOSE OTHER THAN AS OPEN SPACE. THE SOLE EXCEPTION TO THIS PROHIBITION IS SELECTIVE CLEARING OF VEGETATION BY HAND TO THE EXTENT REQUIRED BY WRITTEN ORDER OF FIRE CONTROL AUTHORITIES FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED FIRE HAZARD.

THE COUNTY OF SAN DIEGO SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE LAND SUBJECT TO THIS EASEMENT AND REMOVE ANY MATERIAL, STRUCTURE OR OTHER THING PLACED OR MAINTAINED CONTRARY TO THE TERMS OF THIS EASEMENT, AND TO DO ANY WORK NECESSARY TO ELIMINATE THE EFFECTS OF ANY VIOLATION OF THIS EASEMENT. THIS EASEMENT SHALL NOT AUTHORIZE ANY MEMBER OF THE PUBLIC TO USE OR ENTER UPON THE LAND SUBJECT TO THIS EASEMENT, IT BEING UNDERSTOOD THAT THE PURPOSE OF THIS EASEMENT IS SOLELY TO RESTRICT THE USE OF SAID LAND. THE TERMS OF THIS EASEMENT MAY BE SPECIFICALLY ENFORCED OR ENJOINED BY PROCEEDINGS IN A COURT OF COMPETENT JURISDICTION, AND SHALL BE BINDING UPON THE GRANTOR(S) AND ITS OR THEIR SUCCESSORS OR ASSIGNS.

Jimmy R. Buchanan, OWNER
Bettie Buchanan, OWNER

PARCEL MAP OF:

PARCEL 2 OF PARCEL MAP 6142, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER, JULY 7, 1977.

PARCEL MAP GUARANTEE FOR THIS SUBDIVISION FURNISHED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 964805-4

DATED 6-21-96

STATE OF CALIFORNIA
COUNTY OF San Diego

ON 5/31/95 BEFORE ME, Sandi L. Duran, Notary
PERSONALLY APPEARED JIMMY R. BUCHANAN AND BETTIE BUCHANAN, PERSONALLY KNOWN TO ME, (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ...

WITNESS MY HAND

SIGNATURE Sandi L. Duran

PRINT NAME Sandi L. Duran
A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF San Diego

MY COMMISSION EXPIRES Sept. 19 1995

IMPROVEMENT STATEMENT
A BUILDING PERMIT PROHIBITION

BUILDING PERMITS AND/OR FURTHER DEVELOPEMENT ARE HEREBY PROHIBITED UNTIL IMPROVEMENTS PER TPM 20143 ARE COMPLETED. THE APPROXIMATE COST OF THE IMPROVEMENTS IS ESTIMATED TO BE \$32000.00 ON DECEMBER 27, 1995. THE FINAL COST MAY VARY DEPENDING ON THE TIME OF CONSTRUCTION.

THE FOLLOWING IMPROVEMENTS AS REQUIRED BY THE FINAL NOTICE OF APPROVAL, MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL FOR THE DEVELOPMENT OF A PARCEL CREATED BY THIS MAP.

C. 1. b PRIVATE ROAD IMPROVEMENTS
THE PRIVATE EASEMENT ROAD (CALLE DE ROB), FROM THE DRIVEWAY SERVING PARCEL 2, LOCATED THREE HUNDRED FIFTY FEET (350') EAST OF THE NORTHWEST CORNER OF PARCEL 2, TO SYCAMORE CANYON ROAD, SHALL BE GRADED TWENTY-EIGHT FEET (28') WIDE AND IMPROVED TWENTY FEET (20') WIDE WITH SIX INCHES (6") OF DISINTEGRATED GRANITE. THE IMPROVEMENT AND DESIGN STANDARDS FOR PRIVATE STREETS FOR ONE HUNDRED (100) TO SEVEN HUNDRED FIFTY (750) TRIPS SHALL APPLY. THE ENTRANCE GATE LOCATED AT THE INTERSECTION OF CALLE DE ROB AND SYCAMORE CANYON ROAD SHALL BE REMOVED.

PLANS, WHEN REQUIRED, SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER FOR THE DEVELOPER AND APPROVED BY THE DIRECTOR, DEPARTMENT OF PUBLIC WORKS.

ALL OF THE ABOVE IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH ALL PERTINENT ORDINANCES AND CONDITIONS STATED IN THE COVENANT OF IMPROVEMENT REQUIREMENTS. PRIOR TO THE ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL, A GRADING PERMIT, A CONSTRUCTION PERMIT, AND/OR A PERMIT TO INSTALL UTILITIES WITHIN THE PRIVATE EASEMENT TO BE IMPROVED MAY BE ISSUED BEFORE THE COMPLETION OF THE ABOVE IMPROVEMENTS.

COVENANT OF IMPROVEMENT REQUIREMENTS
WAIVER GRANTED TO THE COUNTY OF SAN DIEGO BY DOCUMENT NO. 1996-0005417 RECORDED 1-4-96 IN BOOK 1996 OF O.R.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF JIMMY BUCHANAN & BETTIE BUCHANAN ON 1-16-95 AND ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

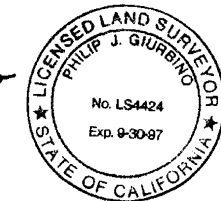


William J. Richard
WILLIAM J. RICHARD
LS 4451
MY LICENSE EXPIRES 9-30-97

I, TOM GARIBAY, COUNTY SURVEYOR OF SAN DIEGO COUNTY, STATE THAT THIS PARCEL MAP DOES NOT APPEAR TO BE A MAP OF A MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. I FURTHER STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP AND APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH. THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HAVE EXAMINED THIS MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

TOM GARIBAY
COUNTY SURVEYOR
RCE 22989

BY: Philip J. Giurbino
PHILIP J. GIURBINO, PLS 4424
DEPUTY



DATE: 6-28-96

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

DATE: 7-2-96
BY: Sharon D. Engle
DEPUTY

THIS IS TO CERTIFY THAT, PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS ADOPTED MARCH 20, 1979, THE DIRECTOR OF PUBLIC WORKS, ACTING ON BEHALF OF THE BOARD OF SUPERVISORS, HAS ACCEPTED, ON BEHALF OF EACH OFFEREE OR GRANTEE, EACH OFFER OF DEDICATION, GRANT, OR WAIVER OF RIGHTS AS SET FORTH ON THIS MAP AND SHOWN AS ACCEPTED, SUBJECT TO IMPROVEMENTS, IF ANY.

TOM GARIBAY, DIRECTOR OF PUBLIC WORKS

BY: Philip J. Giurbino
FOR DIRECTOR OF PUBLIC WORKS

DATE: 6-28-96

FILE NO. 1996-336517 FILED THIS 03
DAY OF July 1996, AT 3:33 P.M. IN BOOK
OF PARCEL MAPS AT PAGE 17717 AT THE REQUEST
OF WILLIAM J. RICHARD.

GREGORY J. SMITH
COUNTY RECORDER

BY: Larissa Casey
DEPUTY COUNTY RECORDER

FEE: \$ 9.00 RF
\$ 1.00 MG

- (C) EASEMENT TO SDG & ELECTRIC CO PER DOC. NO. 77-502850 REC. 12-6-77
- (D) EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH PER DOC. NO. 78-433890 REC. 10-11-78

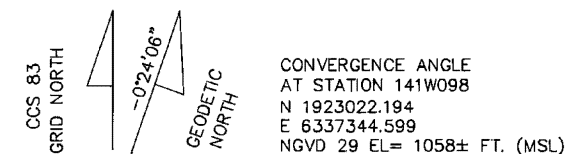
**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD 83, ZONE 6, GRID BEARING BETWEEN STATION 141W098 AND STATION 141W085, AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO COUNTY HORIZONTAL CONTROL BOOK.  
IE: N0°25'37"E  
QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

**LEGEND:**

- INDICATES SET 3/4" X 18" IRON PIPE WITH PLASTIC PLUG STAMPED LS 4451.
- INDICATES FD 3/4" IRON PIPE WITH PLASTIC CAP STAMPED RCE 18486 PER PM 10159 EXCEPT AS NOTED.
- I.P.---INDICATES IRON PIPE
- ▲---INDICATES FOUND COUNTY OF SAN DIEGO CONTROL MONUMENT AS NOTED.
- CFB---INDICATES FIELD NOTES ON FILE IN THE COUNTY SURVEYOR'S OFFICE
- (R)---INDICATES RADIAL
- XXXX---INDICATES CITY OF SAN DIEGO-COUNTY OF SAN DIEGO BOUNDARY

COMBINED SCALE FACTOR AT STATION 141W098= .9999322  
GRID DISTANCE= GROUND DISTANCE X COMBINED SCALE FACTOR



**ACCESS NOTE**

ACCESS FROM SYCAMORE CANYON ROAD, WHICH IS A PUBLICLY MAINTAINED ROAD TO THE BOUNDARY OF SUBJECT PROPERTY, IS BY PRIVATE ROAD EASEMENT DOC. NO. 77-542299, REC. 12-30-77. SAID EASEMENT IS A MINIMUM OF 40 FEET WIDE AND IS FOR THE BENEFIT AND USE OF THE PROPERTY BEING DIVIDED.

**SOLAR ACCESS:**

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED (100) SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE SUBDIVISION ORDINANCE.

**NOTE:**

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.

**HEALTH DEPARTMENT CERTIFICATE:**  
**HDPM NO. P 03136-OR-E22**

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO \* FEET OF TILE DRAIN FIELD TO SERVE A THREE-BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

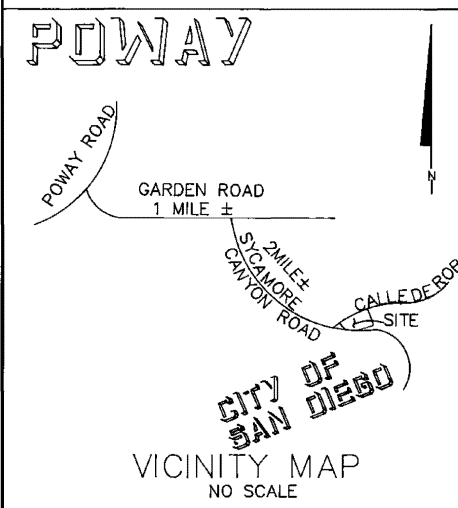
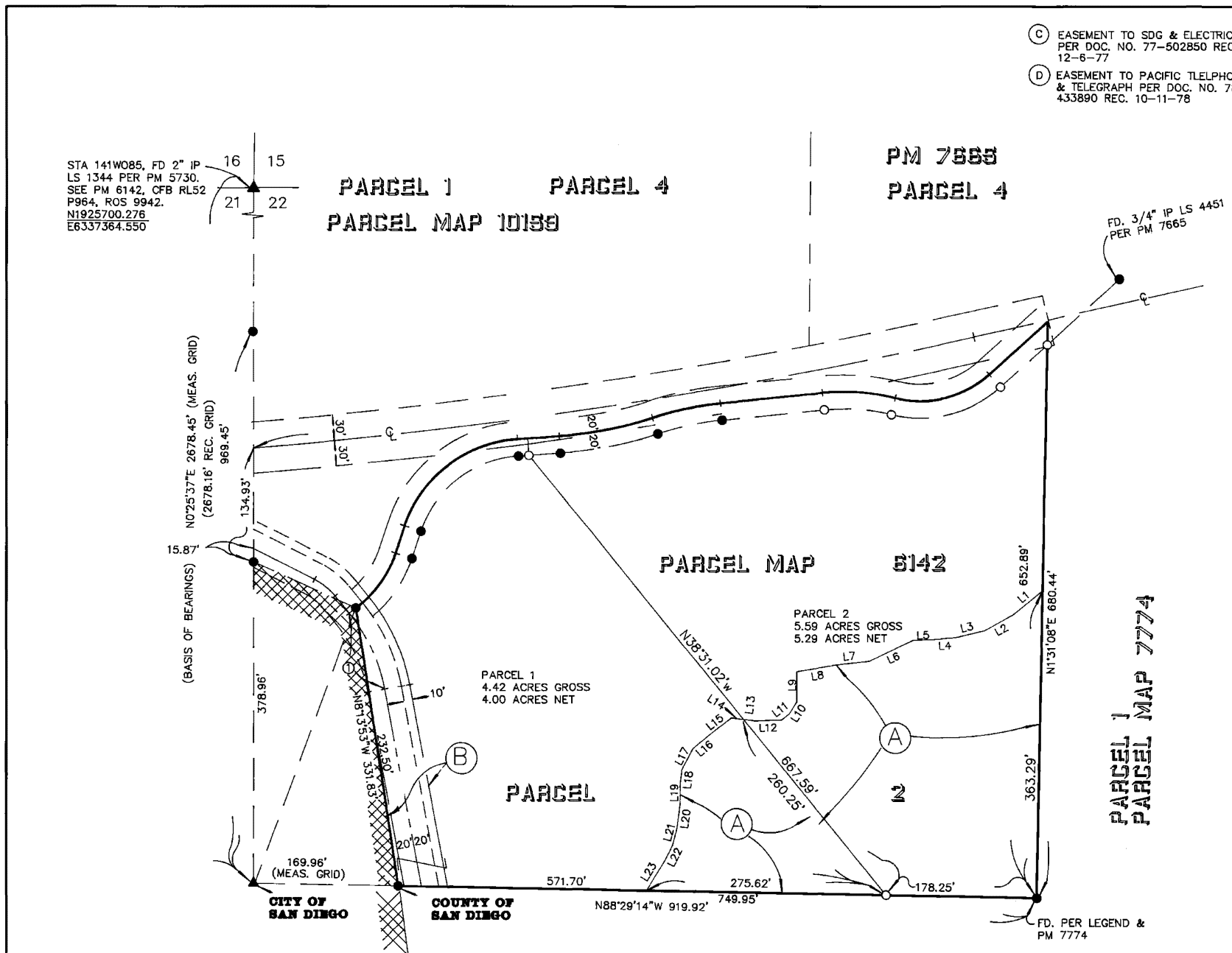
\* DATA AND RECOMMENDATIONS IN THE NAME OF JAMES AND BETTIE BUCHANAN BY EDDIE M. JOHNSON, RCE 40318: PARCEL 1-370 FEET, PARCEL 2- EXISTING S.F.D.

"EACH PARCEL SHALL HAVE AN INDIVIDUAL WELL APPROVED BY THE HEALTH DEPARTMENT PRIOR TO APPROVAL OF A BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. A LAYOUT SHOWING THE LOCATION OF THE SEWAGE SYSTEM AND THE WELL SHALL BE APPROVED PRIOR TO APPROVAL OF PERMITS."

PARCEL 1 SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM APPROVED BY THE S.D. DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF A BLDG. PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. CUTS AND FILLS FOR DRIVEWAYS AND BUILDING SITES SHALL BE MADE PRIOR TO APPROVAL OF THE LAYOUTS. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE LINE AREA SHALL BE PROVIDED FOR POTENTIAL EXPANSION IN THE EVENT OF FAILURE BY GRAVITY FLOW.

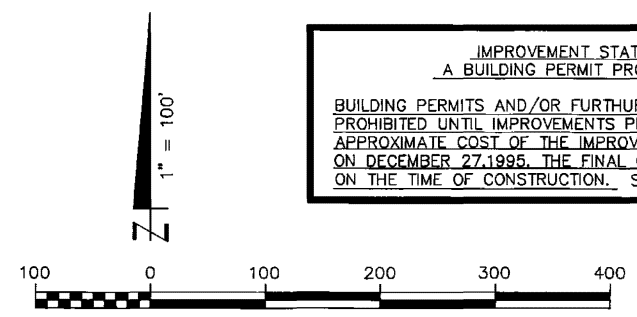
GARY STEPHANY, ASSISTANT DIRECTOR, DEPARTMENT OF ENVIRONMENTAL HEALTH SERVICES BY CHARLES CABALLERO, R.E.H.S. JANUARY 24, 1994

PRIVATE EASEMENT ROADS ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED 5-24-96 AS FILE/PAGE NO. 96-263721

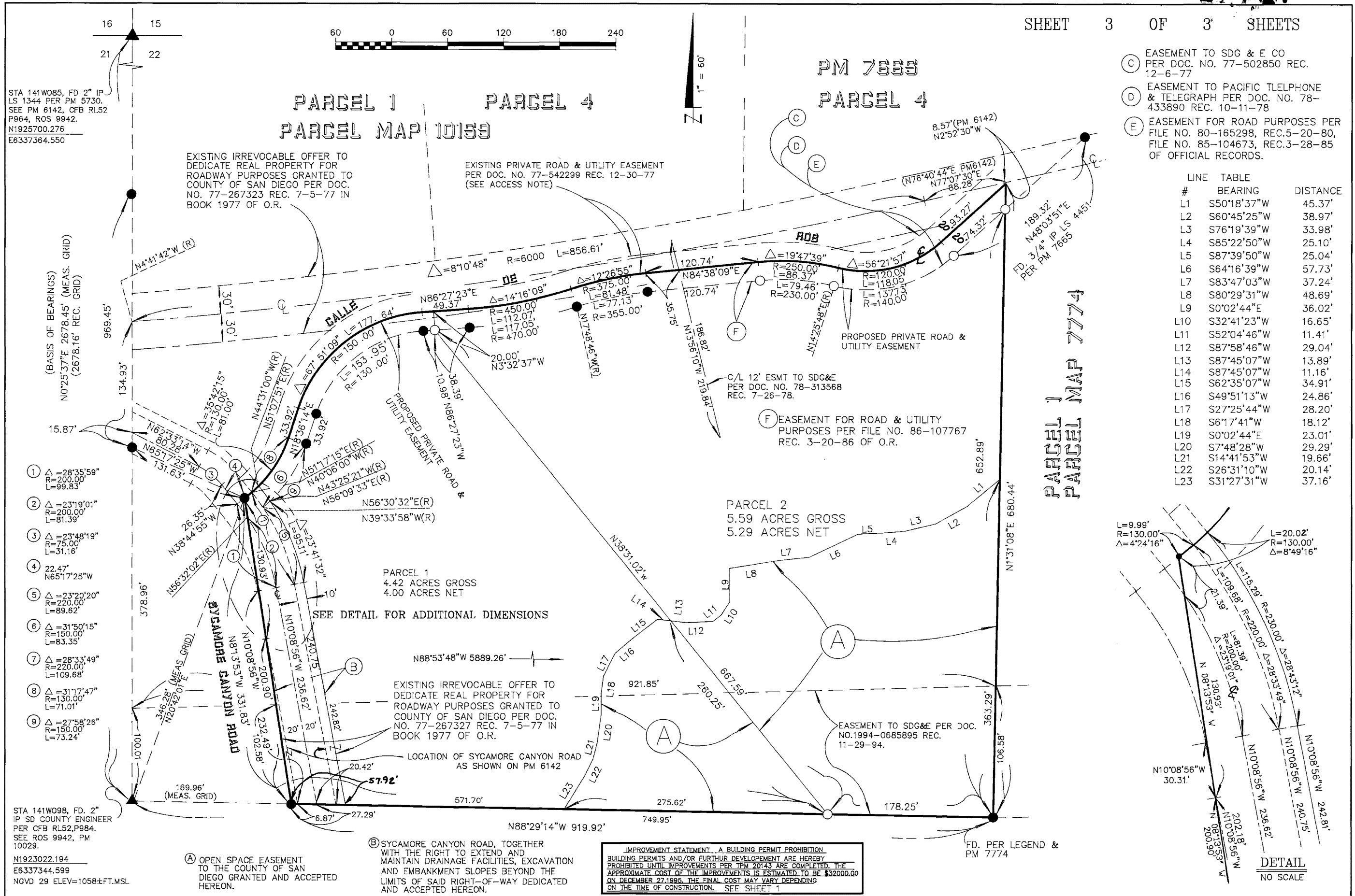


**SEE SHEET 3 FOR DETAILS NOT SHOWN ON THIS SHEET**

**IMPROVEMENT STATEMENT**  
A BUILDING PERMIT PROHIBITION  
BUILDING PERMITS AND/OR FURTHER DEVELOPMENT ARE HEREBY PROHIBITED UNTIL IMPROVEMENTS PER TPM 20143 ARE COMPLETED. THE APPROXIMATE COST OF THE IMPROVEMENTS IS ESTIMATED TO BE \$32000.00 ON DECEMBER 27, 1995. THE FINAL COST MAY VARY DEPENDING ON THE TIME OF CONSTRUCTION. SEE SHEET 1



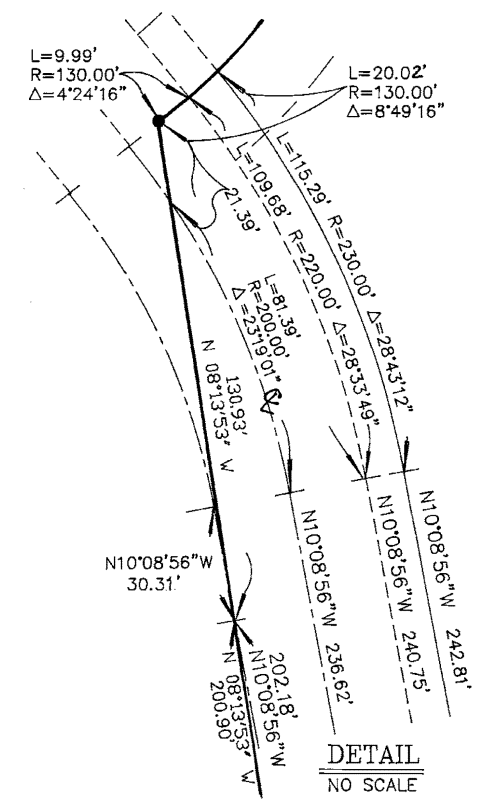
NOTE: AN EASEMENT DESCRIBED IN BOOK 6172 PAGE 55 TO SAN DIEGO GAS & ELECTRIC CO. DOES NOT ENTER THE SUBJECT PROPERTY.



- (C) EASEMENT TO SDG & E CO PER DOC. NO. 77-502850 REC. 12-6-77
- (D) EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH PER DOC. NO. 78-433890 REC. 10-11-78
- (E) EASEMENT FOR ROAD PURPOSES PER FILE NO. 80-165298, REC.5-20-80, FILE NO. 85-104673, REC.3-28-85 OF OFFICIAL RECORDS.

LINE TABLE

#	BEARING	DISTANCE
L1	S50°18'37"W	45.37'
L2	S60°45'25"W	38.97'
L3	S76°19'39"W	33.98'
L4	S85°22'50"W	25.10'
L5	S87°39'50"W	25.04'
L6	S64°16'39"W	57.73'
L7	S83°47'03"W	37.24'
L8	S80°29'31"W	48.69'
L9	S0°02'44"E	36.02'
L10	S32°41'23"W	16.65'
L11	S52°04'46"W	11.41'
L12	S87°58'46"W	29.04'
L13	S87°45'07"W	13.89'
L14	S87°45'07"W	11.16'
L15	S62°35'07"W	34.91'
L16	S49°51'13"W	24.86'
L17	S27°25'44"W	28.20'
L18	S6°17'41"W	18.12'
L19	S0°02'44"E	23.01'
L20	S7°48'28"W	29.29'
L21	S14°41'53"W	19.66'
L22	S26°31'10"W	20.14'
L23	S31°27'31"W	37.16'



**APPENDIX B**

**POTENTIAL ALTERNATIVES CONSIDERED**

## Alternatives Considered

Throughout the process of developing this PAP and analyzing the Preserve’s opportunities and constraints, DPR and SDMBA provided suggestions for trails to consider as options for the Preserve’s trail network. The table below summarizes the trails included in their suggestions and the associated conclusions and rationale. Several of the alternatives were implemented with modifications based on field visits and the opportunities and constraints analysis. Trails considered are illustrated in Figures B.1 through B.4.

**Table B-1 Alternative Trails Considered**

Trail Reference	Source	Conclusion and Rationale
Alternate 1	DPR; see Figure B.1	Recommended with modifications; Trail 14a in Table 12 of the PAP reroutes this trail around ridges in order to make the trail more sustainable and avoid steep slopes.
Alternate 2		Not recommended; Implementing this trail would result in formalizing approximately 7,220 linear feet of trail that would require additional maintenance work and impacts. This trail would pass through a ravine and steep section that are not sustainable. The trail in the ravine would prone to trail damage during storms. This trail also passes through a large parcel of private land. In addition, the potential of implementing Alternative 3 or some variant in association with the Fanita Ranch development eliminates the need for this trail.
Alternate 3		Recommended but not as a Stowe alternative; will require coordination with the Fanita Ranch development in the future, as well as vetting of the exact route and any constraints. If implemented in the future, it would provide a rare east/west connection in the south of the Preserve.
Trail alignment connection to Calle de Rob	DPR; see Figure B.2	The concept to create a new trail needed to allow approved/legal access to all northern trails via the Goodan Staging Area was implemented. This trail was rerouted to create a more direct trail alignment. Trail 28 in Table 12 of the PAP recommends a new trail from Martha’s Grove trail to the easement access road in order to access Calle de Rob.
Proposed trail alignment through Cielo acquisition		Recommended with modifications; Trail 31 in Table 12 of the PAP proposed alignment was walked and vetted during a site visit. Modifications were made to this alternative in order to consider microtopography.

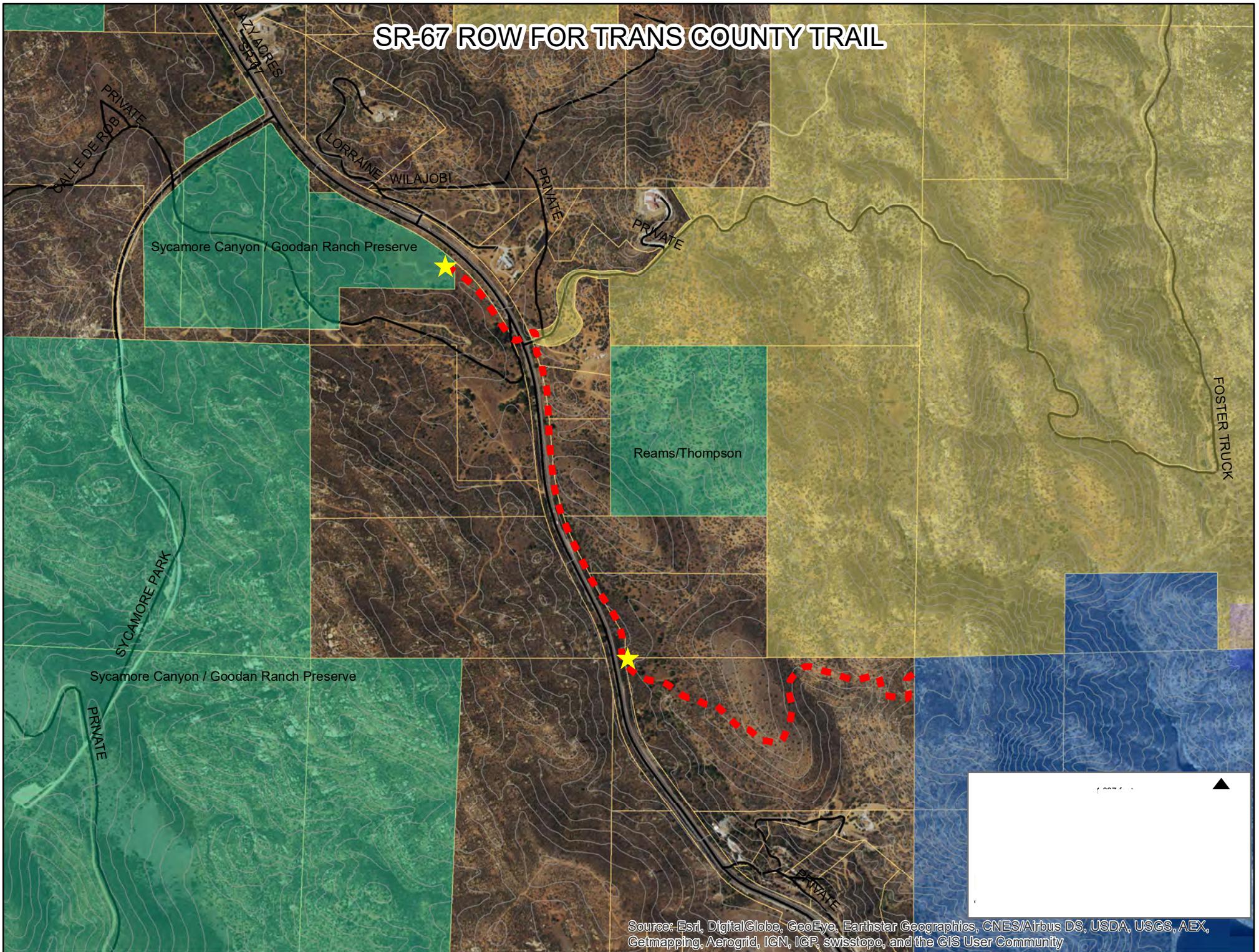
Trail Reference	Source	Conclusion and Rationale
Proposed TCT alignment to SR-67		Recommended with modifications; Trail 29 in Table 12 of the PAP was walked and vetted during a site visit. Modifications were made to this alternative in order to consider microtopography.
SR-67 ROW for TCT	DPR; see Figure B.3	Recommended with modifications; Trail 29 in Table 12 of the PAP was walked and vetted during a site visit. It is for the western half of this trail. The eastern portion across from SR-67 will need to be vetted if this trail is to be implemented.
Calle de Rob North Trail	SDMBA; see Figure B.4	Not recommended; this trail runs very closely to Trail 23 to the northwest of the Preserve, which has better views. In addition, as shown it connects to Paragon Mesa which has a private road easement. Instead, the PAP recommends implementing Trail 23 to the northwest of the Preserve in coordination with Poway.
Calle de Rob Reroute		Recommended with modifications; Trail 6a in Table 12 was walked and vetted during a site visit. Modifications were made to this alternative in order to consider microtopography and views.
Martha's Grove Reroute		Recommended with modifications; Trail 11a in Table 12 was walked and vetted during a site visit and considers microtopography and views.
Rock N Roll Trail also known as Airplane Trail		Recommended with modifications; SDMBA's exact trail alignment has a small portion cutting through private property. Trail 21a in Table 12 in the PAP is the proposed alignment for this trail and does not cross privately owned lands.
Rock N Roll Trail Reroute also known as Airplane Trail		Recommended with modifications; SDMBA's exact trail alignment has a small portion cutting through private property. Trail 21a in Table 12 in the PAP is proposed alignment for this trail does not cross privately owned lands.
Ridge Trail Reroutes		Recommended with modifications; Trail 13a in Table 12 in the PAP includes less modifications than the SDMBA alternate in order to require less mitigation.
Slaughterhouse Reroutes		Recommended; Trail 20a in Table 12 in the PAP includes SDMBA's reroutes.
Conceptual Trail idea connecting midway through the ridge trail heading north to Martha's grove trail.		SDMBA; No figure available

Trail Reference	Source	Conclusion and Rationale
Foster Truck Trail	SanGIS; see Figure 3 in the main document	Does not enter Preserve boundary
Pendragon Trail		Does not enter Preserve boundary
Rocoso Trail		Not recommended; this trail runs very closely to Trail 23 to the northwest of the Preserve, which has better views. In addition, as shown it crosses out of the Preserve boundary south of Paragon Mesa. Instead, the PAP recommends implementing Trail 23 to the northwest of the Preserve in coordination with Poway. The intent of the Lakeside Trails and Pathways Plan for this area is still captured with Trail 23 having the ability to be connected to a broad trail network north of Scripps Poway Parkway.
Scripps Poway Parkway Pathway		Does not enter Preserve boundary
Sycamore Canyon/Santee Connector Trail		Not recommended; this trail would pass through a ravine and steep section that are not sustainable. The trail in the ravine would prone to trail damage during storms. This trail also passes through a large parcel of private land.
Sycamore Canyon Loop 1 Trail		Not recommended; if Sycamore Canyon/Santee Connector Trail is not implemented, there is no value to this trail as it would not connect to the broader trail network.
Sycamore Canyon Loop 2 Trail		Not recommended; if Sycamore Canyon/Santee Connector Trail is not implemented, there is no value to this trail as it would not connect to the broader trail network.
Trans County Regional Trail		Recommended with modifications; many portions of the Trans County trail are recommended or existing on site.
West Sycamore Canyon Connector Trail		Recommended with modifications; Trail 20a in Table 12 in the PAP includes SDMBA's reroutes.

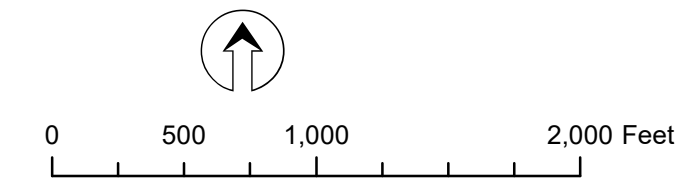
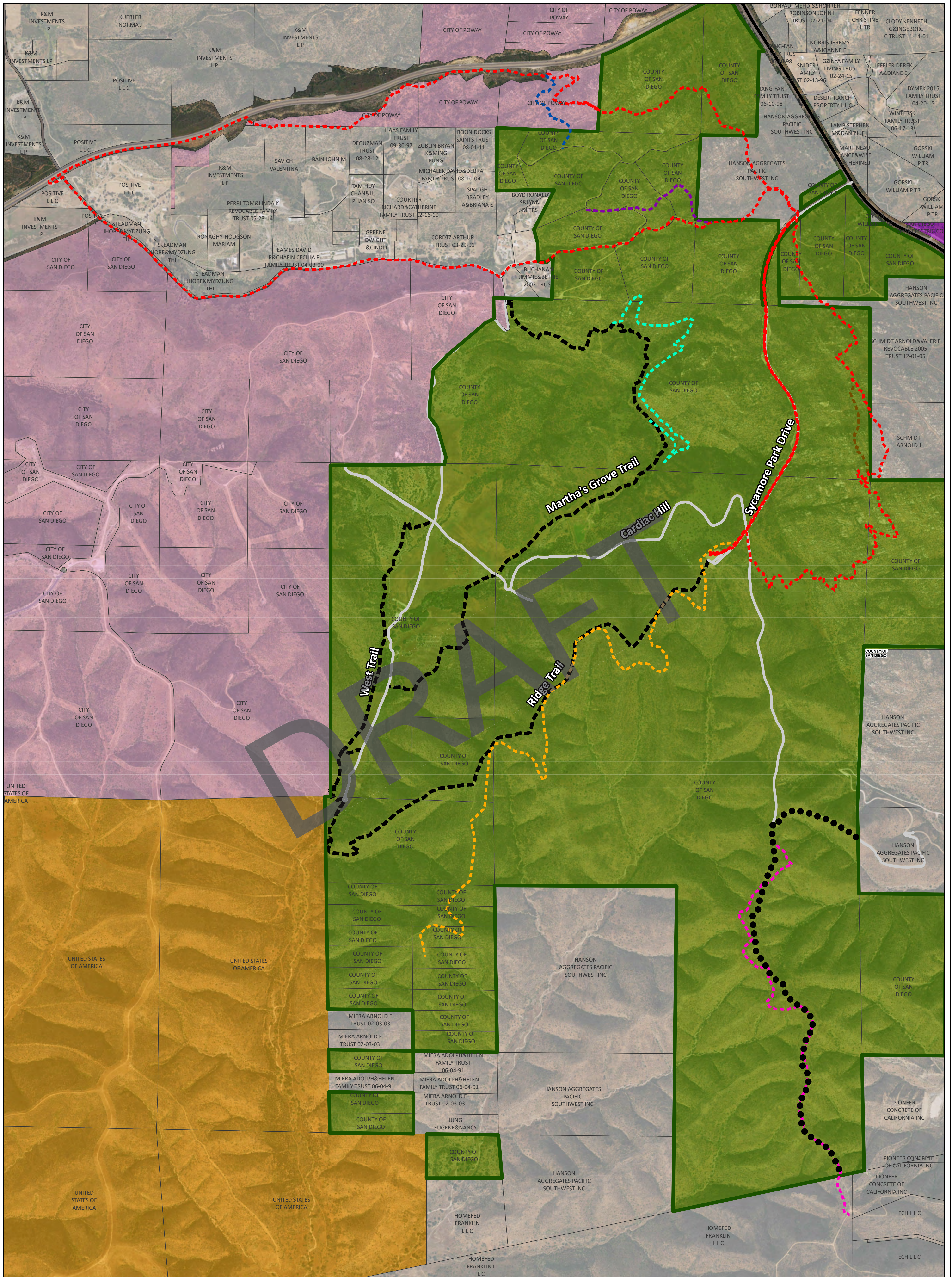




# SR-67 ROW FOR TRANS COUNTY TRAIL



# Sycamore Goodan Alternative Trails



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Projection: State Plane, Zone VI, Datum NAD 83, Units Feet.  
 P:\parks\WMD\1717\_06\_Sycamore\_Goodan\_Alternatives.mxd  
 County of San Diego, LUG GIS, 6/27/2017

Alternative Trails		Park Trails		Land Ownership	
	County Owned/Managed Land		Maintained Trail		Private/Other
	Parcels		Unmaintained Trail		City
	Calle De Rob N Trail 1.1		Unpaved Service Road		County
	Calle De Rob Reroute				SDG&E
	Marthas Reroute 1.1				State
	Rock N Roll Trail				Federal
	Rock N Rolling Reroute				
	Rocky Ridge Reroutes				
	Slaughterhouse Ridge				

