

FINAL

**Public Access Plan for
Potrero Mason Property**

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ACRONYMS

ACOE	U.S. Army Corps of Engineers
amsl	above mean sea level
APN	Assessor's Parcel Numbers
ASM	ASM Affiliates Inc.
BLM	U.S. Bureau of Land Management
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CSC	California Species of Special Concern
CSS	Coastal Sage Scrub
CTMP	Community Trails Master Plan
CWA	Clean Water Act
DPR	County of San Diego Department of Parks and Recreation
GPS	Global Positioning System
HCP	Habitat Conservation Plan
MSCP	Multiple Species Conservation Program
MYA	million years ago
NCCP	Natural Community Conservation Plan
OHV	off-highway vehicles
PCT	Pacific Crest National Scenic Trail
RPO	County of San Diego Resource Protection Ordinance
SDG&E	San Diego Gas and Electric
SSC	Species of Special Concern
TSA	Trails System Assessment
USDA	U.S. Department of Agriculture
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VCM	Vegetation Classification Manual for Western San Diego County

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1.0 INTRODUCTION

1.1 Purpose of the Plan

This Public Access Plan (Plan) provides recommendations and design guidelines for a non-motorized multi-use trail system (hiking, biking and equestrian use) in the Potrero Mason Property (Property) located in southeastern San Diego County (County) in the unincorporated community of Potrero (Figures 1 and 2). The 480-acre Property includes the Potrero County Park (Park) and the Mason Wildlife Preserve (Preserve). The Property serves as an important conservation area and provides an opportunity to increase passive recreational opportunities for the local community and Park visitors through the development of a multi-use trail system.

This Plan summarizes the planning context for public access in the Property, examines local and regional conditions that potentially affect public access, and provides recommendations for a trail network and associated facilities, including an analysis of potential impacts and recommendations for sensitive resource avoidance, minimization, and mitigation.

1.2 Background

1.2.1 County Goals and Guidelines

County of San Diego Strategic Plan (Fiscal Years 2012–2017)

The County’s Strategic Plan (County of San Diego 2012a) presents its vision, mission, and values/guiding principles to be carried out through three strategic initiatives: Safe Communities, Sustainable Environments, and Healthy Families. Table 1 lists initiative objectives supported by the Public Access Plan.

Table 1

County of San Diego Strategic Plan Initiatives Addressed in the Potrero Public Access Plan

County of San Diego Strategic Plan Initiative Objectives	Strategic Plan Initiatives Addressed in this Plan
Safe Community Objective: Prevent crime and make neighborhoods safe places to live work and play.	The plan provides for the development of trails designed for safe use.
Sustainable Environment Objective: Promote an environment where communities can prosper and residents can enjoy parks, open spaces, clean air and water, and outdoor experiences.	The plan increases access to publicly owned open space and increases recreational opportunities at existing County Parks.
Sustainable Environment Objective: Encourage residents of all ages to engage in community life, civic activities, and recreational interests.	Potrero County Park serves as a local park for the community; development of a multi-use trail system promotes park use through increased recreational opportunities.

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Table 1

County of San Diego Strategic Plan Initiatives Addressed in the Potrero Public Access Plan

County of San Diego Strategic Plan Initiative Objectives	Strategic Plan Initiatives Addressed in this Plan
Healthy Families Objective: Help residents of every age adopt a healthy lifestyle.	Recreation opportunities through trail development and access promote healthy activities.
Healthy Families Objective: Make neighborhoods healthy places to live, work, and play.	Potrero County Park serves as a local park for the community; development of a multi-use trail system promotes park use for the local community.

County of San Diego Department of Parks and Recreation Strategic Plan Fiscal Years (2012–2017) (Recreation Element)

As with the County Strategic Plan, the County of San Diego Department of Parks and Recreation (DPR) Strategic Plan (County of San Diego 2012b) presents its vision and mission to be carried out through three strategic initiatives: Safe Communities, Sustainable Environments, and Healthy Families. Table 2 lists DPR Strategic Plan Goals developed from the initiatives supported by this Public Access Plan.

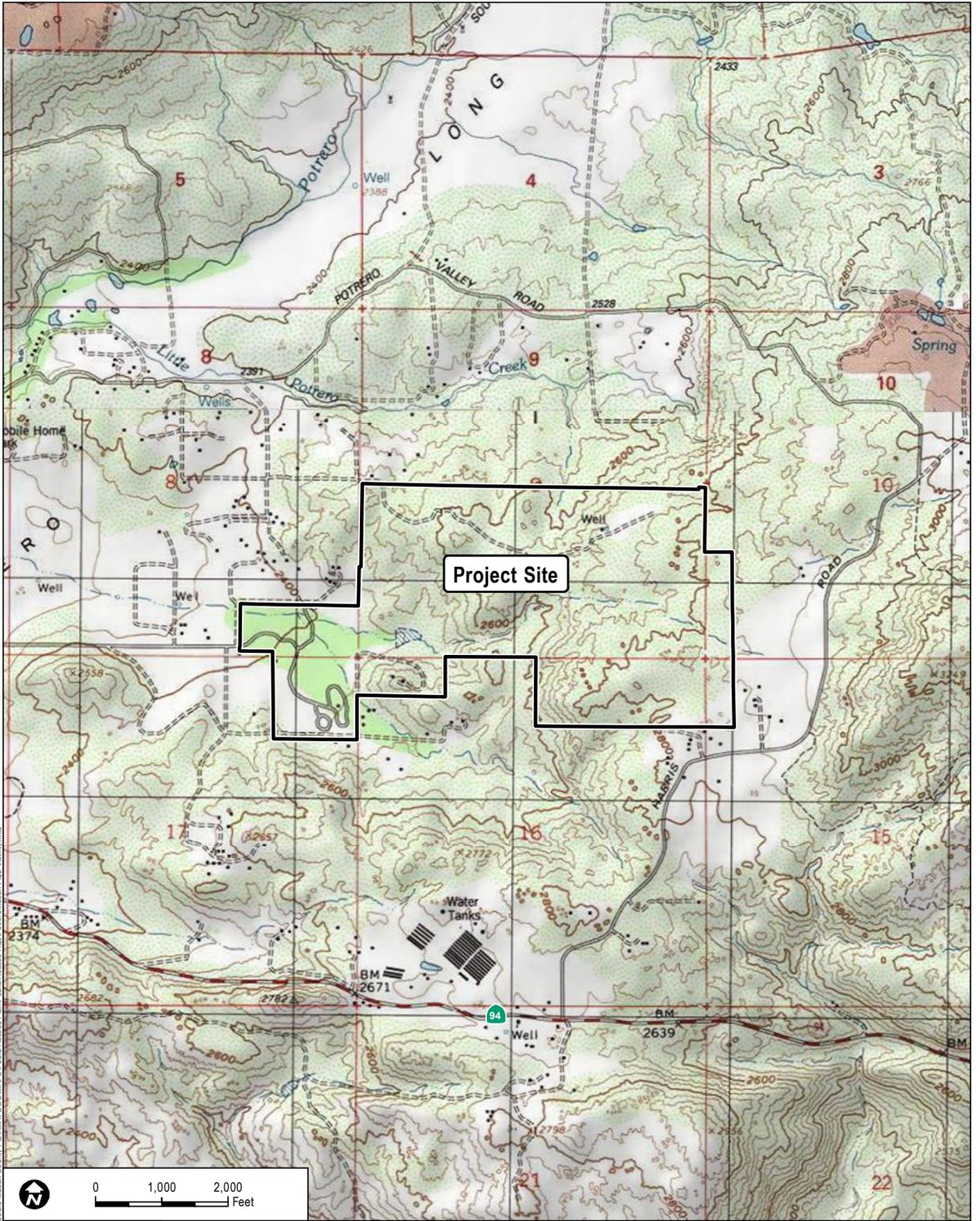
Table 2

County of San Diego DPR Strategic Plan Initiatives Addressed in the Potrero Public Access Plan

County of San Diego DPR Strategic Plan Initiatives	Strategic Plan Initiatives addressed in this Plan
Community Goal: Offering affordable recreational options	This Plan provides for the development of multi-use trails free for public use.
Community Goal: Staying up-to-date with changing public needs	This Plan provides upgrades to Park facilities, existing trails and increases access to publicly owned open space.
Sustainability Goal: Focusing resources for the maximum benefit of the community	This Plan utilizes the Preserve for multi-use recreational opportunities and promotes development of the community and regional trail system.
Environment Goal: Joining communities through trails	The proposed trail plan increases the trail system in the County Parks system and connectivity to off-site lands.
Health Goal: Foster healthy lifestyles (all goals)	This Plan promotes healthy outdoor physical activity by providing increased recreational opportunities.

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SOURCE: USGS topo 7.5-Minute Series Quadrangle

**FIGURE 2
Vicinity Map**

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San Diego County General Plan (Conservation and Open Space Element)

The Parks and Recreation section of the General Plan (County of San Diego 2011a) identifies how the County intends to meet the public need for parks and recreation opportunities including meeting open space needs through buildout of the interconnected preserve system (**Goal COS-1**) and meeting General Plan goals and County strategic initiatives. This Public Access Plan supports the following two applicable parks and recreation-related goals in the General Plan's Parks and Recreation Element:

- **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 10 acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.
- **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.

Potrero Community Plan—Mountain Empire Subregional Plan (County of San Diego General Plan Update)

The Potrero Community Plan (County of San Diego 2011b) covers the approximately 24,000-acre planning area of Potrero. Used in conjunction with the County General Plan, this Community Plan is a key tool for the public, the Community Planning Group, County staff, and decision-makers to advance policies that positively contribute to local character, conservation efforts, and pursuit of clear direction for the appropriate location, scale, and design of desired new buildings, land uses, and community facilities. Used in conjunction with the General Plan, this Community Plan furthers the community's vision into the future.

Trails

The Potrero Community Plan recognizes that the community of Potrero has an abundance of open space and public lands, but lacks an interconnected, multi-modal trail network for non-motorized travel (**Issue CM-4.1**). An established goal of the Plan is to develop interconnected public access trails that facilitate active recreation and appreciation of Potrero's natural assets, considering appropriate uses to reduce conflicts and potential impacts to natural resources (**Goal CM-4.1**). Policies established in the Plan to address this goal include:

- **Policy CM-4.1.1:** Identify suitable locations for public access trails, including but not limited to a connection beginning in Potrero County Park, passing through

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Hauser Canyon, Lake Morena Park, and ultimately connecting with the Pacific Crest National Scenic Trail.

- **Policy CM-4.1.2:** Situate trails at adequate distances from streams to protect riparian habitat and wildlife corridors. Trails may occasionally diverge close to the top of the bank to provide visual access and opportunities for interpretive displays on the environmental sensitivity of creek habitats.
- **Policy CM-4.1.3:** Develop a plan to amend the San Diego County Regional Trail System and Community Trails Master Plan to include new public trail(s) within the Community of Potrero.
- **Policy CM 4.1.4:** Identify suitable locations for equestrian staging and riding in coordination with the Potrero Planning Group, Parks and Recreation, and other interested parties.

Parks and Recreation

The Potrero Community Plan identifies Potrero County Park as a valuable amenity to local residents and visitors. Its maintenance and enhancement will provide a civic amenity for residents and visitors.

- **Goal COS-2.1:** Continued utilization of Potrero County Park as the focal point for outdoor recreation.
- **Policy COS-2.1.2:** Investigate and, where appropriate, pursue opportunities for equestrian uses, along with the construction of tennis and basketball courts at Potrero County Park, including facilities needed to accommodate their special access needs.

San Diego Trails Program—Community Trails Master Plan

The purpose of the Community Trails Master Plan (CTMP) (County of San Diego 2005a) is to guide community trail development and management in unincorporated San Diego County. The objective is to realize a system of interconnected and continuous regional and community trails for the County. The system is intended to meet the needs of County residents and consider both regional and community trails that offer passive recreation opportunities including walking, hiking, biking, and equestrian. The CTMP outlines critical goals, policies, and implementation strategies envisioned for community-level recreational trails and pathways (trails within public road right-of-way) in San Diego County.

Goals and associated actions stated in the CTMP's Executive Summary "encourage communities to maximize trail opportunities on public lands, including open space and parklands, and lands associated with habitat management and conservation plans." This Plan

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supports the goals established in the CTMP by providing guiding principles, evaluating options for public access based on existing site conditions and future opportunities (opportunities and constraints), developing a preferred design for trail and support facility development, designating trail routes, and recommending design guidelines and implementation strategies.

Table 3 lists CTMP goals that directed the development of this Plan and goals that relate directly to the Plan’s guiding principles, design guidelines, and access evaluation criteria. Guiding principles and design guidelines are included in Section 5.0, and trail access evaluation criteria are presented in Appendix A.

The CTMP includes planning considerations and design guidelines that have provided specific guidance in the development of this Plan in both evaluating site conditions and developing the preferred design. CTMP provided design guidelines for trail and pathway design guidelines, as well as guidelines for fencing, benches, signage, and bridges. Information was included in these sections:

- Section 6: Trail Planning Considerations
- Section 7: Design and Construction Guidelines
- Appendix G: Design and Location Criteria.

Table 3
San Diego County Community Trail Master Plan:
Goals, Policies, and Implementation Strategies

Countywide Goal CG 1: Provide a Trail System
CP 1.1 Continue to provide and expand the variety of trail experiences
CP 1.2 Encourage trail routes that highlight the County's recreational and educational resources
CP 1.3 Provide a variety of linear distances for users to experience
CIS 1.1 Provide adequate support facilities, including staging areas, which will sustain existing and future trail implementation
CIS 1.2 All trails should be marked with signage that encourages responsible trail use, interpretation, and orientation.
CIS 1.3 Use of motorized vehicles on trails shall be prohibited, except for wheelchairs, maintenance, and emergency vehicles.
CIS 1.4 Wherever feasible and appropriate, future trails should be multi-use, in an attempt to satisfy the greatest number of users with the least acquisition and construction cost per user.
CIS 1.6 Consider shared-use of public utility easements if beneficial to the trail system
CIS 1.7 Designing trails that provide appropriate interpretative features and environmental protection so the public can experience firsthand, natural habitats, and cultural and historic resources along trail corridors
CIS 1.8 Trail alignments shall avoid archaeological and sensitive cultural resources, wherever feasible.
CIS 1.11 Minimize impacts on cultural resources by avoiding grading and other ground disturbing activities, where such resources are known to exist.

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Table 3
San Diego County Community Trail Master Plan:
Goals, Policies, and Implementation Strategies

Countywide Goal CG 2: Integrated Trail Planning
CP 2.1 Prioritize trail segments and their development and acquisition to provide maximum public benefit given available resources
CP 2.3 Participate in completing missing segments of regional trails to satisfy the need for long-range trail opportunities
CP 2.4 Consider long-range "connectivity" as a principal planning element for regional trails
CP 2.6 Consider a population-oriented numerical level of service as a principal planning element for community trails and for quantifying future trail needs but consider other community related factors as well
Countywide Goal CG 3: Program Implementation
CP 3.1 Seek opportunities to designate or construct future trails on County-owned lands
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
CIS 3.5 Develop design guidelines that protect sensitive species and their habitats, and encourage enhancement of habitats and educational opportunities as part of trail implementation activities
CIS 3.5 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
Countywide Goal CG 4: Manage Operate and Maintain Trails
CP 4.7 When locating specific trail segments, prioritize locations that avoid significant impacts to sensitive environmental resources
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
CP 4.9 Trails should be closed when conditions become unsafe or environmental resources are severely impacted.
CIS 4.3 Prepare a management plan and strategy to ensure provision of services necessary to adequately address concerns of maintenance, safety, and appropriate use prior to implementing any new trail route for public use.
CIS 4.4 Develop a trail monitoring program for evaluating current conditions and determining whether or not new trails or trail management programs, including maintenance, reconstruction, education and use regulations, are effective in addressing user conflicts, safety issues, and environmental impacts.
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.

CP = Policy

CIS = Implementation Strategy

Source: County of San Diego 2005

Potrero Community Trails and Pathways Plan

The Potrero Community Trails and Pathways Plan (County of San Diego, 2005b) was developed by the Community of Potrero and adopted as part of the CTMP. It supports CTMP Countywide goals and policies, outlines design and construction guidelines, and addresses local need for trails based on community and subregion planning area population.

Based on the Trails System Assessment (TSA) completed in 2001, which identified a baseline level of service for each community by population, there is a need for 0.8 mile of trails per 1,000

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residents. The current trail need, based on a current population of 870 is for 0.7 mile of trails (County of San Diego 20011b). Census information projected the population to increase to 2,210 by 2020, requiring a need for 1.77 miles of community trails (population/1,000 residents x 0.8 mile of trails).

Through a community outreach program for the development of the CMTP, the Potrero Community Planning Group prioritized community trails and pathways as well as their special features. Proposed and existing trails and pathways were recorded on a community trails map and index (County of San Diego 2009a). The trails, pathways, and staging areas depicted on the Community Trails map in a corridor of general alignment, or general location within a designated corridor, are depicted on Figure 3 and listed in Table 4.

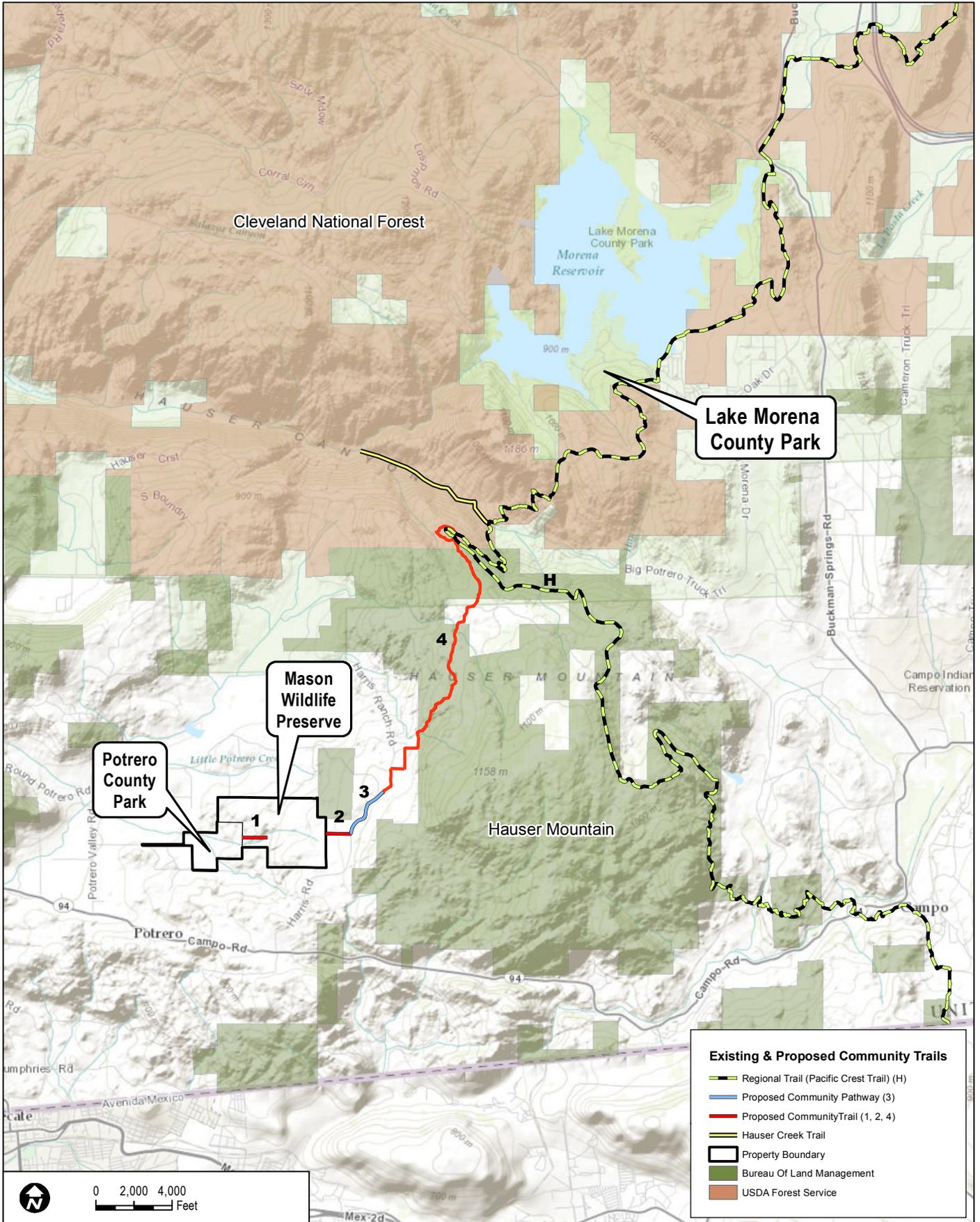
Table 4
Potrero Regional Trails Map Index (From the Potrero Community Trail Plan)

Trail #	Name/ Status	Length in miles	Trail/ Pathway	Connections: Trail Name (No.)	Trail Priority Criteria	Special Features
H	Pacific Crest Trail (PCT) (Existing)	1.10	Trail	Mountain Empire Trail (4)	Connectivity/ Setting	Regional and National Scenic Trail
1	Potrero Park Trail (Proposed)	0.25	Trail	Potrero County Park Staging Area Potrero County Park Trails Mason Wildlife Refuge Trails (2)	Connectivity	Potrero County Park and Mason Wildlife Refuge connections Staging Area
2	Mason Wildlife Refuge Trail (Proposed)	0.34	Trail	Mason Wildlife Refuge Trails (2)	Connectivity	Potrero County Park and Mason Wildlife Refuge connections
3	Harris Ranch Road Pathway (Proposed)	0.55	Pathway	Mason Wildlife Refuge Trail (2) Mountain Empire Trail (4)	Connectivity	Potrero County Park and Mason Wildlife Refuge connections PCT connection
4	Mountain Empire Trail (Proposed)	3.8	Trail	Harris Ranch Road Pathway (3) PCT (H)	Connectivity	PCT connection

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1.2.2 Multiple Species Conservation Program Context

The Preserve is located within the boundaries of the Draft East County Plan. The County of San Diego began development of the East County Plan in collaboration with the County, the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (CDFW) pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act, the Natural Community Conservation Plan (NCCP) pursuant to the California NCCP Act of 1991, and the state Endangered Species Act (County of San Diego 2012c). However, due to budget and staffing constraints, efforts to complete the East County Plan were halted in 2008. The Property is located within the East County Plan Preserve Area.



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SOURCE: USGS, SanGIS 2012

FIGURE 3
Proposed and Existing CTMP Trails and Pathways

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2.0 REGIONAL/LOCAL SETTING

2.1 Park and Preserve Location

The 480-acre Potrero Mason Property (Park and Preserve) is located within the unincorporated community of Potrero, in south-central San Diego County. Specifically, it is located north of Potrero Park Drive, west of Harris Road, and south of Potrero Valley Road. The Potrero Mason Property appears on the U.S. Geological Survey (USGS) 7.5-minute Potrero quadrangle: Township 18 South, Range 4 East, Sections 8, 9, 10, 15, 16, and 17.

The Property is composed of the following Assessor Parcel Numbers (APNs): 653-111-03, 653-111-06, 653-120-06, 653-120-19, 653-120-20, 653-120-27, 653-120-28, and 654-030-02.

2.2 Environmental Setting

2.2.1 Geographical Setting

The Property (Park and Preserve) is located in the foothills of the Laguna Mountains of Southern California. The community of Potrero is located in a broad valley of sparse development intermixed with grassy meadows, small-scale agricultural cultivation, and coast live oaks surrounded by rocky hillsides. The Property is composed of sloping or hilly terrain (the majority of the Property has a slope gradient less than 20°) ranging in elevation from approximately 725 to 870 meters above mean sea level (amsl) (2,380 to 2,853 feet).

The topography of the Property is determined primarily by proximity to the Peninsular Range, which creates relatively hilly terrain. The Property is situated between Hauser Mountain to the east and Potrero Peak to the west. The Property is characterized by two drainages that run east to west and converge near the western border.

2.2.2 Climate

Wet winters and dry summers with mild seasonal changes generally characterize the Southern California climate. This climate pattern is occasionally interrupted by extreme periods of hot weather, winter storms, or dry, easterly Santa Ana winds (WRCC 2012a). However, a continental desert regime prevails in the vicinity of the Property. Warmer summers and colder winters, greater daily and seasonal temperature ranges, and lower relative humidity are characteristic of the Property. The location of the Property within the foothills of the Peninsular Range and just west of the Colorado Desert contributes to these climatic factors.

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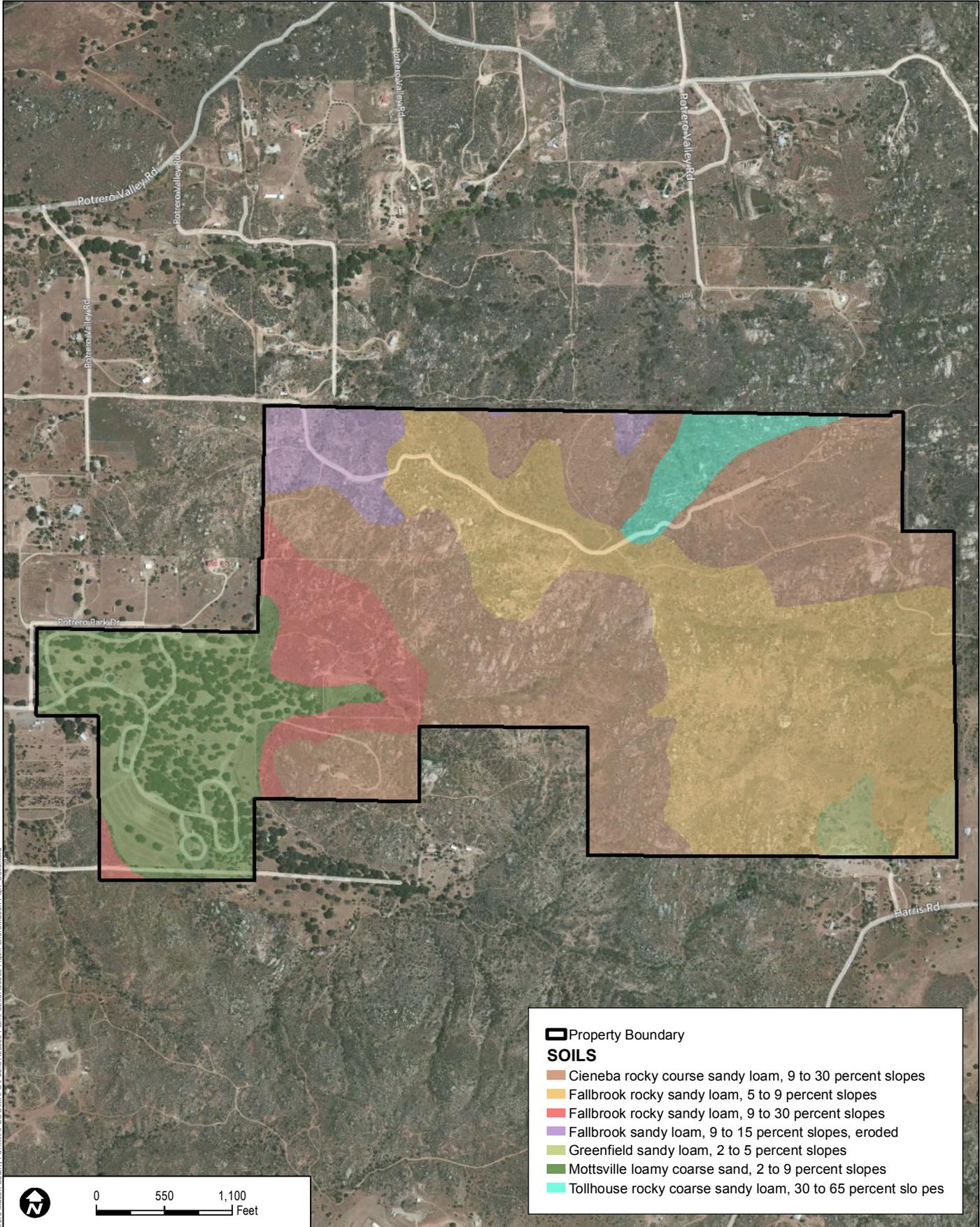
The average high temperature calculated from July 1948 to June 2012 for the surrounding Campo area is approximately 76.3° Fahrenheit (F), with higher temperatures in summer and early fall (June through September) reaching up to an average of 93.8°F (WRCC 2012b). The average low temperature is 40.79°F, and winter low temperatures are routinely around 30°F. The mean annual precipitation for the area is 14.83 inches, with the most rainfall concentrated in the months of January (3.04 inches), February (2.77 inches), and March (2.30 inches) (WRCC 2012b). Rainfall is much less during the summer months of May (0.32 inches), June (0.06 inches), and July (0.33 inches) (WRCC 2012b). Snow is periodically reported in Campo (east of the Property), with an annual average snowfall of 0.6 inch. In Campo, the 2011–2012 season (July through June), cataloged 15.84 inches of rain while the 2010–2011 season cataloged 20.85 inches of rain (WRCC 2012b).

2.2.3 Geology and Soils

Geologically, the Property is located within the Southern California Batholith and the western Peninsular Ranges. The Property is characterized by Mesozoic-era (245–265 million years ago (MYA)), Cretaceous-period (105–120 MYA) granitic rocks, undivided (SDNHM 2012). The granitic rocks are primarily quartz diorite (tonalite), with minor granodiorite, and granite (Weber 1932).

Soils mapped on site include: Cieneba rocky coarse sandy loam, Fallbrook sandy loam and Fallbrook rocky sandy loam, Greenfield sandy loam, Mottsville loamy coarse sand, and Tollhouse rocky coarse sandy loam (Figure 4) (USDA 1973). Cieneba rocky coarse sandy loam and Fallbrook rocky sandy loam are present on the majority of the Property (76%) and are found predominantly in the Preserve portion of the Property on rolling hills to steep slopes typically consisting of chaparral vegetation (NRCS 2012) with rock outcrops on about 10% of the surface and large granodioritic boulders covering 10% to 20%. Mottsville loamy coarse sand is present on 15% of the Property, predominantly in the Park portion of the Property on slopes less than 5%, and are characterized as deep, well-drained soils formed from coarse alluvium derived from primarily granitic sources.

Soils on the Property are generally moderately erosive on slopes greater than 5%, with a high to very high erosion hazard on slopes greater than 30%. Soil erosion is currently limited on the Property, even in areas where fire removed most native vegetation. This condition indicates that soils are highly permeable and have relatively low erosive potential.



0 550 1,100 Feet

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SOURCE: AERIAL, BING MAPPING SERVICE; SOILS, USDA SOILS 2010

**FIGURE 4
Soils Map**

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2.2.4 Fire History

Three fires have been recorded on the Property in the last century. An unnamed fire occurred in 1942 and burned approximately 12% of the Property and the next fire did not occur until 59 years later. The Bell fire occurred in 2001 and burned only a small percentage of the Property. The Harris Fire, which occurred in 2007, burned the entire Property (CAL FIRE 2012).

2.2.5 Biological Resources

The Property is located in the Draft East County Plan planning area, however, as the East County Plan is in draft form and management guidelines have not been approved, only reference will be made to species designated as covered under the East County Plan for future planning purposes.

Although the Property burned in the 2007 Harris fire and long-term land uses have been present on site for many decades, substantial biological resources are present. Where vegetation burned, the native vegetation communities are recovering normally in the 5 years since the wildfire event. Based on observation, the post-fire recovery appears to be proceeding at a pace of regrowth that is expected for the native vegetation types and geographic location, soil types, and annual average rainfall. The lack of non-native vegetation recruitment into burned areas is notable and indicates healthy ecological functions remain on the Property. Presently, vegetation density is low because individual plants have not yet fully recovered the height and spread of mature plants.

Biological surveys within the Property were conducted by Dudek from March to September 2012. Baseline surveys included (1) vegetation mapping, rare plant survey and invasive species mapping, focused botanical surveys, and non-native species mapping; (2) general butterfly surveys; (3) herpetological coverboard and pitfall trap surveys; (4) avian point count surveys; (5) acoustical bat surveys; (6) small mammal trapping; and (7) large and medium mammal camera surveys. Detailed survey information is included in the Baseline Biodiversity Study prepared for the Property (Dudek 2012a).

Based on the Vegetation Classification Manual for Western San Diego County (VCM), 17 vegetation communities or land covers were identified within the Property, including eucalyptus woodland semi-natural stands, coast live oak woodland alliance, chamise chaparral alliance, chamise chaparral–coastal sage scrub association (MSCP Tier IIIA), chamise chaparral–deerweed association, bigberry manzanita–chamise chaparral association, California sagebrush–California buckwheat scrub alliance, chaparral white-thorn association, mountain-mahogany provisional association, California buckwheat association, snapdragon bush penstemon scrub alliance, deerweed association, scrub oak chaparral–chamise chaparral alliance, annual brome grasslands semi-natural stands, California deer grass association, disturbed habitat, and urban/developed Table 5 and Figure 5).

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**Table 5
Vegetation Communities and Land Covers**

VCM Code	VCM Alliance/Association	VCM Common Name	Holland Code	Holland Classification	Acres on Site ¹
<i>Riparian Forests and Woodlands</i>					
3.6	<i>Quercus agrifolia</i> Alliance	Coast Live Oak Woodland Alliance	71160	Coast Live Oak Woodland	46.04
<i>Riparian Forests and Woodlands Total</i>					46.04
<i>Upland Forests and Woodlands</i>					
3.2	<i>Eucalyptus (globulus, camaldulensis)</i> Semi-Natural Stands	Eucalyptus Woodland Semi-Natural Stands	79100	Eucalyptus Woodland	0.17
<i>Upland Forests and Woodlands Total</i>					0.17
<i>Evergreen Shrublands</i>					
4.1	<i>Adenostoma fasciculatum</i> Alliance	Chamise Chaparral Alliance	37200	Chamise Chaparral	153.90
4.1.2	<i>Adenostoma fasciculatum</i> –(<i>Eriogonum fasciculatum</i> <i>Artemisia californica</i> , <i>Salvia mellifera</i>) Association	Chamise Chaparral–Coastal Sage Scrub Association	37G00	Coastal Sage–Chaparral Transition	2.40
4.1.5	<i>Adenostoma fasciculatum</i> – <i>Lotus scoparius</i> Association	Chamise Chaparral–Deerweed Association	37200	Chamise Chaparral	79.02
4.5.1	<i>Arctostaphylos glauca</i> – <i>Adenostoma fasciculatum</i> Association	Bigberry Manzanita–Chamise Chaparral Association	37130	Northern Mixed Chaparral	0.82
4.16.1	<i>Ceanothus leucodermis</i> Association	Chaparral Whitethorn Association	37120	Southern Mixed Chaparral	16.36
4.20.1	<i>Cercocarpus minutiliflorus</i> Association	Mountain Mahogany Provisional Association	37120	Southern Mixed Chaparral	0.36
4.38	<i>Quercus berberidifolia</i> – <i>Adenostoma fasciculatum</i> Alliance	Scrub Oak Chaparral–Chamise Chaparral Alliance	37900	Scrub Oak Chaparral	94.30
<i>Evergreen Shrublands Total</i>					347.16
<i>Drought-Deciduous Shrublands</i>					
4.23.1	<i>Eriogonum fasciculatum</i> Association	California Buckwheat Association	32500	Diegan Coastal Sage Scrub	13.44
4.31	<i>Keckiella antirrhinoides</i> Alliance	Snapdragon Penstemon Scrub Alliance	37120	Southern Mixed Chaparral	15.52
4.32.1	<i>Lotus scoparius</i> Association	Deerweed Association	32000/37000	Coastal Scrub/Chaparral	9.65
4.7	<i>Artemisia californica</i> – <i>Eriogonum fasciculatum</i> Alliance	California Sagebrush–California Buckwheat Scrub Alliance	32500	Diegan Coastal Sage Scrub	1.70
<i>Drought-Deciduous Shrublands Total</i>					40.31

Public Access Plan for Potrero Mason Property

Table 5
Vegetation Communities and Land Covers

VCM Code	VCM Alliance/Association	VCM Common Name	Holland Code	Holland Classification	Acres on Site ¹
<i>Upland Herbaceous Vegetation</i>					
5.8	<i>Bromus (diandrus, hordaceus)</i> – <i>Brachypodium distachyon</i> Semi-Natural Stands	Annual Brome Grasslands Semi-Natural Stands	42200	Non-Native Grassland	15.84
5.22.1	<i>Muhlenbergia rigens</i> Association	California Deer Grass Association	42400	Foothill/Mountain Perennial Grassland	0.50
<i>Upland Herbaceous Vegetation Total</i>					<i>16.34</i>
<i>Unvegetated</i>					
N/A	N/A	N/A	11300	Disturbed Land	17.42
N/A	N/A	N/A	12000	Urban/Developed	12.62
<i>Unvegetated Total</i>					<i>30.04</i>
Grand Total					480.06

A total of 256 plant species were recorded within the Property: 207 native plant species and 49 invasive non-native plant species. Five special-status plant species were observed including three proposed for coverage under the Draft East County Plan. These include the following (see Figure 6):

- Engelmann oak (*Quercus engelmannii*): CRPR 4.2, County List D
- Pride-of-California (*Lathyrus splendens*): CRPR 4.3, County List D
- Rush-like bristleweed (*Xanthisma junceum*): CRPR 4.3, County List D, Proposed Covered—Draft East County Plan
- Sticky geraea (*Geraea viscida*): CRPR 2.3, County List B, Proposed Covered—Draft East County Plan
- Tecate tarplant (*Deinandra floribunda*): CRPR 1B.2, County List A, Proposed Covered—Draft East County Plan.

A total of 107 wildlife species were observed or detected in the Property during surveys, including 1 amphibian, 6 reptiles, 38 birds, 27 mammals, and 35 invertebrates. Twenty-two special-status wildlife species were observed or detected in the Property, including 14 California Species of Special Concern (CSC), State Watch List, and State Fully Protected, and 7 species proposed for coverage under the Draft East County Plan. Table 6 presents the sensitive animal species observed in the Property.

Public Access Plan for Potrero Mason Property

Table 6
Special-Status Wildlife Species Known to Occur in the Property

Common Name	Scientific Name	Status (Federal/State/County/MSCP) ¹
<i>Reptiles</i>		
Coast horned lizard	<i>Phrynosoma blainvillei</i> ssp. <i>coronatum</i>	None/CSC/Group 2, MSCP
Coastal western whiptail	<i>Aspidoscelis tigris stejnegeri</i>	None/None/Group 2
<i>Birds</i>		
Barn owl	<i>Tyto alba</i>	None/None/Group 2
Loggerhead shrike	<i>Lanius ludovicianus</i>	None/CSC/Group 1, MSCP
Prairie falcon	<i>Falco mexicanus</i>	None /WL/Group 1
Red-shouldered hawk	<i>Buteo lineatus</i>	None/ None/ Group 1
Southern California rufous-crowned sparrow	<i>Aimophila ruficeps canescens</i>	None /WL/Group 1, MSCP
Turkey vulture	<i>Cathartes aura</i>	None /None/Group 1, MSCP
Western bluebird	<i>Sialia mexicana</i>	None/None/Group 2
White-tailed kite	<i>Elanus leucurus</i>	None/FP/Group 1, MSCP
<i>Mammals</i>		
Dulzura pocket mouse	<i>Chaetodipus californicus femoralis</i>	None/CSC/Group 2
Northwestern San Diego pocket mouse	<i>Chaetodipus fallax fallax</i>	None/CSC/Group 2
San Diego desert woodrat	<i>Neotoma lepida intermedia</i>	None/CSC/Group 2
Long-legged myotis	<i>Myotis volans</i>	None/None/Group 2
Pallid bat	<i>Antrozous pallidus</i>	None/CSC/Group 2, MSCP
Pocketed free-tailed bat	<i>Nyctinomops femorosaccus</i>	None/CSC/Group 2
Townsend's big-eared bat	<i>Corynorhinus townsendii</i>	None/CSC/Group 2, MSCP
Western mastiff bat	<i>Eumops perotis californicus</i>	None/CSC/Group 2
Western red bat	<i>Lasiurus blossesvillii</i>	None/CSC/Group 2
Western small-footed myotis	<i>Myotis ciliolabrum</i>	None/None/Group 2
Western yellow bat	<i>Lasiurus xanthinus</i>	None/CSC/None
Yuma myotis	<i>Myotis yumanensis</i>	None/None/Group 2

¹ State Designations

CSC: California Species of Special Concern (CDFW)

FP: State Fully Protected

WL: State Watch List

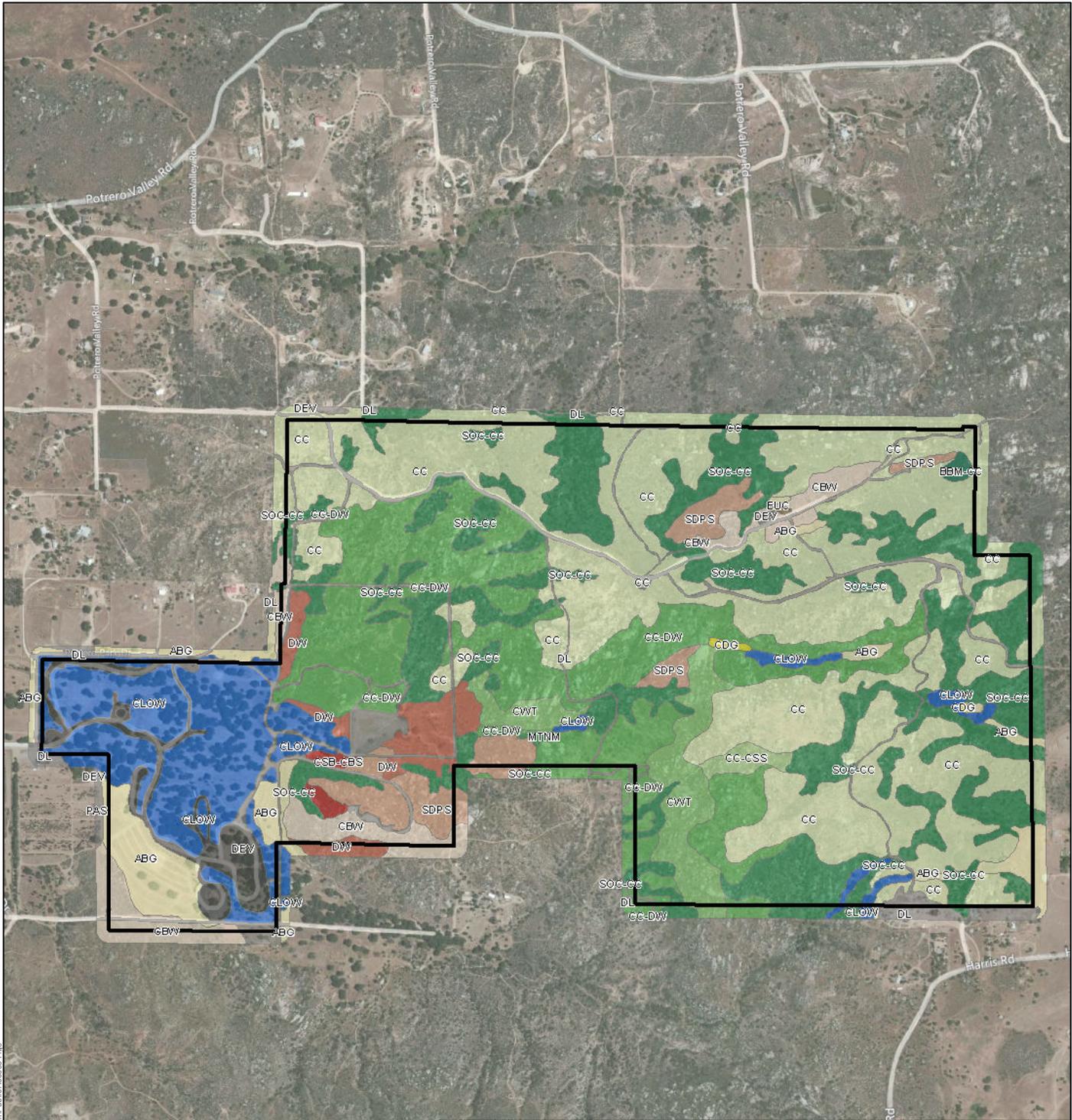
County Designations

Group 1: Animals of high sensitivity (listed or specific natural history requirements)

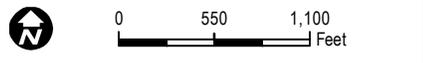
Group 2: Animals declining, but not in immediate threat of extinction or extirpation

MSCP: Covered under the Draft East County Plan

There is no USFWS-designated critical habitat within the boundaries of the Preserve, although there is critical habitat within the immediate vicinity. Critical habitat for arroyo toad (*Anaxyrus californicus*) is located west of the Property and for Quino checkerspot butterfly (*Euphydryas editha quino*) located to the east of the Property. It is unlikely that either of these species are found within the Property.



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Property Boundary	4.38, SOC-CC, Scrub Oak - Chamise Chaparral Alliance
Drought-Deciduous Shrublands	4.5.1, BBM-CC, Bigberry Manzanita - Chamise Chaparral Association
4.23.1, CBW, California Buckwheat Association	Upland Herbaceous Vegetation
4.31, SDPS, Snapdragon Bush Penstemon Scrub Alliance	5.8, ABG, Annual Brome Grasslands Semi-Natural Stands
4.32.1, DW, Deerweed Association	5.22.1, CDG, California Deer Grass Association
4.7, CSB-CBS, California Sagebrush-California Buckwheat Scrub Alliance	Riparian Forests and Woodlands
Evergreen Shrublands	3.6, CLOW, Coast Live Oak Woodland Alliance
4.1, CC, Chamise Chaparral Alliance	Upland Forests and Woodlands
4.1.2, CC-CSS, Chamise Chaparral - Coastal Sage Scrub Association	3.2, EUC, Eucalyptus Woodland Semi-Natural Stands
4.16.1, CWT, Chaparral White-thorn Association	Unvegetated
4.1.5, CC-DW, Chamise Chaparral - Deerweed Association	11300, DL, Disturbed Lands
4.20.1, MTNM, Mountain-mahogany Provisional Association	12000, DEV Urban/Developed

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SOURCE: AERIAL, BING MAPPING SERVICE

FIGURE 5

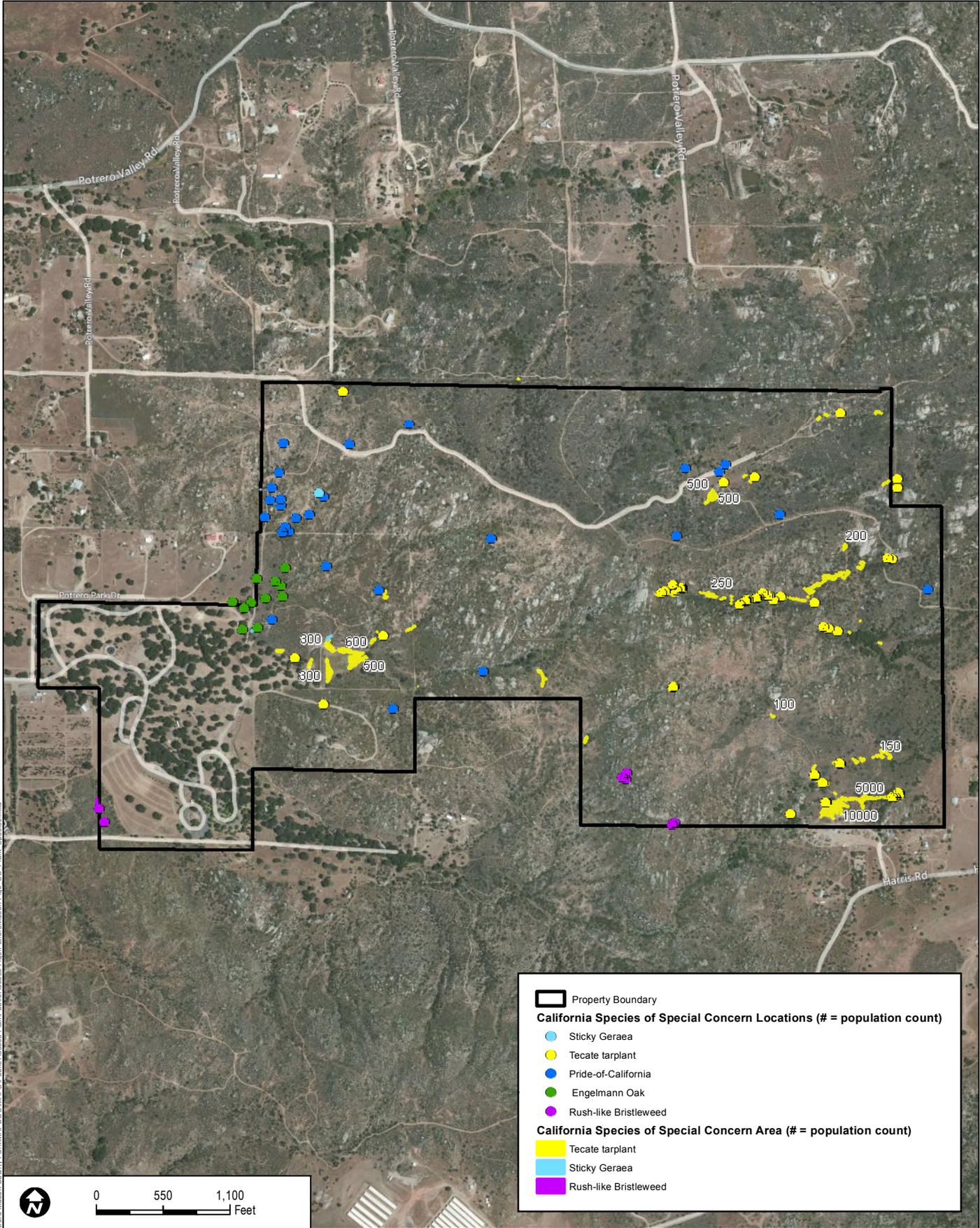
Vegetation Communities and Land Cover Types (VCM)

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Public Access Plan for Potrero Mason Property

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Public Access Plan for Potrero Mason Property

FIGURE 6
Sensitive Plant Locations

**Public Access Plan for
Potrero Mason Property**

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Public Access Plan for Potrero Mason Property

The Property is located within a network of conserved habitats that most likely serves as an important center for wildlife in eastern San Diego County. The Property is surrounded by land that is mostly relatively undeveloped or is conserved. Cleveland National Forest is located north of the Property, and serves as a wildlife corridor from eastern San Diego County to Orange County and beyond. The general area functions to convey large and small mammals within and through the Property.

2.2.6 Cultural Resources

ASM Affiliates Inc. (ASM) conducted a Phase I cultural resource survey (ASM 2012) on the Property to identify and map existing resources in accordance with the California Environmental Quality Act (CEQA), the County of San Diego Resource Protection Ordinance (RPO), and the San Diego County Local Register of Historical Resources procedures. The Phase I inventory included a cultural resource record search, literature reviews, archival research, Native American coordination, field survey, and resource documentation. The field surveys were conducted in June 2012. All areas with slopes of less than 20% were completely inventoried, while areas with greater slopes were inventoried in a less intensive manner.

The current survey identified and recorded 16 previously unrecorded cultural resources (provided in confidential Appendix E). The newly recorded cultural resources consist of the following: a single family residence, trash scatter, and water tower; a historic trash scatter; a prehistoric habitation area; a bedrock milling feature; a lithic scatter and bedrock milling feature; a bedrock milling feature; six prehistoric isolates; and four historic artifacts. The cultural resources identified within the Property have not been evaluated for eligibility under CEQA or the San Diego County Local Register of Historical Resources, but unless a resource is determined to be “not significant” based on the criteria for eligibility, it will be considered a significant resource. If it is agreed to forego significance testing on cultural sites, the sites will be treated as significant resources and must be preserved through project design (County of San Diego 2007:19). No cultural resources have been previously recorded within the Property with only one cultural resource recorded within a 0.25-mile buffer surrounding the Property. For more information on cultural resources on the Property, refer to the Archaeological Survey Report for the Potrero/Mason Property (ASM 2012) and the associated Confidential Appendices.

2.2.7 Easements

Utility easements exist within the Preserve including a San Diego Gas and Electric (SDG&E) distribution easement, and an easement and right-of-way for ingress and egress for road and public utilities purposes. The SDG&E distribution easement runs generally east–west in the northern portion of the Preserve portion of the Property and generally follows the alignment

Public Access Plan for Potrero Mason Property

of the existing dirt road, with two additional spurs from the east–west alignment—one heading south into and across the Park portion of the Property, and another north to the Property boundary. An easement and right-of-way granting access for road and public utility enters the Preserve portion of the Property from Harris Ranch Road from the east and generally follows the existing Preserve dirt roads to the northern dirt road.

2.3 Land Use

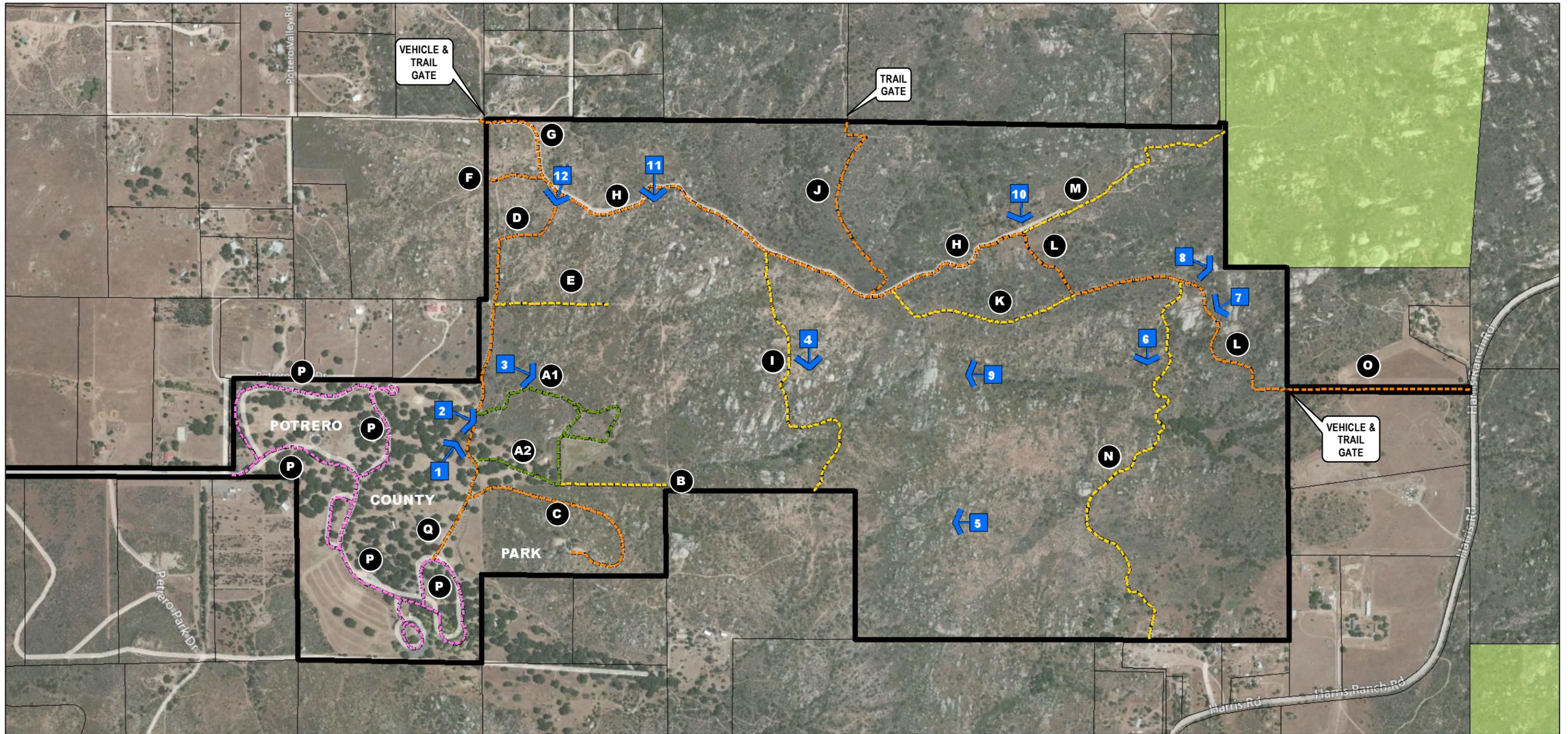
2.3.1 On-Site Land Use

The Property includes Potrero County Park—located in the southwestern portion of the Property. Mason Wildlife Preserve, within the eastern portion of the Property, remains as undeveloped open space (see Figure 7). DPR acquired the Property beginning in 1963 and ending in 2009. The Park was approved for development in the County of San Diego General Plan in December 1967. Construction of the Park occurred from 1971–1972 and opened to the public on September 14, 1972. Public access is not currently allowed in the Preserve.

County Park

The Park is open year round serving as a campground and day-use facility. Camping is open 24 hours a day and day use of the Park is allowed 9:30a.m. to sunset. The Park serves as a community park for the local residents. The Park contains group and individual camp facilities (primitive and developed), parking lots, playgrounds, ball fields, and group event facilities. A hiking trail (Nature Trail) was established east of the coast live oak woodland in the south–central area of the Park. The Nature Trail is associated with an artificial drainage basin and approximately 16-foot-tall earthen dam structure with spillway. The pond area is inundated by natural runoff during periods of high seasonal rainfall and remains dry in most years. Interpretive information including a kiosk at the trailhead and native plant identification plaques are incorporated into the Nature Trail design. Benches are located along this trail for park users to rest and enjoy the open space surroundings. Park programs currently include a Renaissance fair every spring and a Fourth of July celebration with a fair and horseshoe tournament.

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Existing Public Access Type

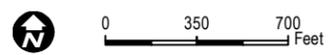
- Paved Road
- Dirt Road (Maintained)
- Trail
- Dirt Road/Trail (Unmaintained)

A1 Existing Road/Trail ID
(See Table 7 for Segment Descriptions and Evaluation)

3 Existing Conditions Photo Point Locations
(See Figures 8 & 9 for Photos)

Ownership

- Potrero Mason Property (County of San Diego)
- Bureau of Land Management
- Private Property



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AERIAL SOURCE: BING MAPPING SERVICE

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Public Access Plan for Potrero Mason Property

FIGURE 7

Existing Trails and Adjacent Public/Private Ownership

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Public Access Plan for Potrero Mason Property

Preserve

The Preserve portion of the Property consists of predominately native vegetation with areas marginally impacted by human activities. Evidence of modern land use in the Preserve includes dirt trails and roads, existing and former fence lines, a drainage basin, and former residential development. The remains of a residential foundation, pool, and landscaping are present in the southwestern portion of the Preserve (referred to as the Clark House), and a vernacular-style single-family residence, water tower, associated landscape and irrigation, and a trash scatter are located in the northeastern portion of the Property (referred to as the Brown House). According to on-site DPR staff, the Clark house was destroyed in the 2007 Harris fire. The Clark house is not considered historic (ASM 2012). The Brown house is considered significant under county guidelines and discussed in detail in Section 2.2.6 of this Plan and in the Archaeological Survey Report (ASM 2012). Limited graffiti and evidence of off-road vehicle use and camping was observed during 2012 baseline surveys by ASM and Dudek. Dudek wildlife cameras captured hikers in the Preserve. The Preserve is frequently patrolled by vehicle by on-site DPR staff and the U.S. Border Patrol.

Perimeter fencing surrounds the Preserve along all private and Bureau of Land Management (BLM) boundaries. Fencing includes recently installed multi-strand wire fencing along its entire boundary length. Vehicle access gates are located at the northwestern access point (private road) and at Harris Ranch Road. New trail gates were installed at the northwestern access point (private road), at the Harris Ranch Road entrance, and at an access point along the northern boundary.

2.3.2 Adjacent Properties

The Property directly abuts spaced rural residential and Open Space Park or Preserve (Figure 7). Low-density rural residential development directly abuts the Preserve on the northwestern, northern, east, southeast, and southern boundaries. BLM open space abuts the Property along the northeastern boundary.

2.4 Trails

Existing roads and trails in the Preserve consist of old ranch roads and maintained access routes (listed in Table 7 and depicted on Figure 7). Roads consist of native soil surfaces with gentle gradients on the majority of maintained roads, and steeper gradients on short stretches that ascend to the Preserve ridgeline from the northeast corner of the Park. Steeper gradients exist on the old ranch roads traversing the Preserve from adjacent private property. Road and trail erosion is slight to moderate and only associated with locally steep gradients.

Public Access Plan for Potrero Mason Property

The primary access route through the Preserve is the maintained road traveling from the northwestern property line and the Park, to the Harris Ranch Road at the eastern property line. Unmaintained old ranch roads bisect the Preserve north–south in the central and eastern portions of the Property and follow the ridge south of the primary access route. Additional short road segments and a connection to the northwestern gate exist primarily for San Diego Gas and Electric access.

Several Park roads and trails serve as access to the Preserve along the western boundary. A maintained dirt road accesses the Preserve of the former Clark house. A developed Nature Trail begins at the northeast corner of the Park and loops into the Preserve, along the northern and western perimeter of an existing drainage basin, and back through the group campground. Openings in the vegetation from former fence lines exist and serve as linear access routes. A maintained road originating at the northeast corner of the Park serves as the access point into the Preserve.

Table 7
Existing Trails and Road Segments on the Potrero Mason Property

Figure 7 Code ¹	Road Segment	Segment Length (LF/Miles) ²	Segment Width	Gradient	Surface/Condition	Connectivity
A-1	Nature Trail (North Trail Segment)	1,170 feet/0.3 mile	3–5 feet	0–8% (sections to 15%)	Compacted native surface/maintained with moderate erosion on steep runs	Preserve Access Road (D), Potrero County Park Roads (P), Potrero County Park Camping Area Access Roads (Q)
A-2	Nature Trail (Reservoir/Park Road Segment)	1,292 feet/0.2 mile	8–12 feet	0–5%	Compacted native surface/maintained	South Pond Two-Track (B), Clark House Road (C), Potrero County Park Camping Area Access Roads (Q)
B	South Pond Two-Track	774 feet/0.1 mile	2 x 3–4 feet	0–5%	Loose native surface/overgrown two-track/unmaintained	Nature Trail (A-2), Clark House Road (C), Potrero County Park Camping Area Access Roads (Q)
C	Clark House Road	1,770 feet/0.3 mile	10–12 feet	0–8%	Compacted native surface/maintained	Nature Trail (A-2), South Pond Two-Track (B), Potrero County Park Camping Area Access Roads (Q)
D	Preserve Access Road	1,879 feet/0.4 mile	8–12 feet	0–12%	Compacted native surface/moderate erosion on steep runs	Nature Trail (A-1), Northern Fence Line (E), Western Utility Access Road (F), Northwest Gate Road (G), North Ridge Road (H),

Public Access Plan for Potrero Mason Property

**Table 7
Existing Trails and Road Segments on the Potrero Mason Property**

Figure 7 Code ¹	Road Segment	Segment Length (LF/Miles) ²	Segment Width	Gradient	Surface/Condition	Connectivity
						Day-Use Area (P) Potrero County Park Camping Area Access Roads (Q)
E	Northern Fence Line	811 feet/0.2 mile	4–8 feet	0–15%	Loose native surface/overgrown /erosion/ unmaintained	Preserve Access Road (D)
F	Western Utility Access Road	386 feet/0.1 mile	2 x 3–4 feet	0–15%	Loose native surface/overgrown/moderate erosion	Preserve Access Road (D), Northwest Gate Road (G), North Ridge Road (H)
G	Northwest Gate Road	930 feet/0.2 mile	10–12 feet	0–8%	Compacted native surface/maintained	Preserve Access Road (D), Western Utility Access Road (F), North Ridge Road (H), Private Roads (off site)
H	North Ridge Road	3,831 feet/0.7 mile	10–12 feet	0–8% (sections to 12%)	Compacted native surface/maintained/ erosion on steep sections	Preserve Access Road (D), Western Utility Access Road (F), Northwest Gate Road (G), Canyon Ranch Road (I), North Gate Trail (J), South Ridge Road (K), Harris Ranch Road Connector (L), Eastern Utility Access Road (M), Eastern Ranch Road (N)
I	Canyon Ranch Road	2,217 feet/0.4 mile	2 x 3–4 feet	0–30%	Loose native surface/unmaintained two-track/ erosion on steep sections	North Ridge Road (H), Private Rural Residential (Off site- South)
J	North Gate Trail	1,614 feet/0.3 mile	4–6 feet	0–10%	Loose native surface/unmaintained trail/erosion on steep sections	North Ridge Road (H), Private Trails (off site— north)
K	South Ridge Road	1,441 feet/0.3 mile	6–8 feet	0–10%	Loose native surface/unmaintained partial two-track/erosion on steep sections	North Ridge Road (H), Harris Ranch Road Connector (L)

Public Access Plan for Potrero Mason Property

Table 7
Existing Trails and Road Segments on the Potrero Mason Property

Figure 7 Code ¹	Road Segment	Segment Length (LF/Miles) ²	Segment Width	Gradient	Surface/Condition	Connectivity
L	Harris Ranch Road Connector	2,736 feet/0.5 mile	10–12 feet	0–8%	Compacted native surface/maintained/minor erosion	North Ridge Road (H), South Ridge Road (K), Eastern Utility Access Road (M), Eastern Ranch Road (N), Harris Ranch Road Access Road (O)
M	Eastern Utility Access Road	1,739 feet/0.3 mile	6–10 feet	0–15%	Loose native surface/unmaintained overgrown/erosion on steep sections	North Ridge Road (H), Harris Ranch Road Connector (L), BLM Preserve—(off site—northeast)
N	Eastern Ranch Road	3,316 feet/0.6 mile	2 x 3–4 feet	0–8%	Loose native surface/unmaintained two-track	Harris Ranch Road Connector (L), Private Rural Residential (off site—east)
O	Harris Ranch Road Access Road	1,297 feet/0.2 mile	10–12 feet	0–5%	Compacted native surface/maintained	Harris Ranch Road (off site—east)
P	Potrero County Park Roads	7,710 feet/1.5 miles	12–18 feet	0–2%	Paved	Potrero County Park Camping Area Access Roads (Q), Park Entrance (West)
Q	Potrero County Park Camping Area Access Roads	1,149 feet/0.2 mile	12–18 feet	0–2%	Compacted native surface	Nature Trail (A-1), Nature Trail (A-2), South Pond Two-track (B), Preserve Access Road (D), Clark House Road (C) Potrero County Parks Roads (P), Park Entrance (West)

¹ Codes correspond to Figure 7, Existing Trails and Adjacent Public/Private Ownership.

² LF = linear feet

Public Access Plan for Potrero Mason Property

3.0 SERVICE AREA DESCRIPTION

The Preserve will function as a regional preserve serving all San Diego County residents and visitors. Visitation is expected to be highest from the local community of Potrero and the adjacent community of Tecate, Mexico. However, the Park is used as a stopover for campers traveling to and from Tecate, and points south in Mexico (O'Dell pers. comm. 2012). Local use is greatest because the adjoining Park currently functions as the only day-use public park facility serving the local community.

Development of multi-use trails may increase the draw of regional users from metropolitan San Diego County. Regional interest may be limited unless additional trail connections can be made (see Section 4.1). Increasing multi-use trail opportunities in conjunction with a developed park facility provides opportunities for weekend getaways in this quiet rural setting. Limited visitation is expected from the outlying communities of Campo and Jamul, as the Preserve will not satisfy a needed demand, but does provide additional recreational opportunities.

The Property is within 2 miles driving distance of the Potrero Rural Village Boundary and State Route 94, approximately 6 miles from Tecate, 11 miles from Campo, 22 miles from Jamul, and over 30 miles from metropolitan San Diego.

3.1 Existing Parks, Preserves, and Trails in the Vicinity

Land surrounding the Property is primarily devoted to undeveloped open space areas, rural housing, and conserved lands (Figure 7). Specifically, conserved lands owned by BLM are located east of the Property, to the north is San Diego Mountain Ranch Open Space, and to the northwest is McAlmond Canyon Open Space. Cleveland National Forest is located north of these open space areas.

The BLM and Cleveland National Forest Conserved Lands surrounding the Potrero Community have limited developed trails. The closest County operated facility is Lake Morena County Park and is 20 miles northeast of the Property.

The Pacific Crest Trail (PCT) route begins immediately south of Campo and continues north to the Canadian border. Hauser Mountain separates the PCT route from the Property. A potential connection to this main north–south trail is located approximately 3 miles northeast of the Property boundary.

Public Access Plan for Potrero Mason Property

Lake Morena County Park—This Park is 3,250-acres with facilities for camping, fishing, and hiking. The Park includes 8 miles of internal park trails and a connection to the PCT and the Hauser Canyon Trail. This Park is located northeast of the Property and approximately 17 miles by road from Potrero (via Campo) and approximately 5 miles north of the Campo rural village boundary (Figure 3).

Cleveland National Forest (Descanso Ranger District)/Hauser Mountain Wilderness Study Area (BLM/USFS)—Cleveland National Forest is located approximately 1.3 miles north of the Property, and in total conserves 424,000 acres within San Diego, Riverside, and Orange Counties (USFS 2012). The Descanso Ranger District includes the BLM-managed, 5,540-acre Hauser Mountain Wilderness Study Area. Unmaintained truck trails and trails exist in the Hauser Mountain Wilderness Study Area. These trails are open to all public access. Both Cleveland National Forest and Hauser Mountain Wilderness Study Area contain the following trails:

- **Pacific Crest Trail (PCT)**—This 2,650-mile national scenic trail originates at the U.S.–Mexico border south of the community of Campo and continues through the Hauser Mountain Study Wilderness Study Area (BLM), Cleveland National Forest (USFS), Lake Morena County Park, and north to the Canadian border (Figure 3). The PCT is designated as a non-mechanized trail, so it is restricted to pedestrian and equestrian use. Access to the PCT is approximately 10-miles from the Property where the trail crosses SR-94 on the western outskirts of the community of Campo.
- **The Hauser Creek Trail**—This trail follows Hauser Canyon through National Forest Service land 4 miles outside the Wilderness Study Area (Figure 3). Direct access to the trail is available from the PCT at Lake Morena County Park, approximately 17 miles by road from Potrero and approximately 5 miles north of the Campo rural village boundary.

3.2 Proposed Trails in the Vicinity

Proposed regional trails and pathways near the Property are described in Section 1.2.1 and presented in Figure 3 and Table 4, as summarized in the Potrero Community Trails and Pathways Plan (County of San Diego 2005b). Trails proposed for development would increase community and regional connectivity. The proposed trail development would create a connection from the Park, east to Harris Springs Road onto the PCT, establishing a regional connection to Lake Morena County Park. The Park is proposed as a trail staging area with Potrero Park Trail (#1) and Mason Wildlife Refuge Trail (#2) proposed as connector trails east, developing a pathway (non-motorized transportation facility located within the parkway/right-of-way) on Harris Ranch Road (#3) and continuing east on a 3.88-mile section, designated Mountain Empire Trail (#4), to the PCT (H). As described above, the PCT currently connects to Lake Morena County Park. The general corridor for trails, pathways, and staging areas depicted in the CTMP follows the current alignment for development of functional trail connections through the Property.

Public Access Plan for Potrero Mason Property

4.0 OPPORTUNITIES AND CONSTRAINTS FOR PUBLIC ACCESS

The location, environmental setting, and existing and proposed land uses affect the potential for public access in the Property. Opportunities include proximity to existing and proposed park facilities, proposed regional trail connections, an existing on-site road and trail network, and regional visual/aesthetic resources. Constraints that limit opportunities for public access include protection of sensitive biological and cultural resources, topographical limitations, erosion potential, limited local user base, and public safety. Figures 8 and 9 provide photos of Property features, and Figure 10 includes an analysis of opportunities and constraints for public access development in the Property.

4.1 Property Location

Property Location —Opportunities

Public access within the Property has the potential to serve a diversity of user groups and expand multi-use opportunities for the local community and regional visitors. As the Park serves as a community park, recreational opportunities can be expanded for local residents. Regional day-users and campers will also benefit by increasing recreational opportunities within the Property. The existing access point along the eastern boundary would allow direct access for the local community.

Opportunities exist to connect with proposed regional trails beyond the Property and contribute to the network of San Diego regional trails envisioned in the CTMP and specifically in the Potrero Community Trails and Pathways Plan (County of San Diego 2005b). In the Potrero Community Trails and Pathways Plan, the Park is proposed as a staging area, with proposed trails and pathways heading east through the Property and on to connect to the PCT, Lake Moreno County Park, and beyond.

The Potrero Community Trails and Pathways Plan recommends a baseline level of service for the community of 0.7 mile of trails based on the current population of 870 people, and the recommendation of 1 mile of trails per 1,000 people. Population is projected to increase to 2,210 by 2020, recommending a need for 1.77 miles of community trails (population/1,000 residents x 0.8 miles of trails).

Preserve Location—Constraints

The remote location of the Property in rural San Diego County draws from a small community population base, and visitors from metropolitan and suburban San Diego have to travel a minimum of 30 miles to utilize the proposed trail system.

Public Access Plan for Potrero Mason Property

4.2 Environmental Setting

4.2.1 Geographical Setting

Geographical Setting—Opportunities

Although the Property includes hilly and steep topography, the northern and eastern portions of the site consist of a generally broad ridge top and upper mesa with a gentle to moderate increase in elevation toward the east end of the Preserve. Orientation is easy from the upper ridge, as views extend across the site and far into the distance. Views from the site's higher elevations include steep slopes with rocky outcrops, across the southern canyon and west to the campground. Views are open far to the distance across Potrero Valley to the west and north, and to the mountains and high peaks to the south, west, and north. The limited total length of an internal trail system might be a limiting factor for adult users, but for children, the shorter trail distance provides an opportunity to complete a substantial excursion and an opportunity to interact with nature in a relatively undisturbed setting.

There are existing roads along the ridgeline bisecting the Property that provide direct access from the Park to the eastern gate at Harris Ranch Road.

Geographical Setting—Constraints

Steep rocky slopes isolate the Preserve's upper ridge from the primary drainage to the south, the Park to the southwest, and surrounding properties to the north. Serving as an impediment for some user groups, access to the Preserve's westernmost ridge from the Park requires an elevation gain of approximately 150 feet via the existing road, with slopes exceeding a 12% gradient in sections. Steep rocky slopes lining the Preserve's primary drainage limit access opportunities through the southern portion of the Preserve and onto the eastern high ground beyond. Steep slopes in these areas are a risk for erosion, and trail alignment requires traversing slopes faces to prevent extreme trail gradients. The total length of the trail system within the Preserve provides limited experiences and a relatively short hiking duration that may limit public interest in the trail system. Similarly, the short potential trail system would not present sufficient challenge to mountain bikers, and the duration may limit mountain biker interest.



1 Potrero County Park - Group camping area.



2 Potrero County Park - Existing Nature Trail and kiosk



3 Nature Trail Site Feature - Botanical name placard.



4 Western two-track ranch road bisecting the Preserve north-south.



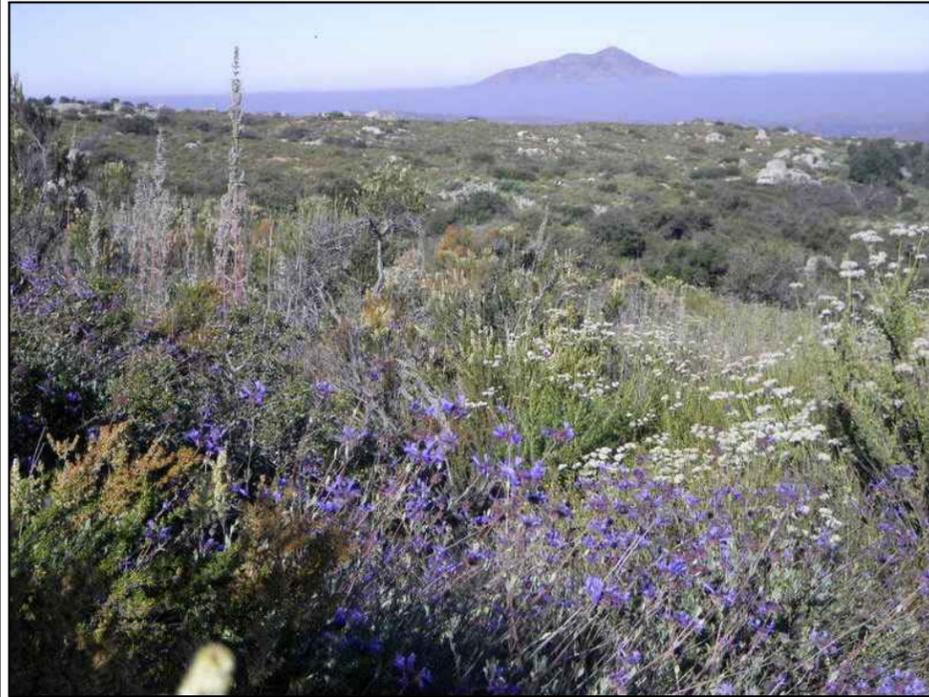
5 Views from the Preserve's eastern mesa



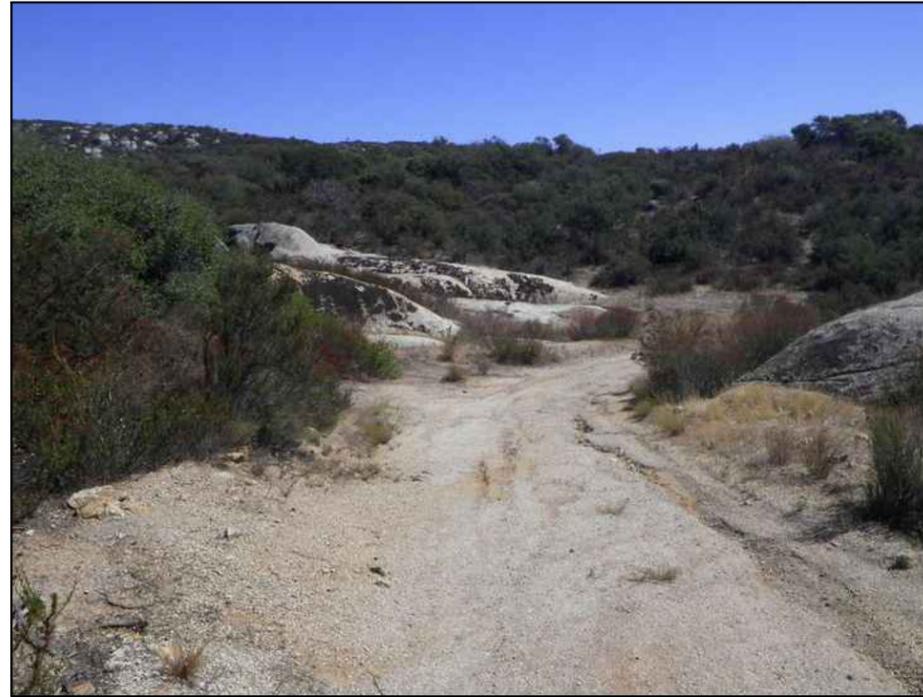
6 Eastern two-track ranch road bisecting the Preserve north-south.

Referenced photo points depicted on Figure 7

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7 Facing west from near the eastern Preserve boundary



8 Facing east along the Harris Ranch Road Connector



9 Dense vegetation and rocky outcroppings on steep rocky slopes



10 Brown House - Abandoned residence located on North Ridge Road.



11 Western segment of North Ridge Road and utility access road.

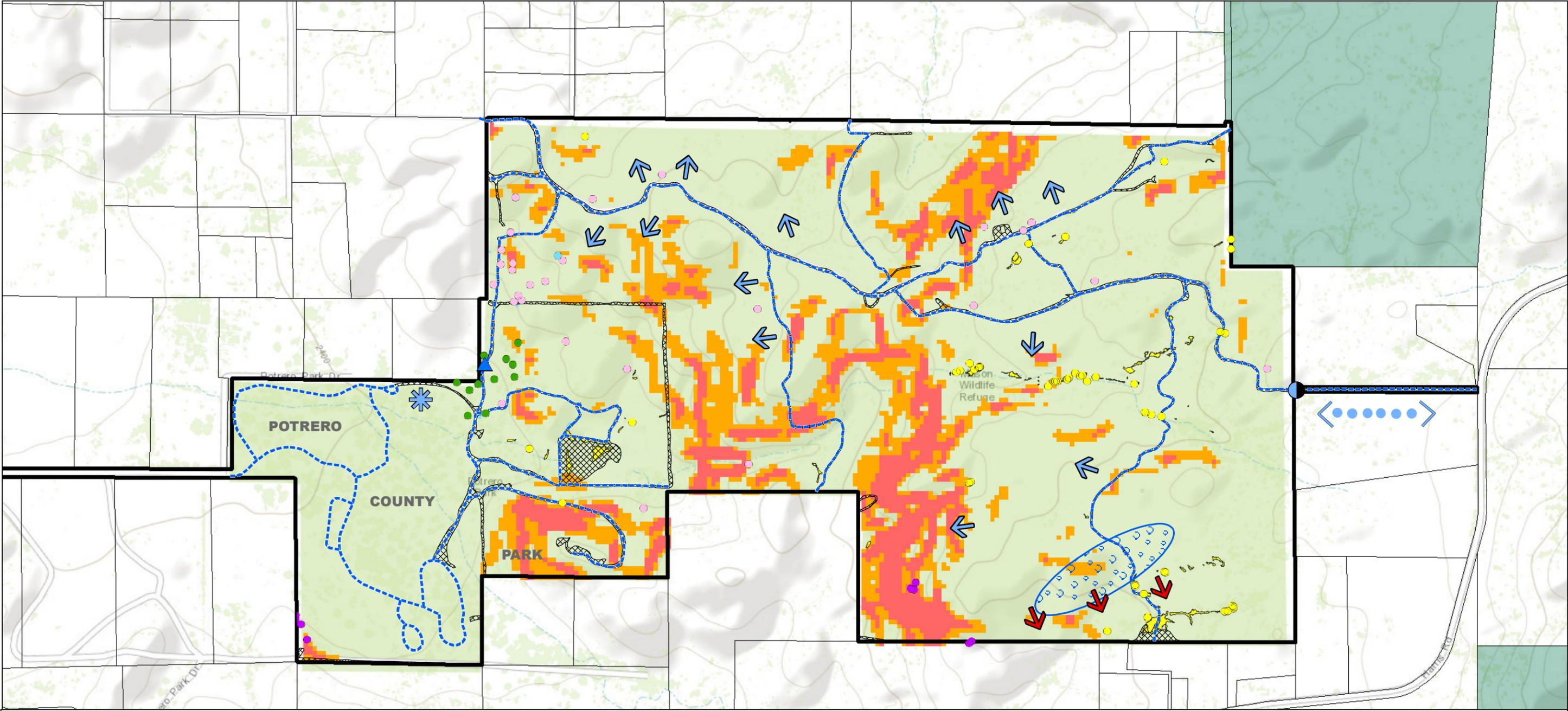


12 Interesting geological formations along the Preserve Access Road

Referenced photo points depicted on Figure 7

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CONSTRAINTS

Steep Slopes

- 20%-30%
- >30%

← Views to Adjacent Rural Residential

California Species of Special Concern Locations

- Sticky Gerarea
- Tecate tarplant
- Pride-of-California
- Engelmann Oak
- Rush-like Bristleweed
- Tecate tarplant
- Sticky Gerarea
- Rush-like Bristleweed

OPPORTUNITIES

- - - Existing Roads and Trails

 Disturbed Habitat

● Access Point (Trail Gate)

▲ Developed Trail Staging Area with Interpretive Kiosk

✱ Existing Park Facilities (Parking, Potable Water, Restrooms) and Proposed Equestrian Staging Area

 Quartz Rock Scree

◀ ● ● ● ▶ Proposed Regional Trail Connection

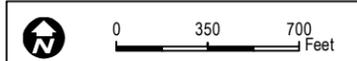
← Views (Scenic)

Ownership

 Potrero Mason Property (County of San Diego)

 Bureau of Land Mangement

 Private Property



BACKGROUND SOURCE: ESRI ONLINE MAPPING SERVICE

6680-10

Public Access Plan for Potrero Mason Property

FIGURE 10
Opportunities and Constraints

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Public Access Plan for Potrero Mason Property

4.2.2 Climate

Climate—Opportunities

Off-season (i.e., winter) temperatures in the Potrero Area can be more appealing than in coastal and desert regions of Southern California. The Property provides warmer mid-day temperatures for visitors using the Property during winter and spring months. Visitors from the desert regions (to the east) can use the Property as a retreat during warmer seasons, as Property temperatures tend to be milder. In addition, out-of-state visitors from cold climates could utilize the Park campground in the winter months.

Climate—Constraints

The area's mild temperatures are conducive to year-round daytime use, but the area is associated with a continental desert regime with normally warmer summers and colder winter temperatures. Summer and early fall temperatures can average above 90°F with winter snowfall possible. Aside from the Park campground and picnic areas, very little tree cover is available in the Preserve to cool off hikers, with vegetation consisting primarily of a shrub canopy less than 10 feet in height.

4.2.3 Geology and Soils

Geology and Soils—Opportunities

Dramatic geology on the Preserve portion of the Property provides an opportunity to enhance the user experience. Giant boulders and rock outcroppings exist throughout the Preserve offering a fascinating visual backdrop. In the southeastern portion of the Property, a quartz rock scree field exists, providing a dramatic visual contrast to the native mineral soils and rock formations of the site. The geology provides an opportunity to experience visual beauty, as well as a unique geologic feature up close.

Geology and Soils—Constraints

Soils on the Property are generally stable, but several soils in combination with steep topography are inherently erosive, which makes it difficult to accommodate access and requires additional maintenance. Cieneba soils and Fallbrook rocky sandy loam (9% to 30% slopes) occur on approximately 44% of the Property on steeper slopes with an erosion hazard documented from moderate to high. Tollhouse rocky coarse sandy loam (30% to 65% slopes) soils occur on approximately 3% of the Property on steep slopes with an erosion hazard of high to very high.

Public Access Plan for Potrero Mason Property

Rocky outcroppings present a potential public safety hazard and an impediment for trail alignments. Climbing on and around rock outcroppings and large boulders increases the likelihood of danger, including the risk of falls from height, tripping hazards, and contact from dangerous animals seeking refuge, such as rattlesnakes. Rock outcroppings and boulders are present throughout the Preserve, especially on steep slopes, which serve as physical barriers to passage and limit potential trail alignments.

The unique white quartz scree field in the southeastern portion of the Property may tempt visitors to collect rocks as souvenirs. Impacts may occur to the surrounding habitat from visitors leaving the trail to collect rocks, as well as depleting or disrupting the natural distribution of white quartz rock.

4.2.4 Fire History and Ecology

Fire History and Ecology—Opportunities

The Harris fire burned the entire Property in 2007. A majority of the vegetation was burned, leaving areas to naturally reestablish the predominately chaparral vegetation communities through post-fire ecological succession. Vegetation in these areas is less dense, with greater openings between younger, reestablishing plants. Reduced density within these native vegetation communities provides a greater opportunity to select trail alignments that minimize impacts.

Opportunities are available through kiosk and trail signage to educate users about fire risks, prevention, and safety. Additionally, interpretive opportunities include a discussion of fire ecology in areas of recovering from the Harris fire, and prehistoric and historic prevention and management of fire in San Diego County, as well as a history of the 2007 Harris fire and past fires in the vicinity.

Fire History and Ecology—Constraints

Fire has burned acreage on the Property three times since 1942. Fire is a realistic threat to the Property and visitor safety. In addition, the quality of views and especially distant views from existing and proposed trails might be reduced over time as native vegetation regains pre-fire (mature) stature. Similarly, until vegetation does regain mature height and density, open areas surrounding trails might be more susceptible to off-trail use.

Public Access Plan for Potrero Mason Property

4.2.5 Biological Resources

Biological Resources—Opportunities

The biological resources within the Property provide opportunities to enhance user experience through aesthetic beauty and educational opportunities. Access to the Property exposes users to a moderate variety of vegetation communities and habitats supporting unique plants and animals.

Disturbed habitats and developed areas within the Preserve provide an opportunity for habitat restoration. Habitat restoration can serve as mitigation for impacts anticipated in the development of new trails and associated site features. On-site restoration opportunities are evaluated and discussed in detail in the Vegetation Management Plan for the Property (Dudek 2012b).

Biological Resources—Constraints

Although the biological resources on the Property present enriching opportunities, they also constrain public access. Although there is no USFWS-designated critical habitat within the boundaries of the Property, the Property is located adjacent to a network of conserved habitats that most likely serve as an important center for wildlife in eastern San Diego County. The Property supports 17 vegetation communities; five special status plant species and 22 special status wildlife species, of which 10 are proposed for coverage under the Draft East County Plan (County of San Diego 2012c).

Conservation of the vegetation communities and habitats within the Property include minimizing impacts to sensitive habitats, conserving linkages important for wildlife movement, and maintaining active ecosystem processes to support stable populations of special-status species.

Recommendations to avoid and/or minimize impacts to significant biological resources are based on the results of the Baseline Biological Diversity surveys (Dudek 2012a); recommended measures for sensitive species management and monitoring, where applicable, follow those developed for the MSCP (City of San Diego 1998). Recommended measures reflect the best-known data and understanding of recommended management strategies.

Recommendations for the preservation of the five special-status plant species within the Property include:

- **BIO-1:** Construction of trails that avoid sensitive populations; incorporate or maintain fences or other barriers to human movement.

Public Access Plan for Potrero Mason Property

Recommendations for the preservation of the 22 special-status wildlife species documented within the Property include:

- **BIO-2:** Discourage invasion of Argentine ants (*Linepithema humile*) and negatively affecting coast horned lizard populations by providing waste receptacles to reduce the occurrence of litter and waste.
- **BIO-3:** Require dogs on a leash in the Preserve at all times; control local pets, mesopredators, and other species that may impact sensitive herpetofauna.
- **BIO-4:** Install information in staging area kiosk to inform the public about the impact of reptile collection and the penalties for unauthorized collection.
- **BIO-5:** Strategic placement of fencing or berms in areas restricted for public access.
- **BIO-6:** Provide a buffer from known nesting raptors including 500 feet from any active raptor tree nest and 800 feet from any raptor ground nest.
- **BIO-7:** Conserve abandoned structures, trees, or other cavities that can be utilized as suitable day or night roosts by special-status bat species.
- **BIO-8:** Restore existing disturbed habitat not designated for trail development.

Determination for impact significance follows the County's Guidelines for Determining Significance (County of San Diego 2010), which are based on the criteria in Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.). Guidelines and evaluation of impacts from proposed User Access are included in Section 5.5.

4.2.6 Cultural Resources

Cultural Resources—Opportunities

Potrero County Park provides opportunities to educate the public and interpret the prehistoric and historic land use of the region. However, interpretation of cultural resources should be conducted away from actual existing resources. Interpretive signage or educational media, such as kiosks, can be placed along trails or other Park facilities, such as the ranger station, and discuss prehistoric and historical land use within the Property or the surrounding area as a whole, rather than individual resources.

Cultural Resources—Constraints

Public interaction with sensitive cultural resources tends to have an adverse effect. Drawing the public's attention to any eligible sites containing substantial subsurface and/or surface deposits of artifacts is not recommended because such on-site interpretation may encourage cultural site looting and impacts to resource integrity.

Public Access Plan for Potrero Mason Property

Public access, including the construction of trails and other Park facilities, may have a significant adverse effect on cultural resources including vandalism, looting, and inadvertent impacts to site features and artifacts. Any future development of recreational facilities and multi-use trails within the Property must take into consideration potential impacts to cultural resources including increased public use.

Surveys conducted by ASM in 2012 identified and recorded 16 previously unrecorded cultural resources within the Property on 4 prehistoric and 2 archeological sites. The cultural resources identified within the Property have not been evaluated for eligibility under CEQA. As the significance of these sites has not been determined through a program of significance testing, they are considered to be significant resources under County guidelines (County of San Diego 2007:19). CEQA requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance. The California Register of Historic Resources (CRHR) is used in the consideration of historic resources relative to significance for purposes of CEQA.

Avoidance and preservation of all existing cultural resources is strongly recommended. Any new trails and proposed park facilities should not be located in the vicinity of existing cultural resources.

Recommendations to avoid impacts to identified cultural resources on site include:

- **CULTURAL-1:** Relocate the existing Nature Trail away from surveyed cultural resources. Provide a minimum 40-foot buffer from the resource.
- **CULTURAL-2:** Remove the sign located along the Nature Trail, describing impacted cultural resources.
- **CULTURAL-3:** Have a qualified archaeologist and a Native American monitor conduct a 5-meter interval survey prior to any ground disturbance and monitor during any ground disturbance
- **CULTURAL-4:** Construction of new trails and facilities shall be located to avoid all cultural resources, as practicable. If it is not possible to place trails or facilities away from cultural resources, fence segments shall be placed along trails adjacent to resources.
- **CULTURAL-5:** Establish an exclusion zone with temporary fencing for future trail or facility construction or maintenance activities taking place within the vicinity of known resources.

Public Access Plan for Potrero Mason Property

4.2.7 Easements

Easement—Constraints

The two utility and right-of-way easements existing within the Property require maintaining roads for utility access through the northern portion of the Property and along an existing general road alignment to the eastern Property boundary at Harris Ranch Road. Easement and right-of-way access requires a wider road alignment than typically desirable for hiking, biking, and equestrian use. Additionally, trail experiences may be compromised by encountering maintenance vehicle and crews on trails.

4.3 Land Use

4.3.1 On-Site Land Use

On-Site Land Use—Opportunities

Existing land uses within the Property provide opportunities for public access. Existing ranch roads can be utilized for trail development, and the Park provides existing facilities to draw visitors from outside the community. In addition, the Park provides the main point of access into the Preserve and the entrance off Harris Ranch Road provides secondary access to the Preserve.

Many of the existing ranch roads are suitable to incorporate into a trail network. The maintained primary ranch road provides access from the Park through the Preserve to the eastern boundary, and connects with several informal ranch roads branching to all corners of the Preserve. Utilizing existing ranch roads for trails minimizes resource impacts and the impacts from new trail construction.

The Potrero County Park and campground facilities provide additional opportunities to support public access in the Preserve and draw recreational users. Existing Park facilities (e.g., restrooms, drinking fountains, picnic facilities) can be utilized by visitors, to minimize costs and avoid redundant development. Additionally, development of the Preserve for public access is expected to increase the recreational opportunities for Park day-users and campers.

An equestrian staging area is proposed for the northeast corner of the Park campground (see Figure 10). The facility would include equestrian trailer parking, horse corrals, a water source, hitch rails, and areas for unloading, saddling, grooming, and watering. This facility would place greater emphasis on regional connections to off-site trails that provide opportunities for extended rides, using the Park as a starting point.

Public Access Plan for Potrero Mason Property

5.0 RECOMMENDATIONS

Increasing the public's access to open space and the continued development of the County's trail system is important as long as the benefits of increasing recreational opportunities for the public justify the impacts from construction and long-term use.

Public access within the Preserve would increase recreational opportunities for Potrero Valley's local residents and regional visitors. The Preserve would provide the Potrero Valley with its first public multi-use trail system, which proposes 4.60 miles of diverse trails and support features for pedestrians, equestrians, and bicyclists. Preserve access incorporated into the boundaries of Potrero County Park would offer increased opportunities for Park campers and day-use visitors.

This Plan utilizes existing ranch roads and trails as a framework, with the addition of new trails to create linkages to develop a comprehensive and diverse trail system highlighting natural features of the Preserve. The proposed trail system also would promote development of the County-approved regional trail system by providing necessary linkages to proposed regional connections. Placement of the proposed trails and support facilities will minimize impacts to biological resources and avoid impacts to cultural resource sites. The preferred trail alignment with supporting site features is depicted in Figure 11.

Developing a plan for public access required first establishing a set of guiding principles to achieve the goals of the Public Access Plan and developing a set of alternative trail alignments. The preferred trail alignment was developed through a suitability analysis of site constraints (Appendix B) and the development of three alternative trail alignments, which provide varying levels of trail access, based on anticipated user needs and resource impacts (Appendix C).

Guiding Principles

The guiding principles for public access in the Preserve were drawn primarily from goals established in the CTMP and adapted to fit the opportunities present in the Preserve. The guiding principles that provide a direction to develop and manage public access include:

1. Provide Preserve access through a variety of non-motorized multi-use trail experiences.
2. Provide outdoor recreational opportunities for the local community as well as regional users groups.
3. Provide connections to existing and proposed trail systems and park facilities.
4. Highlight the Preserve's natural, scenic, cultural, and historic resources

Public Access Plan for Potrero Mason Property

5. Balance public access with resource protection, public safety, and respect for adjacent private property rights and resources.
6. Support the goals of the CTMP.

Trail Design Guidelines

This Public Access Plan utilizes a combination of existing ranch roads and trails, as well as new trails to develop a trail network that increases recreational opportunities and community trail connectivity for a variety of non-motorized users on and through the Potrero Mason Property. Trail development follows the guidelines established in the CTMP, Section 7—Design and Construction Guidelines, and adapts recommendations to existing on-site conditions and intended uses. Considerations and guidelines included trail design continuity, user safety and convenience, minimizing trail hazards and liability, minimizing operations and maintenance costs, and preserving valued on-site resources (biological, cultural, and historical).

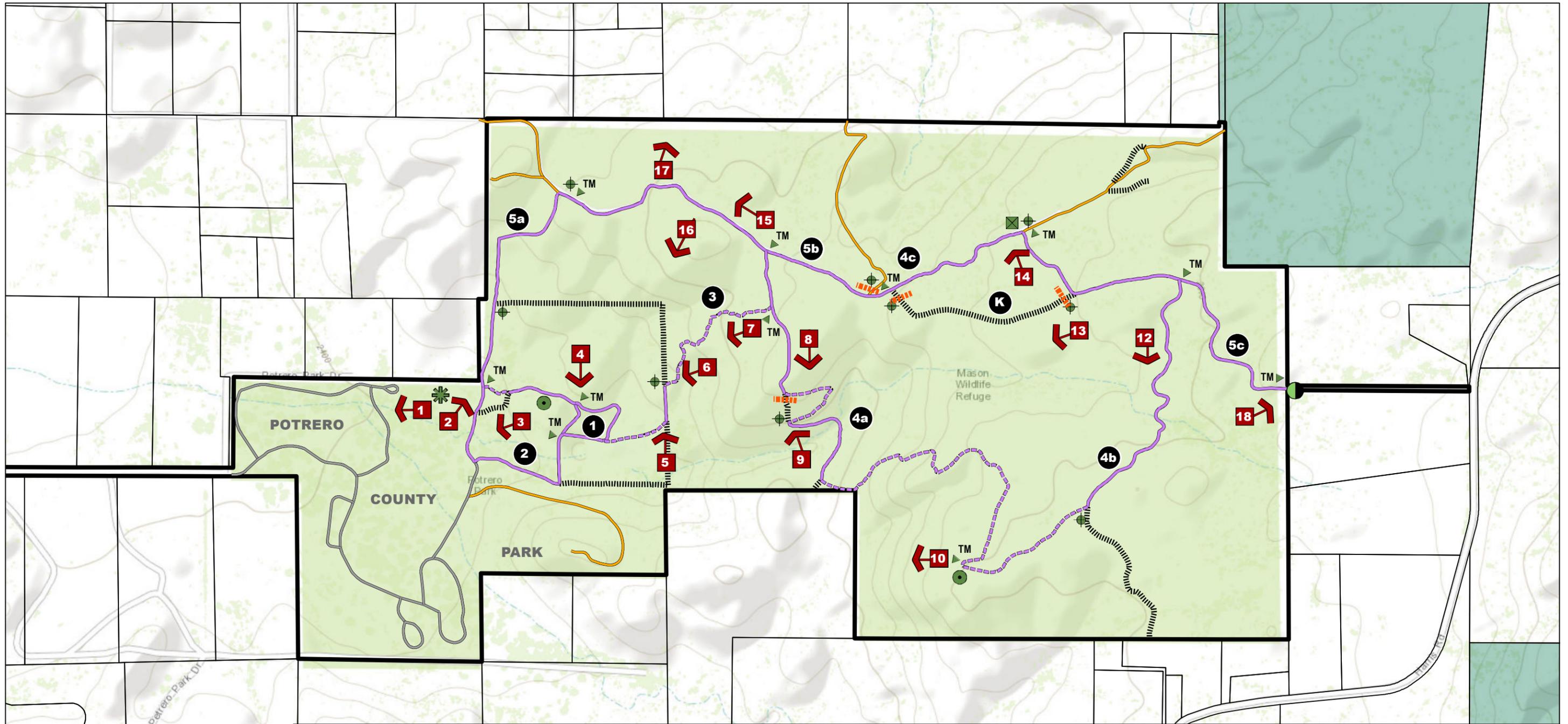
5.1 Trails and Access Points

5.1.1 Staging Areas and Trailheads

Four locations currently serve as access points onto the Preserve. Locations include the Park (at the Nature Trail and proposed equestrian staging area), and trail/road gates along the northwestern, northern, and eastern property boundaries. The trail gate locations were recently installed along with the Preserve perimeter fence and serve to direct entry to established points. The Park entry point is considered to be the “front door” of the Preserve and is expected to receive the majority of user traffic. No additional Preserve access points are recommended.

An equestrian staging area is proposed within the Park’s day-use area and in the vicinity of existing Nature Trail trailhead and the proposed Potrero Ridge Trail trailhead (Figure 11). In addition to an equestrian staging area, DPR has proposed trailhead parking, exercise stations, an Americans with Disabilities Act-compliant trail to the existing Nature Trail, and picnic tables in the preliminary design (Appendix D). It is recommended that this staging area serve as the primary trailhead for the Preserve. It is recommended that a kiosk be installed that includes Park regulatory information, a developed trail map with destination points and regional connections, and educational signage.

The eastern access point at Harris Ranch Road is a potential future regional trail connection; trail directional information and mileage to the Park staging area and other regional destinations, in addition to regulatory information and trail markers, is recommended at this location.



Trail Network

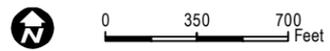
-  Authorized Use Only
-  Restoration Opportunities
-  Preferred Trail ID. See Table 6 for Preferred Road Segment Description

-  Access Point (Trail Gate)
-  Vista Point
-  Brown House Rest Area
-  Parking/Equestrian Staging Area
-  Trail Closed Sign (Decommissioned Trails or Authorized Use Only)
-  Trail Marker

-  Photo Point Location
See Figures 12-14 for Photos
-  Temporary Fencing

Ownership

-  Potrero Mason Property (County of San Diego)
-  Bureau of Land Management
-  Private Property



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Additional Recommendations

1. Vehicle access gates should be locked at all times (northwestern and eastern access gates).
2. Eastern trail gate should be inspected and maintained and inspected regularly to prevent off-highway vehicle (OHV) access.
3. Future kiosk design should incorporate a larger roof structure that provides a broader shade area than is currently provided by the existing kiosk. The shade would promote longer viewing duration by pedestrians because of the modified environment under the roof and would prolong the usable life of interpretive graphics by reducing the effects of direct sunlight that can quickly fade printed materials.
4. Kiosk display surfaces would be oriented in a north-facing orientation to further shade interpretive printed materials and park visitors while reviewing interpretive information.

5.1.2 Trail Alignments and Features

Existing ranch roads and trails establish the backbone framework for the recommended trail system. New trails would be incorporated into the trail system to provide linkages between the ranch road and trail segments, enhancing connectivity and maximizing the recreational user experience. Trail segments would be linked together in a variety of configurations to provide a diversity of experiences for a variety of user groups and abilities. Proposed trails are described below with a summary of mileage, features, and intended users provided in Table 8, and photos of proposed alignments are provided in Figures 12–14.

Table 8
Trail and Pathway Descriptions and Mileage

Map Code	Trail	User Groups ¹	Difficulty ²	Trail Miles		Trail Features				
				Existing Road/ Trail	New Trail	Regional Trail Connection ³	Vista Point	Rest Area	Site Access	Interpretation
1	Nature Trail (Public Loop only)	P	E	0.41	0.08		X		X	X
2	Nature Trail (Public & Group Camping Loop)	P	E	0.56	0.04		X		X	X
3	Potrero Valley Trail	P	M	-	0.37					
4	Preserve Loop Trail	A	D	1.41	0.82		X	X		
4a	West Segment		D	0.36	0.62		X			
4b	East Segment		M	0.40	0.20		X			
4c	North Segment		E	0.65	—	X		X		
5	Preserve Ridge Trail	A,U	M	1.57	—	X		X	X	X

Public Access Plan for Potrero Mason Property

**Table 8
Trail and Pathway Descriptions and Mileage**

Map Code	Trail	User Groups ¹	Difficulty ²	Trail Miles		Trail Features				
				Existing Road/Trail	New Trail	Regional Trail Connection ³	Vista Point	Rest Area	Site Access	Interpretation
5a	West Segment		M	0.66	—	X			X	
5b	North Segment		E	0.65	—	X				
5c	East Segment		E	0.26	—	X		X	X	X
Total Mileage⁴				2.89	1.23					

¹ User Groups: A = All or Multi-use (pedestrian, equestrian, bicycle), P = Pedestrian only, U = Utility and Maintenance (authorized vehicle)

² Difficulty (Distance and Topography): E = Easy (All user groups), M = Moderate, D = Difficult

³ Provides linkages to the regional trail network (Equestrian Staging Area to the Harris Ranch Road Proposed Regional Trail Connections)

⁴ Total Mileage = Combined mileage of all new and existing road segments

Nature Trail (Map Codes 1 and 2)

The recommended Nature Trail realignment would provide two alternative routes: the Public Loop Nature Trail serving the general public (Figure 11, Map Code 1), and the Nature Trail Group Camping Loop serving the group camping site (Figure 11, Map Code 2). Both routes are based on the existing alignment of the Nature Trail, with modifications incorporated to preserve existing cultural resources and to respect the privacy of the group camping site. The Nature Trail would provide a short hiking experience with an easy level of difficulty within direct proximity of the day-use park and campground. The trail would exit the Park's dominating oak canopy and wind through coastal sage scrub and chaparral vegetation, and large standing boulders. The Nature Trail would also serve as a spur trail for the Potrero Valley Trail (Figure 11, Map Code 3), which connects to additional trail linkages in the Preserve.

Realignment of the existing Nature Trail trailhead and a portion of the first trail segment is recommended to preserve existing cultural resources present within the current alignment. The trailhead and first trail segment is proposed for relocation approximately 150 feet north of the existing alignment (Figure 11).



1 Potrero County Park - Proposed location for equestrian staging area and primary trail access point.



2 Potrero County Park - Proposed location for primary trail access point. Pictured Nature Trail access point recommended for relocation and restoration.



3 Nature Trail - Proposed area for decommission and restoration.



4 Potrero County Park - Nature Trail approaching junction with Potrero Valley Trail



5 Potrero Valley Trail alignment along abandoned fence line. Facing north and ascending out of Potrero Valley.



6 Potrero Valley Trail alignment - Views southwest toward Potrero County Park.

Referenced photo points depicted on Figure 11

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7 Views southwest from junction of Potrero Valley Trail and Potrero Loop Trail.



8 Travelling south along the west segment of the Potrero Loop Trail.

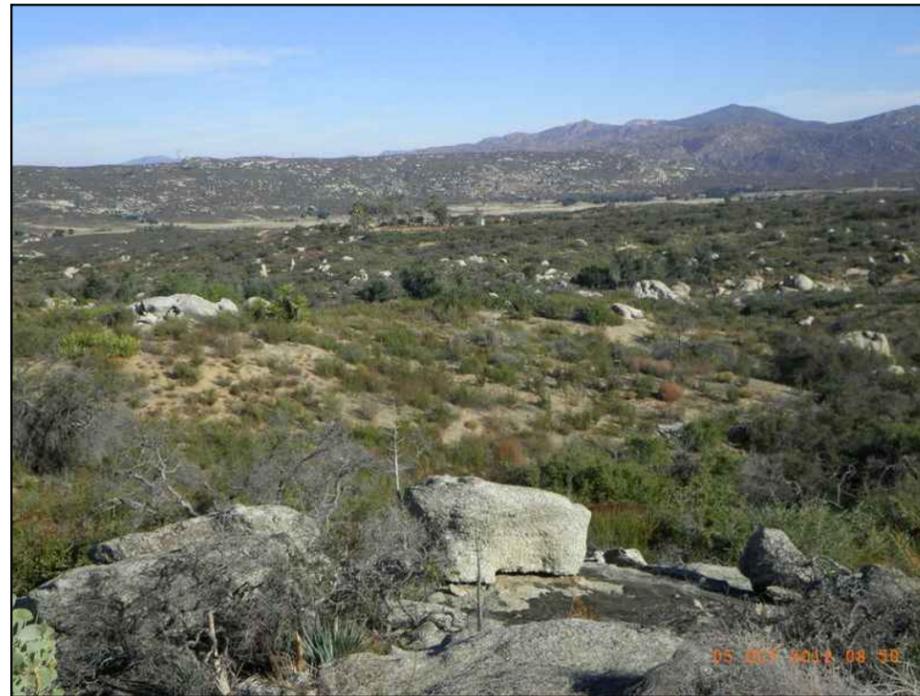


9 View of oak trees in canyon along western segment of the Potrero Loop Trail.



10 Potrero County Park and mountains in the distance from viewpoint on Potrero Valley Trail

Referenced photo points depicted on Figure 11



11 Views north toward Brown House Rest Area and Potrero Ridge Trail from the east segment of the Potrero Loop Trail.



12 Travelling south on the east segment of the Potrero Loop Trail.

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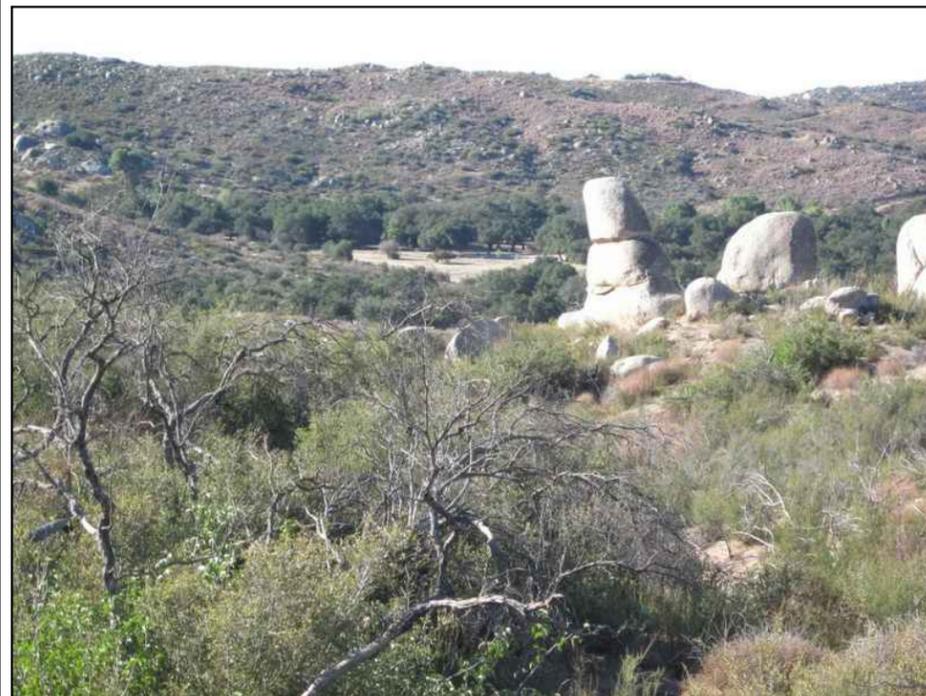
13 Road segment recommended for decommission and restoration adjacent to Potrero Ridge Trail/Potrero Loop Trail.



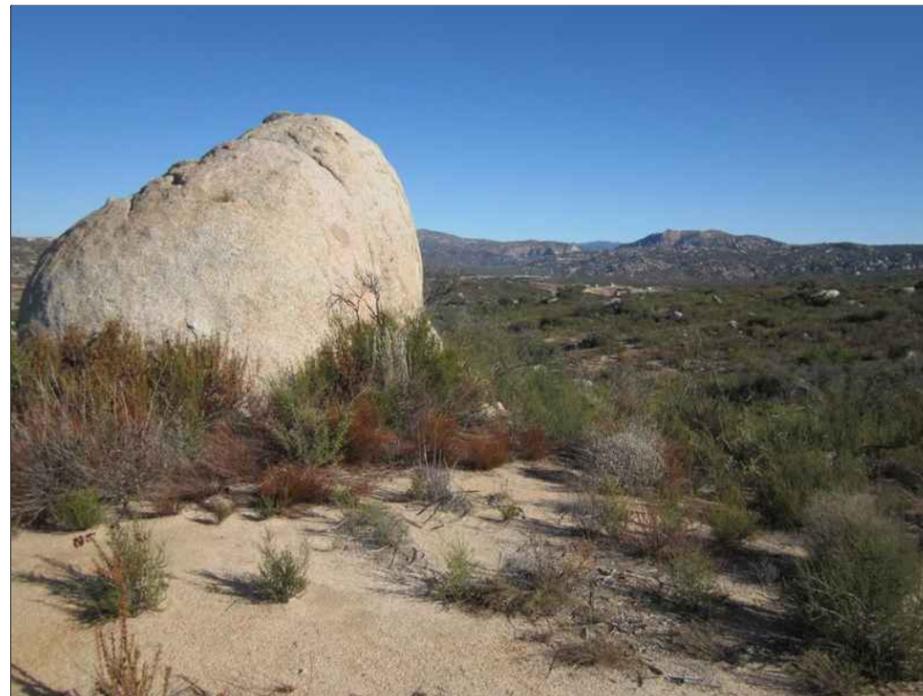
14 Facing west toward proposed location for Brown House Rest Area on Potrero Ridge Trail/Potrero Loop Trail.



15 Facing west along Potrero Ridge Trail



16 Views toward campground from Potrero Ridge Trail.



17 Views to the north from Potrero Ridge Trail.



18 Trail gate and vehicle gate at east Preserve access gate (Harris Ranch Road)

Referenced photo points depicted on Figure 11

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Public Access Plan for Potrero Mason Property

The Nature Trail Public Loop is recommended for realignment to redirect Nature Trail traffic away from the group camping site. The new trail route would include the realigned first trail segment, continue on the Nature Trail in a clockwise direction to the drainage basin embankment, and continue the clockwise loop up the slope to connect back with the Nature Trail. The final segment of the existing Nature Trail, which would continue over the embankment, through the Group Camping Area, and back to the trailhead, is recommended for removal from the Nature Trail Public Loop, but to remain as the concluding segment for group campers. Signage and trail markers are recommended to direct users to follow the appropriate realignment.

Additional Recommendations

- Designate both trail alignments as pedestrian only, as these trails serve primarily as an interpretive trail for the campground and may experience higher volume (interpretive groups)
- Develop and maintain trail as Type C—Primitive Trail (Figure DG-3 in the CTMP)
- Maintain 4-foot tread width
- Maximum gradient of 15% (short runs)
- Maximum cross slope of 8%.
- Refurbish/replace existing benches
- Refurbish view point (benches, interpretive signage) (see Section 5.1.3)
- Repair erosion damage and install erosion control
- Provide botanical identification placards, entry kiosk, and trail markers (see Section 5.3).

Potrero Valley Trail (Map Code 3)

The proposed Potrero Valley trail would provide a direct link from the Park Nature Trail, east into the center of the Preserve. The trail would connect the Nature Trail (Figure 11, Map Codes 1 and 2) to the Preserve Loop Trail (Map Code 4a) and Preserve Ridge Trail (Map Code 5a and b). A viewpoint along the trail would provide sightlines into the rugged terrain of the Preserve and back over the Park's oak canopy.

No existing roads and trails exist in this proposed trail development corridor, so this alignment requires establishing a new trail across a relatively steep rocky chaparral slope. The recommended alignment would begin off the Nature Trail at the east corner of the existing drainage basin, wind through open native vegetation and through disturbed habitat from a removed fence line, traverse steeper gradients, and avoid densely vegetated rock outcroppings through a saddle to the ridgeline and junction with the Potrero Loop Trail (Map

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Code 4a). Selection of this preferred trail alignment was derived from the suitability analysis, provided in Appendix B.

Additional Recommendations

- Designate as pedestrian only, as this trail's only eastern connection would be to the Nature Trail, a pedestrian-only trail
- Develop and maintain trail as Type C—Primitive Trail (Figure DG-3 in the CTMP)
 - Maintain 4-foot tread width with turnouts for passing
 - Maximum gradient of 18%; reduce steep grade through use of switchbacks
 - Maximum cross slope of 8%
 - Provide 1-foot horizontal clearance beyond trail tread in dense vegetation.
- Avoid vertical barriers and trip hazards from existing rocks and boulders
- Install and maintain erosion control devices, primarily on steep gradients
- Provide directional trail markers at trail junctions.

Preserve Loop Trail (West, East, and North Segments) (Map Codes 4a, 4b, and 4c)

The proposed Preserve Loop Trail would provide all user groups (pedestrian, equestrian, bicycle) access to the remote and rugged areas of the Preserve by developing a loop trail through the southern and eastern extents of the Preserve. This loop trail would provide expansive vistas south and west across and beyond the Preserve, significant elevation changes, and unique geology. This trail alignment would traverse the majority of the Preserve's native habitat.

This trail would utilize segments of the existing ranch ridge road (Preserve Ridge Trail, Map Code 5) and abandoned two-track roads to access the northern ridgeline, the eastern mesa, and the southern canyon (see Figure 11). A new trail segment is proposed to connect the abandoned two-track road segments and to reduce the gradient on an existing road segment. The new trail linkage would create a loop trail experience and provide access through the isolated southeastern portion of the Preserve. The new trail segment would climb east from an existing abandoned road at the southern canyon onto the eastern mesa through a relatively steep rocky chaparral slope. The recommended new trail alignment would traverse steeper gradients and avoid densely vegetated rock outcroppings. Upon reaching the eastern mesa, the new trail would reach a viewpoint at the approximate loop trail halfway mark. The trail would continue east and connect with an existing abandoned two-track and turn north back to the North Ridge Road, past the proposed Brown House Rest Area and west to the origin point. Selection of the preferred

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alignment corridor up the steep rocky slope and along the ridgeline derived from the suitability analysis, provided in Appendix B.

Additional Recommendations

- Designate as a multi-use trail (pedestrian, equestrian, bicycle)
- Develop and maintain trail as Type C—Primitive Trail (Figure DG-3 in the CTMP)
 - Maintain 4-foot tread width with periodic turnouts for passing
 - Maximum gradient of 12%; reduce steep grade through use of switchbacks
 - Maximum cross slope of 8%
 - Provide 1-foot horizontal clearance beyond trail tread in dense vegetation.
- Avoid vertical barriers and trip hazards from existing rocks and boulders
- Install and maintain erosion control, primarily on steep gradients
- Develop viewpoint and interpretive signage on eastern mesa
- Provide trail markers at trail junctions and at viewpoint.

Preserve Ridge Trail (West, North, and East Segments) (Map Codes 5a, 5b, and 5c)

The proposed Preserve Ridge Trail would bisect the Preserve and provide all user groups (pedestrian, equestrian, bicycle) easy access to all areas, including on-site and proposed regional trail connections. After climbing to the Preserve's central ridge from the Park, the trail would maintain a flat to moderately flat gradient throughout. The existing wide tread width (10–14 feet) undulates through open chaparral amongst large boulders, and would offer clear views across the Preserve and beyond in all directions.

The Preserve Ridge Trail would utilize existing ranch roads, including the maintained utility access road running east–west through the extent of the Preserve. This trail would connect directly to the Park and equestrian staging and day-use parking area at its western terminus, the Northwest Entrance Connector Trail (maintained utility access; Figure 11, Map Code 6), and the North Entrance Connector Trail (Map Code 7), and would terminate at the eastern property boundary (Harris Ranch Road) at the proposed future regional trail connection to the PCT. The trail would share a segment with the Preserve Loop Trail (Map Code 4c) and provide a connection to the Brown House Rest Area in the northeastern region of the Preserve. Selection of the preferred alignment along the ridgeline derived from the suitability analysis, provided in Appendix B.

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Additional Recommendations

- Designate as a multi-use trail (pedestrian, equestrian, bicycle)
- Maintain for utility and emergency access
- Develop and maintain trail as Type B—Rural Trail (Figure DG-2 in the CTMP).
 - Maintain a minimum 8-foot tread width
 - Maximum gradient of 15%
 - Maximum cross slope of 8%
 - Provide 1–2-foot horizontal clearance beyond trail tread in dense vegetation.
- Repair existing erosion, and install and maintain erosion control, primarily on steep gradients
- Develop Rest Area/Picnic Area at Brown House Site
- Maintain trail gate at eastern access point (Harris Ranch Road)
- Provide trail markers at trail junctions, Brown House rest area, and eastern access point.

Preserve Circumnavigation Trail (Map Codes 1, 3, 4a, 4b, 4c/5b, 5a)

The proposed Preserve Circumnavigation Trail would be a composite trail maximizing the unique and diverse trail experience from combining multiple segments of the Preserve's designated trails (Figure 11). This trail experience would begin and end in the Park and would provide the opportunity to experience the Park and Preserve without ever crossing the same path.

5.1.3 Destinations and Viewpoints

Nature Trail Viewpoint

The viewpoint for the Nature Trail is proposed at an elevated topographic bench above the Park (Figure 11). The Nature Trail climbs from a lower Park elevation and onto this topographic bench, which serves as an ideal location to place a viewpoint. This viewpoint is within 3 minutes walking distance from the Nature Trail trailhead and provides a view across the top of the Park's oak canopy and the seasonal pond/drainage basin. The proposed location consists of disturbed habitat, which is likely an unauthorized spur trail diverging from the current Nature Trail. Placement of a sitting bench is recommended at this location.

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Recommended Site Features

- Interpretive signage (e.g., the pond as a tangible example of local hydrology, need for water conservation)
- Botanical placards
- Bench

Preserve Loop Trail Viewpoint

The proposed Preserve Loop Trail would provide views to many locations within and beyond the Park boundary. As the Preserve Loop Trail reach's the halfway point on the eastern mesa, views would include those across the Preserve's main canyon, to the Park, and beyond to Potrero Valley and the surrounding mountains (Figure 11). This location would serve as an opportune location for a quick rest stop and orientation point, as views of the trail in both directions and distant destinations are clearly defined in the landscape.

The location preferred for this viewpoint is set back from the edge of the canyon on one of the low rises within the bowl-shaped mesa, but screened from the residence to the south. The eastern mesa is relatively flat and strewn with large boulders, so siting this simple turnout adjacent to low boulders would provide informal seating.

Recommended Site Features

- A trail marker with posted mileage to trail junctions and destination points
- Existing low boulders adjacent to viewpoint for informal seating.

Brown House Rest Stop

The site of the former Brown House is located near the northwestern corner of the Preserve and provides an opportunity to develop a destination and waypoint for trail users. Via the Preserve Ridge Trail, the Brown House site is approximately 1.3 miles from the Park, the Preserve's main access point, and serves as an approximate midway point for trail users on either the Preserve Ridge Trail or completing a loop of the Preserve via the Potrero Ridge and Potrero Loop trails. In addition to serving as a waypoint, this site would be an ideal destination point for developing trail programs or for organized group hikes.

The site is well-suited to serve as a destination and rest stop because of its existing eucalyptus shade trees and spectacular views of the Potrero Valley and mountains to the North.

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Recommended Site Features

- Interpretive signage
- A trail marker with posted mileage to trail junctions and destination points
- Picnic bench(s)

5.2 Fencing and Gates

Perimeter Control Fencing and Gates

Barriers are recommended to prevent unauthorized access by motorized vehicles into the Preserve and to protect sensitive resources. Sensitive resources requiring additional protection include significant cultural resources located within close proximity to proposed trails and along unauthorized access routes. DPR has installed a perimeter, multi-strand wire fence along the Preserve's northern, eastern, and southern boundaries, as well as along a length of the northwestern perimeter. Perimeter controls include locked vehicle access gates at the northwest corner and eastern easement to Harris Ranch Road, and trail gates located at the northwestern gate, the eastern gate, and along the northern perimeter.

To deter access to sensitive cultural resources, installation of segments of split-rail fencing is recommended at designated locations along proposed trails (Figure 11). Additionally, it is recommended that existing access routes leading to sensitive resources be restored to native vegetation cover to provide long-term protection through direct screening, which would also provide barriers from access. Fencing is considered a temporary measure and is recommended for removal when adequate natural vegetation barriers have established.

It is recommended that perimeter fencing and gates be maintained at all times to prevent unauthorized vehicle access.

5.3 Signage

A variety of signage is recommended in the Preserve to facilitate movement, maintain orientation, educate, and provide sufficient information for trail users as described below.

General Orientation Signage

This signage would include information about the Preserve and locations of trails, access points, trail mileage, difficulty, and approximate hiking time. Trail system overview information should be presented to users at the trailhead staging area through a kiosk display. More developed signage, with features such as maps and Preserve information, would be appropriate for the equestrian staging area kiosk and trail parking lot.

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Trail markers would be simple signs located at trail junctions, viewpoints, and remote access points to direct users to approved trails. Trail markers would include directional designation and mileage at trail junctions.

Rules and Regulations Signage

This signage would include information about applicable rules and regulations and would designate areas closed to access.

- General rules and regulations, including regulations related to the protection of biological and cultural resources, shall be posted at the staging area.
- Signage indicating user right-of-way and trail restrictions (e.g., designated pedestrian only) shall be posted along sections of trails
- Signage to prevent trespassing shall be posted at trails and ranch roads closed to public access.

Educational/Interpretive Signage

Educational and interpretive signage would educate visitors about the Preserve's natural and cultural resources, fire history, safety (e.g., fire, rattlesnakes, mountain lions, poison oak), and geographical points of interest. In order to protect cultural resources from site looting or impacts to site integrity, it is recommended that any interpretive information discussing prehistoric and historical land use be placed at general locations rather than near the individual resources.

Interpretive signage would include:

- Updated botanical placards on the Nature Trail
- A kiosk at the Equestrian Staging Area and trail parking lot providing educational information about the Preserve, including developed maps and graphics
- Durable and low-maintenance signage at remote locations within the Preserve (viewpoints, Brown House Rest Area), which describe distant views, provide fire history, and discuss local natural resources.

5.4 Visitor Safety and Emergency Services

It is recommended that the Preserve be open to public use only during daylight hours. Emergency vehicle access is available from the Park, northwestern gate, and Harris Ranch Road. The Preserve Ridge Trail shall be maintained to accommodate emergency vehicles. Park rangers would patrol the Preserve during daylight hours to monitor trail users and respond to emergencies, as necessary. The U.S. Border Patrol would continue to patrol the Preserve in response to border-related issues.

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5.5 Estimated Impacts from Preferred Trail Alignment

Biological Resources

In order to balance preservation and provide beneficial opportunities for public access, minor impacts to biological resources are anticipated in the development of the preferred trail alignment and associated site features. The Public Access Plan utilizes existing trails, roads, and other disturbed habitats as practicable, which limits impacts to existing native vegetation communities, sensitive plants, and wildlife. Less than significant impacts to biological resources are considered acceptable in order to maximize the opportunity of providing a worthwhile recreational experience, and working within the limitations of additional site constraints, such as prohibitive steep topography and geological barriers (rocky outcrops), to avoid significant cultural resources.

Determination for impact significance follows the County's Guidelines for Determining Significance (County of San Diego 2010), which are based on the criteria in Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.). The following guidelines and recommended avoidance, minimization, and mitigation measures are applicable to the project.

Guideline 4.1: The project would have a substantial adverse effect, either directly or through habitat modifications, on a candidate, sensitive, or special-status species listed in local or regional plans, policies, or regulations, or by CDFW or USFWS.

Potential impacts to species present during baseline biological surveys (Dudek 2012a) may include:

- Impact to an on-site population of a County List A or B plant species, or a County Group 1 animal species, or a species listed as a State Species of Special Concern (SSC)
- Impact to the local long-term survival of a County List C or D plant species or a County Group 2 animal species.

The project will not result in significant impacts through avoidance of sensitive and special-status species. Trail alignments and siting of proposed site features would avoid existing populations of sensitive and special-status species. Trail alignments shall be modified during construction if new occurrences of sensitive and special-status species are found in the proposed alignment.

Guideline 4.2: The project would have a substantial adverse effect on riparian habitat or another sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS.

- Project-related grading, clearing, construction, or other activities would temporarily or permanently remove sensitive native or naturalized habitat (as listed in Table 5 in County of San Diego 2010, excluding those without a mitigation ratio) on or off the project site.

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Permanent direct impacts to disturbed land are not considered significant. Permanent direct impacts to 0.857 acre of native upland vegetation communities would occur as a result of the proposed project and would be considered a significant impact. This impact requires mitigation through habitat preservation and or restoration of existing disturbed habitats of equivalent function and value. Impacts by vegetation communities and mitigation requirements, based on County requirements, are outlined in Table 9.

**Table 9
Impacts to Non-Jurisdictional Vegetation Communities (Acres)**

Habitat Types/Vegetation Communities VCM Holland Code	County Habitat Mitigation Ratios ²	Nature Trail Relocation	Potrero Valley Trail	Preserve Loop (Western Segment)	Preserve Loop (Eastern Segment)	Total Impacts/Mitigation Req.
Chamise Chaparral Alliance Chamise Chaparral (37200)	0.5:1	—	0.063/ 0.032	—	0.296/ 0.148	0.359/ 0.180
Chamise Chaparral–Coastal Sage Scrub Association Coastal Sage Scrub –Chaparral Transition (37G00)	2:1	—	—	—	0.015/ 0.030	0.015/ 0.030
Chamise Chaparral–Deer Weed Association Chamise Chaparral (37200)	0.5:1	0.015/ 0.008	0.070/ 0.035	0.101/ 0.051	0.146 ⁴ / 0.073	0.332/ 0.167
Chaparral–White-Thorn Association Southern Mixed Chaparral (37120)	0.5:1	—	—	—	0.043/ 0.022	0.043/ 0.022
Deerweed Association Coastal Scrub/Chaparral (32000/37000)	2:1	0.017 ² / 0.034	0.060/ 0.120	—	—	0.077/ 0.154
Scrub Oak Chaparral – Chamise Chaparral Alliance Scrub Oak Chaparral (37900)	1:1	—	0.030/ 0.030	0.001/ 0.001	—	0.031/ 0.031
Impact Subtotal¹/ Mitigation Req. Subtotal	—	0.032/ 0.042	0.223/ 0.217	0.102/ 0.052	0.500/ 0.273	0.857/ 0.584

¹ Impacts were calculated at a width of 6 feet (4 feet average tread width and 1 foot on each side horizontal clearance).

² Established habitat mitigation ratios for areas outside of MSCP, per the County's Guidelines for Determining Significance (County of San Diego 2010).

³ Includes additional 200-square-foot area for trailhead staging area.

⁴ Includes additional 300-square-foot area for turnouts and viewpoint.

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Guideline 4.3: The project would have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Impacts to federally protected wetlands were unable to be evaluated based on current information. It is recommended that a formal wetland delineation be performed at drainages adjacent to proposed trail crossings to determine presence of jurisdictional wetlands. If the crossings result in significant impacts to jurisdictional resources, a Streambed Alteration Agreement from CDFG, a 404 Clean Water Act (CWA) permit from the U.S. Army Corps of Engineers (ACOE), and a 401 CWA Water Quality Certification from the Regional Water Quality Control Board would be required.

Guideline 4.5: The project would conflict with one or more local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and/or would conflict with the provisions of an adopted Habitat Conservation Plan (HCP), NCCP, or other approved local, regional, or state HCP.

- For lands outside of the MSCP, the project would impact coastal sage scrub (CSS) vegetation in excess of the County's 5% habitat loss threshold as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process Guidelines.

Significant impacts will not occur. The proposed impacts to CSS habitat is well below the County's 5% habitat loss threshold.

Cultural Resources

This Plan proposes avoidance of all cultural resources to ensure impacts are less-than-significant under CEQA. Trail alignments and associated facilities described in the preferred alignment would utilize screening, fencing, and buffers recommended in Section 5.2, and bring impacts to a level below significant for all eligible cultural resources on site, per CEQA.

This Plan recommends the demolition and removal of the Brown House site, which is currently considered a significant resource in the Archaeological Survey Report (ASM 2012). This resource was listed as significant under County guidelines because the resource did not meet the criteria for "not significant". It is recommended that a formal evaluation of the residence be conducted to evaluate for resource significance. It is anticipated that a formal evaluation of the residence will determine the resource is ineligible for classification as a significant resource per CEQA.

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5.6 Trail Programs¹

Trail programs can create a reason and impetus for each trail user group to utilize the trail system beyond the basic activity of hiking, biking, and horse riding. However, trail programs are most effective for hikers whose pace is more adaptable to extraneous, related activities that reduce consciousness of the labor involved in hiking. Trail programs are especially attractive for youth and small children that might otherwise be tempted to turn around and not gain the full trail experience. These trail programs are intended to essentially distract young hikers from the exertion of hiking to focus on following trail routes to reach a destination and experiencing nature in the pursuit of other programmed activities. Use of these programs, which would be implemented from the ranger station, will provide a measurable indicator of trail use within the Preserve.

5.6.1 Interpretation

Nature and cultural interpretation not only provides educational exposure, but also informs perceptions of how land was historically used. Interpretation of Native American culture, ranch practices, and local personalities can enrich the hiking experience and broader perceptions of the environment. Educational panels can refer to areas off the Preserve if located where distant views are afforded of the subject area. There are many potential topics dealing with ecology, human habitation, wildlife, plants, etc. Panels located within the Preserve may address the following topics.

- Native American movement through the landscape; where they camped, how water was found, etc.
- Native American use of acorns as viewed from the Potrero Valley Trail back to the oak gallery
- Native American trade with other tribes
- Fire ecology of chaparral.

5.6.2 Rock-Naming

One of the notable features of the Preserve are the numerous granitic boulders and outcroppings that dot the landscape. With an active imagination, strange animals, human forms, and other fanciful shapes can be seen in these rocks. The number and variety of these boulders represent an opportunity to identify and name these rocks for whatever a child might make from his or her own imagination while hiking through the landscape.

¹ These are recommendations and may not be feasible at the Property due to sensitive resources.

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Many of these rock features would be accessible from the proposed public access system of roads and trails. A rock-naming program could be developed that highlights some of the boulders that are viewed from trails. The program can be as simple as providing a photocopied 8½-inch x 11-inch map of the Preserve trail system with pre-named rocks and others left blank for young hikers to fill in the name that comes from their imagination. The rock-naming program would create a fun and interesting activity that incorporates hiking, heightens environmental awareness, and encourages children, youth, and family hikers to get outdoors and experience the Preserve trail system. In the process, young hikers might encounter other residents of the Preserve, such as lizards, birds, and butterflies, as well as interesting plants in bloom.

5.6.3 Geocaching

Geocaching is an opportunity to create an activity that engages hikers and encourages programmed exploration of the Preserve. Geocaching involves placement of hidden monuments at pre-selected locations that are then found by using the Global Positioning System (GPS), creating a hi-tech game of hide and seek. Normally, geocaches provide trinkets or other items that can be collected by participants. For example, the hidden treasure could be a variety of stone rubbings consisting of metal plates with bas-relief designs. The rubbings can be collected on paper as individual images or as image fragments that, when fully collected, create a complete image. Rubbing images could include a variety of subjects that relate topics presented on interpretive program signage. These images can include native flowers and wildlife, local Native American tribal designs taken from basketry and pottery, or images of cultural artifacts. The intent of geocaching is to encourage exploration in a controlled manner by placement of geocache sites in proximity to the trail and waypoints. A well-designed system of geocache sites can effectively reduce off-trail activities by aligning geocaches sites and the routes between caches with the Public Access Plan.

Geocaching requires specialized equipment—minimally, a smart cellular phone with a GPS application. A geocache program would have an initial implementation cost that would need to be justified by the anticipated recreational benefit. Therefore, a pilot program might be best to test public interest and participation in the program.

5.7 Implementation

Phased implementation of trail development provides opportunities to gauge public interest in Preserve access and measured use of trails. Park programs may be offered as pilot projects to gauge public interest.

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5.7.1 Trail and Site Feature Development

This Plan is expected to be implemented in phases. A critical pathway to implementation must factor in further evaluation of cultural resource significance, a wetland delineation to determine impacts to wetland resources along proposed trail alignments, approval of mitigation from the resource agencies (as needed), funding for trail development, and availability of trail construction crews to construct trails, install associated site features, and remove on-site trash and derelict structures.

It is anticipated that existing trails and ranch roads currently serving as utility access routes would be opened to public access first, with abandoned ranch roads and new trails constructed and incorporated into the trail network following further refinement of trail alignment and completion of required surveys. This Plan recommends that all regulatory signage and barriers protecting cultural resources be installed along proposed trails prior to allowing public access. Access throughout the Preserve shall be coordinated with road decommission/restoration efforts and removal of derelict structures to reduce hazards to users and impacts to sensitive resources.

A post-occupancy evaluation is recommended to evaluate use behavior of trail users to determine if corrective measures are needed to protect the public access system, and cultural and natural resources. Contingency measures such as installation of fence barriers and signage to redirect public uses can be implemented to relieve public use of sensitive areas. Post-occupancy evaluations should be conducted 90 days after each component of the Public access plan is opened to public use. Annual assessments can be conducted to identify problem areas and to develop appropriate responses.

5.7.2 Long-Term Maintenance and Monitoring

A monitoring and adaptive management program shall be implemented as part of the long-term public access maintenance and monitoring program. If excessive impacts to the Preserve result from recreational uses, additional management actions and/or facilities may be required. Impacts may include degradation in habitat from off-trail use and trail erosion from increased user traffic or equestrian and mountain bike activity. Additional impacts, which may need to be addressed, include unanticipated damage from fire, trash disposal, heavy seasonal rains, and vandalism.

Management tools to address impacts include increasing signage and fencing to deter use in closed areas, increasing maintenance cycles, and temporary trail closures to address trail degradation and promote passive restoration in impacted areas. Additional closures to access may be required to reduce passive recreational impacts to breeding animals.

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APPENDIX A
Trail Access Evaluation Criteria

APPENDIX A

Trail Access Evaluation Criteria

Appendix A –Trail Access Evaluation Criteria

In order to evaluate possible concepts for the Potrero Mason Public Access Plan, criteria was established based on the requirements and recommendations of the County of San Diego CTMP, Potrero Community Plan (County of San Diego 2011), Baseline Biological Survey (Dudek 2012) and the Cultural Phase I Assessment (ASM 2012). Criteria applicable to trail and facility development were refined, based on the assessment of site existing conditions and opportunities for plan development.

Table A -1
Evaluation Criteria for Public Access

Trail Planning Considerations from the CTMP Section 6 and App. G	Design Criteria (Based on design team site evaluation, Archeological Phase 1 Assessment, Baseline Biological Survey, and information from the CTMP and Potrero Community Plan)
<i>Section 6.2 - Land Use Considerations</i>	
Use lands already in public ownership or proposed for public acquisition wherever possible for trail alignments.	Locate trails and support facilities in existing public lands
Provide trail routes that meet the public needs while respecting the rights of property owners.	Provide adequate community access points including from the adjacent park and adjacent private lands
	Avoid trail alignments and facilities next to adjacent residences, as practicable
	Utilize existing topography to screen views to adjacent residences
Establish new trails in locations that will not significantly impact sensitive environmental resources.	Avoid significant cultural resources and sensitive biological resources using recommended buffer distances.
<i>Section 6.2 - Land Use Considerations: Cultural Resources</i>	
Trail development and management will be evaluated in terms of trail impact on archaeological, cultural, and historical resources balanced with its value in enhancing the human experience.	Trails shall include appropriate buffers from significant cultural resources.
	Trails shall be located to avoid adverse impacts to significant historical trails.
	Prior to construction, a qualified professional will make a cultural resource survey of the trail alignment.
<i>Section 6.2 - Land Use Considerations: Natural Resources</i>	
Develop trails to provide access to varied and diverse natural resources while minimizing impacts.	Barriers to control trail use and prevent environmental impacts
	Rerouting the trail and periodic trail closures if necessary
	Use of existing access routes and dirt roads
	Avoiding removal of mature native vegetation as much as possible
	Avoiding impacting geological features or be designed in such a way that will preserve the resource
	Locate trail alignments outside of any geological formations to avoid impacting paleontological resources or design trail alignments in such a way that will preserve the resource.
	Comply with the requirements of the applicable resource agencies (ACOE, CDFW, USFWS and RWQCB)
	Incorporate appropriate buffers from sensitive resources

APPENDIX A (Continued)

**Table A -1
Evaluation Criteria for Public Access**

Trail Planning Considerations from the CTMP Section 6 and App. G	Design Criteria (Based on design team site evaluation, Archeological Phase 1 Assessment, Baseline Biological Survey, and information from the CTMP and Potrero Community Plan)
	Incorporate physical and/or visual barriers to protect sensitive natural resources.
	Trail grading, clearing, or construction shall follow distance and season requirements, when applicable.
	Mitigate for impacts to sensitive habitat that cannot be entirely avoided. Trails in areas where the Biological Mitigation Ordinance (BMO), Habitat Loss Permit (HLP) Ordinance or Natural Communities Conservation Planning (NCCP) Guidelines do not apply, mitigation measures may be required to reduce potentially significant impacts are required to be mitigated in accordance with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements Biological Resources. (Refer to CTMP Appendix G, Biological Design Criteria, B-10, for the requirement to mitigate and for the listing of required habitat mitigation ratios.)
	Dogs must be leashed at all times. CTMP App. G B-4
<i>Section 6.2 - Land Use Considerations: Private Lands</i>	
Maintain or improve the privacy of adjacent landowners	Locate trails as far away from occupied dwellings as practical.
	Visually screen trail routes from adjacent dwellings when practical and economically feasible.
<i>Section 6.2 - Land Use Considerations: Public Lands and Public Right-of Way</i>	
Coordinate with other public agencies on future trail locations and to interconnect with planned trails and facilities.	Plan trails to establish connections to existing and planned trails
Locate community pathways in public ROW to complete regional trail connections	Creating regional trail connections requires using pathways in ROW to link established trail segments
<i>Section 6.3 – Trail User Experience</i>	
Trail development should take full advantage, to the extent possible, the opportunities provided by cultural and natural resources, as well as other identifiable features, which can enhance the human experience.	Provide routes through areas containing viewpoints and vista corridors, water sources, scenic diversity, and interesting geologic features, as well as other aesthetic, educational and historical points of interest.
	Provide trails experiences that stimulate all of the senses
<i>Section 6.3 – Trail User Experience: User Safety</i>	
Provide safe and user friendly trails	Provide adequate sight distances per CTMP standards
	Build trails wide enough to accommodate expected levels and types of use, as practicable
	Build and maintain trails wide enough for safe passing and provide periodic turnouts for trails narrower than 5 feet
	Design trails to control speeds where necessary by varying the trail surface and avoiding long, straight, downhill stretches
	Provide adequate trailhead facilities for all user types
	Provide appropriate signage that includes user group yielding rules

APPENDIX A (Continued)

Table A -1
Evaluation Criteria for Public Access

Trail Planning Considerations from the CTMP Section 6 and App. G	Design Criteria (Based on design team site evaluation, Archeological Phase 1 Assessment, Baseline Biological Survey, and information from the CTMP and Potrero Community Plan)
	Post trail use regulations prominently at trailheads and other appropriate locations and include them in Park trail brochures and maps
	Utilize volunteer trail patrols
<i>Section 6.5 – Staging Areas</i>	
Provide staging areas for trailhead access for a substantial number of users.	Locate staging areas in day-use park area
	Include the following for a low-volume staging area (Shared with Park day use facilities): Adequate parking, sanitary facilities, trash receptacles, potable water, equestrian parking and staging, interpretive and informational kiosk (including map and trail information)
<i>Section 6.5 – Emergency Planning</i>	
Plan for emergency access and fire	Allow trail alignments to serve as emergency access routes for patrol and emergency access points at approximately every 2-miles along the trail
	Trail alignments should be reviewed by the local Fire Authority having jurisdiction in conjunction with CAL FIRE).
	Trail alignments shall avoid severe slopes and hazards for access of emergency personnel and equipment
	Trail alignments shall provide wider horizontal clearance adjacent to trail tread and access points to assist the movement of emergency personnel and equipment

APPENDIX A (Continued)

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APPENDIX B

Suitability Analysis for Determining a Preferred Trail Alignment

APPENDIX B

Suitability Analysis for Determining a Preferred Trail Alignment

Appendix B –Suitability Analysis for Determining a Preferred Trail Alignment

Mapped GIS data and information from field surveys were analyzed to determine suitability for trail development within the Preserve, which resulted in the preferred trail alignment. The trail network was built on the framework of existing roads and trails present within the Preserve. Further evaluation of the existing roads and trails determined that new trail segments were needed to link these unassociated circulation routes to provide trail connectivity and ultimately a linked trail network. Constraints, including potential impacts to natural and cultural resources, topographic limitations (e.g., steep slopes, rock outcroppings), and distance from existing roads/trails were combined and overlaid on a suitability map to identify barriers for alignment and ultimately reveal the most suitable alignment through undeveloped land.

Several alternative corridors were considered for three proposed trail alignments. Corridors were evaluated against existing site constraints. Figure B-1 includes proposed alignment corridors with an overlay of the existing constraints. Table B-1 includes an evaluation of each constraint per alternative alignment corridor, and a brief discussion of which constraints would render the particular alternative unsuitable, and which alignment was preferred.

Table B-1
Suitability Analysis for New Trail Corridors

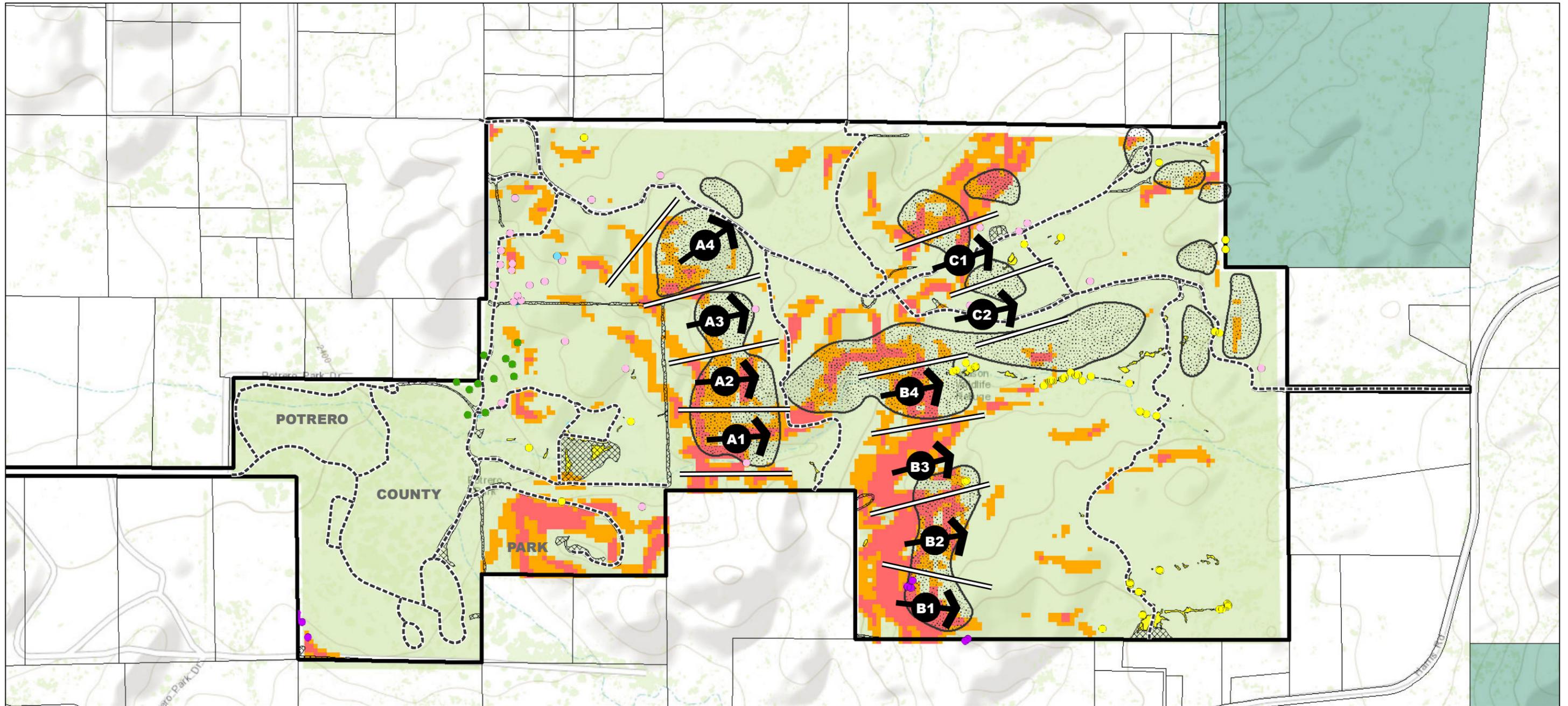
Trail Alignments Alternatives	Suitability Analysis of Existing Constraints					Summary Evaluation
	Cultural Resources	Species of Special Concern - Plants	Topography	Rocky Outcroppings/ Woody Vegetation	Proximity to Linkage Roads/ Trails	
<i>A - Potrero Valley Trail (3) - Campground to Preserve</i>						
Corridor A-1 Southern Drainage	None	Avoidable	Very Steep w/Drainage	Very Rocky/ Dense Vegetation	Poor	Steep canyon with dense vegetation/rocks and poor access to existing trail linkage makes this alignment unsuitable.
Corridor A-2 Central Slope	None	None	Steep	Moderate Rocky/ Dense Veg	Good	Steeper slope with dense vegetation/rocks makes this alignment marginally unsuitable.
Corridor A-3 Northwestern Slope	None	Avoidable	Moderately Steep	Moderate Rocky/ Moderate Veg	Good	Moderate slope with dense vegetation/rocks makes this alignment corridor referred.
Corridor A-4 Northern Slope	None	None	Moderately Steep	Very Rocky/ Dense Veg	Fair	Dense vegetation/rocks and no direct trail linkage makes this alignment marginally unsuitable.

APPENDIX B (Continued)

Table B-1
Suitability Analysis for New Trail Corridors

Trail Alignments Alternatives	Suitability Analysis of Existing Constraints					Summary Evaluation
	Cultural Resources	Species of Special Concern - Plants	Topography	Rocky Outcroppings/ Woody Vegetation	Proximity to Linkage Roads/ Trails	
<i>B – East Preserve Loop Trail (4a) - Linkage to Southeastern Preserve and Eastern Ranch Road</i>						
Corridor B-1 Southern Slope	None	Avoidable	Steep	Very Dense Rocky/Veg.	Poor/ Adjacent to private property	Very steep slope with dense vegetation/rocks and runs along private property/fence line makes this alignment unsuitable.
Corridor B-2 Southern Slope	None	Avoidable	Very Steep/ Drainage	Very Dense Rocky/Veg.	Fair	Very steep slope with dense vegetation/rocks along drainage makes this alignment unsuitable.
Corridor B-3 Southern Slope	Avoidable	Avoidable	Steep	Dense Rocky/Veg	Fair	Avoidable resources and dense vegetation/rocks on the steep slope makes this alignment preferred.
Corridor B-4 Southern Slope	None	Avoidable	Steep	Very Dense Rocky/Veg.	Fair	Steep slope with very dense vegetation/rocks makes this alignment unsuitable.
<i>C – Preserve Ridge Trail (5b)/North Preserve Loop Trail (4c) - Linkage to eastern Preserve and Harris Ranch Rd.</i>						
Corridor C-1 Southern Ridge	Adjacent to Road	Avoidable	Slight/ Good	Existing Road/Clear	Good	Adjacent cultural resources make this alignment unsuitable.
Corridor C-1 Central Ridge	None	Avoidable	Slight/ Good	Existing Road/Clear	Good	Minimal constraints – Preferred option.

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SUITABILITY ANALYSIS

Development Options for Trail Linkages

- A** Alternatives for accessing Preserve from Potrero Park Canyon
- B** Alternatives for creating linkages to Existing Ranch Road and Southeastern Mesa
- C** Ridge Trail Alternative

Steep Slopes

- 20%-30%
- >30%
- Views to Adjacent Rural Residential

California Species of Special Concern Locations

- Sticky Gerarea
- Tecate tarplant
- Pride-of-California
- Engelmann Oak
- Rush-like Bristleweed
- Tecate tarplant
- Sticky Gerarea
- Rush-like Bristleweed

----- Existing Roads, Trails

Disturbed Habitat

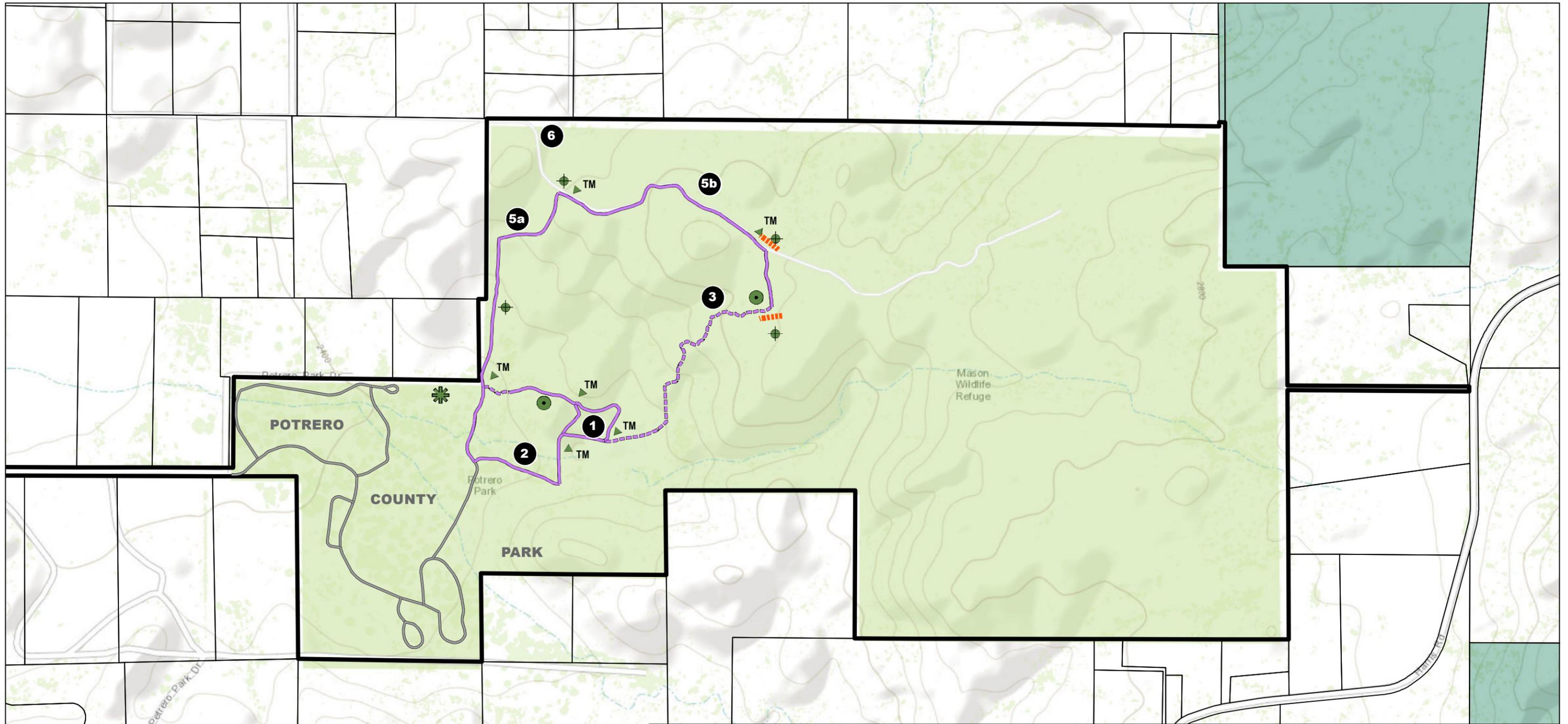
Dense Areas of Rock Outcroppings

Ownership

- Potrero Mason Property (County of San Diego)
- Bureau of Land Mangement
- Private Property



APPENDIX C
Alternative Trail Alignments



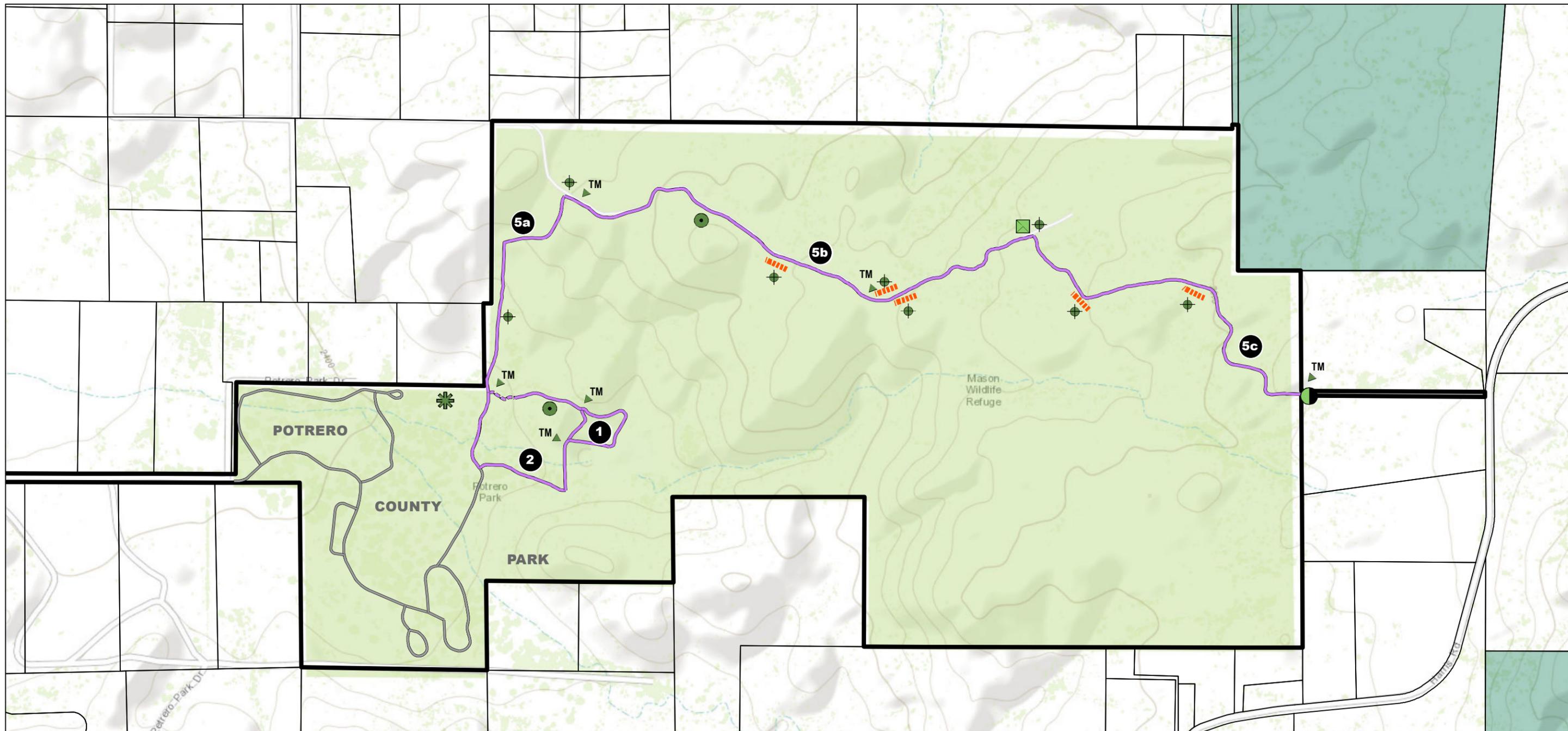
Trail Network

-  Trails (New Construction)
-  Trails (Existing Roads/Trails)
-  Park Roads
-  Trail Designation

-  Access Point (Trail Gate)
-  Vista Point
-  Parking/Equestrian Staging Area
-  Trail Closed Sign (Decommissioned Trails or Authorized Use Only)
-  Trail Marker
-  Temporary Fencing

Ownership

-  Potrero Mason Property (County of San Diego)
-  Bureau of Land Mangement
-  Private Property



Trail Network

- Trails (New Construction)
- Trails (Existing Roads/Trails)
- Park Roads
- 1** Trail Designation

- Brown House Rest Area
- Access Point (Trail Gate)
- Vista Point
- ✱ Parking/Equestrian Staging Area
- ⊕ Trail Closed Sign (Decommissioned Trails or Authorized Use Only)
- ▲ TM Trail Marker
- ▬▬▬▬ Temporary Fencing

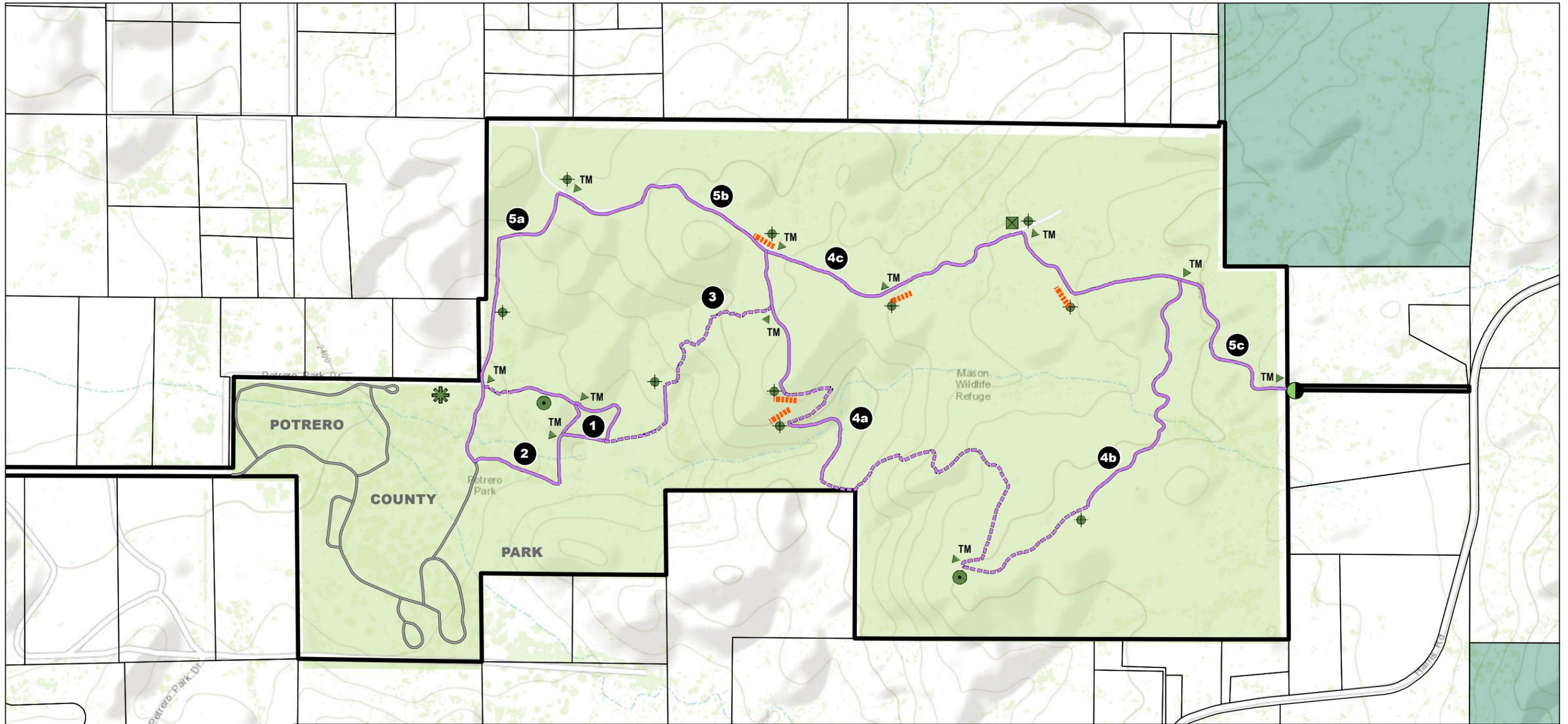
Ownership

- Potrero Mason Property (County of San Diego)
- Bureau of Land Management
- Private Property



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Trail Network

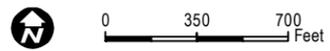
- Trails (New Construction)
- Trails (Existing Roads/Trails)
- Park Roads

1 Trail Designation

- Brown House Rest Area
- Access Point (Trail Gate)
- Vista Point
- Parking/Equestrian Staging Area
- Trail Closed Sign (Decommissioned Trails or Authorized Use Only)
- Trail Marker
- Temporary Fencing

Ownership

- Potrero Mason Property (County of San Diego)
- Bureau of Land Management
- Private Property



DUDEK

BACKGROUND SOURCE: ESRI ONLINE MAPPING SERVICE

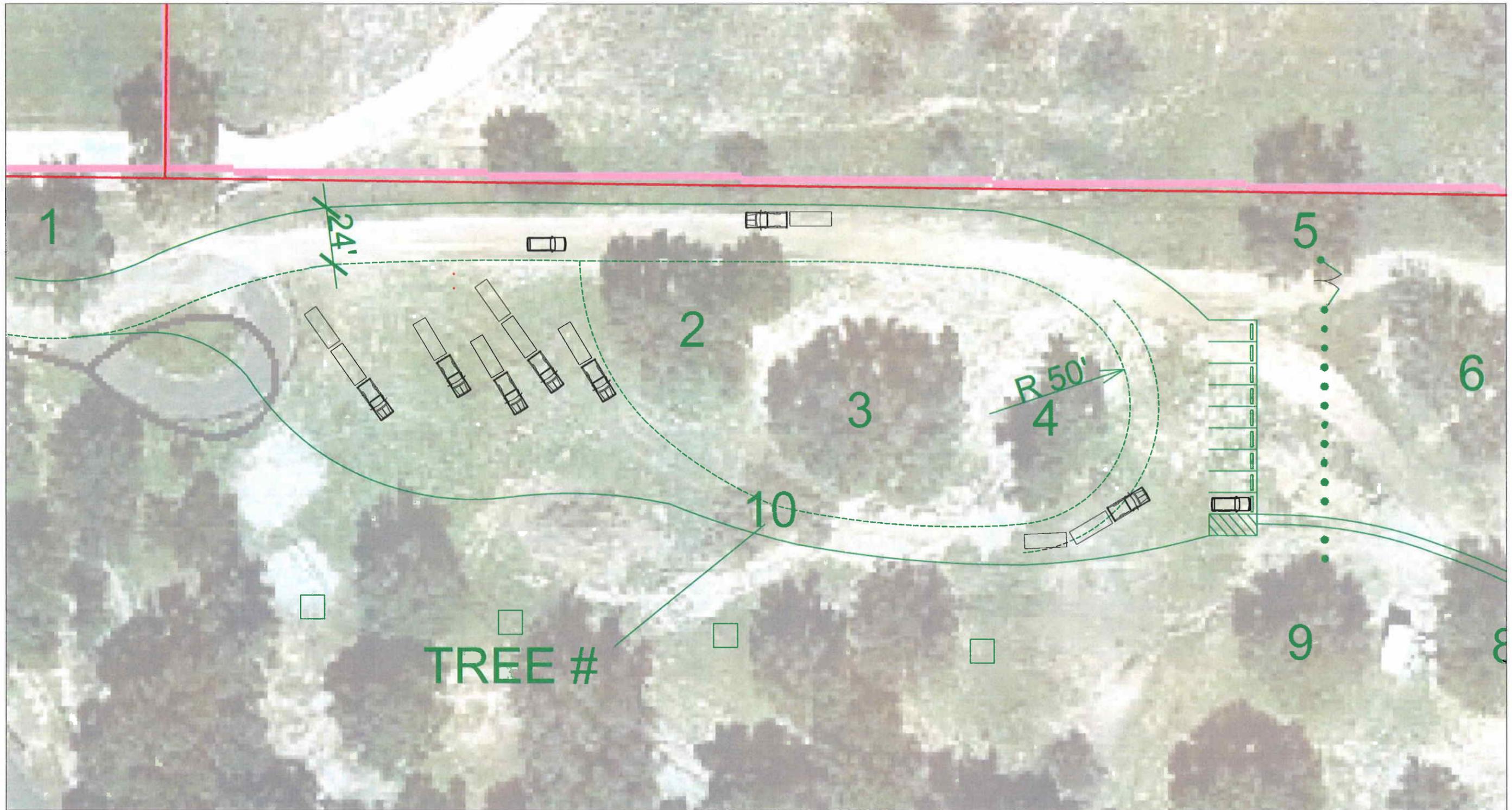
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Public Access Plan for Potrero Mason Property

APPENDIX C-3
Alternative Trail Alignment C

APRIL 1, 2013

APPENDIX D
Proposed Equestrian Staging Area



Potrero Park
EQUESTRIAN STAGING AREA CONCEPT PLAN



SCALE: 1" = 40'-0"



APPENDIX E

Cultural Information – CONFIDENTIAL
(bound separately)

