

Twin Oaks Valley Community Trails and Pathways Plan

Trails: The Community Connection

The Community Trails Master Plan will be utilized to develop a system of interconnected regional and community trails and pathways. These trails and pathways are intended to address an established public need for recreation and transportation, but will also provide health and quality of life benefits associated with hiking, biking, and horseback riding throughout the County’s biologically diverse environments.

Community trails serve a different function than regional trails, which are focused on the provision of long linear distances. Instead, community trails are “local public facilities” in close proximity to residents that provide transportation, recreation, access, infrastructure, linkages and safe routes throughout a community. The Community Trails Master Plan (CTMP) involves both trail development and management on public, semi-public and private lands. The CTMP has established two forms of non-motorized facilities called “Trails” and “Pathways” that provide passive recreational and alternative modes of transportation.



*Walnut Grove Park Trail and staging area
City of San Marcos, Twin Oaks Valley*

Trails: are typically away from vehicular roads that are primarily recreational in nature but can also serve as an alternative mode of transportation. They are soft-surface facilities for single or multiple uses by pedestrians, equestrians, and mountain bicyclists.

Pathways: are non-motorized transportation facilities located within a parkway or road right of way. A riding and hiking trail located in the road right of way is considered a pathway. They are soft-surfaced facilities intended to serve both circulation and

recreation purposes. Pathways help make critical connections and are an integral part of a functional trail system.

The Twin Oaks Valley Community (TOVC) is in a unique position to become the heart of a Community Trails Interconnection Plan. The TOVC is bounded by the City of Vista to the West, the Bonsall Community to the North, the Hidden Meadows Community to the East, and the Cities of San Marcos and Escondido to the South. The TOVC has a singular opportunity to define itself CENTRAL to the surrounding communities—to take the lead in finding solutions to issues that arise with the continued growth within and around TOVC. It is no longer enough to wish that our community maintain its identity against an ever expanding world outside our sphere. A TOVC Trails and Pathways Plan can be a paradigm for a forward-thinking Community Plan.

TWIN OAKS VALLEY COMMUNITY STATEMENT

A 'modern rural community' can be defined as a community with a vision of rural-living in the 21st Century; one that balances rural character with modern lifestyle changes; one that seeks to fully savor its rural environs and enjoys the responsibility of its stewardship. The soaring cost of energy and fuel has given rise to the expression "staycation"--the modern vacation--to explore one's own backyard. The TOVC has the potential to be just such a community

with its diverse locale. A recent TOVC Sponsor Group Survey of TOVC property owners supported this idea. Specific to a TOVC Trails and Pathways Plan the survey indicated that the majority of residents in the TOVC planning area favored: preservation of greenbelts and open space; acquisition of land for habitat preservation open space, or public access; and landscaping of commercial/ industrial areas. Further, the survey findings indicated a desire for small local parks, bicycle trails, hiking trails, and horse riding trails both alongside and away from roads. The definition of greenbelt trails and green zone pathways as 'linear parks' fulfills the respondent's desire for small local parks.

TWIN OAKS VALLEY COMMUNITY TRAILS AND PATHWAYS PLAN GOAL

The TOVC Trails and Pathways Plan will preserve and enhance open spaces, vistas, greenbelt trails and green zone pathways as integral community resources not separate from each other in goal or evolution. It will integrate eco-friendly alternative connections for our local residents, workers, and children. The plan would connect to infra-structure crossings and staging areas as well as to shopping amenities, rail access, school and after-school activity centers. The TOVC Trails and Pathways Plan would promote a realty framework to coexist and connect with neighboring communities and other modes

of transportation and travel.

THE NEED FOR TRAILS

The community trail needs are based on an equation established by the Trails System Assessment (TSA) in 2001, which identified a minimum baseline level of service for each community by population. The Baseline Level of Service or Trail Need is 0.8 miles of trail per 1,000 people.

The “Trail Need” is the minimum length of trail miles (baseline level of service) for each Community and Subregional Plan Area. The TSA calculations for community trail needs are as follows:

- **Trail Need** = (Community Population /1,000 residents x 0.8 miles of trails)
- **2000 Trail Need** = (2000 population /1,000 residents x 0.8 miles of trails)
- **2020 Trail Need** = (2020 population /1,000 residents x 0.8 miles of trails)

Population statistics from the 2000 U.S. Census were used to determine the current trail needs in Twin Oaks Valley. Based on the census, the population of the Twin Oaks Valley Community Plan Area is 2,572 and there is a current need for 2 miles of community trails. In the year 2020, the population is projected to increase to 4,030 and there would be a future need for 3 miles of community trails.

For additional information about the baseline level of service and trail needs, please refer to the discussion under “**The Need for Trails**” and **Tables NT-1 and NT-2** in the CTMP.

Currently, there are no approved; public trails in the TOVC Planning Area. In addition, there is a lack of connectivity to neighboring City and County trails that run adjacent to the TOVC. An outstanding foundation is in place to connect to the established City of San Marcos Trails system and the Walnut Grove Equestrian Park and Staging area. A renewed effort on the part of the TOVC to outreach to these facilities is necessary.

Agriculture and Community have always been side-by-side in the TOVC. Possible issues arise with actions taken in retrospect. The Trails and Pathways Plan will assist the TOVC in finding equitable solutions that will move forward with the Community’s residential and commercial needs. Therefore, any future discretionary applications for development permits should include these corridors in their general alignment.

It should be stressed to property owners that the TOVC Trails and Pathways Plan adds a greater measure of security to residential and commercial citizens by providing safe reliable access to fire-fighting, law enforcement, and other emergency personnel.

Residential Development: The format of residential development has been altered.

Within our community, 'owner built homes' are being replaced with 'residential cluster developments'. As part of the TOVC Trails and Pathways Plan, in order to maintain the feel and flow of the modern rural community, developers would dedicate general alignment corridors for future trails and pathways as part of their land use permits.

Agricultural Development: The face of the TOVC agricultural has changed. Our 'crops in the ground farms on quiet country roads' have been replaced by an ever increasing number of '9-acre rooftop agriculture industries'. The policy of a "buffer strip employing a transitional land use category where necessary"^[1] between agricultural and residential areas must be clarified. Currently these buffer strips are inadequate and ill-defined. Designating these corridors as greenbelt trails and/or green zone pathways, will help maintain Agricultural and Community compatibility.

Circulation Element and Scenic Roadways: The high-density traffic into and through TOVC is breaking down our Circulation Element and Scenic Roadways. Our road edge patterns and road landscaping have become damaged or non-existent. The 1995 TOVC Plan provided that maintenance and improvements must be done to "preserve and protect existing sensitive resources" of

our Scenic Roadways. Far from the designation of Scenic Roadway, North Twin Oaks Valley Road has become a DOT route; Buena Creek Road and Deer Springs Road have become a hazard to drive much less walk or ride along. The current conditions afford that opportunity to only the very brave. The TOVC Trails and Pathways Plan can restore these TOVC Circulation Elements/Scenic Roadways as safe pleasing resources.

Conservation: Property owners who have put up "man-made boundaries" (fences) to discourage informal access have inadvertently limited access for egress and ingress for natural fauna. Fences can be replaced with attractive, designated greenbelt trails or green zone pathways at their property perimeter and/or Circulation Element (roadway) border. Designated greenbelt trails insure "minimum destruction of flora areas essential to...indigenous species". Redefinition of these green buffers will abet the TOVC original goal to "preserve and maintain 'existing' cohabitation between residents and flora and fauna".

Parks and Recreation: The vision of a modern rural community will balance the interaction of our everyday-living needs and our desire for a rural recreational environment. The TOVC Trails and Pathways Plan is an overlay to any Community Parks and Recreation Plan. All greenbelt trails and green zone pathways are

[1] All quoted materials are from the CTMP guidelines or TOVC Sponsor Group approved "TOVC Plan".

to be considered 'linear parks'. In addition, the Trails and Pathways Plan connects to the City of San Marcos, City of Escondido and other County Trails and Pathway systems. Commercial use areas, staging areas, and crossings, i.e. Deer Springs at I-15, Deer Springs at North Twin Oaks and Twin Oaks to Buena Creek, should be inclusive to promote safe and attractive pedestrian, bicycle, and equestrian crossings.

COUNTYWIDE TRAIL GOALS AND POLICIES

The **“Countywide Goals and Policies”** contained in the CTMP apply to all community and sub-regional plan areas. Community-specific goals and policies are intended to accommodate specific needs and they will be implemented when feasible. Where Community-specific goals and policies are not addressed, the **“Countywide Goals and Policies”** contained in CTMP shall apply.

Dedication of Land: Any future residential or commercial development permits for land use should include general alignment 'trails and pathways' corridors in cooperation with the CTMP. In addition, existing easements would be available for use. Existing easements would include property owner 'dedicated easements', water and utility access roads, and Fire Dept. and Forest Service breaks.

Property owners would understand, through clear stated community planning language,

that they do not assume any maintenance cost, responsibility, or liability from the facility of these informal recreational or cooperative network uses involving public/private lands, easements, and right of ways.

DESIGN AND CONSTRUCTION GUIDELINES

Countywide trail guidelines in the Community Trails Master Plan apply to all community and sub-regional plan areas. Community-specific guidelines are intended to accommodate specific community needs and they will be implemented when feasible. Where Community specific guidelines are not addressed, the Countywide **“Design and Construction Guidelines”** contained in the CTMP shall apply.

TWIN OAKS VALLEY COMMUNITY IMPLEMENTATION INFORMATION

The community of Twin Oaks Valley suggested the following implementation alternatives:

Maintenance: The TOVC Trails and Pathways Planning Group would consider the formation of a locally based, outreach group to assist with construction and maintenance. A possible example, The Pathfinder Conservancy, would be a combination of local service groups, property owners associations, and local equestrian, recreation, and youth groups. An “adopt a trail” program would be

developed in cooperation with neighboring Community Trails Groups in an effort to promote cooperative use of the interconnecting network of trails and pathways to other nearby Cities and areas of the County.

Implementation Cost: The TOVC Trails and Pathways Plan, as a part of the larger County CTMP, will need to utilize existing County funding. The requirement of residential and commercial developments to include County CTMP general trail alignments for approval of land use permits will help to mitigate the cost of interfacing trails and pathways.

TWIN OAKS VALLEY COMMUNITY TRAILS MAP SUMMARY

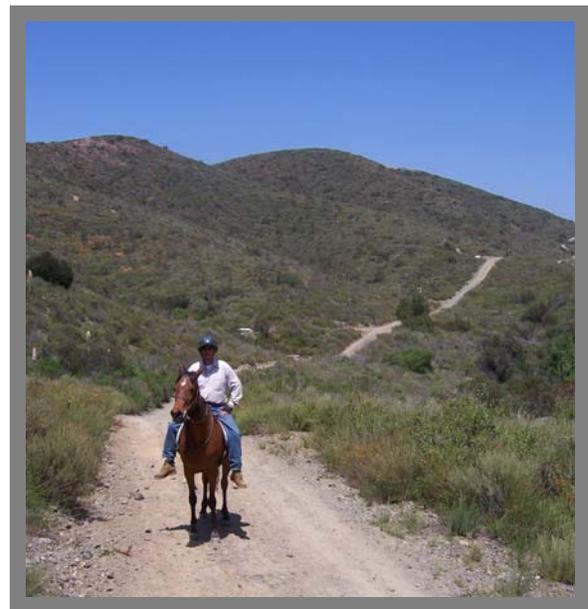
As a result of the community trails outreach process for development of the CTMP, the TOVC Trails and Pathways Planning Group completed several tasks, and prioritized community trails and pathways as well as their special features. Each trail and pathway was labeled and recorded producing a community trails map and index.

Proposed trails shown on trails maps contained in the Community Trail Master Plan depict corridors of general alignments. The term “general alignment” is used to describe the general location of a future trail within a designated corridor so that the specific alignment can be determined during the review and approval process when a

discretionary application is submitted for a development permit for land that includes a trail corridor. The designated corridor is approximately one-quarter mile wide. A general alignment is useful because it allows the trail to be located to avoid extreme topographical conditions, sensitive habit or other site-specific constraints.

TWIN OAKS VALLEY COMMUNITY TRAILS MAP INDEX

The following community trails map index was completed by the TOVC Trails and Pathways Planning Group and will be used as a reference tool. Neighboring communities are italicized and where trail or pathway connections exist, the community trail name and number are included.



Proposed San Diego Aqueduct Trail #4

Twin Oaks Valley Trails Map Index

Trail #: 1	Name: North Twin Oaks Valley Road Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Trail Priority: (X) 1 () 2 () 3 Estimated Trail Length in Miles: 3.40	Connections: Trail Name (Trail #) <i>Bonsall/North Twin Oaks Valley Road Pathway (6)</i> Rag Doll Trail (12) Old Quarry Trail (6) Old Quarry Staging Area San Diego Aqueduct Trail (4) Twin Oaks Crest Road Pathway (7) Quarry Road Pathway (11) Deer Springs Road Pathway (2) <i>San Marcos/Multiuse Trail</i>	Trail Priority Criteria: Connectivity Safety Special Features: Major north/south connection. Bonsall, San Marcos and Twin Oaks Elementary School connections.
Trail #: 2	Name: Deer Springs Road Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Trail Priority: (X) 1 () 2 () 3 Estimated Trail Length in Miles: 2.40	Connections: Trail Name (Trail #) <i>San Marcos/Multiuse Trail</i> North Twin Oaks Valley Road Pathway (1) Sarver Lane Pathway (8) Meadow Park Pathway (9) Merriam Mountain Trail (10) <i>Hidden Meadows/Mountain Meadows Road South Pathway (2)</i> <i>Hidden Meadows/Deer Springs Staging Area</i>	Trail Priority Criteria: Connectivity Special Features: Major east/west connection. Hidden Meadows and San Marcos trail connections.
Trail #: 3	Name: Buena Creek Road Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Trail Priority: (X) 1 () 2 () 3 Estimated Trail Length in Miles: 1.97	Connections: Trail Name (Trail #) <i>San Marcos/Urban Trail</i> San Diego Aqueduct Trail (4) Las Posas Pathway (5) <i>North County Metro Border</i>	Trail Priority Criteria: Connectivity Special Features: San Marcos and Sprinter Rail Trail connection.
Trail #: 4	Name: San Diego Aqueduct Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Trail Priority: (X) 1 () 2 () 3 Estimated Trail Length in Miles: 3.70	Connections: Trail Name (Trail #) Old Quarry Staging Area North Twin Oaks Valley Road Pathway (1) El Paso Alto Trail (13) Quarry Road Trail (11A) Buena Creek Pathway (3) Las Posas Road Pathway (5) <i>San Marcos/Multiuse Trail</i>	Trail Priority Criteria: Connectivity Setting Special Features: San Marcos connection
Trail #: 5	Name: Las Posas Road Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Trail Priority: () 1 () 2 (X) 3 Estimated Trail Length in Miles: 0.76	Connections: Trail Name (Trail #) Buena Creek Road Pathway (3) San Diego Aqueduct Trail (4) Las Posas Trail (5A)	Trail Priority Criteria: Connectivity Special Features: San Marcos connection
Trail #: 5A	Name: Las Posas Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Trail Priority: () 1 () 2 (X) 3 Estimated Trail Length in Miles: 0.19	Connections: Trail Name (Trail #) Las Posas Road Pathway (5) <i>San Marcos/Multiuse Trail</i>	Trail Priority Criteria: Connectivity Special Features: San Marcos connection

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Trail #: 6	Name: Old Quarry Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Trail Priority: () 1 (X) 2 () 3 Estimated Trail Length in Miles: 1.51	Connections: Trail Name (Trail #) North Twin Oaks Valley Road Pathway (1) Old Quarry Staging Area Rag Doll Trail (12) Twin Oaks Crest Road Pathway (7) Merriam Mountain Trail (10)	Trail Priority Criteria: Connectivity Loop Setting Special Features: Excellent location for Staging Area. Merriam Mountain connection.
Trail #: 7	Name: Twin Oaks Crest Road Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Trail Priority: () 1 () 2 (X) 3 Estimated Trail Length in Miles: 0.84	Connections: Trail Name (Trail #) North Twin Oaks Valley Road Pathway (1) Merriam Mountain Trail (10) Old Quarry Trail (6)	Trail Priority Criteria: Connectivity Loop Special Features: Merriam Mountain connection.
Trail #: 8	Name: Sarver Lane Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Trail Priority: () 1 (X) 2 () 3 Estimated Trail Length in Miles: 0.64	Connections: Trail Name (Trail #) Deer Springs Road Pathway (2) Meadow Park Pathway (9) Sarver Trail (8A)	Trail Priority Criteria: Connectivity Loop Special Features: Merriam Mountain connection.
Trail #: 8A	Name: Sarver Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Trail Priority: () 1 (X) 2 () 3 Estimated Trail Length in Miles: 0.38	Connections: Trail Name (Trail #) Sarver Lane Pathway (8) Merriam Mountain Trail (10)	Trail Priority Criteria: Connectivity Loop Setting Special Features: Merriam Mountain connection.
Trail #: 9	Name: Meadow Park Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Trail Priority: () 1 (X) 2 () 3 Estimated Trail Length in Miles: 0.39	Connections: Trail Name (Trail #) Deer Springs Road Pathway (2) Sarver Lane Pathway (8)	Trail Priority Criteria: Connectivity Loop Special Features: Merriam Mountain connection.

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Trail #: 10	Name: Merriam Mountain Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Trail Priority: () 1 (X) 2 () 3 Estimated Trail Length in Miles: 2.32	Connections: Trail Name (Trail #) Deer Springs Road Pathway (2) Sarver Trail (8A) Old Quarry Trail (6) Twin Oaks Crest Road Pathway (7)	Trail Priority Criteria: Connectivity Loop Setting Special Features: Merriam Mountain connection.
Trail #: 11	Name: Quarry Road Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Trail Priority: () 1 () 2 (X) 3 Estimated Trail Length in Miles: 0.31	Connections: Trail Name (Trail #) North Twin Oaks Valley Road Pathway (1) Quarry Road Trail (11A)	Trail Priority Criteria: Connectivity Loop Special Features:
Trail #: 11A	Name: Quarry Road Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Trail Priority: () 1 () 2 (X) 3 Estimated Trail Length in Miles: 0.12	Connections: Trail Name (Trail #) Quarry Road Pathway (11) San Diego Aqueduct Trail (4)	Trail Priority Criteria: Connectivity Loop Special Features:
Trail #: 12	Name: Rag Doll Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Estimated Trail Length in Miles: 1.33	Connections: Trail Name (Trail #) Old Quarry Staging Area North Twin Oaks Valley Road Pathway (1) Old Quarry Trail (6) <i>North County Metro Border</i>	Trail Priority Criteria: Connectivity Special Features:
Trail #: 13	Name: El Paso Alto Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Trail Priority: () 1 () 2 (X) 3 Estimated Trail Length in Miles: 0.72	Connections: Trail Name (Trail #) San Diego Aqueduct Trail (4) Hardell Trail (14)	Trail Priority Criteria: Connectivity Special Features:

Twin Oaks Valley Trails Map Index

Trail #: 14	Name: Hardell Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Trail Priority: () 1 () 2 (X) 3 Estimated Trail Length in Miles: 0.89	Connections: Trail Name (Trail #) El Paso Alto Trail (13) Deep Trail (15) <i>North County Metro Border</i>	Trail Priority Criteria: Connectivity Special Features:
Trail #: 15	Name: Deep Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Trail Priority: () 1 () 2 () 3 Estimated Trail Length in Miles: 0.88	Connections: Trail Name (Trail #) Hardell Trail (14) <i>North County Metro Border</i>	Trail Priority Criteria: Connectivity Special Features:
Trail #: 16	Name: Vista Merriam Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Estimated Trail Length in Miles: 1.2	Connections: Trail Name (Trail #) North Twin Oaks Valley Road Pathway (1) Deer Springs Road Pathway (2) Sarver Lane Pathway (8)	Trail Priority Criteria: Connectivity Loop Special Features:
Trail #: 17	Name: Rose Mountain Trail Trail Status: () Existing (X) Proposed Trail Type: (X) Trail () Pathway Estimated Trail Length in Miles: 1.0	Connections: Trail Name (Trail #) North Twin Oaks Valley Road Pathway (1) Deer Springs Road Pathway (2)	Trail Priority Criteria: Connectivity Loop Special Features:
Trail #: 18	Name: Golden Gourmet Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Estimated Trail Length in Miles: 0.50	Connections: Trail Name (Trail #) Deer Springs Road Pathway (2)	Trail Priority Criteria: Connectivity Special Features:

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<u>Trail #:</u>	<u>Name:</u>	<u>Connections: Trail Name (Trail #)</u>	<u>Trail Priority Criteria:</u>
19	Cassou Pathway Trail Status: () Existing (X) Proposed Trail Type: () Trail (X) Pathway Estimated Trail Length in Miles: 1.0	Buena Creek Pathway (3)	Connectivity Loop Special Features: Connection to City San Marcos

- Old Quarry Staging Area, North Twin Oaks Valley Road south of Satin Doll Lane
- Deer Springs Staging Area, Hidden Meadows Planning Area at Deer Springs Road and Interstate 15