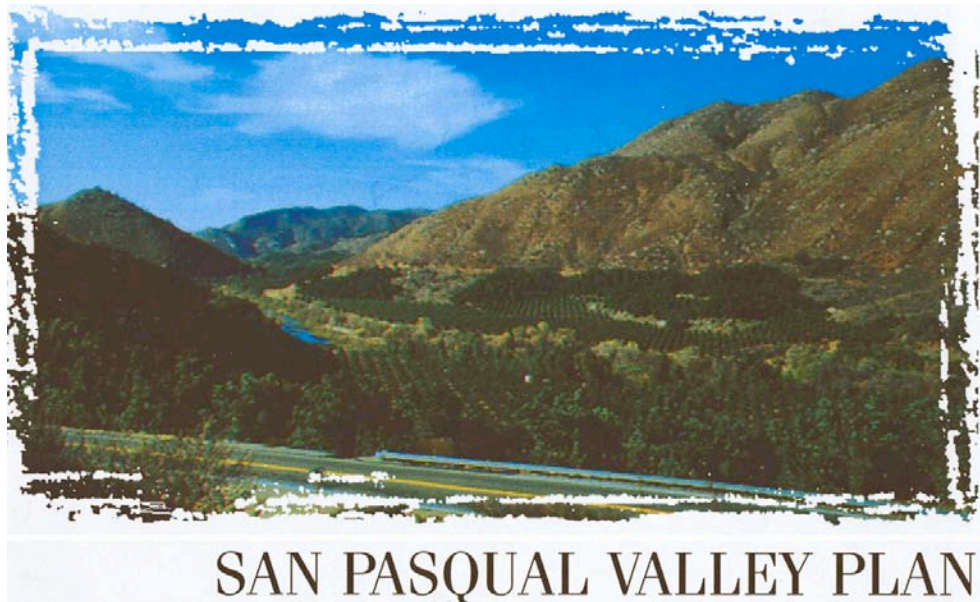




SAN PASQUAL VALLEY PLAN



City of San Diego Planning Department

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San Diego, CA 92101



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SAN PASQUAL COMMUNITY PLAN

The following amendments have been incorporated into this February 2006 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
San Pasqual Community Plan adopted.	April 13, 1995	R-2180-PC	June 27, 1995	R-286043
			March 1996	R-300686
			July 19, 2005	R-300686



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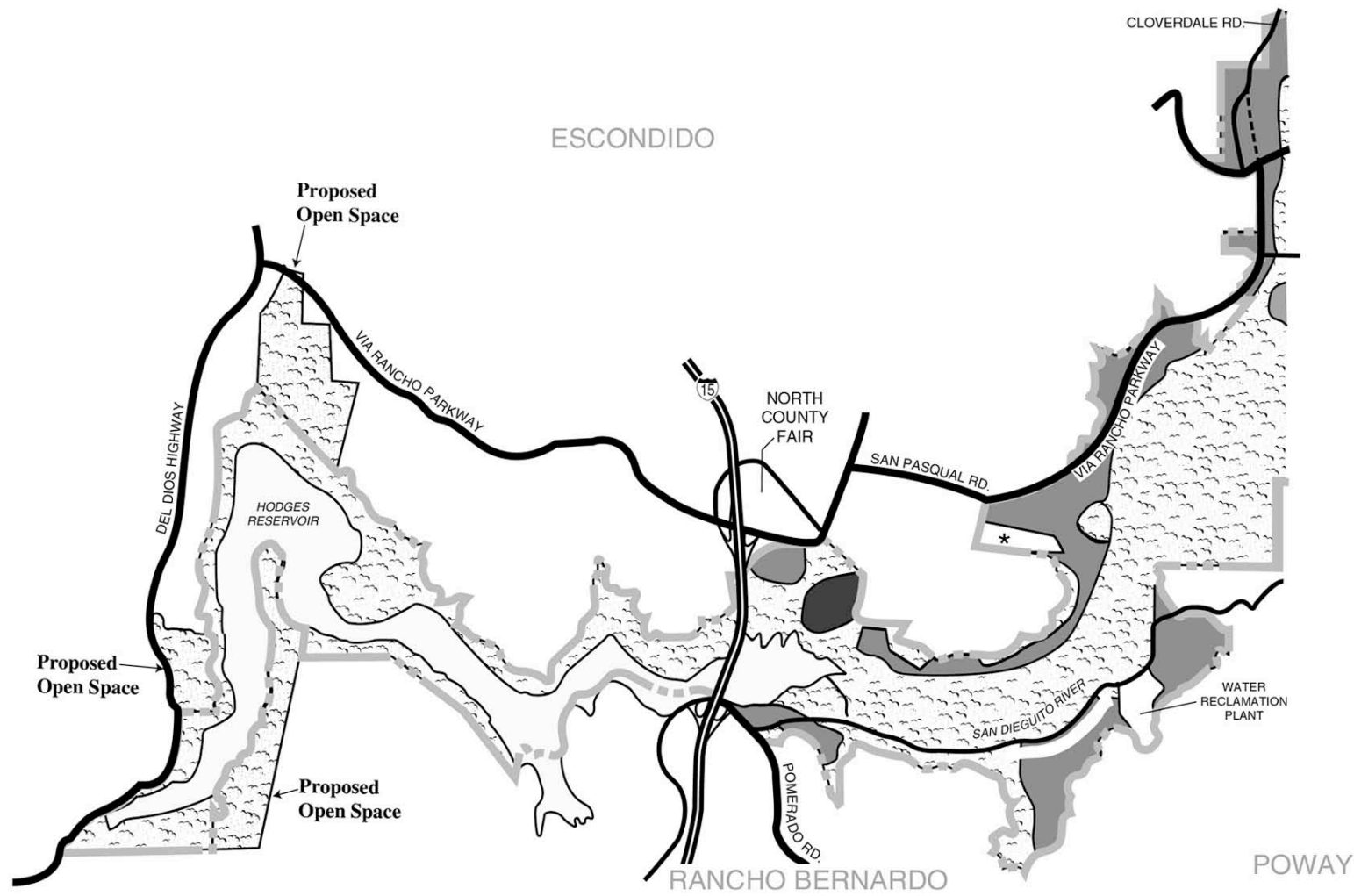
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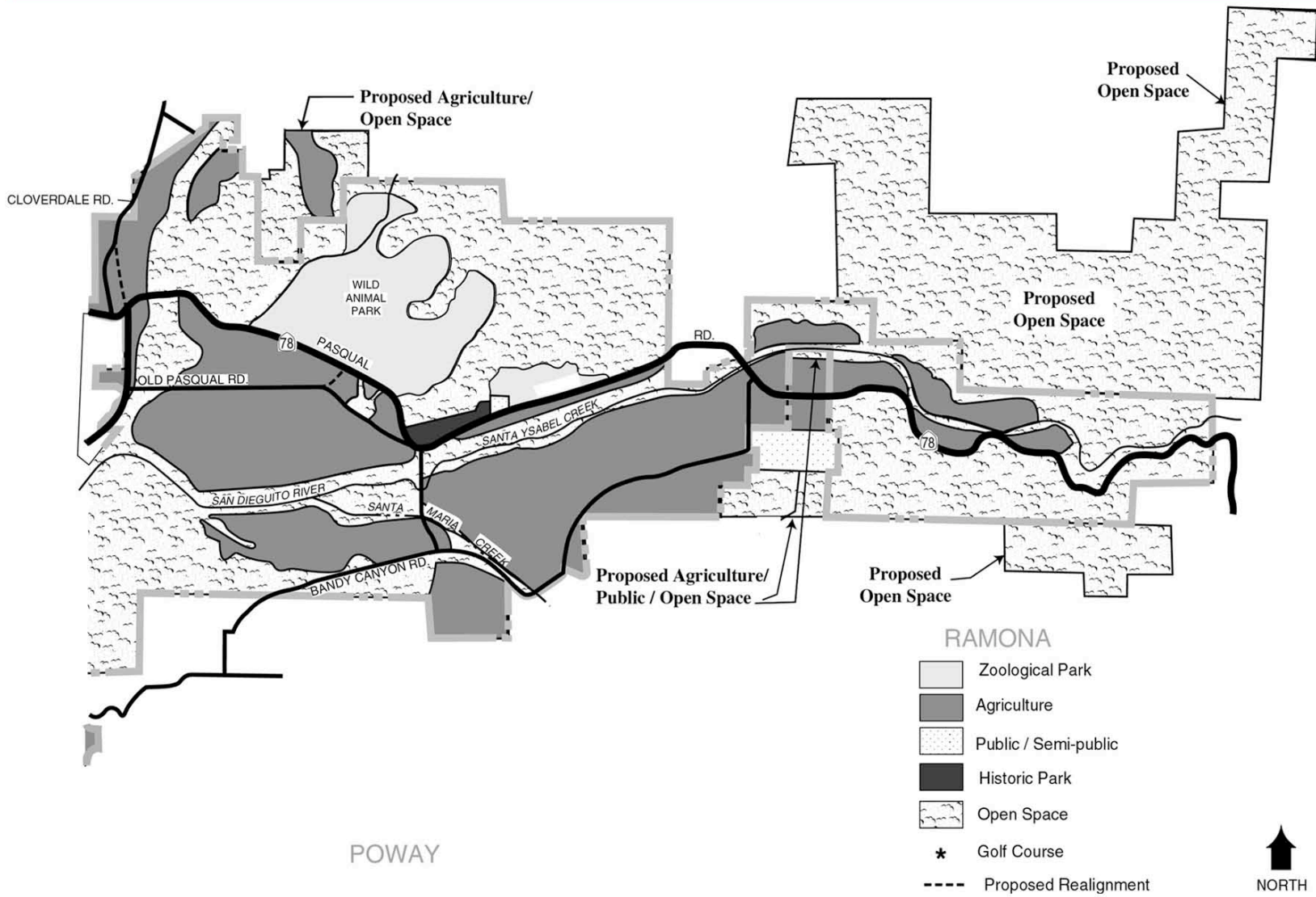
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Executive Summary



- Plan Vision
- Key Community Issues
- Overall Goals
- Proposed Land Use Map





Proposed Land Use
San Pasqual Valley Plan

1
FIGURE

EXECUTIVE SUMMARY

PLAN VISION

The approximately 14,000-acre San Pasqual Valley Plan Area, largely owned by the City of San Diego, lies within the San Dieguito River Basin, the fourth largest drainage basin in San Diego County. The Water Enterprise Fund was used to acquire the valley in the late 1950s for water-supply purposes. The plan area extends from the Hodges Reservoir eastward to Clevenger Canyon located at the narrow, eastern reach of the valley. The San Pasqual Valley, designated in a plan adopted in 1964 as an agricultural and open space preserve, has a population of only 426 people (source: 1990 Census of Population and Housing).

The importance of the valley, however, goes far beyond its role as a community in which relatively few people live and work. The valley functions as a natural boundary between the City and extensive urbanization to the north and is an integral part of the San Dieguito Watershed. Many of San Diego County's most sensitive habitats are found here. The valley contains agricultural resources that can be considered important from both an economic and a cultural standpoint. The valley also contains a large deposit of construction-grade sand that is important to the construction industry. Also present within the river valley is a rich diversity of cultural resources that represent the distinctive character of each era of the San Pasqual Valley's history. Ongoing studies suggest that two aquifers and the Hodges Reservoir will become increasingly important as sources of drinking water for City residents. And, the opportunity exists to establish regional-serving recreational uses within the valley while at the same time respecting its unique natural and man-made resources.

The vision of the San Pasqual Valley anticipated by the San Pasqual Community Plan (Plan) is therefore a pattern of land uses that are compatible with the needs of the region as a whole. Implementation of the Plan will ensure that:

- Water quality and quantity will be optimized within the aquifers and the Hodges Reservoir
- The rural character of the valley will be preserved in part through the retention of agriculture
- Riparian and sensitive upland habitats will be preserved
- Sand and mineral resources will be preserved and where feasible, utilized
- An open space park will be created that provides recreational opportunities for the San Diego region that are compatible with agricultural and habitat preservation

KEY COMMUNITY ISSUES

The San Pasqual Valley-Lake Hodges Planning Group has been meeting regularly with City staff since October 1993 to assist in the preparation of this plan update. City staff assigned to this plan update included liaisons with both the Water and Real Estate Assets Departments. Efforts focused on identifying important issues related to planning and development, and on establishing goals and recommendations that will guide the City as it reviews development proposals and makes land use decisions in the valley over the next ten to 15 years. Summarized below are the key issues:

Water Resources

Hodges Reservoir is currently a limited public water supply and is in the process of becoming a future source of water for City of San Diego. Pesticides, fertilizers, recycled groundwater used in agriculture, dairy farming and urban runoff from surrounding land uses within the Hodges Reservoir watershed may be compromising ground and surface water quality.

Source Water Protection Guidelines (January 2004) for New Development provide ways to ensure that Best Management Practices are implemented to reduce pollutants of concern from entering the reservoir. These include nutrients and organic carbons.

Agriculture

Agriculture provides economic benefits, however agricultural land uses potentially conflict with competing water resource, biological and cultural resource management and recreation goals for the valley.

Sensitive Resources and Open Space

The Lake Hodges/San Pasqual area is part of one of the largest continuous blocks of habitat in the City. The more important areas for conservation of endangered species are the natural areas around the Hodges Reservoir, the riparian habitat and the remaining undisturbed upland vegetation. Preservation of these habitats potentially conflicts with increased agricultural land uses in the valley.

Flood Control

Most agricultural land in the valley is within the 100-year floodplain and is subject to periodic damage from flooding. The agricultural leaseholders desire some degree of flood protection based on a hydraulic study. Potential impacts on groundwater recharge and downstream flooding must also be considered.

Mineral Resources

The San Pasqual Valley is the second largest source of construction-grade sand in western San Diego County. Sand mining operations potentially conflict with water resource, biological and cultural resource management and recreation goals for the valley.

Park and Recreation

The San Dieguito River Valley Regional Open Space Park Concept Plan has established goals for future park and recreation uses in the valley. The park is envisioned as a natural, open space park designed to interpret the significance of the valley's natural and man-made resources, and recreation uses must be designed to minimize impacts to these resources and to agriculture.

Visitor-Serving Uses

There are very limited sites at the edge of the plan area that are suitable for land uses other than agriculture and open space and that are compatible with the valley's largely rural character.

Cultural Resources

Due to its location in the San Dieguito River Valley, the planning area contains a wealth of prehistoric and historic resources, including hundreds of archaeological sites, five designated historic sites and numerous sites and structures with historic value that are potentially eligible for historic designation. Also, within the valley lies a rich agricultural heritage unique in Southern California.

Circulation

It is envisioned that the rural character of roads in the San Pasqual Valley will be maintained, even as the need develops to widen certain roadways to accommodate increases in traffic.

OVERALL GOALS

Based upon the issues identified, the following overall goals have been established for the valley:

- An adequate supply of useable ground and surface water, with Hodges Reservoir preserved as an expanded source of public water supply
- San Pasqual Valley maintained as an agricultural preserve
- A riparian corridor extending throughout the valley along the course of the San Dieguito River, Santa Ysabel and Santa Maria Creeks, as well as other biologically sensitive habitats preserved and managed as part of an interconnected regional open space system
- Agricultural lands protected from flooding where economically and environmentally possible, and all flood control measures beyond pilot channel maintenance according to a cost-benefit analysis

- A continuous multiuse corridor of walking, equestrian and bicycle trails encompassing the entire valley, and recreation facilities that do not compromise the valley's natural character and that are compatible with agriculture
- Visitor-serving activity in the valley limited to specific locations
- Preserved prehistoric and historic cultural resources and rural agricultural character
- A multimodal circulation system that adequately accommodates the needs of residents and visitors of the valley, as well as regional traffic, and that is compatible with its rural character
- Adequate community facilities and services to serve the residents and visitors of the valley

Introduction



- Purpose of the Plan
- Plan Organization
- How the Plan was Developed

INTRODUCTION

PURPOSE OF THE PLAN

The San Pasqual Valley Plan is the City of San Diego's adopted statement of policy for growth and development, as well as conservation, of the San Pasqual Valley Planning Area over the next ten to 15 years. The Plan describes a course of action considered to be advantageous to the City as a whole. The Plan is designed to influence and determine decisions regarding land use and development in the future. The Plan proposes specific goals and recommendations regarding the use and development of land within the valley, as well as the management of sensitive resources, and identifies how implementation of this Plan will affect public services and facilities such as roads and public safety.

PLAN ORGANIZATION

The San Pasqual Valley Plan consists of two parts: 1) this document which sets forth in text and graphics the goals, policies and specific proposals, and 2) a land use map on file in the Planning Department that depicts land use designations at a scale of one inch to 800 feet.

The San Pasqual Valley Plan text is organized as follows:

The **Introduction** describes the purpose of the Plan, its organization and development.

The **Planning Context** provides background on the planning area and its development history as well as a description of its urban setting, environmental influences and relevant citywide and regional planning issues. The **Elements of the Plan** set forth the goals for the future development of the plan area, the policies that will guide the actions of the City as it works toward achieving these goals, and more specific proposals describing how the policies will be applied to particular areas of the valley. These sections also contain tables of recommended actions to implement the policies and proposals of the Plan and a timeframe for implementation.

Additional background information is provided in the Appendices.

HOW THE PLAN WAS DEVELOPED

The update of the San Pasqual Valley Plan is a cooperative effort involving the San Pasqual Valley-Lake Hodges Planning Group, the Agricultural Advisory Board, the City of San Diego Planning Department, other City departments and governmental agencies. The Plan update was funded by the City of San Diego Water Utilities Department.

At the onset of planning efforts in October 1993, the San Pasqual Valley-Lake Hodges Planning Group met regularly and in subcommittees to identify issues that served as the framework for the development of the goals, policies and proposals of this Plan. Meetings were often conducted as forums around specific Plan issues. The planning group is comprised of leaseholders and representatives of other communities within a larger study

area that includes Escondido, Ramona, Rancho Bernardo and Del Dios. As a result of Planning Group input, extensive field work, numerous meetings with City staff and other governmental organizations, a careful review of existing planning documents and input received during a community forum/workshop held on January 26, 1994, a Summary of Existing Conditions, Planning Issues and Plan Update Goals was prepared in March 1994.

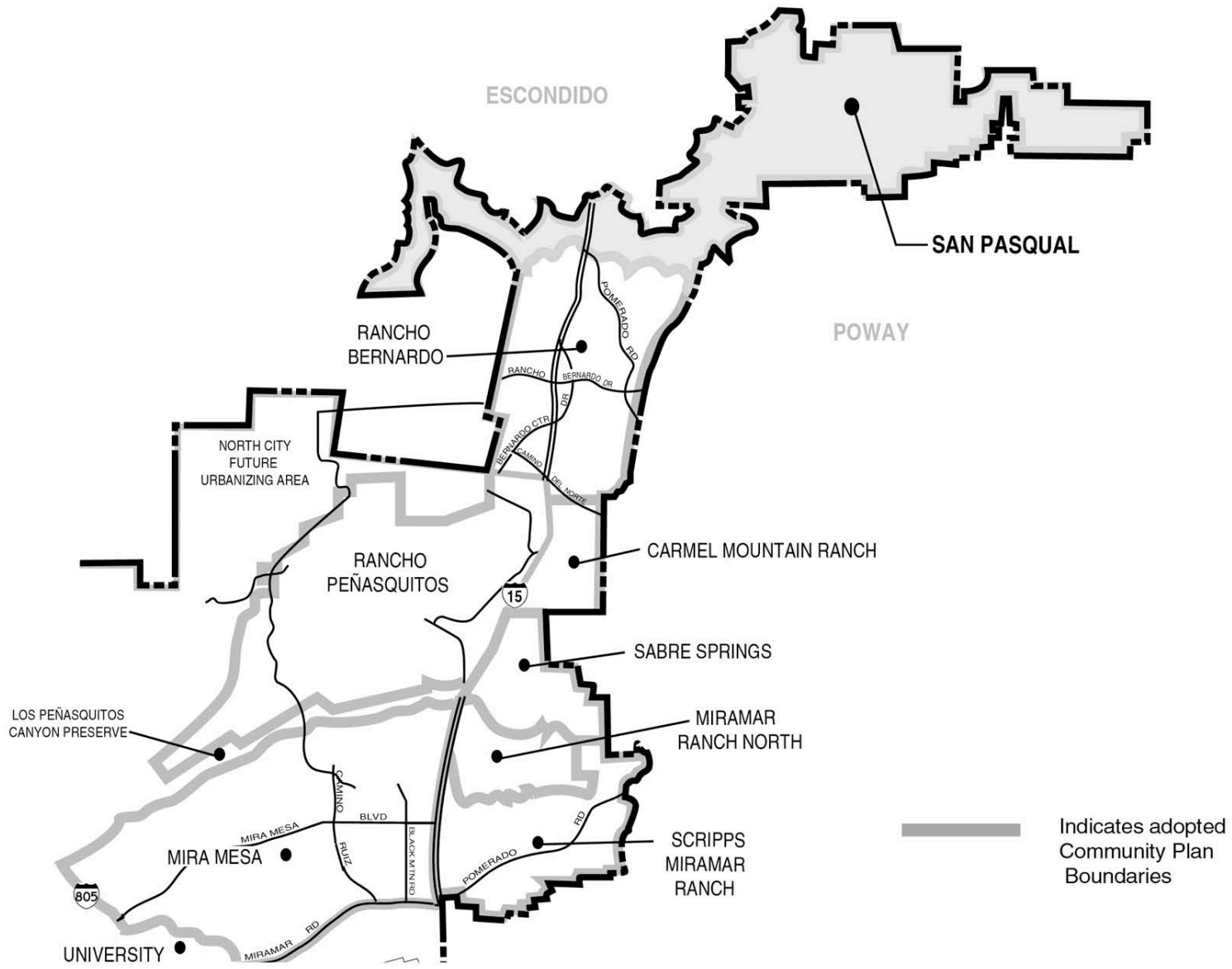
The summary report was used as the basis for an issues and goals workshop held with the Planning Commission in March 1994.

In July 1994 a draft plan update was published and distributed for public review. A revised draft plan which incorporated comments received during the public review period was distributed in December 1994. Two additional public workshops were held before the Planning Commission in January and March 1995. A noticed public hearing was held before the Commission in April 1995. The San Pasqual Valley-Lake Hodges Planning Group continued to review and provide input to the Plan through the workshop and public hearing process. The City Council adopted the Plan in June 1995.

Planning Context



- The Community Planning Area
- Development and Planning History
- Environmental Setting
- Urban Setting
- Demographics



Vicinity Map **2**
 San Pasqual Valley Plan **FIGURE**

PLANNING CONTEXT

THE COMMUNITY PLANNING AREA

The San Pasqual Valley Plan area is approximately 14,000 acres in area and is largely owned by the City of San Diego Water Utilities Department. The plan area includes approximately 3,000 acres located outside the City's municipal boundary proposed for future annexation (**Figure 14**). Agricultural land uses are prevalent and consist of various orchard, vine and field crops; dairy operations; and pasture land. The valley is located in the northern-most portion of the City of San Diego, 26 miles north of downtown San Diego, and is generally bounded on the north by the City of Escondido; on the east and west by unincorporated land within San Diego County; and on the south by the City of Poway and the Rancho Bernardo community.

DEVELOPMENT AND PLANNING HISTORY

The first major development in the valley was the construction of an irrigation canal for agriculture in 1853. A second irrigation canal was constructed in 1887. Although planned, a dam upstream in the Pamo Valley was never constructed and irrigation in the valley continued through the use of small canals and wells. By 1912, approximately 1,000 acres of field crops and orchards were under irrigation.

In 1918, the San Dieguito Mutual Water Company constructed the Hodges Dam, and water from the reservoir was transported to La Jolla and users in the lower San Dieguito Valley. The City acquired the reservoir in 1925. Although the City acquired the land necessary to raise the water level of the reservoir, the plan to enlarge the Hodges Reservoir in the 1940s, known as the "Super Hodges Project," was never implemented.

In 1954, construction of the Sutherland Dam near Ramona was completed by the City. However, in 1956, landowners in the San Pasqual Valley brought a successful lawsuit against the City over impacts of the Sutherland Reservoir and, as a result, the City's use of the Sutherland Reservoir was seriously restricted. Consequently, the City acquired the majority of the privately-owned riparian property in the San Pasqual Valley by the late 1950s.

In the early 1960s, land within the San Pasqual Valley was annexed to the City of San Diego, and the first San Pasqual Valley Plan was adopted in May 1964. That plan designated the valley as an agricultural and open space preserve. Approved as a guide for the development of the valley for the next 30 years, the plan was intended to expand the City's agricultural economy and to provide long-term, direct income from the agricultural use of these publicly-owned lands.

The Progress Guide and General Plan (General Plan) designates the San Pasqual Valley for agricultural, open space and resource-based park uses. The planning area is further identified as a Future Urbanizing Area in the General categories identified in the General Plan and is applied to large undeveloped areas within the City in order to protect them from premature development.

An update of the San Pasqual Valley Plan was prepared in the mid-1980s in response to extensive flood damage during the rainy season of 1978, and the need to implement measures to protect agricultural land from future flooding. The plan update was never adopted because of unresolved issues as a result of the pending mitigation plan for Pamo Dam. The mitigation plan proposed restoration of riparian habitat for the Least Bell's Vireo along Santa Ysabel Creek, creating a conflict between recommendations for flood control improvements, sand and gravel mining, and agriculture uses contained within the draft San Pasqual Valley Plan.

In 1995, the San pasqual Valley Plan was updated in response to issues raised during that plan update process, as well as to new planning issues which have emerged. New issues include water quality in the Hodges Reservoir and groundwater basin, the impacts of the Multiple Species Conservation Program (MSCP), and the San Dieguito River Valley Regional Open Space Park Concept Plan.

ENVIRONMENTAL SETTING

The San Pasqual Valley lies within the San Dieguito River Basin, the fourth largest drainage basin in San Diego County. The principal stream tributaries within the valley are Santa Ysabel Creek, Guejito Creek and Santa Maria Creek.

The San Pasqual Valley Plan Area extends from the Hodges Reservoir Dam eastward to Clevenger Canyon located at the narrow, eastern reach of the valley. The Hodges Reservoir landscape includes the broad, open waters of Hodges Reservoir and the contrasting steep, rocky slopes of the surrounding mountainous terrain to the north and south.

The area of the valley from Interstate 15 (I-15) to “the narrows” (see **Figure 4**) is dominated by groves of willows in the floodplain and distant views of hills and mountain ranges to the east. The valley is broad through much of this landscape, with moderate to steep hillsides bordering the valley to the north and south, and the primary uses within the floodplain are agricultural in nature.

That portion of the valley from the narrows eastward consists of a broad, open floodplain strongly defined by steep hillsides to the north and south. The valley floor consists of farms and fields, while the slopes are a combination of native scrub and hillside groves of citrus and avocado.

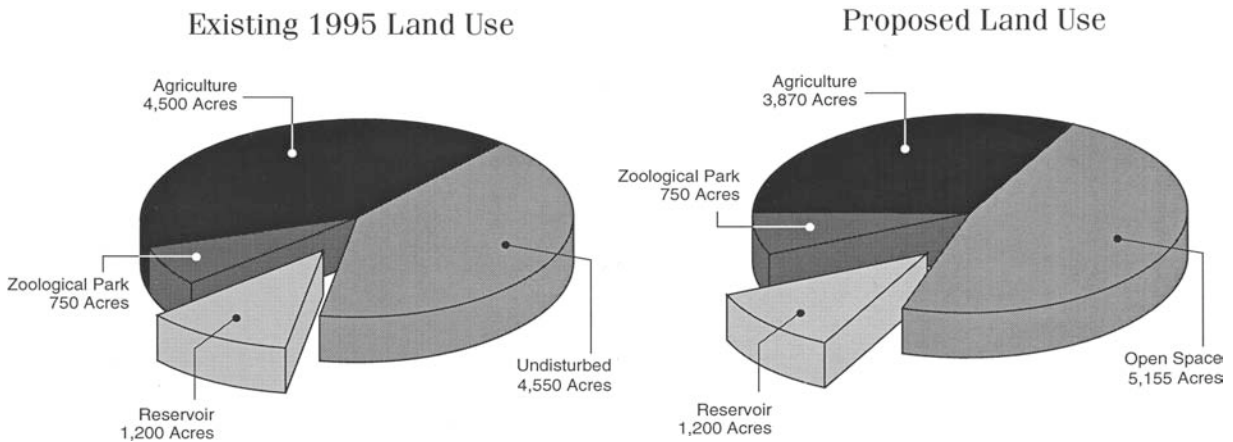
The Clevenger Canyon landscape begins at the narrow, eastern reach of the valley. Within this landscape, Santa Ysabel Creek has cut a deep, narrow and meandering course through the rugged terrain. This area is characterized by citrus and avocado groves, as well as by naturally vegetated steep hillsides and narrow canyons.

URBAN SETTING

Large portions of land surrounding San Pasqual Valley are highly urbanized, in particular land adjacent to the 1-15 corridor. A regional retail and community shopping center, North County Fair, is located at 1-15 and Via Rancho Parkway in Escondido, and urban residential densities occur in both Escondido and Rancho Bernardo. The village-like community of Del Dios is located on unincorporated land within the county along the western shore of Hodges Reservoir. Moving eastward from 1-15, surrounding adjacent development patterns change from urban densities to more rural estate development and open space. Land surrounding the eastern-most boundary of the valley is largely open space.

DEMOGRAPHICS

The valley is an agricultural preserve and does not have a large population. According to the 1990 Census of Population and Housing, the San Pasqual Valley (including some portions of the valley within the county) contained 426 people housed in 127 dwelling units. Household size in the plan area is 3.44 people/housing unit, compared to an overall City of San Diego figure of 2.61 people/housing unit. The median age of people living in the valley is 29.1 years. Median household income in the valley is \$31,354, compared to an overall City of San Diego median of \$33,686. The San Pasqual Valley has a proportionately higher population of people of Hispanic origin (43 percent) than the overall City (21 percent).



Plan Elements



- Water Resources
- Agriculture
- Sensitive Biological Resources and Open Space
- Mineral Resources
- Flood Control
- Park and Recreation
- Cultural Resources
- Circulation
- Community Facilities and Services

WATER RESOURCES

BACKGROUND

The San Pasqual Valley is located within the San Dieguito River Basin. The San Dieguito Basin drainage area is approximately 350 square miles and contains the San Dieguito River and its tributary creeks. The following major tributaries of the San Dieguito River are located within the San Pasqual Valley: Santa Ysabel Creek, Santa Maria Creek, Guejito Creek and Cloverdale Creek.

The San Dieguito River Basin contains two major surface water storage facilities, Sutherland Reservoir and Hodges Reservoir (both owned and operated by the City of San Diego Water Utilities Department). Hodges Reservoir is located within the western portion of the San Pasqual Valley Plan area and Sutherland Reservoir is located east of the plan area near Ramona. While Hodges Reservoir has the largest drainage area and the greatest local water supply potential among City reservoirs, with 33,500 acre-feet (AF) of storage capacity, it is only the sixth largest of the City's nine reservoirs. Considering that the original capacity of the reservoir was 37,500 acre-feet in 1919, and the latest capacity number of 33,500 acre-feet dates back to 1948, existing reservoir capacity may be less due to further siltation since 1948. There are currently no facilities in place to transfer this water to any of the City treatment plants. However, the City is obligated to deliver water from the Hodges Reservoir to the nearby San Dieguito and Santa Fe Irrigation Districts until the year 2019. Sutherland Reservoir contains 29,700 acre-feet of storage capacity and provides water to the Alvarado Treatment Facility serving the central part of the City.

The Water Utilities Department has prepared a Reservoir Management Study to evaluate opportunities for improving the efficiency and usefulness of the City's reservoir system. The study identified the potential to connect both the Hodges Reservoir and the San Vicente Reservoir to the Miramar Treatment Plant to provide critical emergency storage capacity for the Miramar Treatment Plant service area. The Miramar Treatment Plant serves the area north of Clairemont Mesa and is currently supplied only with imported water from the County Water Authority aqueduct. Should the imported water delivery be interrupted in an emergency, or become unreliable due to a water shortage, the available 5,000 acre-feet storage in Lake Miramar is inadequate to meet the area's short-term need. In order to improve the emergency storage capacity of the Miramar service area, the Water Utilities Department is planning to construct a pump station and pipeline to transfer water between the CWA aqueduct and Lake Hodges and ultimately to the Miramar Treatment Plant.

The San Pasqual/Hodges groundwater basins are also a significant natural water resource in the valley. The groundwater basins have a surface area of about 6,750 acres and the California Department of Water Resources has estimated the total capacity at 95,000 acre-feet, among the largest groundwater basins in San Diego County. The useable capacity of the basin is estimated at 48,000 acre-feet. Water in the groundwater basin is currently used for agricultural irrigation of City-leased property.

The San Pasqual Aquatic Treatment Facility was completed in 1993 and has the capacity to produce one million gallons of highly treated reclaimed water per day from wastewater. The City's Metropolitan Wastewater Department has studied the potential use for reclaimed water and has concluded that landscape irrigation and commercial/industrial use in Rancho Bernardo are the most feasible uses at this time. Other potential uses for reclaimed water are agricultural irrigation and recharge of the San Pasqual Groundwater basin.

The groundwater basin could also be recharged with the excess stormwater runoff that is not being captured in Hodges or Sutherland Reservoirs. Groundwater storage may also be efficiently used to store periodically available surplus imported water. Conceptual facilities identified in the Reservoir Management Study include a groundwater recharge basin, injection and extraction wells and connecting subsurface pipelines.

An evaluation of water quality in the Hodges Reservoir and the groundwater basin is being conducted by the Water Utilities Department as part of a Watershed Sanitary Survey project required for all City reservoirs according to state law. Results from this survey will drive the development of a watershed management plan to include best amendment practices and will also address issues relating to future land uses in the entire watershed of Hodges Reservoir, including the San Pasqual Valley.

GOALS

- An adequate supply of useable ground and surface water
- Improved water quality in the Hodges Reservoir and the San Pasqual groundwater basin
- Hodges Reservoir preserved as an expanded source of public water supply

POLICIES

1. The City shall develop the valley's water resources for municipal water supply. Water resource development will require new facilities in areas designated for agriculture and open space.
2. The City shall maintain the water quality in the Hodges Reservoir and the San Pasqual groundwater basins at a level consistent with municipal water supply needs.
3. The City shall regulate activities that are proven to be a detriment to the maintenance of useable water quality in the groundwater basin and Hodges Reservoir.

SPECIFIC PROPOSAL

Re-evaluate San Pasqual Valley activities after completion of the Watershed Sanitary Survey in 1996. Activities proven to be detrimental to maintaining useable water quality should be regulated. These regulations should be based upon State Regional Water Quality Control Board standards and Soil Conservation Service's best management practices.

ACTION PLAN

Implementation Measures	Recommended Timing			Responsibility for Implementation	Source of Funding	See for More Detail
	Adopt with Plan	Ongoing	Within 15 Years			
Re-evaluate land uses upon completion of watershed sanitary study; revise leases		•		Real Estate Assets, Water Utilities and Planning Departments	N/A	Proposals 1, 2
Develop best implementation practices		•		Real Estate Assets and Water Utilities Department	Water Utilities Department	Proposal 2

AGRICULTURE

BACKGROUND

The 1964 San Pasqual Valley Plan designates the valley primarily for agricultural use. In 1970, the City Council adopted a resolution designating that the valley be maintained as an agricultural preserve. The City has pursued a program to develop the valley for agricultural uses through lease agreements with agricultural enterprises. In fact, agricultural leases are the predominate land use in the San Pasqual Valley and comprise approximately 30 percent of the 14,000-acre plan area. Agricultural activities within the valley include livestock grazing, horse stables, dairy farming, orchard cultivation and the growing of nursery stock. These agricultural enterprises have a positive impact on the local economy—the gross economic value of products and services produced by the agricultural lessees is approximately 30 million dollars annually.

Retail activity in the valley occurs in conjunction with agriculture and includes the sale of locally grown produce and nursery stock. The direct sale of the valley’s agricultural products provides the customer an alternative shopping experience in a unique setting. The farmer benefits by having access to the area’s large population.

The value of the San Pasqual Valley for agriculture is based on a number of factors, including water, climate, soils and flood control.

Water

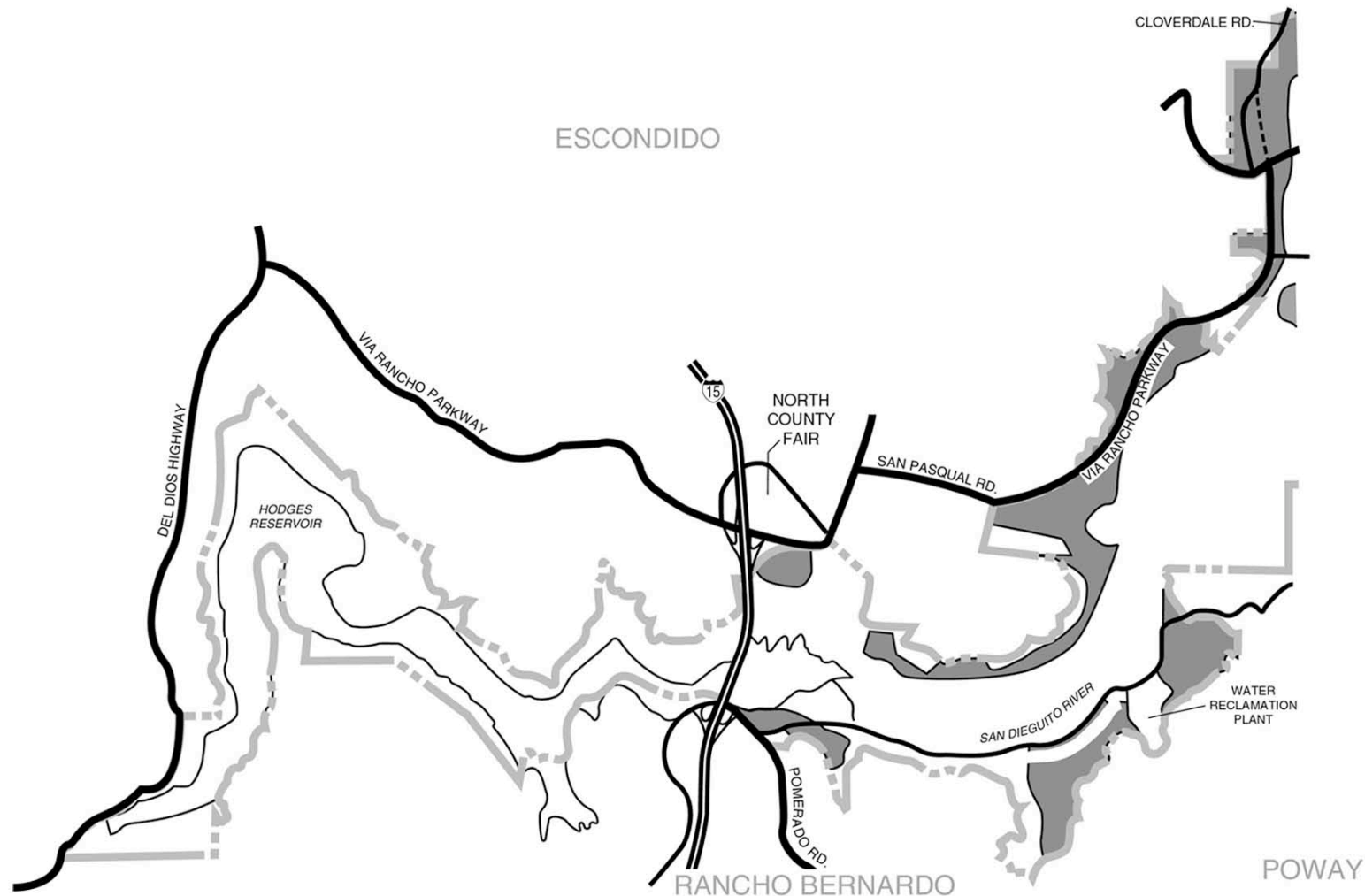
The availability and cost of water are the main factors that determine the viability of agriculture in an arid environment like San Diego. The San Pasqual groundwater basin provides the valley with a reliable water source. However, recharge of the groundwater basin is unreliable in dry years while localized usage has been increasing; therefore, the potential exists for future water shortages.

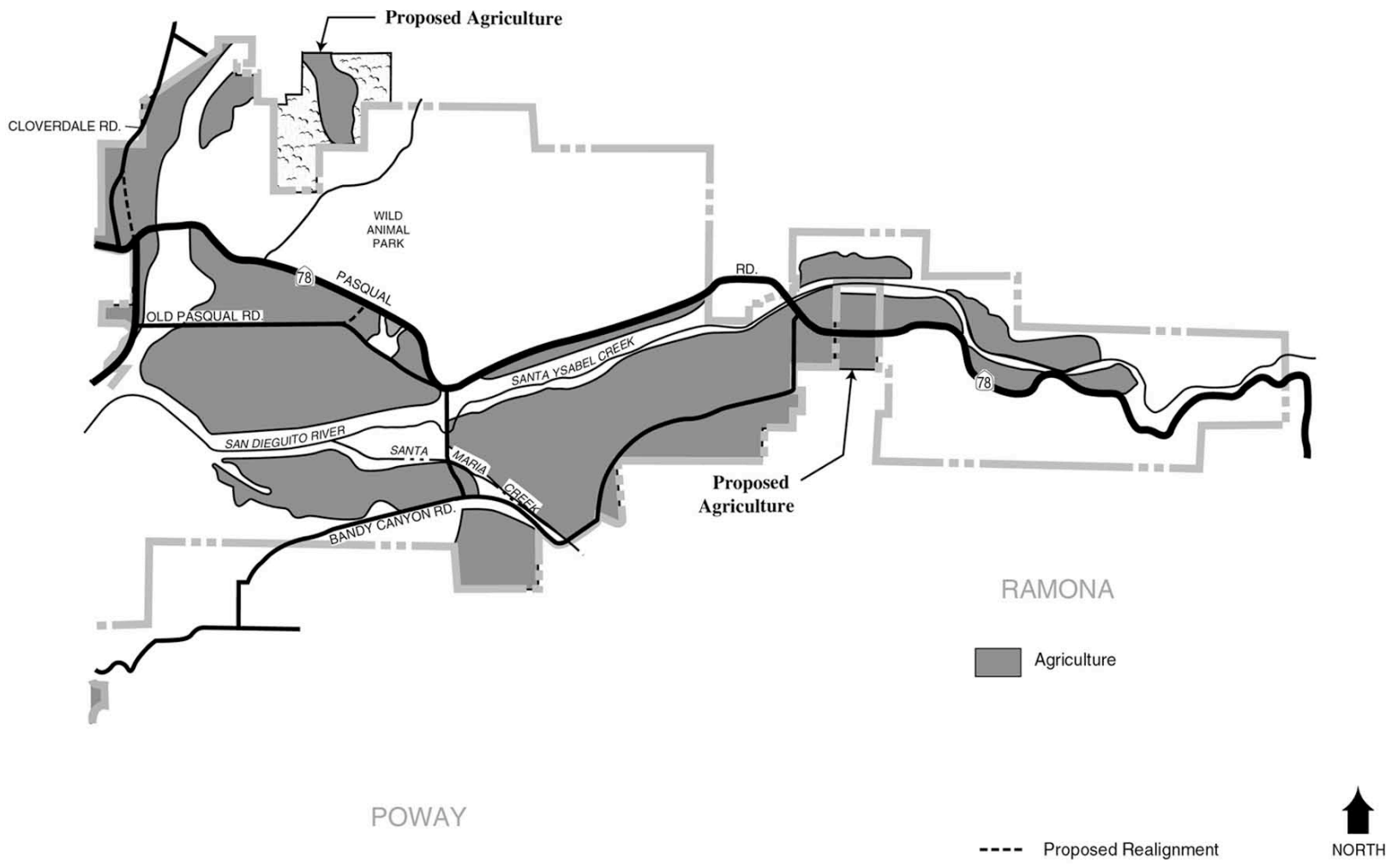
The City has made groundwater available to the leaseholds for the cost of developing wells plus the cost of pumping the water (which is typically less than the cost of imported water).

Water quality is of equal concern to agricultural operations. The groundwater quality in the eastern portion of the valley generally remains high due to inflows from upstream, while water quality in the western portion of the valley is compromised by high levels of salts and nitrogen.

Climate

The climate in the San Pasqual Valley is particularly suited for agricultural crop production. The valley is both influenced by coastal and interior climatic conditions. The coastal influence moderates winter cold, while the interior influence increases summer heat, giving the valley a long growing season suitable for a wide variety of crops.





Proposed Agricultural Land Use
San Pasqual Valley Plan

3
FIGURE

Soils

The most valuable soils are found in the upper San Pasqual Valley and in the floodplain above Hodges Reservoir. Generally, these soils are characterized as well drained, nearly level to moderately sloping, and range from loamy sand to clay. They are well suited for growing avocado, citrus, flowers and truck crops. The valley also contains soils that are low in fertility due to poor or excessive drainage and low levels of organic matter. Some of the poorer soils in the valley have been successfully utilized for growing nursery stock.

Flood Control

Historically, some measure of flood control has existed in the valley and continued flood control is considered important by the farmers to the maintenance of agriculture. The farmers in the valley believe that the necessary width of flood channels to provide adequate flood management need to be based upon identified risk assessments from hydraulic modeling, and that a plan to capture and remove sand and sediment from the riparian open space corridor is also required. If properly designed and implemented, flood management can be accomplished in a manner that is compatible with the preservation of natural resources, water quality and agriculture. Refer to the **Flood Control Element** of this Plan for a complete description of goals, policies and specific proposals.

Housing

Housing needs in the San Pasqual Valley relate primarily to the provision of housing for the farmworkers employed by the farms and nurseries in the Valley. There are 39 units of housing dispersed throughout the San Pasqual Valley east of Hodges Reservoir. All of these housing units are under City ownership. Some of these housing units are included in the agricultural leases while others are leased separately. Farm labor is divided into two overlapping groups: permanent workers and day laborers who are employed on a seasonal basis during peak periods. Permanent workers include skilled and professional staff that receive higher pay than other farm workers and therefore do not have the same limitations in housing choice.

Housing opportunities exist outside the valley in the neighboring communities of Escondido, Rancho Bernardo and Ramona. However, there is a significant population of day laborers in North San Diego County living in illegal, temporary encampments. These encampments lack indoor plumbing, heating and cooking facilities. In order to address the needs of permanent employees who are inadequately housed, the City Council has adopted a series of policies and incentives to promote low-income housing for farm workers. These policies and incentives are based on the following considerations:

- Agriculture, even with modern mechanization, still requires significant amounts of labor
- Labor requirements can be especially intensive during planting and harvesting periods
- Due to the prevailing wages and the cost of housing, few agricultural workers can afford typical housing near agricultural sites

- It is unlikely that it would be economically viable for agricultural businesses to provide housing for all workers
- “Acceptable housing” must be clearly defined since so many perspectives exist

Visitor-Serving Uses

Most commercial activity in the San Pasqual Valley is related to tourism, education or recreation. These uses include the Orfila Winery, which provides wine-tasting and catering facilities, and the San Diego Wild Animal Park operated by the zoological society on 1,800 acres of land leased from the City. The Wild Animal park operates through a lease agreement with the City that predates many regulatory requirements. Although the primary goal of the zoological society is the preservation, care and study of endangered wildlife, the Wild Animal Park also operates visitor facilities, provides exhibits, restaurants, concessions, parking areas, as well as the Center for the Reproduction of Endangered Species and veterinary hospital facilities. In fact, the park is the third largest tourist attraction in the county, drawing 1.4 million visitors a year.

The Escondido Golf Course and the Hodges Golf Improvement Center are commercial recreational uses that lease over 55 acres of land from the City.

The forecasted attendance prepared by the Wild Animal Park anticipates that the current number of visitors per year will double in 50 years. The park plans to expand the animal exhibit area and related facilities to accommodate the expected increase in attendance. Currently, the park does not provide overnight accommodations for visitors.

GOALS

- San Pasqual Valley maintained as an agricultural preserve
- Agriculture practiced to minimize impacts on water quality
- Land use conflicts between agriculture and other land uses minimized
- Agricultural lands protected from flooding where economically and environmentally possible
- Limited retail activity in conjunction with agriculture
- An adequate supply of farm worker housing
- Enhanced visitor enjoyment of the valley in conjunction with the Wild Animal Park and Orfila Winery while minimizing impacts on the valley’s rural character
- Non-agricultural uses reverted to agricultural lands at the time when these uses are discontinued

POLICIES

1. Agricultural activity should be managed to minimize soil erosion and minimize the release of contaminants into the groundwater basin and Hodges Reservoir.
2. Prohibit or regulate local activities that are proven to be a significant detriment to the maintenance of useable water quality in the groundwater basin and Hodges Reservoir.
3. The City shall work with leaseholders to develop economically and environmentally sound approaches to providing the minimum necessary flood control to support agriculture within the San Pasqual Valley.
4. Retail activity in areas designated for agriculture should be limited to uses that are related to agriculture such as the sale of locally grown farm products.
5. The City shall encourage the provision of farmworker housing through public subsidies or incentives to the lessees. Leasehold incentives could include alternative means of meeting minimum code requirements and payment of housing impact fees with public funds.
6. Dwellings shall be maintained in a habitable condition.
7. Visitor serving uses shall be designed to minimize the impacts on the valley's rural character. The City shall employ the design and development criteria contained in **Appendix E** of this Plan, as appropriate, to determine whether a project is compatible with the rural agricultural character of the valley.
8. Agricultural activities are encouraged to provide for educational experiences which demonstrate the agricultural operations of the San Pasqual valley.

SPECIFIC PROPOSALS

1. Existing leases should be amended upon renewal to include best management practices as recommended by the U.S. Department of Agriculture, Soil Conservation Service.
2. Eliminate from future leases uses that are identified by ongoing water quality studies as incompatible with prudent watershed management practices.
3. Inspect the City-owned houses to ensure that they continue to meet building code standards and have adequate septic systems. Where further repairs and improvements are necessary, work with the lessees, the Housing Commission and other appropriate agencies to offer financial assistance and rent subsidies to make the repairs economically feasible, while still retaining affordability for the occupants.
4. Negotiate provisions for farmworker housing, when practical, into new leasehold agreements or as they come up for renewal. Work with the Housing Commission and/or other appropriate agencies to design and facilitate financing of the housing.

5. Study economically and environmentally sound approaches to providing the minimum necessary flood control to support agriculture within the San Pasqual Valley.
6. Designate the San Diego Wild Animal Park lease area north of SR-78 for zoological park and open space use. Development should proceed according to the park's Long Range Facilities Plan (LRFP) and will include animal exhibit and holding facilities, Center for the Reproduction of Endangered Species, animal care facilities, veterinary hospital, food and gift concessions, lodging facilities and entertainment uses. The Wild Animal Park expects that their LRFP will take at least 50 years to reach completion.

The Wild Animal Park processed a Resource Protection Ordinance (RPO) permit in order to implement the initial phase of their plan as well as the policies of the **Sensitive Resources and Open Space Element** of this Plan. This RPO applies to existing park development and a small portion of their undisturbed leasehold as illustrated on **Figure 10**.

The completion of development according to their Long Range Facilities Plan will require expansion into undisturbed areas. Expansion into undisturbed areas will require an amendment to their RPO. Future expansion should be based upon updated biological mapping conducted by the Wild Animal Park, and expansion should be limited to the less sensitive portions of the leasehold.

8. Designate approximately 15 acres encompassing the knoll where the Orfila Winery and gift shop building and parking and picnic areas are located for agriculture.
9. The Hodges Golf Improvement Center site should revert back to an agricultural use when that lease expires or the use is discontinued, whichever comes first.

ACTION PLAN

Implementation Measures	Recommended Timing			Responsibility for Implementation	Source of Funding	See for More Detail
	Adopt with Plan	Ongoing	Within 15 Years			
Amend leases to include best management practices		•		Real Estate Assets Department	N/A	Proposals 1, 2
Inspect City-owned houses to ensure building code compliance		•		Development Services Department, Housing Commission	Housing Commission	Proposal 3
Encourage provision of farmworker housing in new or renewed leases when practical		•		Real Estate Assets Department, Housing Commission	N/A	Proposal 4
Study economically and environmentally sound approaches to providing the minimum necessary flood control		•		Leaseholders, Water Utilities Department	Undetermined	Proposal 6

SENSITIVE BIOLOGICAL RESOURCES AND OPEN SPACE

BACKGROUND

The Lake Hodges/San Pasqual Valley area is a significant open space resource providing contrast with the extensive urbanization located on either side of the valley in Escondido and Rancho Bernardo. The lack of urban development throughout such a large land area is particularly sustaining to wildlife.

The San Diego region contains many plant and animal species that are adapted to highly specialized conditions. This biodiversity is easily threatened by development in areas of native habitat, whereby many species are becoming threatened with extinction. The San Pasqual Valley contains a significant block of undisturbed native habitat containing rare or threatened plant and animal species.

Areas containing important biological resources are located around Hodges Reservoir, the San Dieguito River and its tributary creeks, and the upland areas including the steep slopes above the valley. San Pasqual's sensitive biological resources consist of the following native plant communities and habitat types (**Figure 4**). All of these resources require special attention due to their uniqueness, rarity, specialized biological function, high degree of diversity, or provision of habitat for species that qualify for listing under the federal Endangered Species Act.

Chaparral

A tall, broad-leaved shrub community with thick vegetation often found on moist north and east facing slopes. It is valuable as a wildlife food source and cover.

Coastal Sage Scrub

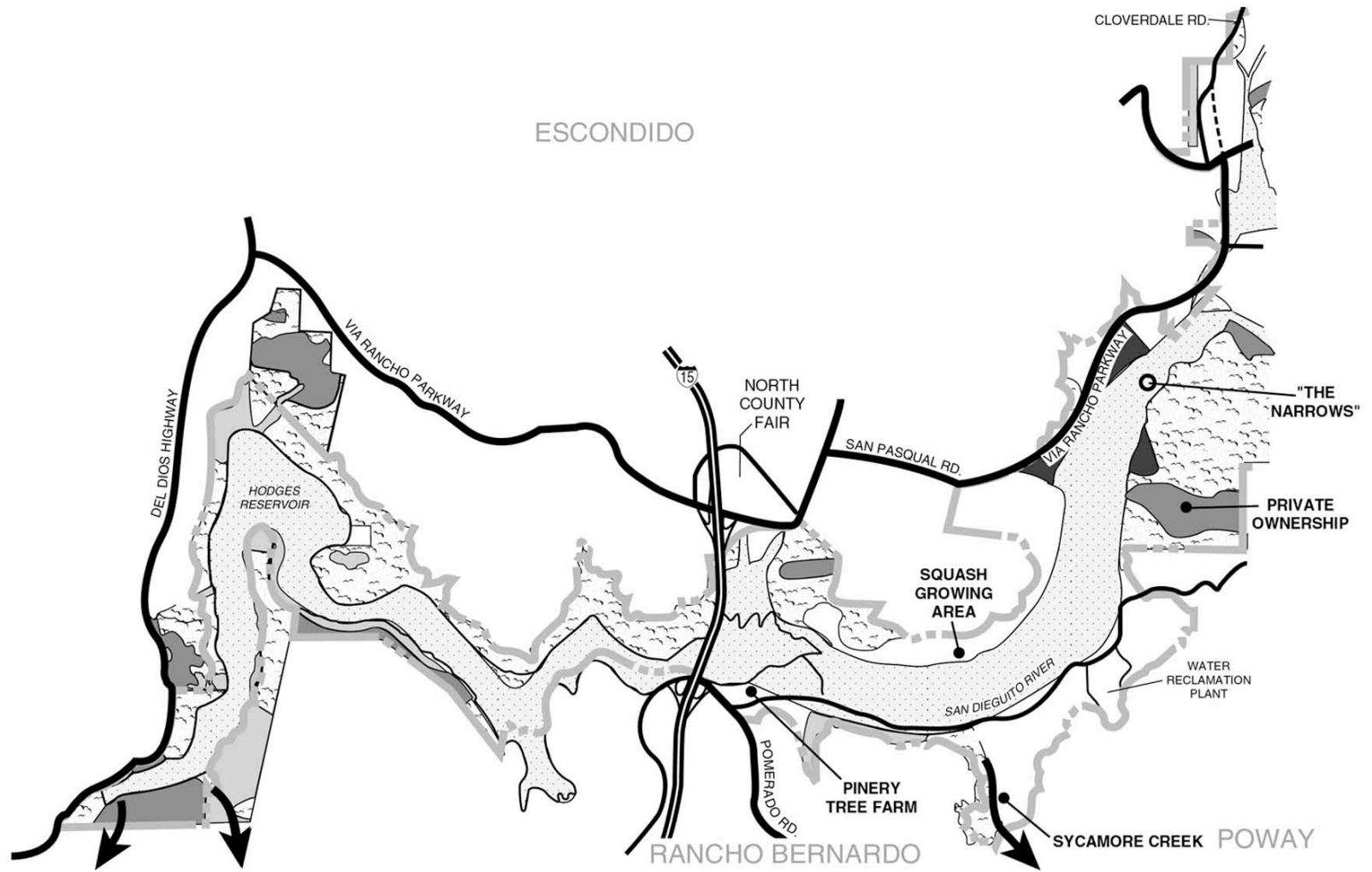
A low-growing, open, soft-wooded sub-shrub plant community that is well adapted to the drier conditions of south and west facing slopes and mesa tops. Due to the regional decline of this plant community and of the species that inhabit it, coastal sage scrub is considered highly sensitive and is a high priority for preservation. Coastal sage scrub provides habitat for the federally-threatened California gnatcatcher.

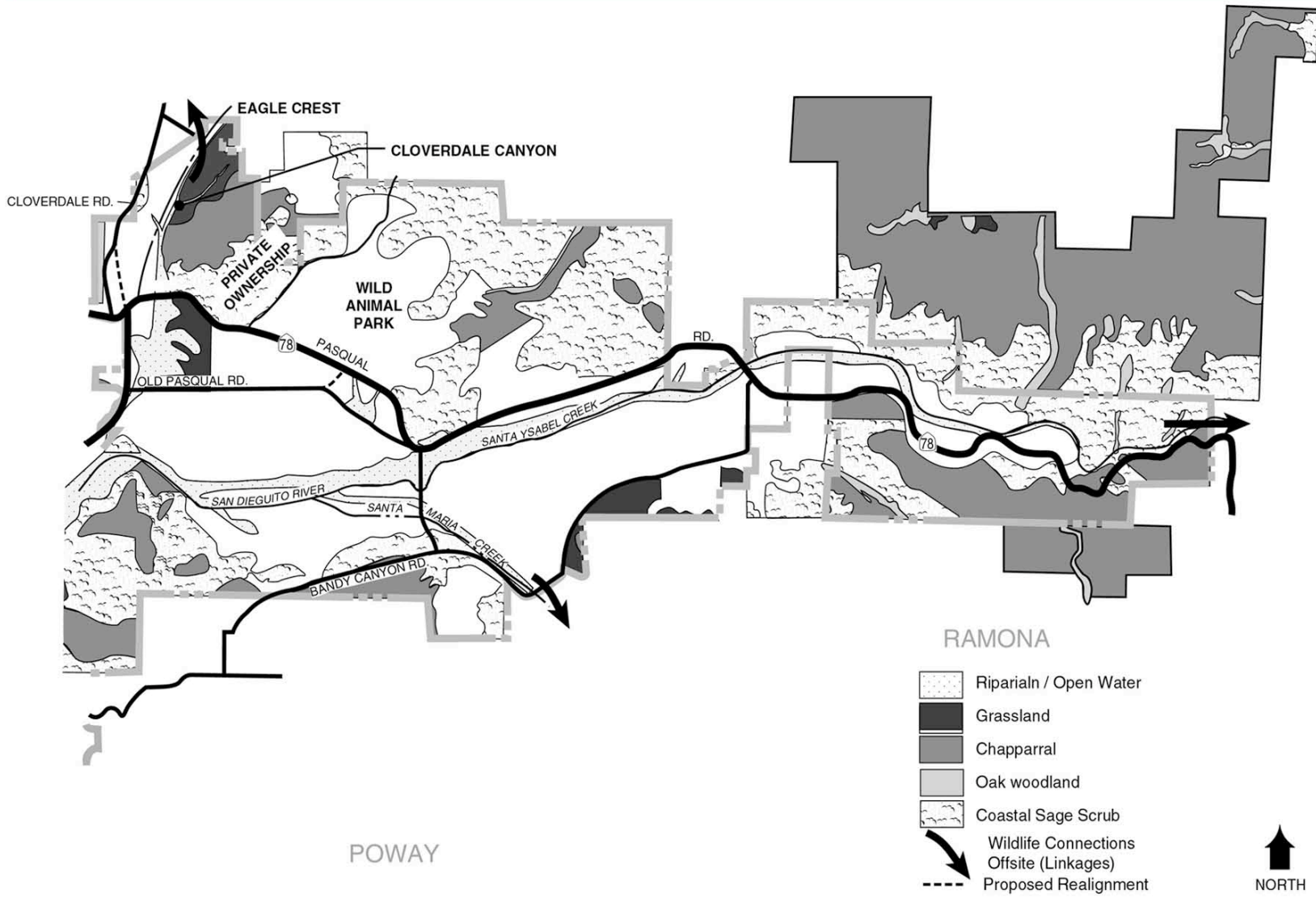
Oak Woodland

An uncommon, extremely slow-growing plant community considered highly sensitive due to its value to wildlife, and a priority for preservation. Oak woodlands are found in the valley's tributary canyons along lower slopes and canyon bottoms.

Grasslands

Important foraging areas for birds, insects, reptiles and mammal species, native grasslands also support several sensitive annual plants and are considered highly sensitive and a high priority for preservation.





Sensitive Biological Resources
San Pasqual Valley Plan

4
FIGURE

Riparian

Plant communities occurring along stream banks and in creek beds where water is available. Riparian vegetation requires the presence of water, either above or below ground, during a significant portion of the growing season. Riparian areas provide food, cover, shade, water and nesting areas for wildlife and also act to control erosion and sedimentation. The federally-endangered least Bell's vireo nests in the willow groves found along the San Dieguito River and its tributary creeks. Considered wetlands, riparian habitat is critical to the survival and movement of wildlife and is therefore a high priority for preservation.

Wildlife Connections

Wildlife movement corridors are an important element of viable habitat that are considered sensitive according to the City's Resource Protection Ordinance (RPO). When these corridors are severed by development or roads, habitats are fragmented. This isolation affects some species more than others, but can result in declining wildlife populations. It is, therefore, important to identify the location of active or potential corridors and to maintain suitable connections between open space.

In the San Pasqual Valley, wildlife movement occurs between the watercourse and habitat located on the slopes of the valley. Although some wildlife movement will pass through agricultural areas (especially orchards), the cover provided by riparian vegetation is more conducive to wildlife movement. Therefore, it is important to restore riparian vegetation in areas where it has been disturbed by agriculture or other activity. In portions of the watercourse, the floodway has been filled to reclaim land for agricultural use. Wildlife movement is more difficult in areas where the creek channel is "pinched" and devoid of plant cover.

Although most land in the San Pasqual Plan area is under public ownership, there are eight A-1-10 zoned parcels containing approximately 550 acres that are privately owned. These parcels are located on the steep slopes and ridgetops above the valley. Development of private property that contains sensitive resources is regulated by the City's Resource Protection Ordinance (RPO). RPO is designed to protect sensitive native biological species and their habitats, steep hillsides, 100-year floodplains, wetlands, prehistoric and historic sites. Ongoing agricultural activity in areas that have been farmed within the last five years is exempt from RPO.

In addition, State and Federal agencies such as the U.S. Fish and Wildlife Service, the Army Corps of Engineers, and the California Department of Fish and Game have jurisdiction over development in wetlands, and habitats for threatened or endangered species.

The General Plan recognizes the importance of maintaining a viable ecosystem, the conservation of endangered species, and the management of land for the protection of natural resources.

The City is currently developing a Multiple Species Conservation Program (MSCP) to protect key habitat areas and wildlife corridors and to meet the requirements of the federal

and state Endangered Species Acts by preserving rare, threatened and endangered species in the San Diego region. The goals of the MSCP are to maintain biodiversity in the region and thereby eliminate causes of species extinction; facilitate permit issuance and mitigation of public and private sector land development and construction projects; and maintain a balance between preservation of natural resources and growth of the regional economy.

The land around Hodges Reservoir up to “the narrows” within the San Pasqual plan area is one of the four “cornerstone” areas being considered for inclusion in the MSCP preserve system. The cornerstone lands constitute the City’s initial commitment of lands to the preserve system for which the City will receive mitigation “credit.”

The draft MSCP Plan recommends that the most important areas for conservation are those natural areas around Hodges Reservoir, the riparian habitat along the San Dieguito River and its tributaries through San Pasqual Valley, and the naturally vegetated slopes above the river valley. The majority of the riparian habitats in the river valley provide excellent opportunities for restoration and enhancement of the wildlife corridor through the valley. Conserved lands in the Hodges Reservoir/San Pasqual Valley area will be the cornerstone for a natural east/west open space corridor within the San Dieguito River Valley and San Pasqual Valley.

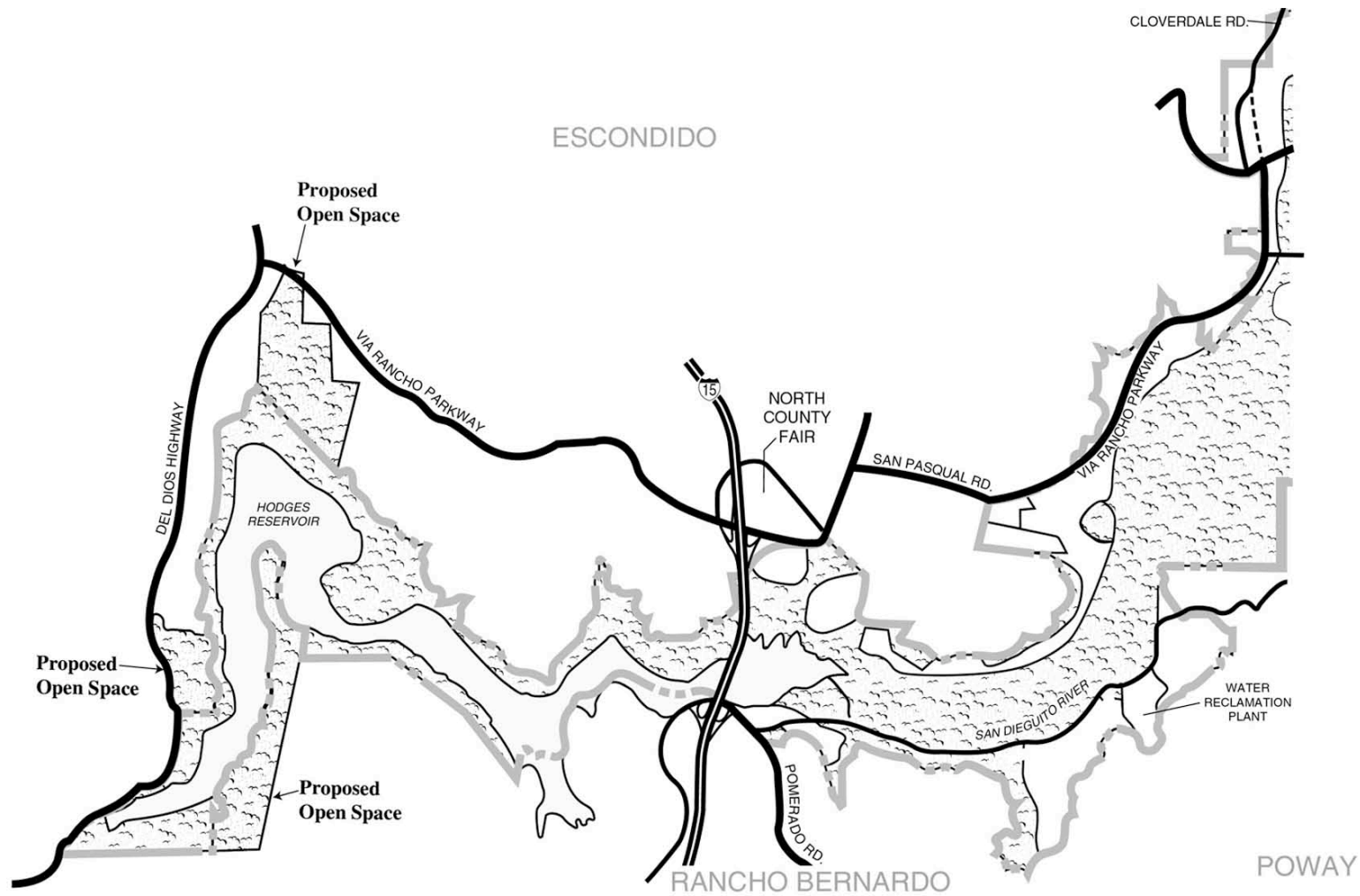
GOALS

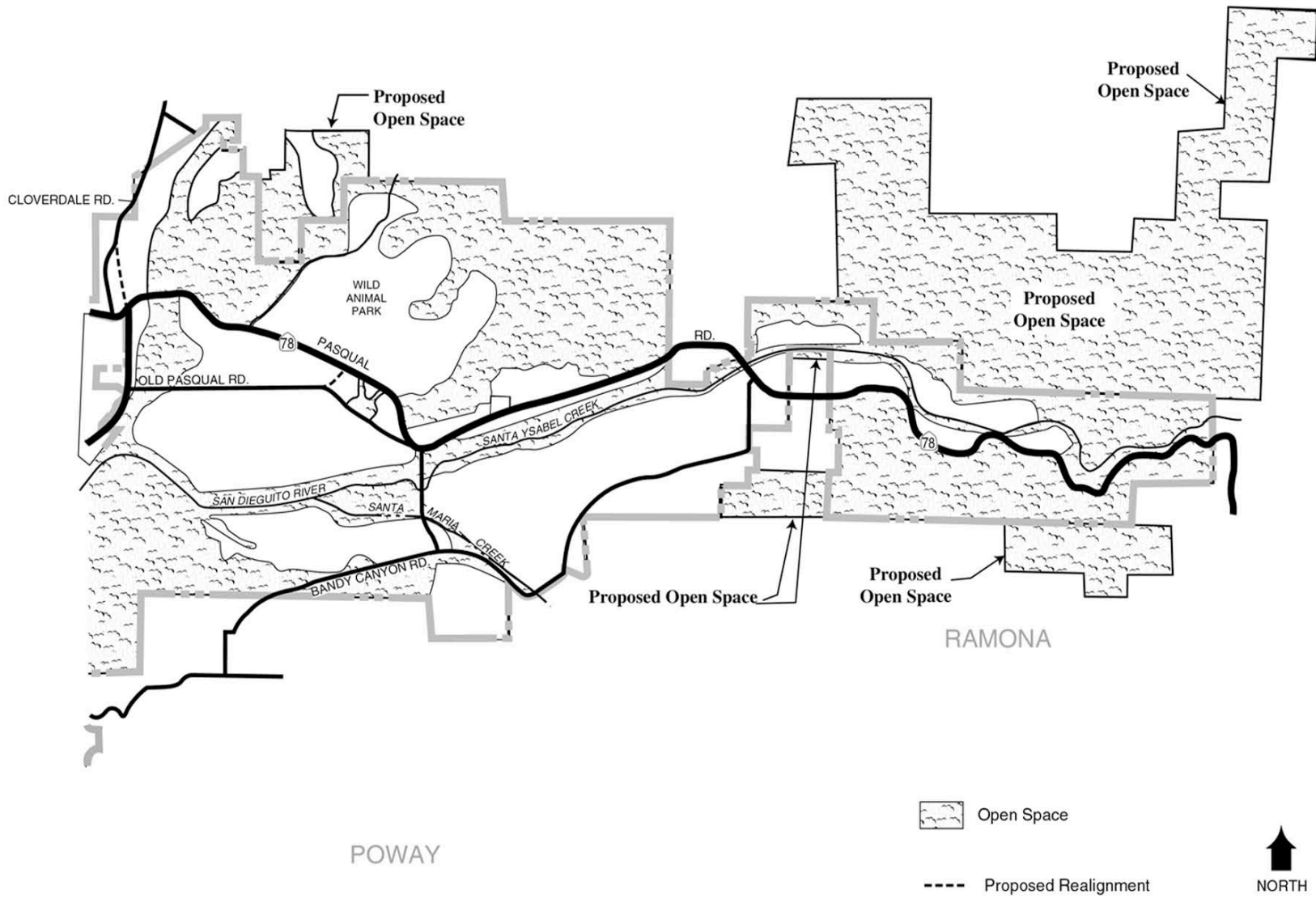
A planning area-wide open space system with the following characteristics:

- Preserved riparian corridors along the San Dieguito River and its tributaries, and improved riparian vegetation through a more natural flood cycle and limited flood improvements
- Preserved sensitive upland habitats
- Vital naturally-vegetated linkages provided to the surrounding regional open space system

POLICIES

1. The undisturbed oak woodland, chaparral and coastal sage scrub habitats throughout the valley shall be preserved as open space.
2. Native riparian vegetation along the course of the San Dieguito River and its tributary creeks shall be preserved, or restored where disturbed.
3. A wildlife connection shall be preserved along the watercourse of the San Dieguito River. Connections to upland habitat areas shall be preserved (or restored where interrupted) following the river’s tributary creeks.
4. Areas designated for open space preservation on publicly-owned land shall be protected from environmentally destructive activity. However, construction and maintenance activities for flood control projects and for municipal and agricultural water production purposes shall be permitted within open space.





Proposed Open Space Land Use
San Pasqual Valley Plan

5
FIGURE

5. Periodic sand removal in the riparian open space corridor beyond the maintenance of the 40-foot pilot channel can be considered only if determined to be beneficial to the riparian corridor as part of the implementation of an approved restoration plan.
6. Sensitive habitat area that is degraded by human activity, or compromised by the presence of exotic or invasive plant species shall be restored, as feasible, for mitigation credit.
7. The open space designated by this Plan shall also be included in a Multiple Species Conservation Program (MSCP) preserve.
8. Lease boundary adjustments needed to implement specific proposals of this Plan should minimize additional costs to the City or financial hardships to the leaseholder. Typically, lease boundary adjustments will occur when leases are renewed.
9. Habitat protection or restoration proposals for mitigation should be based on the specific proposals of this Plan.

SPECIFIC PROPOSALS

General

1. Designate the following areas containing undisturbed native vegetation as open space (**Figure 5**): the shoreline around Hodges Reservoir; the riparian corridor formed by the San Dieguito River and its tributary creeks; and the steep slopes in the San Pasqual Valley.
2. Exclude riparian open space from City leases as those leases are renewed or renegotiated. Agricultural activity (including livestock and equipment) will not be permitted in riparian open space. At a minimum, the City will demarcate the riparian open space corridor with survey markers. Signage, or additional barriers such as fencing, should be used to restrict public access where required.
3. Retain the existing Agricultural A-1-10 zoning on land designated for open space. An open space zone intended for preservation of natural open space may be adopted in the future as a result of the City's zoning code update.
4. Complete a biological survey for the parcels identified in **Appendix D** if they are annexed to the City. At a minimum, the portions of these parcels that contain sensitive biological resources shall be designated for open space preservation.
5. Any new or renewed lease for dairy or cattle grazing operations adjacent to riparian habitat will include a requirement to trap brown-headed cowbirds, a nest parasite of the threatened least Bell's vireo.
6. Prepare a plan for the eradication of exotic plant species, such as tamarisk and arundo, from the San Dieguito River and its tributary creeks as part of a riparian woodland mitigation project.

Reach 1

7. Preserve as open space the undisturbed upland vegetation and riparian areas along the shoreline of Hodges Reservoir for future use as a “cornerstone” area in the MSCP preserve system.

Reach 2

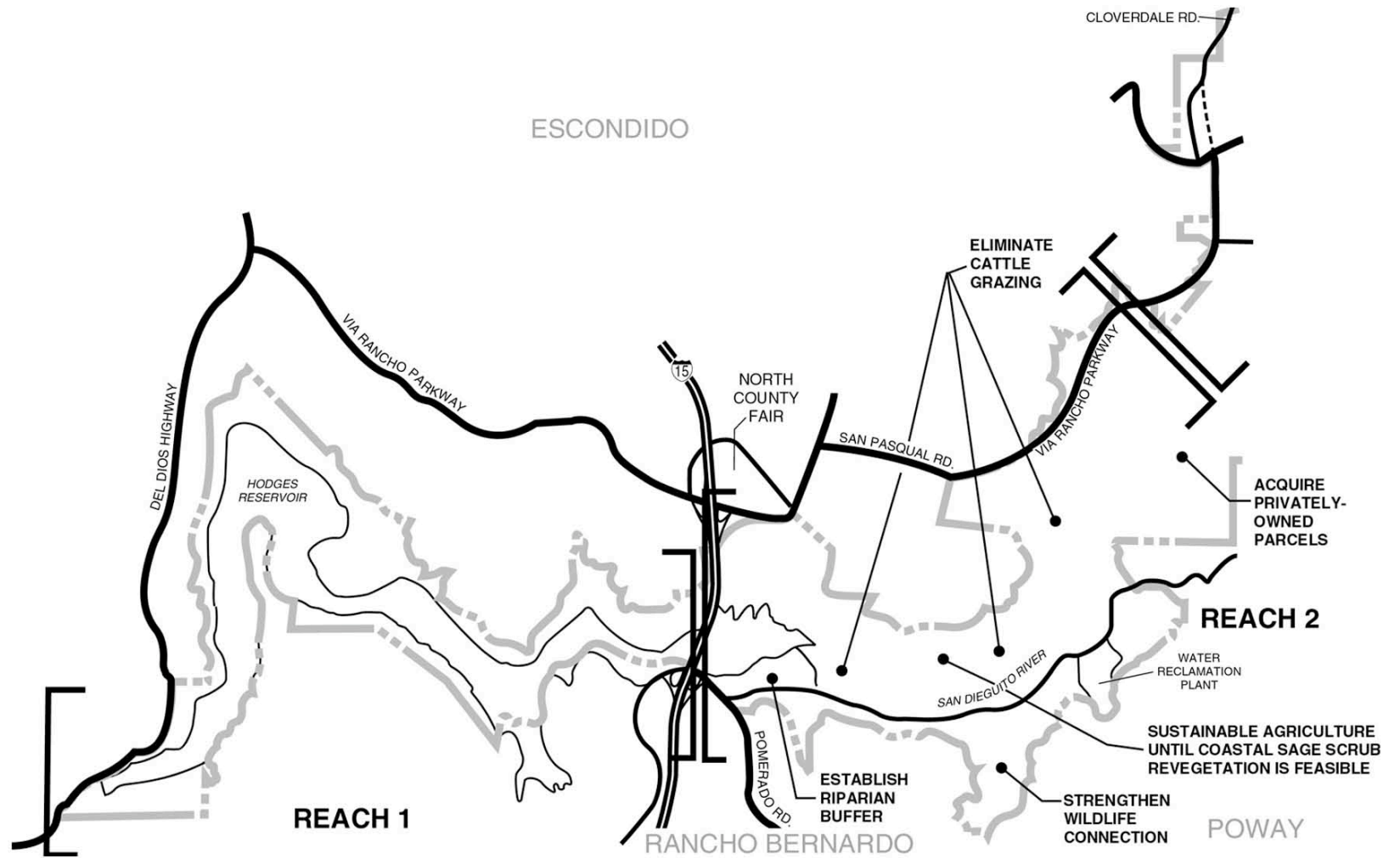
8. Establish a riparian buffer from the edge of the existing riparian habitat on the Pinery Tree Farm lease located between Highland Valley Road and Hodges Reservoir. The width of the buffer should be based on the relative ability for riparian vegetation to regenerate and the potential impacts of existing agricultural uses or future commercial use on the least Bell’s vireo population.
9. Strengthen the wildlife connection along Sycamore Creek to the Blue Sky Ranch open space preserve in Poway. The flood channel should be modified to improve the corridor width and create a more natural channel bank. The berm on the eastern edge of the creek will need to be eventually modified and potentially moved to create a shallower slope ratio and to provide flood control for agricultural uses to the east.

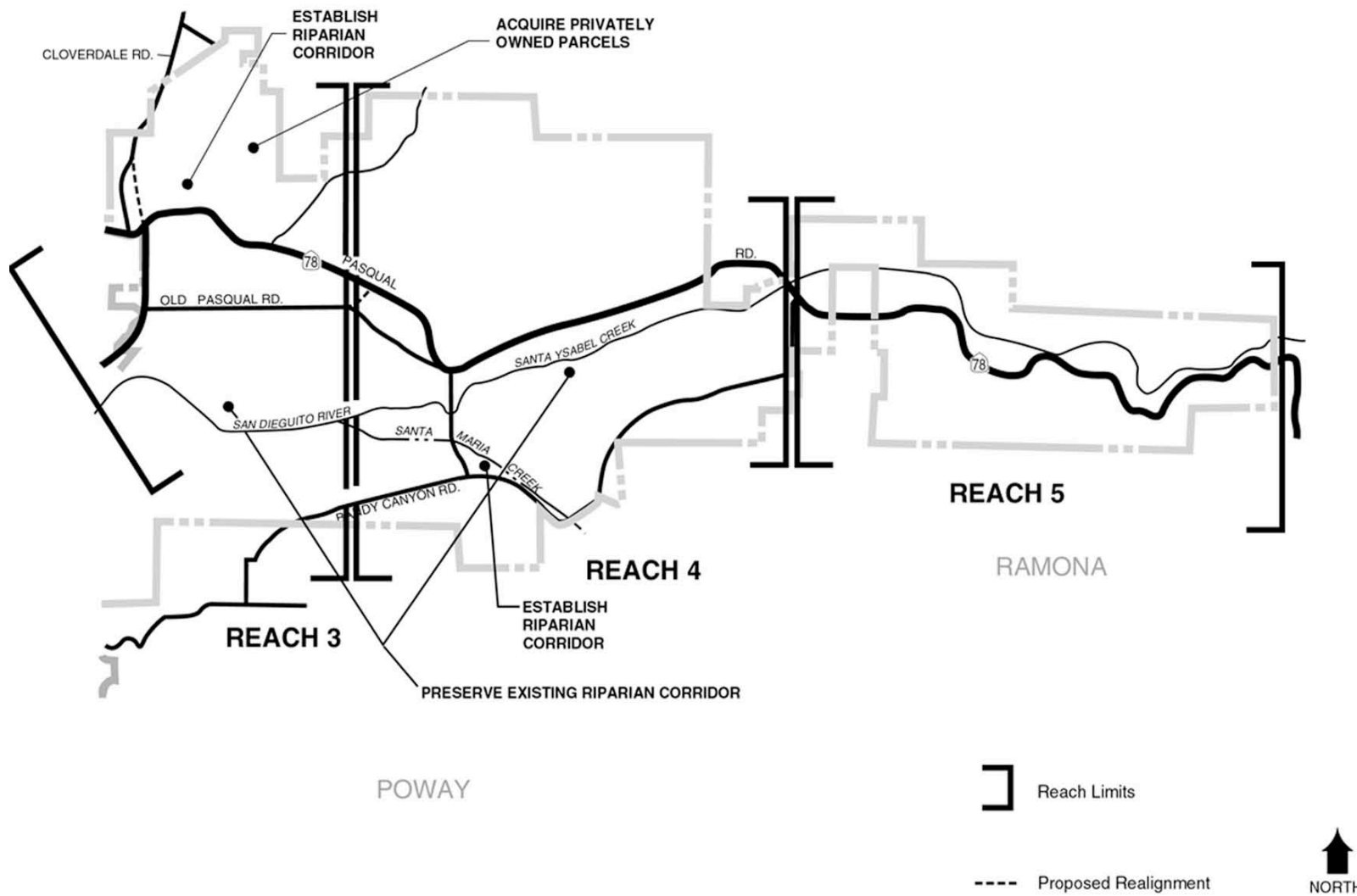
At present, widening the channel is infeasible, due to the cost of relocating the improvements on the Pinery Tree Farm lease. However, if the agricultural operation should change, or the tenant is willing to participate with the City, the land area necessary for establishing a channel bank with a shallower slope ratio and flood protection should be withheld from long-term use.

10. Preserve as open space the San Dieguito River floodplain between Hodges Reservoir and “the narrows” for future use as a “cornerstone” area for the MSCP preserve system. Riparian vegetation should be protected by removing livestock grazing and other agricultural uses from the floodplain. The existing cattle-grazing, soil-mixing and composting leases should be relocated elsewhere.

The Pinery nursery maintains a grove of pine trees adjacent to Highland Valley Road for use as seed stock. Maintenance of mature trees is compatible with the use of this area as open space.

11. Protect the coastal sage scrub habitat on the 26 acres that the state leases for the Mule Hill historical landmark. Mule Hill should continue to be maintained as open space. However, park uses for historical interpretation and visitor enjoyment may also be proposed. Low-impact park uses such as a trail, viewing area and historical marker would be consistent with maintaining the site as a visual and habitat resource.
12. The 100-acre squash farming lease on the north side of the floodplain should be considered for phased restoration of coastal sage scrub habitat to establish a wildlife connection between the riparian habitat and habitat preserved as open space in Escondido. The location, amount and timing of restoration will be evaluated. However, acquisition of privately-owned coastal sage scrub habitat elsewhere in the valley should be a higher priority for use of environmental mitigation funds; therefore, interim use of this area for sustainable agriculture should be permitted.





Specific Sensitive Resource Proposals

San Pasqual Valley Plan

6

FIGURE

13. Designate the undisturbed habitat located on the steep slopes south of “the narrows” as open space. This area includes several parcels that are in private ownership. Acquisition of these privately-owned parcels using mitigation or open space funds should be a priority. If these parcels are not acquired, estate-density residential development pursuant to the A1-10 Zone, or its equivalent, shall be permitted. Development shall be limited to the least sensitive portions of these parcels with the more sensitive areas preserved as open space; and comply with resource protection regulations.

Reach 3

14. Preserve the existing approximately 800-foot-wide undisturbed riparian corridor along the San Dieguito River as a wildlife connection between the floodplain east of Hodges Reservoir (MSCP cornerstone land) and areas with upland habitat.
15. Establish a 300-500-foot-wide riparian corridor for use as a wildlife connection to upland habitat in Cloverdale Canyon. The following projects are needed to enhance the Cloverdale Creek riparian corridor:
 - Restore the riparian corridor to a 500-foot width through the Amsod lease. The creek channel will need to be widened to 500 feet to enable the riparian vegetation to establish.
 - Make enhancements to the riparian corridor as it passes through the Wild Animal Park lease between Old Pasqual Road and SR-78. Protect the riparian vegetation on the eastern edge of the corridor from further disturbance and remove the tamarisk and other exotic vegetation.
 - Restore a 300-foot riparian corridor through the De Jong Dairy lease. The corridor should be fenced to keep livestock from disturbing riparian vegetation, especially in the locations where livestock are permitted to cross the creek channel.
16. Designate the undisturbed habitat located on the steep slopes east of Cloverdale Canyon and north of SR-78 as open space. This area includes several parcels that are in private ownership. Acquisition of these privately-owned parcels using mitigation or open space funds should be a priority. If these parcels are not acquired, estate-density residential development pursuant to the A1-10 Zone, or its equivalent shall be permitted. Development shall be limited to the least sensitive portions of these parcels with the more sensitive areas preserved as open space; and comply with resource protection regulations.
- 16a. Preserve the steep slopes and sensitive habitat located on the Harwood and Mutual Assets properties north of the Wild Animal Park as open space. If these properties are annexed to the City of San Diego, estate density residential development may be permitted pursuant to the A1-10 Zone or its equivalent.

Reach 4

17. Protect the coastal sage scrub habitat on the 46 acres that the State leases for the San Pasqual Battlefield historical landmark. The San Pasqual Battlefield should continue to be maintained for historical interpretation and open space. Any expansion of park facilities should be limited to areas with the least impact to visual quality and sensitive biology.
18. Preserve the existing riparian corridor along Santa Ysabel Creek for use as a wildlife connection to upland habitat to the east.
19. Establish a riparian corridor along the Santa Maria Creek channel for use as wildlife connection to upland habitat to the south. Remove the creek channel from the dairy lease and install fencing to prevent livestock grazing in the creek channel while the riparian vegetation regenerates.
20. Preserve the undisturbed upland habitat south of Bandy Canyon Road as open space. Restore coastal sage scrub habitat where needed to strengthen the wildlife connection along Santa Maria Creek.

Reach 5

21. Preserve the existing riparian corridor along Santa Ysabel Creek for use as a wildlife connection to Pamo Valley.

ACTION PLAN

Implementation Measures	Recommended Timing			Responsibility for Implementation	Source of Funding	See for More Detail
	Adopt with Plan	Ongoing	Within 15 Years			
Revise leases		•		Real Estate Assets Department	General Fund	Proposals 1, 2, 5, 8, 9, 10, 11, 14, 16, 17, 19
Create MSCP “Cornerstone” preserve			•	Undetermined	Mitigation Funds	Proposals 7, 10
Restore riparian habitat			•	Undetermined	Mitigation Funds	Proposals 8, 14, 19
Restore coastal sage habitat			•	Undetermined	Mitigation Funds	Proposals 11, 18
Acquire privately-owned parcels			•	Undetermined	Mitigation Funds	Proposals 12, 15

MINERAL RESOURCES

BACKGROUND

The California Division of Mines and Geology has identified the San Pasqual Valley as being the second largest source of construction-grade sand in western San Diego County. The area designated by the State Mining and Geology Board as containing regionally significant construction aggregates is illustrated on **Figure 7**. The alluvial deposit is chiefly sand with layers of coarse material toward the upper end of the valley. The most easterly parts of the valley, having more coarse sand, are estimated to have approximately 95 percent Portland cement concrete sand. The material specifications for Portland cement concrete aggregate are more restrictive than for other aggregate types; therefore, fewer sand and gravel deposits in the county satisfy these specifications. The average thickness of the minable material throughout the valley is about 85 feet. However, the quality of the sand deposit from Hodges Reservoir east to “the narrows” is compromised by silt. The total resource in the valley has been estimated to be 510 million tons, all of which is Portland cement concrete grade sand.

Current sand removal operations in the valley are confined to the removal of sand within the San Dieguito River and its tributaries for flood control purposes, and to sand removal in conjunction with the maintenance of an irrigation pond adjacent to the San Dieguito River.

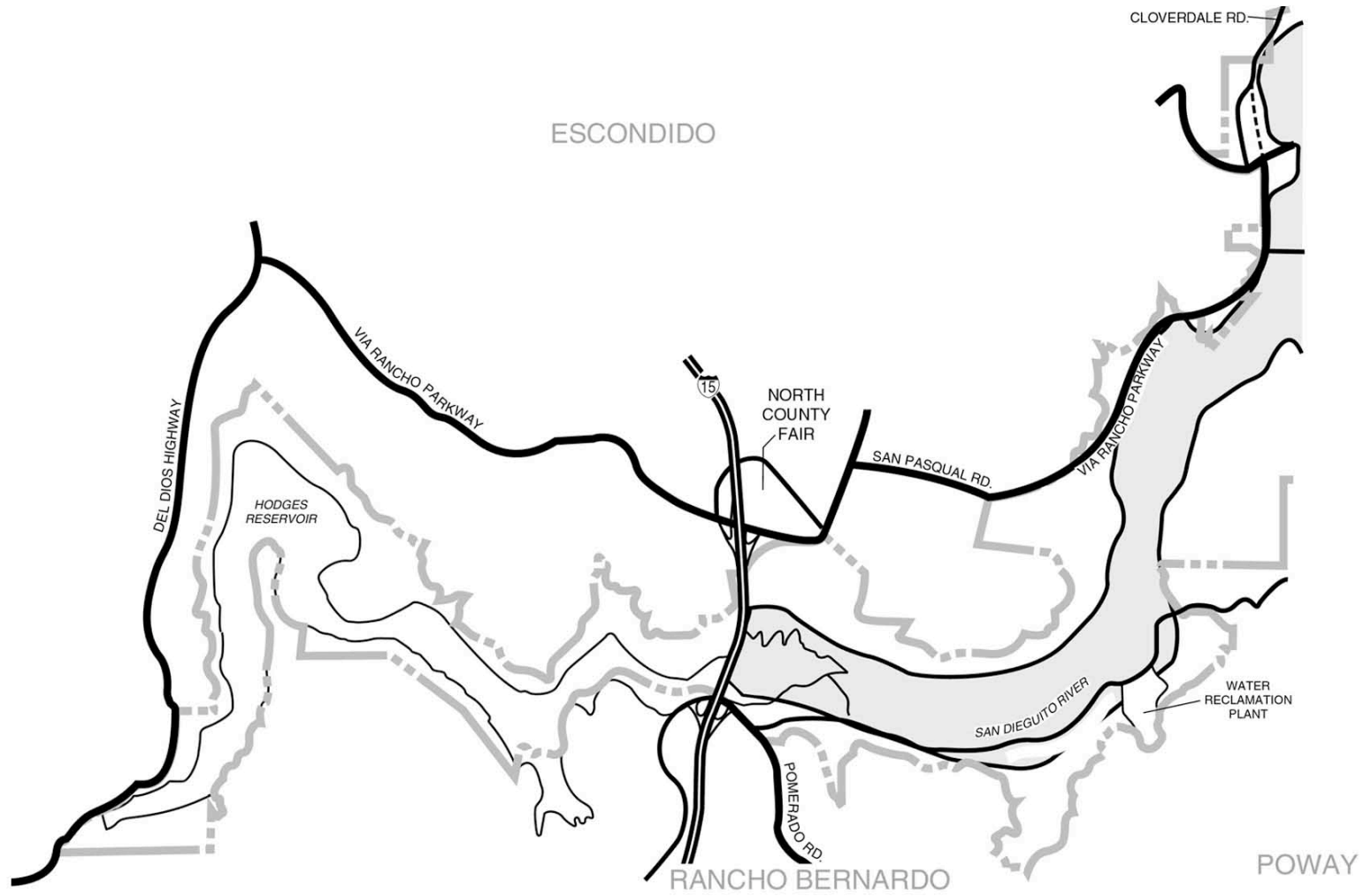
There are a number of objectionable characteristics that typically accompany more extensive extraction, processing and transportation of sand and gravel products. These include noise, vibration, air pollution, dust, impacts to hydrology and water quality, and the unattractive appearance of the site. Sand mining can cause permanent alteration to the floodway, creek channel and related biological resources, and these impacts conflict with the goal of this Plan to preserve a riparian corridor along the San Dieguito River and its tributaries. Also, sand mining has the potential to destroy cultural resource sites, both above and below the surface.

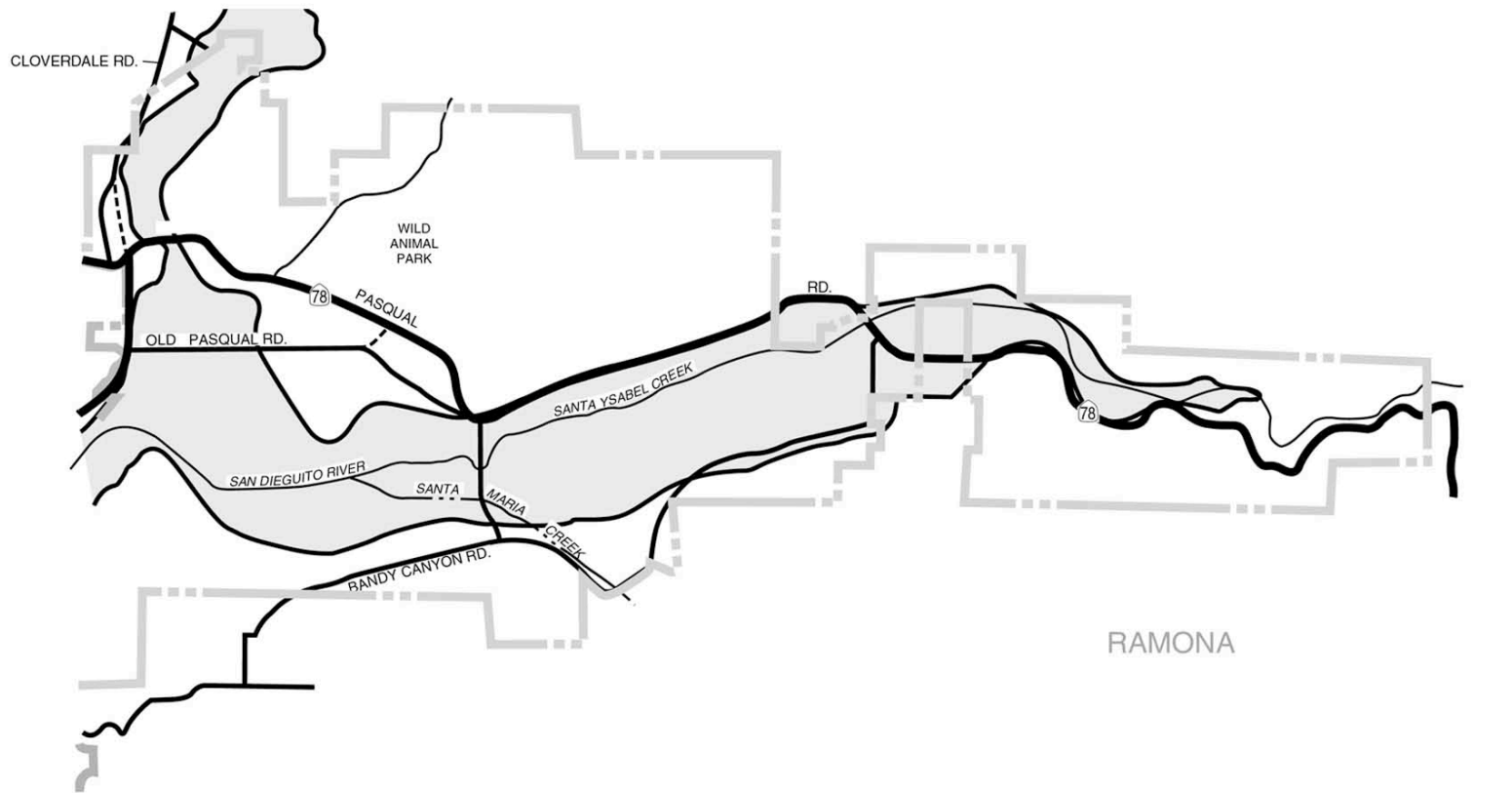
GOAL

- Preserved sand resources

POLICIES

1. Sand resources should be preserved. Any future consideration of this resource should only occur at the direction of the City Council.
2. Sand extraction activities should be limited to the removal of sand within the San Dieguito River and its tributaries for flood control purposes and maintenance activities only.





POWAY

RAMONA

Regionally Significant Sand Resource Area

Proposed Realignment



Mineral Resources
San Pasqual Valley Plan

7
FIGURE

FLOOD CONTROL

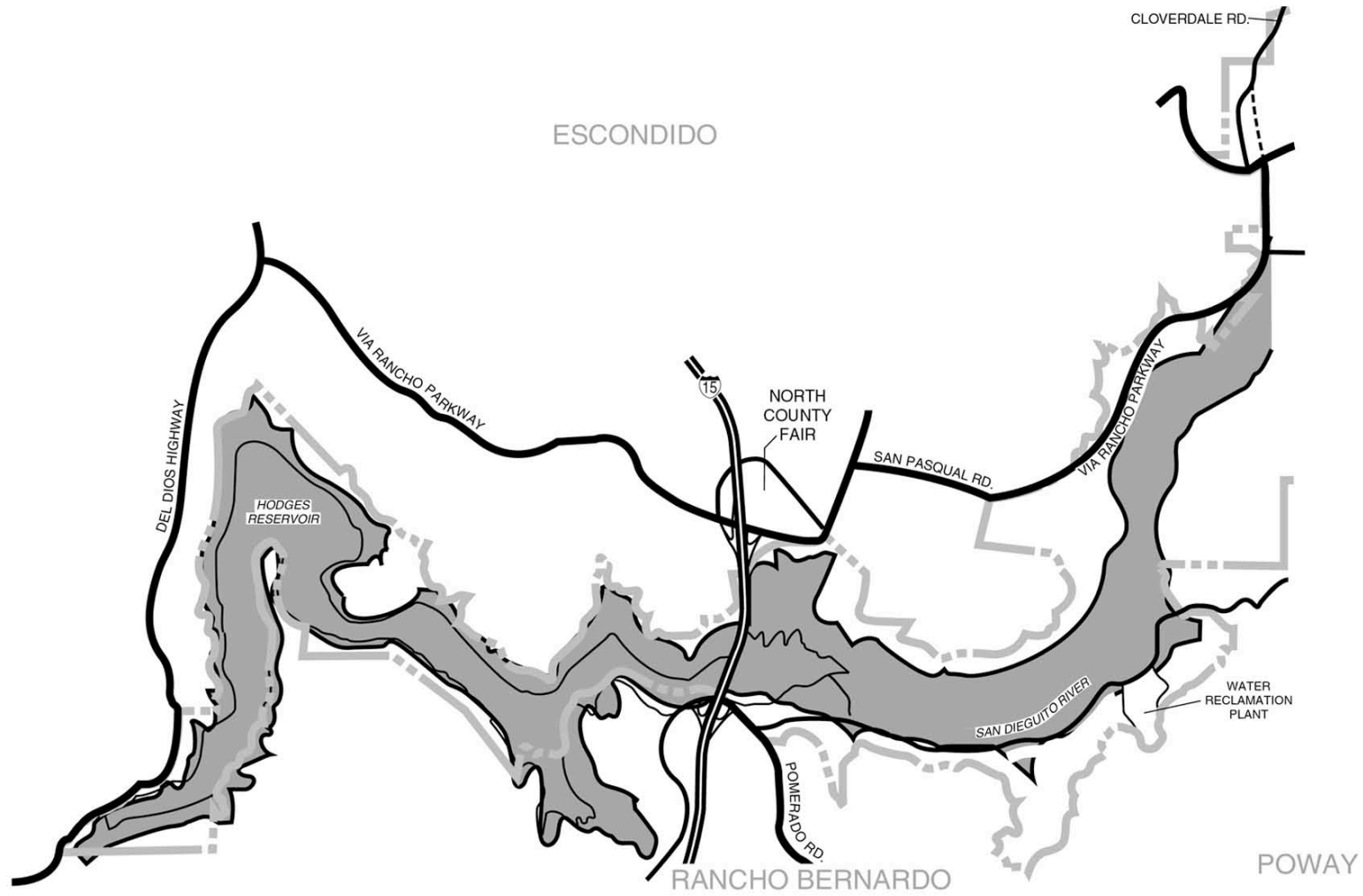
BACKGROUND

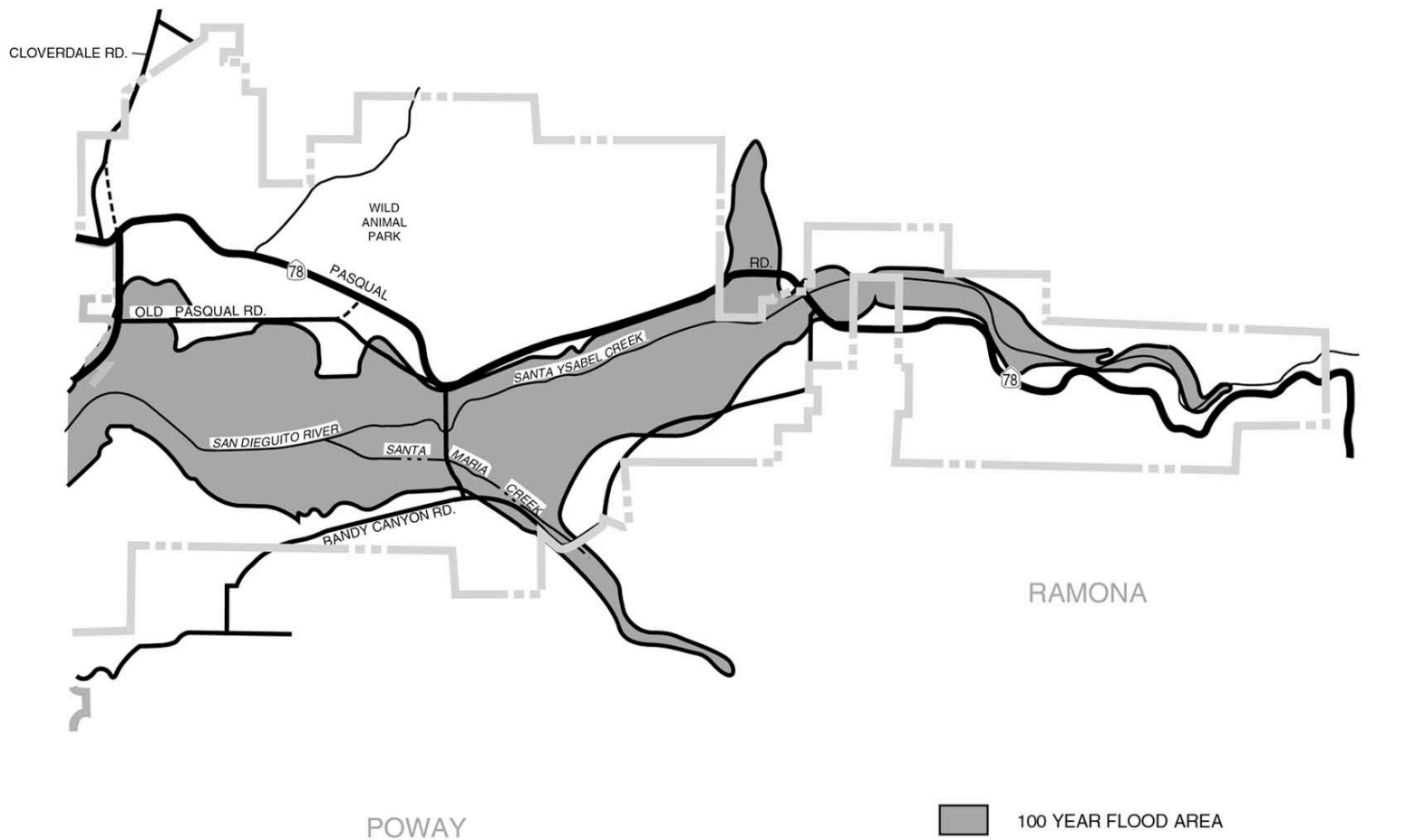
The San Pasqual Valley has a combined watershed of 350 square miles. Between 1947 and 1978, low annual rainfall resulted in very low flows in the San Dieguito River. In this period, flows exceeded the “five-year storm” peak flow only five times, and at no time was the “ten-year storm” peak exceeded. As a consequence, the natural watercourses of the creeks became very narrow and farming in the adjacent floodplain occurred at the very edge of these low-flow water courses.

The farmers who leased agricultural land from the City had been required, as a condition of the lease, to maintain the creek channels by removing sand for flood control purposes. However, as year after year passed with little or no flow in the creeks, flood control maintenance became sporadic and haphazard, deteriorating to mining pockets of high-quality sand rather than overall channel maintenance.

In 1978 and 1979, the ten-year storm peak flow was approached or exceeded. In 1980, a series of intense storms resulted in the equivalent of a 50/100-year flood which inundated several hundred acres of farmland (See **Figure 8**). After the floods of 1979-80 in San Pasqual Valley, excavation by lessees of City-owned property within the pilot channels of the San Dieguito River and its tributaries for flood control purposes was controlled by the Engineering and Development Department through Land Development Permits. The location, width and depth of excavation in both creeks were delineated on approved engineering drawings and periodic inspections were made to ensure compliance by the lessees. Excavation work resulted in a unified flood channel connecting various leaseholds in the Valley which significantly reduced the threat of flooding from a ten-year storm and damage to agricultural land. At the same time, the City shared in the income derived from the sale of excavated sand to the construction industry. Flood control measures have been implemented, however, without a complete analysis of the costs and benefits associated with these activities.

This Plan proposes flood control measures consistent with the goal of preserving a riparian corridor along the San Dieguito River and its tributaries and ensuring sufficient flood protection to allow for continued agriculture within the valley. Flood control measures are limited to the maintenance of a pilot channel within this corridor which utilizes the existing alignments, grades and cross sections with only minor modifications to improve the hydraulics of the streambeds without extensive excavation of sand and other environmentally sound flood control options, but only using a cost-benefit analysis. The City’s current Streambed Alteration Agreement with the California Department of Fish and Game allows the removal of willows, weeds and other vegetation from the flood control channels within the San Pasqual Valley. The terms and conditions of that agreement limit the width of channel bottom maintenance to 40 feet, but do not permit the removal of sediment. It is unknown whether a hydraulic basis exists for the current dimensions of the permitted flood control pilot channel.





100-Year Flood Area
San Pasqual Valley Plan

8
FIGURE

GOALS

- Flood control measures limited to the maintenance by the City of the pilot channel within the riparian corridors of the San Dieguito River and its tributary creeks
- Flood control measures beyond maintenance by the City of the pilot channel within the San Dieguito River and tributary areas should be performed according to a cost-benefit analysis¹

POLICIES

1. All proposed flood control and bank stabilization measures shall be reviewed by the appropriate agencies for permit requirements.
2. All flood control measures shall be conducted in the context of multi-disciplined riparian corridor management that integrates flood control, erosion control, groundwater recharge, ecosystem protection, resource protection and provision for recreation.
3. All flood control measures shall be based upon identified risk assessments from hydraulic modeling and shall be conducted according to the least environmentally damaging methods.
4. A cost-benefit analysis¹ shall be conducted to determine the feasibility of all flood control measures.
5. All channel maintenance shall, at the City's option, be performed by the City and shall generally be limited to cutting, mowing and disking of vegetation within the approximately 40-foot-wide existing pilot channel bottom to maintain flood carrying capacity. This maintenance may include the removal of sand. Existing leases that allow for maintenance of certain channel configurations shall be honored by the City, unless and until such leases are modified.
6. Periodic sand removal in the riparian open space corridor beyond maintenance of the 40-foot pilot channel can be considered only if determined to be beneficial to the riparian corridor as part of the implementation of an approved restoration plan.

1. As necessary, refer to specialized literature on the methods of estimating cost and benefits. The cost-benefit analysis should consist of a study of the costs associated with specific flood control proposals and in particular locations in the valley, measured against their benefits. The benefits will consist primarily of the economic benefit to leaseholders derived by having agricultural fields and orchards protected from periodic flooding. The value of the crops being protected can be calculated. Calculation of flood control costs should include contraction costs (materials and labor); ongoing maintenance; and assessment of environmental impacts (hydrological, sensitive resources, and so on); and permitting requirements. The cost and benefits of particular flood control proposals must also be evaluated over time, since flooding in the valley is periodic and major floods occur infrequently. With a clearer understanding of the benefit and cost, a more objective decision can be made whether to proceed.

SPECIFIC PROPOSALS

1. Modify existing leases to allow pilot channel maintenance by the City not the lessees.
2. Maintain an approximately 40-foot-wide pilot channel bottom to maintain flood carrying capacity.
3. Study economically and environmentally sound approaches to providing the minimum flood control to support agriculture within the San Pasqual Valley.

ACTION PLAN

Implementation Measures	Recommended Timing			Responsibility for Implementation	Source of Funding	See for More Detail
	Adopt with Plan	Ongoing	Within 15 Years			
Modify leases to allow pilot channel maintenance by the City		•		Real Estate Assets Department	N/A	Proposal 1
Maintain 40-foot-wide pilot channel		•		Water Utilities Department	Water Utilities Department	Proposal 2
Study economically and environmentally sound approaches to providing the minimum necessary flood control		•		Leaseholders, Water Utilities Department	Undetermined	Proposal 3

PARK AND RECREATION

BACKGROUND

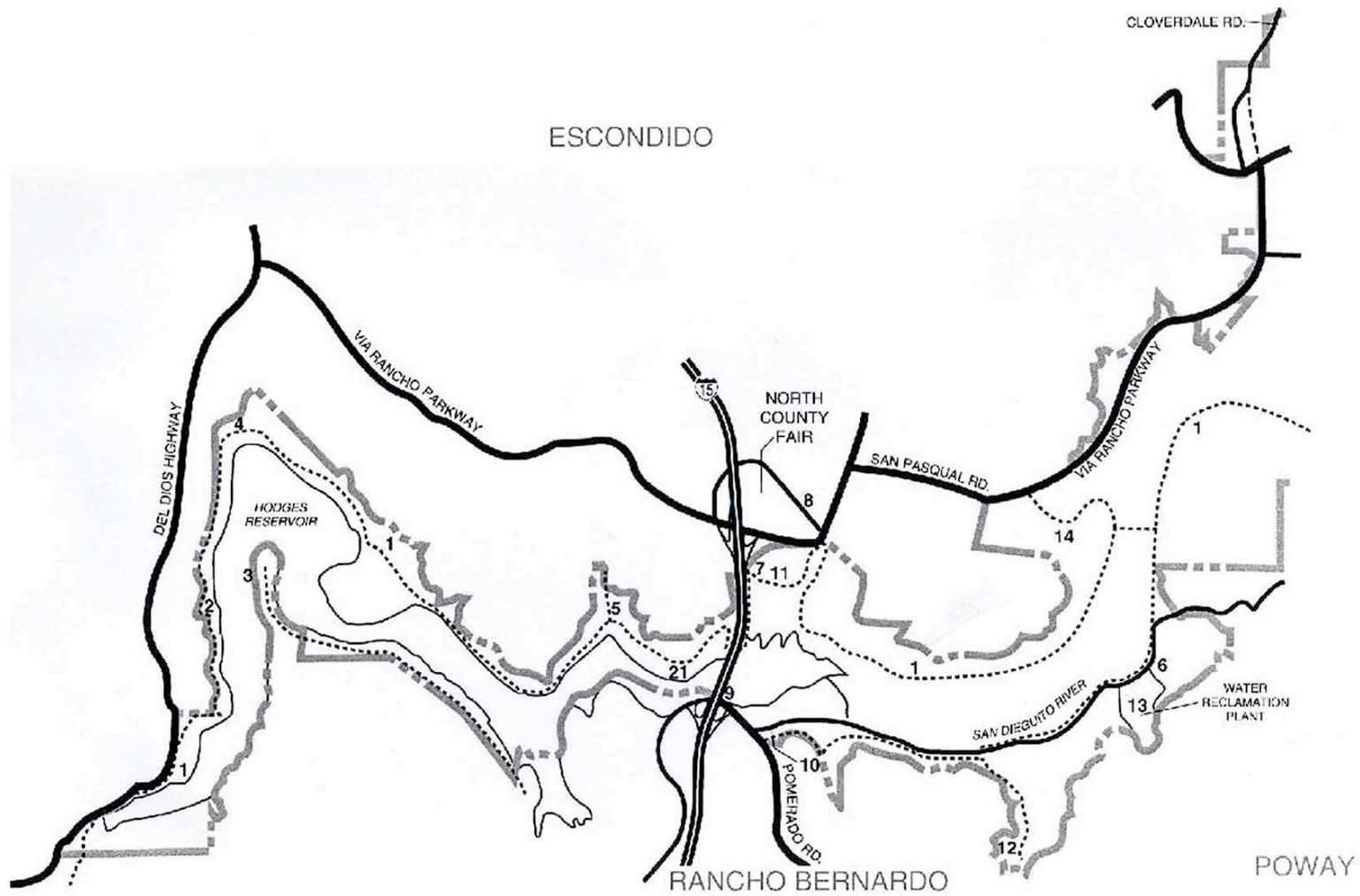
Consistent with the adopted community plan, the valley is generally free from development. This open space character results from a number of factors, including extensive agricultural operations, Hodges Reservoir, the Wild Animal Park and two large areas reserved for historical parks. The planning area also represents a portion of a larger open space system proposed by the General Plan extending from the Pacific Ocean to the easterly City limits.

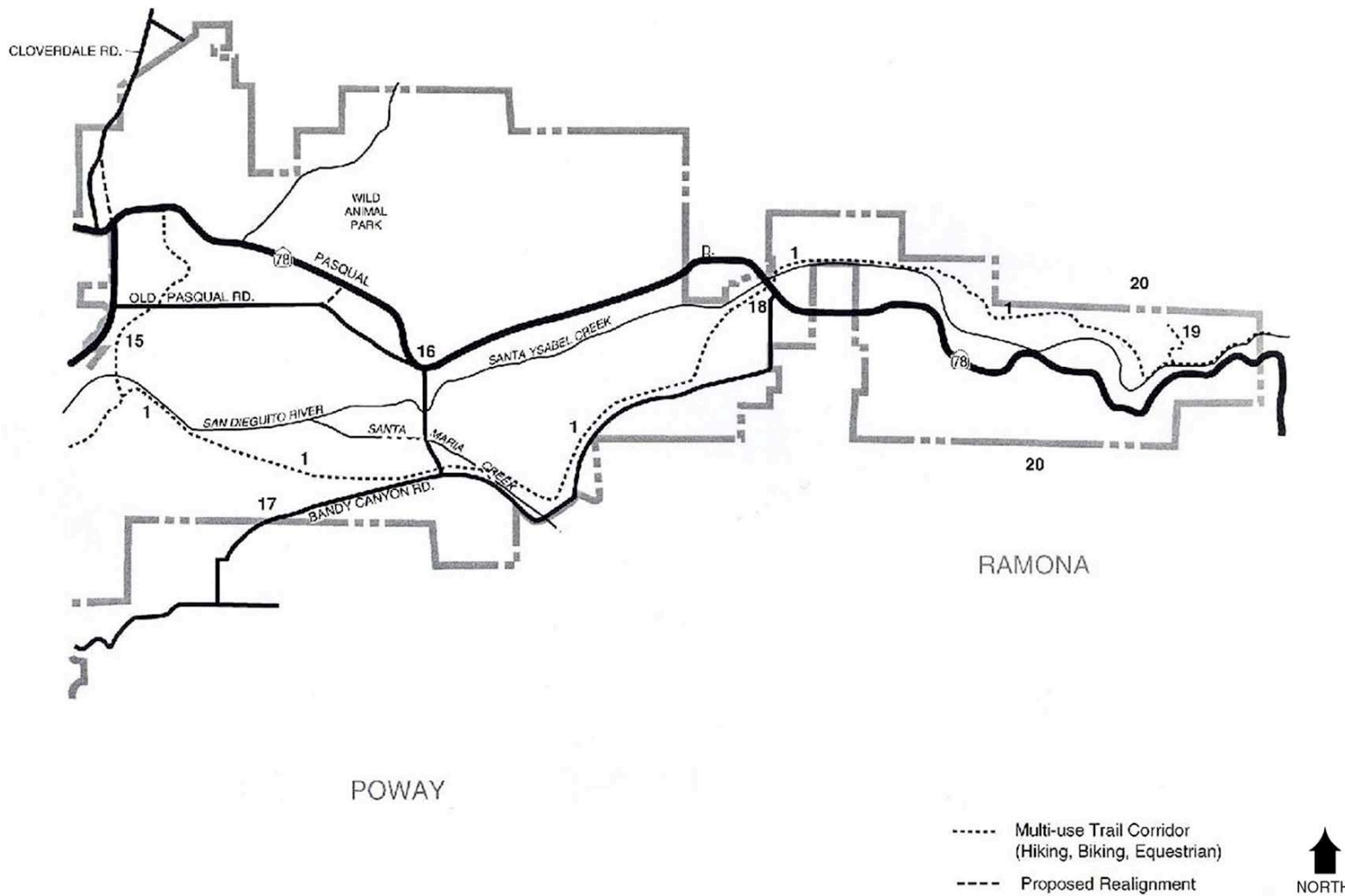
Since its construction (1917-1918), Hodges Reservoir has served as a significant regional recreation resource available to San Diego County residents as well as visitors to the region. Recreational activities on Hodges Reservoir are managed and operated through the Water Utilities Department's City Lakes Program. The City Lakes Program is comprised of the City's ten municipal water supply reservoirs. While the primary purpose of the City Lakes has been to serve as reservoirs to provide drinking water to city residents, limited recreational uses have been allowed at the reservoirs provided the uses did not interfere with the quality and production of water. The City Lakes Committee, comprised of citizens of the Park and Recreation Board, serves in an advisory capacity regarding programs, activities and policies to the Water Utilities Department and City Council.

In order of popularity, water activities today on Hodges Reservoir include fishing, boating (powerboats, canoeing, kayaking and sailing) and boardsailing. The nutrient-rich water has resulted in an outstanding naturally reproducing warm-water fishery. In addition to its popularity among county anglers, the reservoir also draws significant numbers of visitors from Orange, Riverside and San Bernardino counties. Shoreline activities including picnicking, hiking/walking and bicycling.

The San Pasqual Valley is an agricultural preserve and does not have a large population. While the small population in the valley does not warrant provision of neighborhood or community parks, the San Dieguito River Regional Park Concept Plan proposes the development of a regional trail system through the San Pasqual Valley. The Concept Plan also envisions the future establishment of other complementary recreational facilities within the San Pasqual Valley such as trail staging areas, a pedestrian/bicycle bridge across Hodges Reservoir and a camping facility. The recommendations contained within the Concept Plan and San Dieguito River Regional Plan have been used as the basis for the proposals contained in this Plan.

The San Dieguito River Valley Regional Open Space Park Joint Powers Authority (JPA) was formed in 1989 by its member agencies, including the City of San Diego, to preserve and restore land within the San Dieguito River Valley as a regional open space greenway and park system, with a continuous and coordinated system of preserved lands and a connecting corridor of walking, equestrian, and bicycle trails. The proposed trail corridor, referred to as the "Coast to Crest Trail" would extend from the ocean between Del Mar and Solana Beach to Volcan Mountain, north of Julian. The trail corridor is proposed to extend through the San





Proposed Park and Recreation Land Use

San Pasqual Valley Plan

9
FIGURE

Pasqual Valley planning area in an east/west orientation. Portions of this trail system which have already been completed include the Mule Hill and San Pasqual Valley segments of the Coast to Crest Trail, the Piedras Pintadas Trail at Bernardo Bay, the trail along Highland Valley Road and 14 miles of trail located on the Bureau of Land Management land in Clevenger Canyon.

GOALS

- A continuous multiuse trail corridor for walking, equestrian and bicycle use extending east/west through the valley
- Secondary trail corridor linkages to major open space areas outside the valley
- Compatible recreation facilities that do not compromise the valley's natural character or agricultural uses
- Find an appropriate location for and establish an interpretive center in the valley that will promote the River Park and the history of the San Pasqual Valley.

POLICIES

1. The park shall be designed as a natural, open space park that interprets the significance of the valley's diverse natural and man-made resources.
2. Recreation uses shall have a low impact on the valley's natural resources and on adjacent land uses, including agriculture.
3. Recreation uses shall be designed to serve regional open space recreational needs and according to the Design and Development Standards contained in Appendix E.
4. The multiuse trail corridor, forming the San Pasqual Valley segment of the JPA's "Coast to Crest Trail," shall be aligned to minimize impacts to sensitive resource areas and to agriculture.
5. The proposed bikeway system should be designed to serve regional recreational and transportation needs and to connect with adjacent bikeway systems.
6. Trail corridors shall be included in all public-land leases and lease renewals.
7. The San Dieguito River Park has been given the authority through the Joint Powers Agreement (JPA) to undertake overall planning for and to plan, design, improve, operate, manage and maintain the San Dieguito River Park. Therefore, the proposed trail corridor and related recreational facilities within the valley shall be designed and implemented through the joint efforts of the City of San Diego, as the land owner, and the JPA.
8. Recreational use of Hodges Reservoir shall be developed in a manner consistent with the reservoir's use as a source of public water supply.

SPECIFIC PROPOSALS

Proposed park and recreation facilities are shown on **Figure 9** and are described below. Although the location of a camping facility and an old-fashioned family farm has not been determined, these uses may be desirable in the future. **Figure 9** illustrates the trail corridor location rather than a specific alignment. In order to determine the feasibility and specific alignments of the trail corridor within the planning area, additional site-specific design work and property owner/leasehold coordination must be completed.

1. Implementation of the “Coast to Crest Trail,” a continuous 24-foot-wide multiuse trail corridor for walking, equestrian and bicycle use extending east/west through the valley:
 - a. The recommended standards for a multiuse trail corridor are provided in the following chart. These standards are guidelines, and the trails may vary from the standards where necessary.
 - b. To the extent possible, the entire hard-surfaced bicycle path will meet the requirements of the California Department of Transportation for Class I bicycle paths.
 - c. The trail corridor alignment will follow the seam between land uses and follow (or be adjacent to) existing dirt fire roads and farm roads to minimize impacts to agriculture and to the natural environment.
 - d. Trail fences should be installed when security and/or protection of sensitive resources or farmlands is required.
 - e. A 24-foot-wide multiuse trail corridor may be infeasible due to steep topography east of the SR-78 bridge and the presence of sensitive riparian habitat along Highland Valley Road. In these instances it may be advantageous to provide separate Class I or Class II bicycle facilities in conjunction with road improvements.
 - f. No motorized vehicles will be permitted on trails with the exception of maintenance and police vehicles.
2. Parking/access/picnic area.
3. Hiking trail to Fletcher Point. This is an existing utility road which is currently used by hikers and bicyclists.
4. Existing staging area for hikers and bicyclists.
5. Secondary trail connection to Felicita Park in Escondido.
6. Trail connection from the Heritage development in Poway to the San pasqual Valley Trail to connect trails in Poway to the Coast to Crest Trail.
7. Restored Sykes Adobe historical site. The Adobe is envisioned to become a valuable interpretive resource for surrounding communities.
8. Secondary trail connection to Kit Carson Park in Escondido.

TABLE 1
RECOMMENDED MULTIUSE TRAIL STANDARDS

Tread Width	8-foot bicycle access trail with a 4-foot center, along side a 4-foot hiking/equestrian trail
Right-of-Way Width	24 feet
Clearance Width	20 feet
Vertical Width	12 feet
Cross Slope	2%
Design Grade	0-5%
Maximum Grade	10%
Recommended Surface	Stabilized soil, concrete, or asphalt for bicycle/whole access trail, native or imported* soil for hiking/equestrian trail
Recommended Barrier	Center should be a hedge or split-rail fence. Trail fences should be installed when security and/or protection of sensitive resources or farmlands is required.

* Imported soil, such as decomposed granite, should complement the native soil color.

9. Secondary trail connection for walking and bicycling to proposed trail system and interpretive center in the Bernardo Bay area of Rancho Bernardo.
10. Existing staging area possibly enlarged for horseback riders. Includes access to the existing Highland Valley Trail. This facility should be adequately landscaped to minimize visual impacts.
11. Equestrian staging area.
12. Secondary trail connection through Sycamore Canyon to open space preserves in Poway.
13. Interpretive area for San Pasqual aquatic treatment plant.
14. Secondary trail corridor connection to the winery.
15. Secondary trail connection to Cloverdale Canyon.
16. Secondary trail connection to San Pasqual Battlefield State Historic Park.
17. Scenic overlook along the north side of Bandy Canyon Road.
18. Staging area for hikers, bicyclists and equestrians.
19. Secondary trail connections (East San Pasqual Trails) to the 2,018 acres acquired from the U.S. Bureau of Land Management with ultimate connections north to Boden Canyon and eastward toward the Pamo Valley.
20. Annex to the City of San Diego, and designate as open space, the 2,018 acres acquired from the U.S. Bureau of Land Management in order to assure preservation of this land (see **Appendix D**).
21. A pedestrian/bicycle bridge across the Hodges Reservoir.

ACTION PLAN

Implementation Measures	Recommended Timing			Responsibility for Implementation	Source of Funding	See for More Detail
	Adopt with Plan	Ongoing	Within 15 Years			
Design and construct multiuse trail corridor and related park facilities			•	San Dieguito Joint Powers Authority (JPA)	Bonds, Transnet Bikeway Funds, other unidentified	Proposals 1-19
Annex BLM land			•	Planning Department, City Council	Water Utilities Department	Proposal 20

CULTURAL RESOURCES

The San Dieguito River Valley Planning Area contains a wealth of prehistoric, historic and Native American resources. These include hundreds of archaeological sites, four designated historic sites and numerous sites and structures with historic value, potentially eligible for historic designation.

The earliest archaeological evidence of Native Americans in the San Diego area is the San Dieguito complex, dating from approximately 8,000 to 11,000 years ago. The culture represented by the San Dieguito group appears to be a hunting-oriented society. Two other prehistoric cultures followed, the La Jolla complex (7,000 years ago) and the Cuyamaca complex (1,500 years ago until the time of the Spanish contact in 1769). Both represented hunting and gathering cultures.

The San Pasqual Valley contains resources from the three major “post-contact” historical periods in California: the Spanish, that began with the founding of Mission San Diego in 1769; the Mexican, that began with the secularization of the mission and the founding of the pueblo of San Pasqual in 1835; and the American, that began with California statehood in 1849.

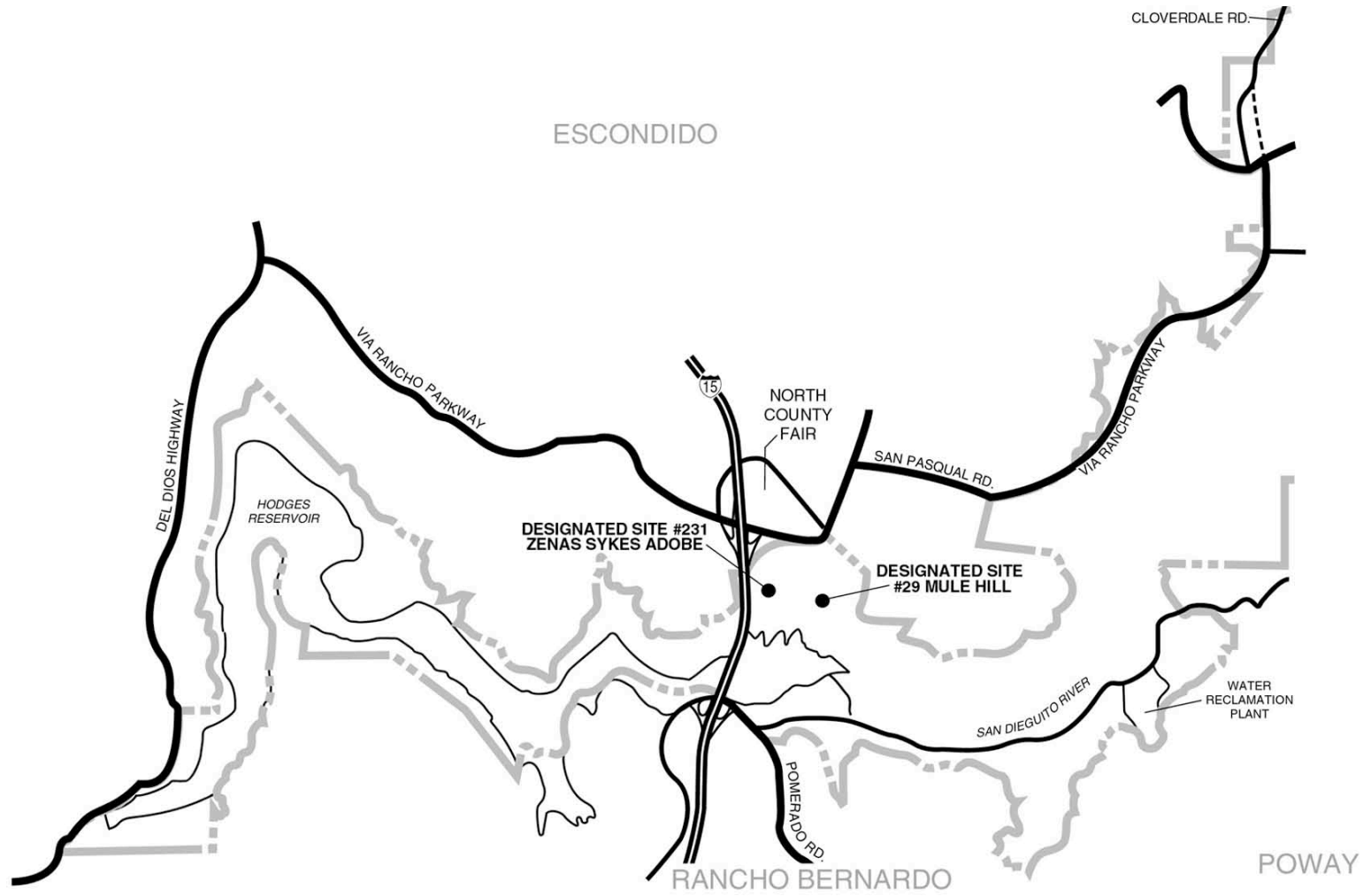
The Mission San Diego de Alcalá and the Presidio of San Diego were founded in 1769, bringing about profound changes in the lives of the valley’s native population, and the ultimate destruction of their economy. The San Pasqual Valley was the home of a significant Native American population.

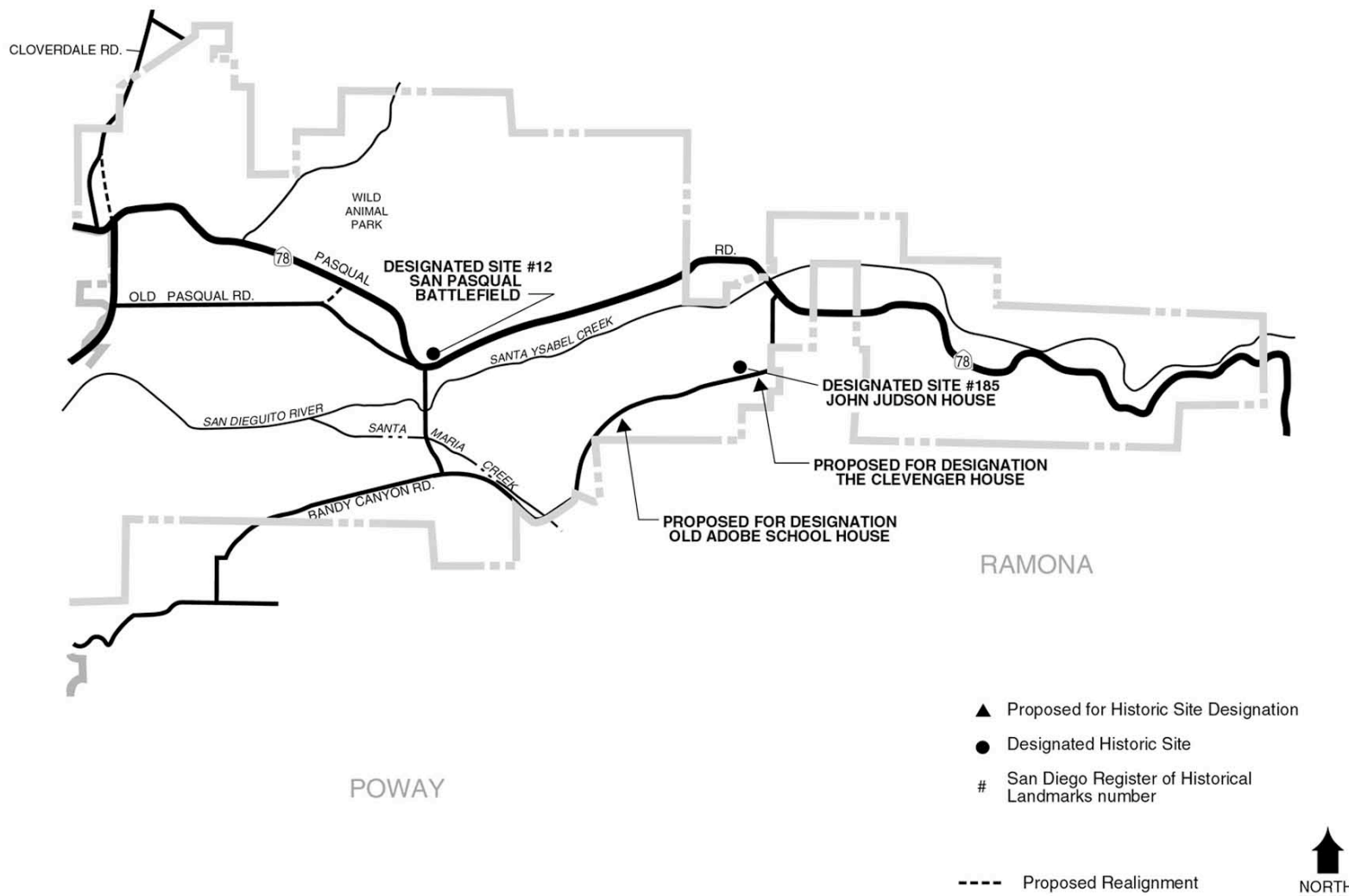
Following Mexico’s independence from Spain in 1821, the missions were secularized by the new government. In response, the padres established several communities to house new converts. One of these was in the San Pasqual Valley, the Pueblo of San Pasqual.

As settlers began to move into the valley in the 1850s and 1860s, sentiment grew for the creation of an Indian reservation. In 1870 the San Pasqual Valley and adjacent parts of Pamo Valley, Santa Maria Valley and Highland Valley were set aside as a reservation. Due to protest from the settlers, the reservation was closed 15 months later. Another reservation was not established until 1910, in the Valley Center area.

Once the San Pasqual reservation was revoked, settlement of the valley greatly increased. Early settlers were farmers and ranchers who cultivated the floodplain and used the waters from Santa Ysabel Creek for irrigation. This historic rural period continued up through the 1930s. However, the community retains a distinctly rural character even today due to the City’s ownership and maintenance of the valley as an agricultural preserve.

The known prehistoric archeological sites consist primarily of small, limited activity sites and temporary camps. The small limited activity sites include bedrock milling sites where vegetal material was being ground and quarry sites where raw stone materials were collected or made into tools. Temporary camps were small habitation sites occupied for short periods of time.





Cultural Resources **10**
San Pasqual Valley Plan **FIGURE**

While many of these sites may not appear to be important individually based on low artifact density and heavy disturbance by agricultural activities, they are significant as a larger district. This group of sites presents an opportunity to study a whole community in the prehistoric and post-contact periods. There is also a potential for buried sites in the planning area because continual flooding and plowing repeatedly covers and uncovers material. Most importantly, these sites are significant for their heritage value to the Native American community.

Additionally, the cultural heritage of the valley is also linked to agriculture. The rich diversity of farming in the valley is in itself a reminder of agricultural traditions. The historic sites in the valley include foundations and standing structures that are related to the historic agricultural community of San Pasqual. In addition, trash deposits and privies in the valley have the potential to provide information on the lives of the residents of the valley and how rural life differed from town life.

Many of the structures are in relatively good condition and preserve the dominant architectural style of the community. In addition, a number of agricultural features including irrigation systems, barns and silos are to be found in the planning area. The San Pasqual Valley is one of the last areas of its size to preserve such a good selection of the houses and outbuildings of rural San Diego County.

The following four sites are listed in the San Diego Historical Landmarks Register: the San Pasqual Battlefield, Mule Hill, the John B. Judson House and the Zenas Sykes Adobe (See **Figure 10**).

The General Plan recommends the preservation of San Diego's rich historical and prehistoric tradition so that it may become part of the consciousness of the present and future generations.

GOALS

- Preserve and protect archaeological sites throughout the planning area, including the traditional cultural resources of the Native American community
- Preserve and protect historic resources in number and type so as to accurately represent the distinctive character of each era of the San Pasqual Valley's history, including the traditional cultural resources of the Native American community
- A comprehensive cultural resources data base for the entire planning area

POLICIES

1. Protect and maintain significant cultural resources as determined by a comprehensive cultural resource survey.
2. Protect and maintain the historic agricultural character of the San Pasqual Valley.

SPECIFIC PROPOSALS

1. Complete a cultural resources survey and evaluation program for the entire planning area. Fill in survey gaps (those areas that have not been previously surveyed or surveyed five or more years earlier). Resurveying is important due to the development of more sophisticated survey techniques, and in the case of San Pasqual, due to the constantly changing alluvial and farmed ground surface.
2. Significant cultural resources are protected under the Resource Protection Ordinance (RPO). Therefore, prior to completion of a comprehensive cultural resource survey for the valley, new or renewed leases shall contain a provision requiring a cultural resources survey. If archaeological sites are discovered, mitigation measures shall be developed on a case-by-case basis. Appropriate mitigation may include, but not be limited to, the following:
 - a. Avoidance of the site through excluding the resource area (including a buffer area) from the leasehold. This measure includes a requirement to determine probable site boundaries.
 - b. If avoidance is not feasible, site shall be evaluated to determine their importance, using the criteria contained in Appendix K of the California Environmental Quality Act. In addition, discovered resources shall be evaluated for importance according to RPO. If a site is found to be significant, a data recovery program which is based on a research design shall be implemented.
 - c. If a site is determined not to be important, no further cultural resources work shall be necessary and avoidance of the site shall not be required.
 - d. All surveys, evaluations, research, design and data recovery efforts shall be performed by a qualified archaeologist using recognized professional methods. A qualified archaeologist is defined as an individual who is certified by the Society of Professional Archaeologists (SOPA). At least 200 hours of the field experience required for certification must have been obtained in Southern California.
3. On parcels where no surface cultural components are found through the survey, lease conditions may include a reasonable limitation on the depth of plowing. This condition shall be determined on a case-by-case basis.
4. New or renewed leases shall require the retention of structures and/or features on-site whenever possible. Removal of historic resources from original or long-established sites destroys their historical context.
5. The Historic Site Board should consider for historic site designation, the old adobe schoolhouse and the Clevenger house (see **Figure 10**).

6. Identify San Pasqual as a rural historic landscape and evaluate its National Register eligibility. An historic landscape is a geographic area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.
7. Explore and apply for federal, state and local funding sources for the acquisition, preservation and management of cultural resources.
8. Old Adobe Schoolhouse to be restored and interpreted as part of a “Settlers Park.”

ACTION PLAN

Implementation Measures	Recommended Timing			Responsibility for Implementation	Source of Funding	See for More Detail
	Adopt with Plan	Ongoing	Within 15 Years			
Complete cultural resource survey	•			Development Services Department	Water Utilities Department	Proposal 1
Require resource evaluation in new or renewed leases		•		Real Estate Assets Department	N/A	Proposal 2
Exclude archaeological resource areas from leaseholds		•		Development Services and Real Estate Assets Departments	N/A	Proposal 3
Require the retention of historic features on site in new or renewed leases		•		Real Estate Assets Department	N/A	Proposal 4
Pursue historic site/historic landscape designations	•			Planning Department, Historic Site Board	Water Utilities Department	Proposals 5, 6
Explore funding sources		•		Planning Department, Water Utilities Department, Historic Site Board, Joint Powers Authority, Parks and Recreation Department	N/A	Proposal 7

CIRCULATION

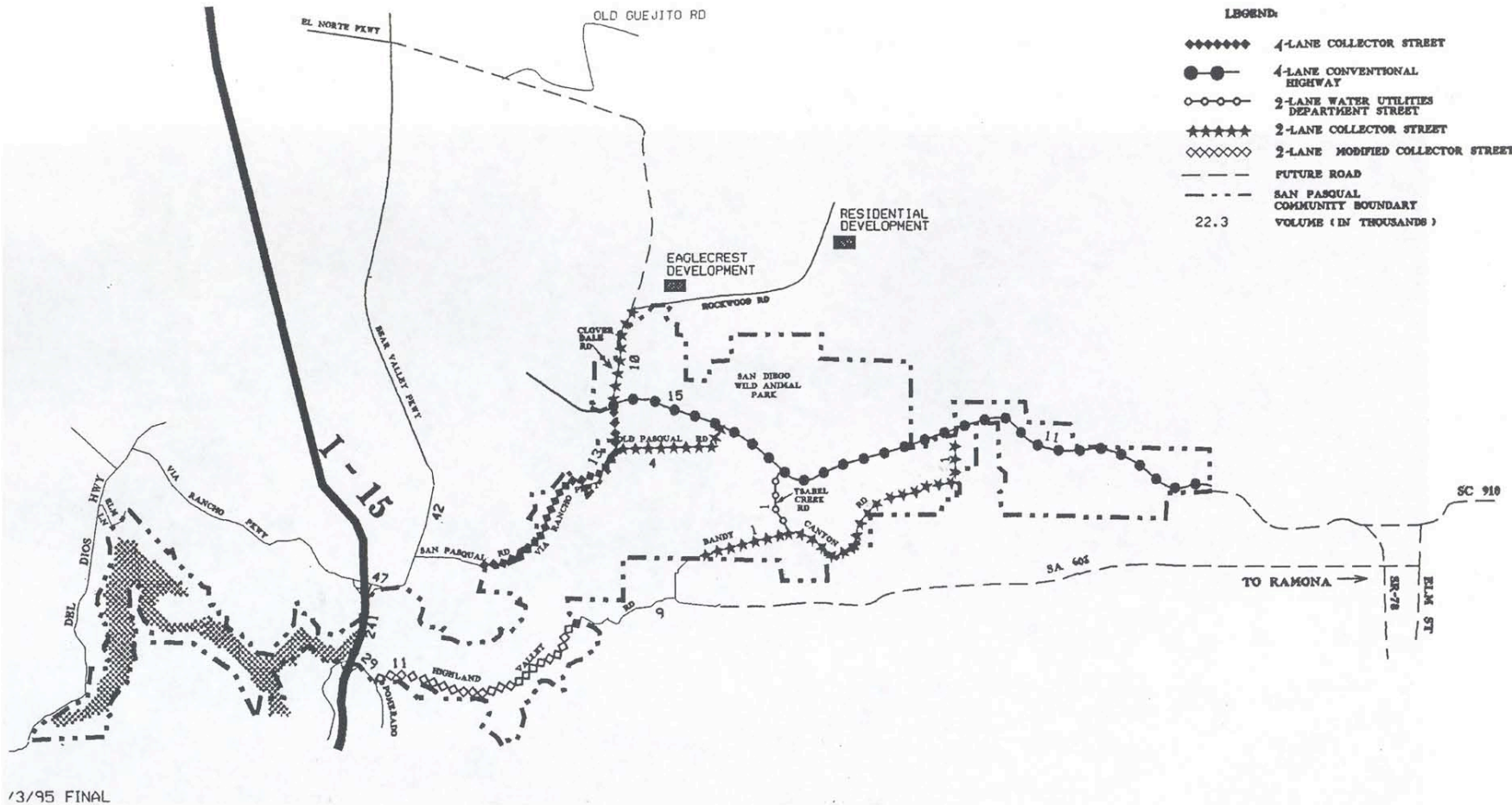
BACKGROUND

Due to the rural nature of the San Pasqual Valley, the area's existing circulation system is relatively limited. One of the functions of the circulation system in the valley is to accommodate regional traffic between Escondido and Ramona. SR-78 (San Pasqual Valley Road) provides the main access to the valley and extends from Escondido southeasterly into the San Pasqual Valley and follows the foot of the slopes along the north side of Santa Ysabel Creek. It then turns south up Clevenger Canyon toward Ramona. Interstate 15 bisects the planning area in a north-south direction providing access to the valley at interchanges with Via Rancho Parkway and Pomerado Road. San Pasqual Road (renamed Via Rancho Parkway through the City of San Diego) provides an extension eastward to SR-78. From I-15, Via Rancho Parkway in Escondido connects with the Del Dios Highway to the West, a county road that links Escondido with the coastal community of Del Mar. Access to Hodges Reservoir is from the Del Dios community, located on the western shore of the lake.

The San Pasqual area is served by the Route 307 bus line, which runs from Escondido to Ramona along SR-78, and by Route 308 which operates on the Del Dios Highway and links Escondido, Solana Beach, and the Cardiff Towne Center. In addition, the plan area is in the vicinity of the North County Fair Transit Center. San Diego Transit bus lines operating out of this center include Route 20 (Downtown San Diego Express) and Route 230 (Rancho Bernardo-Downtown San Diego Peak Hour Express). North County Transit District bus lines operating from this center include: Route 384 (Escondido), Route 382 (Ninth Avenue Juniper Street), and Route 320 (Oceanside-Carlsbad-Vista-San Marcos Express). The current Short Range Transit Plan, FY 1994-2001, published by the Metropolitan Transit Development Board (MTDB), does not list any future improvements to San Pasqual's existing transit service.

The long-term transit needs of the San Pasqual Valley are currently being evaluated as part of the Metropolitan Transit Development Board's (MTDB) M5 Advance Planning Study. The study area covers the I-15 corridor from Centre City San Diego to North County Fair. This study will compare a number of alternative types of transit improvements including alignments, stations and modes (both rail and express bus options). Feeder bus services will also be evaluated. Current plans to extend the I-15 High Occupancy Vehicle (HOV) lanes to SR-78 will be included in the analysis. Study recommendations are expected in mid-1996.

Three bikeway classifications are used throughout the City of San Diego. The three classifications are Class I (bike paths), Class II (bike lanes), and Class III (bike routes). Class I bicycle facilities (typically located in open space areas) consist of a completely separate right-of-way for the exclusive use of non-motorized vehicles and pedestrians. Class II facilities (typically located on major streets) consist of a restricted right-of-way on the paved road surface alongside the traffic lane nearest the curb. These facilities are identified by special signs, lane striping and pavement markings. Class III facilities (typically located on neighborhood streets) consist of a shared right-of-way designated by signs only. With Class III facilities, bicycle traffic shares the roadway with motor vehicles.



Horizon Year Average Daily Traffic (ADT) and Recommended Street Classifications

San Pasqual Valley Plan

11

FIGURE

The existing bikeway system in the San Pasqual Valley is limited to a bicycle route along the shoulders of 1-15 connecting the Class II bicycle lanes along Pomerado Road in Rancho Bernardo with Escondido. The Pomerado Road bike lane is part of the citywide commuter-oriented bikeway system. This system encourages bicycle usage for both leisure and work trips, thereby helping to relieve traffic congestion and improve regional air quality.

GOALS

- A vehicular circulation system that adequately accommodates the needs of residents and visitors to the valley as well as regional traffic.
- An efficient and environmentally sensitive transportation system that is compatible with the valley's rural character.
- A bicycle circulation system throughout the valley with connections to bikeways in adjacent communities.

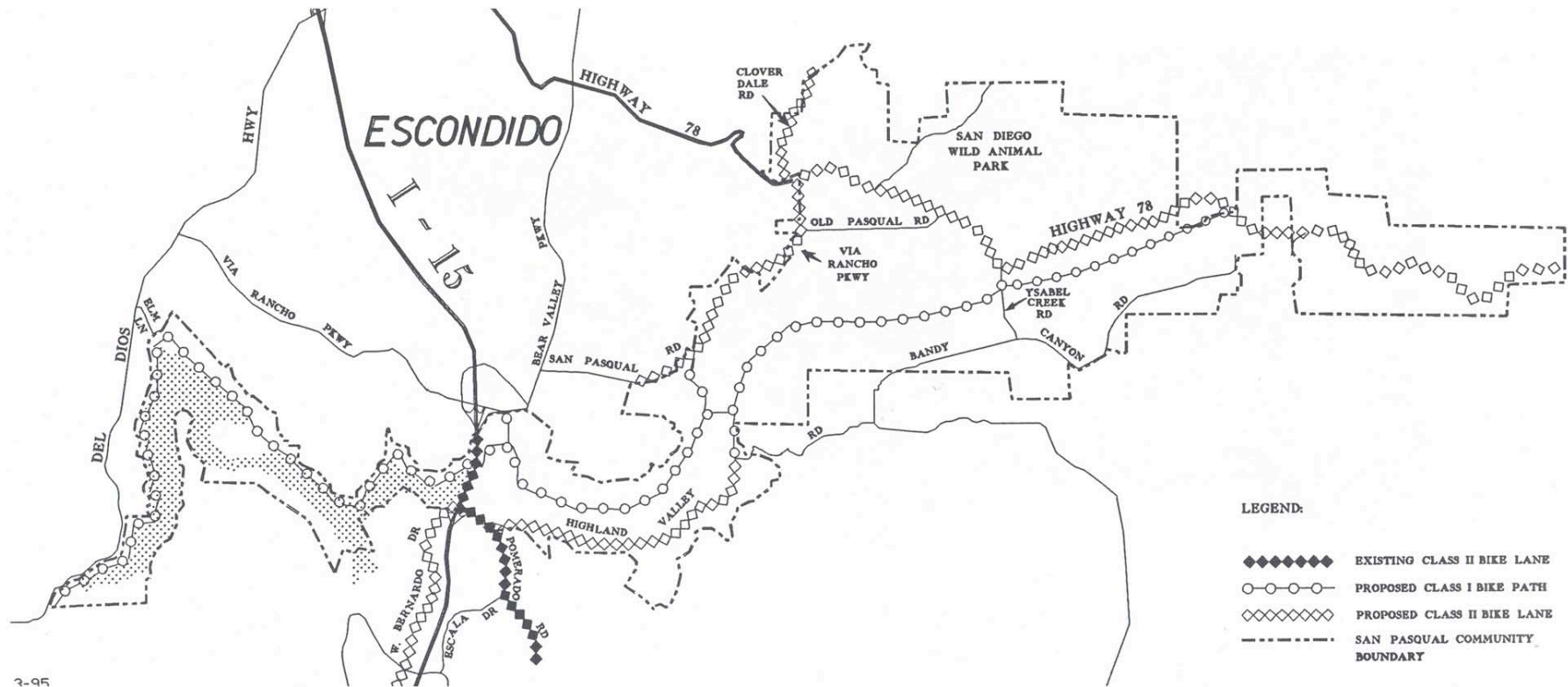
POLICIES

1. Transportation facilities shall be regarded as an integral part of the landscape in which they are sited.
2. Street improvements shall be compatible with the rural character of the valley. Consideration should be given to minimize impacts to the landform, where safety permits, and as determined by the City Engineer.
3. Street widths shall be the minimum necessary to provide safe travel and emergency parking.
4. The San Dieguito River Valley Park Concept Plan shall be used as a guide in designing the bicycle system.

SPECIFIC PROPOSALS

1. SA-603 is a county road planned as an alternate to SR-78 between Escondido and Ramona following a route south of the San Pasqual Valley. The proposed route for SA-603 would cross the valley beginning at the intersection of Via Rancho Parkway and Old Pasqual Road, continue south through "the narrows" and connect with Highland Valley Road in the county. SA-603 is designated as a major street in the Circulation Element of the General Plan.

This Plan proposes to delete the portion of SA-603 between Via Rancho Parkway and Highland Valley Road. Because the adopted alignment for the proposed SA-603 extension would pass through the floodway of the San Dieguito River and climb through a finger canyon on the steep south slope of the valley, construction of the roadway would require extensive grading and fill areas. Although a less environmentally sensitive alignment could be proposed, any new road would have a detrimental effect on the rural character of the valley.



Existing and Proposed Bikeways

San Pasqual Valley Plan

12

FIGURE

2. The recommended street network improvements are shown in **Figure 11** and described below. These improvements are necessary to adequately accommodate projected traffic.
 - a. Widen Highland Valley Road to a two-lane modified collector (55 mph design speed), with Class II bicycle lanes, from Pomerado Road to the easterly City limits.
 - b. Widen San Pasqual Valley Road SR-78 to a four-lane conventional highway with Class II bicycle lanes consistent with the Ultimate Transportation Corridor shown in the Route Concept Report for SR-78 prepared by Caltrans. According to this report, 148 feet of right-of-way is needed for this improvement.
 - c. Widen Via Rancho Parkway (San Pasqual Road) to a four-lane collector street with Class II bicycle lanes from the City boundary with Escondido to SR-78.
 - d. Realign Cloverdale Road to intersect with SR-78 and Via Rancho Parkway and retain Cloverdale Road as a two-lane collector street with Class II bicycle lanes in the City of San Diego connecting to Bear Valley Parkway in the City of Escondido.
 - e. Reconstruct flood-damaged Ysabel Creek Road between SR-78 and Bandy Canyon Road to a two-lane street in an environmentally sensitive manner. Maintain Ysabel Creek Road as a private street owned by the City of San Diego Water Utilities Department.
 - f. Realign the intersection of Old Pasqual Road with SR-78 to a more perpendicular alignment. A location approximately 3,500 feet west of the existing intersection is proposed.
 - g. Widen Pomerado Road at the 1-15 over-crossing to a four-lane major street with Class II bicycle lanes and signalize the westerly portion of the interchange as recommended by Caltrans. Also recommended is the addition of another left-turn lane to the northbound on-ramp by restriping one of the westbound through lanes on Pomerado Road.
 - h. Widen Bear Valley Parkway to six lanes northerly from the present six-lane section, through the intersection with San Pasqual Road. This roadway is within the city of Escondido.
3. Reconfigure key intersections in order to maintain acceptable levels of service as illustrated in **Table 2**.
4. Construct the bikeway system as shown on **Figure 12**. Bikeway standards are described on **Figure 13**.

TABLE 2
SAN PASQUAL EXISTING AND RECOMMENDED INTERSECTION CONFIGURATIONS***

Intersection	Existing	Proposed	Responsible Agency
Bandy Canyon Road/Highland Valley Road	Unsignalized SB:1LR WB:1TR EB:1LT	Unsignalized Same as Existing	County of San Diego
Pomerado Road/I-15 northbound	Signalized WB:1L, 1T NB: 1L, 1R EB: 2T, 1 R	Signalized WB: 2L, 1T NB:1L, 1R EB:2T, 1R	Caltrans
Pomerado Road/I-15 southbound	Unsignalized WB:1L,1T NB:1L, 1R EB:1T, 1R	Signalized WB:1L, 2T NB:1L, 2R* EB:1T, 1R	Caltrans
Pomerado Road/ Highland Valley Road	Signalized SB:1L, 2T,1R WB:1LT, 1R NB:1L, 1T, 1TR EB:1L, 1LT, 1R	Signalized SB: 2L, 1T, 1TR WB:1LT,2R NB: 1L, 2T, 1R EB:1L, 1LT,1R	City of San Diego
San Pasqual Road/Bear Valley Parkway	Signalized SB:1L, 2T WB:2L, 1R NB:2T,1R	Signalized SB:1L, 3T WB:2L, 1R NB:3T, 1R	City of Escondido
San Pasqual Valley Road/SR-78/Bandy Canyon Road	Unsignalized WB:1LT NB:1LR EB: 1TR	Unsignalized WB:2T, 1L** NB: 1LR EB: 1T, 1TR	Caltrans

LEGEND:

L = Left-turn lane T = Through lane R = Right-turn lane TR = Through + right-turn lane LT = Left-turn + through lane LR = Left-turn + right-turn lane
 si = Shadow-left-turn lane for intersection geometric design. Not included to improve level-of-service. LTR = Left-turn + through + right-turn lane

*Free right-turn lane

**A minimum 14-foot westbound left-turn lane should be provided in order to have enough shadow/buffer area to provide an acceleration lane for the vehicles making left-turn from northbound Bandy Canyon Road to westbound SR-78.

***Recommended intersection configurations needed to accommodate forecasted travel demand.

TABLE 2
SAN PASQUAL EXISTING AND RECOMMENDED INTERSECTION CONFIGURATIONS* (continued)**

Intersection	Existing	Proposed	Responsible Agency
San Pasqual Valley Road (SR-78)/Bear Valley Parkway	Signalized SB: 1L, 1T, 1TR WB: 1L, 1T, 1TR NB: 2L, 1T, 1TR EB: 1L, 2T, 1R	Signalized SN: 1sl, 1L, 2T, 1R WB: 2L, 1T, 1TR NB: 2L, 2T, 1R EB: 1L, 2T, 1R	County of San Diego Caltrans
San Pasqual Valley Road (SR-78)/Cloverdale Road	Unsignalized WB: 1L, 1T NB: 1L, 1R EB: 1TR	Signalized SB: 1L, 1TR WB: 1L, 1T, 1TR NB: 1L, 1TR EB: 1L, 1T, 1TR	Developer (Eaglecrest) City of San Diego Caltrans County of San Diego
Via Rancho Parkway/I-15 NB	Signalized SB: 1L, 2T, 1R WB: 2L, 3T, 1R NB: 1L, 2T, 2R EB: 2L, 2T, 1R	Signalized SB: 1L, 2T, 1R WB: 2L, 3T, 1R NB: 1LT, 1T, 3R EB: 2L, 3T, 1R	Caltrans
Via Rancho Parkway/I-15 SB	Signalized SB: 1L, 1TR WB: 2L, 1T, 1TR NB: 1L, 1T, 1TR, 1R EB: 1L, 2T, 1R	Signalized SB: 1L, 1TR WB: 2L, 1T, 1TR NB: 1L, 1T, 2R EB: 1L, 2T, 1R	Caltrans
Via Rancho Parkway/Old Pasqual Road	Unsignalized SB: 1LT WB: 1LR NB: 1TR	Signalized SB: 1L, 2T WB: 1LR NB: 1T, 1TR	City of San Diego
Via Rancho Parkway/Sunset Drive	Signalized SB: 1LT, 1R* WB: 1L, 3T, 1R NB: 1L, 1TR EB: 2L, 2T, 1TR	SB: 1sl, 1T, 1R* WB: 2L, 3T, 1R NB: 2L, 1TR EB: 2L, 3T, 1R	Developer (Shopping Centers/Via Rancho Parkway) City of Escondido

LEGEND:

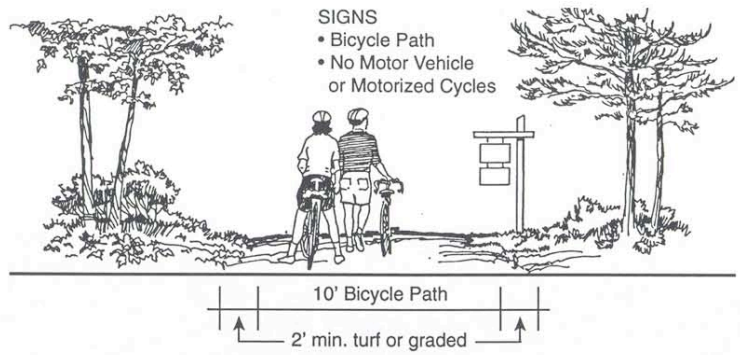
L = Left-turn lane T = Through lane R = Right-turn lane TR = Through + right-turn lane LT = Left-turn + through lane LR = Left-turn + right-turn lane

si = Shadow-left-turn lane for intersection geometric design. Not included to improve level-of-service. LTR = Left-turn + through + right-turn lane

*Free right turn lane

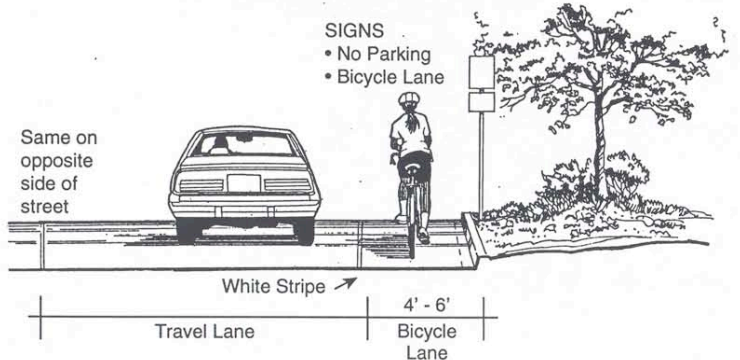
**A minimum 14-foot westbound left-turn lane should be provided in order to have enough shadow/buffer area to provide an acceleration lane for the vehicles making left-turn from northbound Bandy Canyon Road to westbound SR-78.

***Recommended intersection configurations needed to accommodate forecasted travel demand.



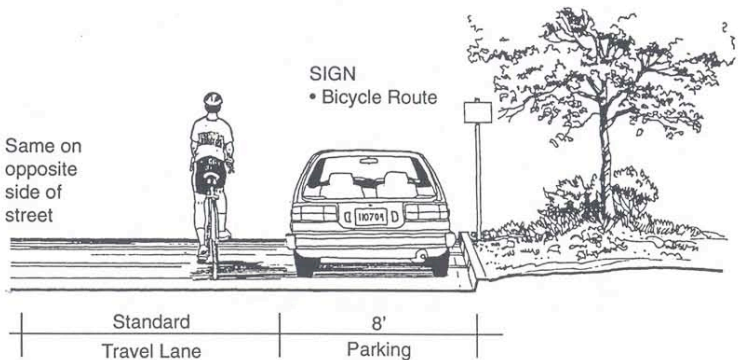
CLASS I
(Typical location - open space)

Bicycle Path
A completely separate right-of-way for the exclusive use of non-motorized vehicles.



CLASS II
(Typical location - major street)

Bicycle Lane
A restricted right-of-way located on the paved road surface alongside the traffic lane nearest the curb, and identified by special signs, lane striping, and other pavement marking.



CLASS III
(Typical location - neighborhood street)

Bicycle Route
A shared right-of-way designated by signs only, with bicycle traffic sharing the roadway with motor vehicles.

The dimensions illustrated on this page are subject to change.



Bicycle Facilities and Classifications

San Pasqual Valley Plan

ACTION PLAN

Implementation Measures	Recommended Timing			Responsibility for Implementation	Source of Funding	See for More Detail
	Adopt with Plan	Ongoing	Within 15 Years			
Delete SA-603 from Community Plan and general Plan	•			Planning Department, City Council	Water Utilities Department	Proposal 1
Require provision of bikeways during park design and street improvement process		•		San Dieguito JPA, Engineering Department	Bond, Unidentified, CIP*	Proposals 2, 3, 4
Make street and intersection improvements			•	Engineering Department	N/A	Proposals 2, 3

*Capital Improvement Program

COMMUNITY FACILITIES AND SERVICES

BACKGROUND

There are limited community facilities and services located within the San Pasqual community. The need for most public facilities and services is driven by development and the associated population growth. Since the majority of the San Pasqual community is a designated agricultural and open space preserve, development within the community will be limited and facility needs minimal. However, public facilities and services are available in surrounding communities. Any future community facility needs in San Pasqual may be best met by sharing, or co-locating, facilities outside the valley.

There is one public school in the community, the San Pasqual Union School. It is both an elementary and middle school, offering classes from kindergarten through eighth grade with a capacity of approximately 250 students. The school is operated by the San Pasqual Union School District. High school classes are provided by the Escondido School District at the San Pasqual High School. The San Pasqual Adventist Academy, a private school located outside the community plan area in the County of San Diego, is owned and operated by the Seventh-Day Adventist Church.

No libraries are located in the community. Mobile library service is provided every other week by the County of San Diego through the Serra Cooperative System. The mobile library serves the community from the San Pasqual Union School parking lot. Other libraries are located in the adjacent community of Rancho Bernardo and the city of Escondido.

Police services are provided by the City of San Diego Police Department out of the Northeastern Area substation located in Rancho Penasquitos at 13396 Salmon River Road. The community is patrolled by Beat 214, which also includes Rancho Bernardo and Bernardo Heights.

Fire services are provided by the City of San Diego Fire Department from Station 33 located in the Rancho Bernardo Community. The City has an Automatic Aid Agreement with the San Pasqual Volunteer Fire Department (CSA 119) located on county land in the heart of the San Pasqual Valley. The City also has mutual aid agreements with the city of Escondido and the California Division of Forestry Fire Station located in Ramona.

No water and sewer services are provided. All development uses well water and provides independent septic tank services.

GOAL

Public facilities and services provided concurrent with community need

POLICY

The City shall pursue the co-location of public facilities, with other jurisdictions when it is cost-effective and serves the greater public welfare.

Appendices



- Legislative Framework
- Relationship to General Plan
- Plan Update and Amendment Process
- Annexations and Detachments
- Design and Development Standards
- Mitigation, Monitoring and Reporting Program

APPENDIX A. LEGISLATIVE FRAMEWORK

The San Pasqual Valley Plan was developed within the context of a legislative framework existing on federal, state and local levels. Among the more important areas of influence are:

- Section 65450 of the Government Code of the State of California (State Planning and Zoning Act) which gives authority for the preparation of the community plan and specifies the elements which must appear in each plan. It also provides means for adopting and administering these plans.
- The California Environmental Quality Act of 1970 (CEQA), as amended, which requires that environmental documents be prepared for all community plans. Separate, detailed environmental impact reports are also required for all projects which may adversely affect the environment, including actions related to implementing the plan.
- The Regional Air Quality Strategy (RAQS) was developed in 1977 to achieve a level of air quality in the San Diego Air Basin that would meet federal air quality standards set forth in the National Clear Air Act. A major recommendation pertinent to this planning effort is to include air quality considerations in all land use and transportation plans.
- The Progress Guide and General Plan of the City of San Diego establishes citywide goals, guidelines, standards and recommendations which serve as the basis for the goals, objectives and recommendations of the community plan.
- The citywide zoning and subdivision ordinances, which regulate the development and subdivision of land in the City.
- In addition to legislation and ordinances, the City Council has adopted a number of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and are used in implementing plan recommendations.

APPENDIX B. RELATIONSHIP TO THE GENERAL PLAN

The San Pasqual Valley Plan is a component of the General Plan. Public Resources Code Section 21083.3 requires that a community plan include or reference the eight mandatory elements of a general plan:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Seismic Safety
- Noise
- Scenic Highways

In San Diego, a Transportation Element was developed combining the Noise, Circulation and Scenic Highway Elements. The Safety Element has been incorporated into the discussion of Public Facilities and Services.

The following eight optional elements are also addressed on a citywide basis in the Progress Guide and General Plan:

- Redevelopment
- Cultural Resources Management
- Urban Design
- Energy Conservation
- Recreation
- Industrial
- Commercial
- Public Facilities, Services and Safety

The policies established in the mandatory and optional elements of the General Plan listed above are included in the San Pasqual Valley Plan by reference.

The City of San Diego's community plans comprise the Land Use Element of the General Plan. The San Pasqual Valley Plan contains policies and specific proposals intended to implement the General Plan and to address land use issues unique to the San Pasqual Valley Plan area.

Amendments to the General Plan land use map were adopted to reflect the land use adjustments made as part of the plan update process.

APPENDIX C. PLAN UPDATE AND AMENDMENT PROCESS

While the San Pasqual Valley Plan sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. The San Pasqual Valley is identified as a “Future Urbanizing Area” in the General Plan. Future Urbanizing is one of three “phased-development” categories identified in the General Plan and is applied to large undeveloped areas within the City in order to protect them from premature development. Development in the Future Urbanizing Area may occur in accordance with the underlying A1-10 Zone and CUP provisions of the City’s Municipal Code. The approval of a future rezone in the San Pasqual Valley will require public hearings and a phase shift from “Future Urbanizing.” The phase shift would have to be approved by the voters as required by the 1985 ballot initiative. One of the Plan proposals will require a rezone and a phase shift to planned urbanizing.

This Plan is not a static document. While it is intended to provide long-range guidance for the orderly growth of the community, in order to respond to unanticipated changes in environmental, social or economic conditions, the Plan must be continually monitored and updated as necessary to remain relevant to community and City needs.

Once the Plan is adopted, two additional steps will follow: implementation and review. Implementation refers to the process of putting Plan policies and recommendations into effect. Review is the process of monitoring the community and recommending changes to the Plan as conditions in the community change. Guidelines for implementation are provided in the Plan, but the process must be based on a cooperative effort of private citizens, City officials and other agencies. The San Pasqual/Lake Hodges Community Planning Group, as well as other private citizen organizations, will provide the continuity needed for an effective implementation program.

APPENDIX D. ANNEXATIONS AND DETACHMENTS

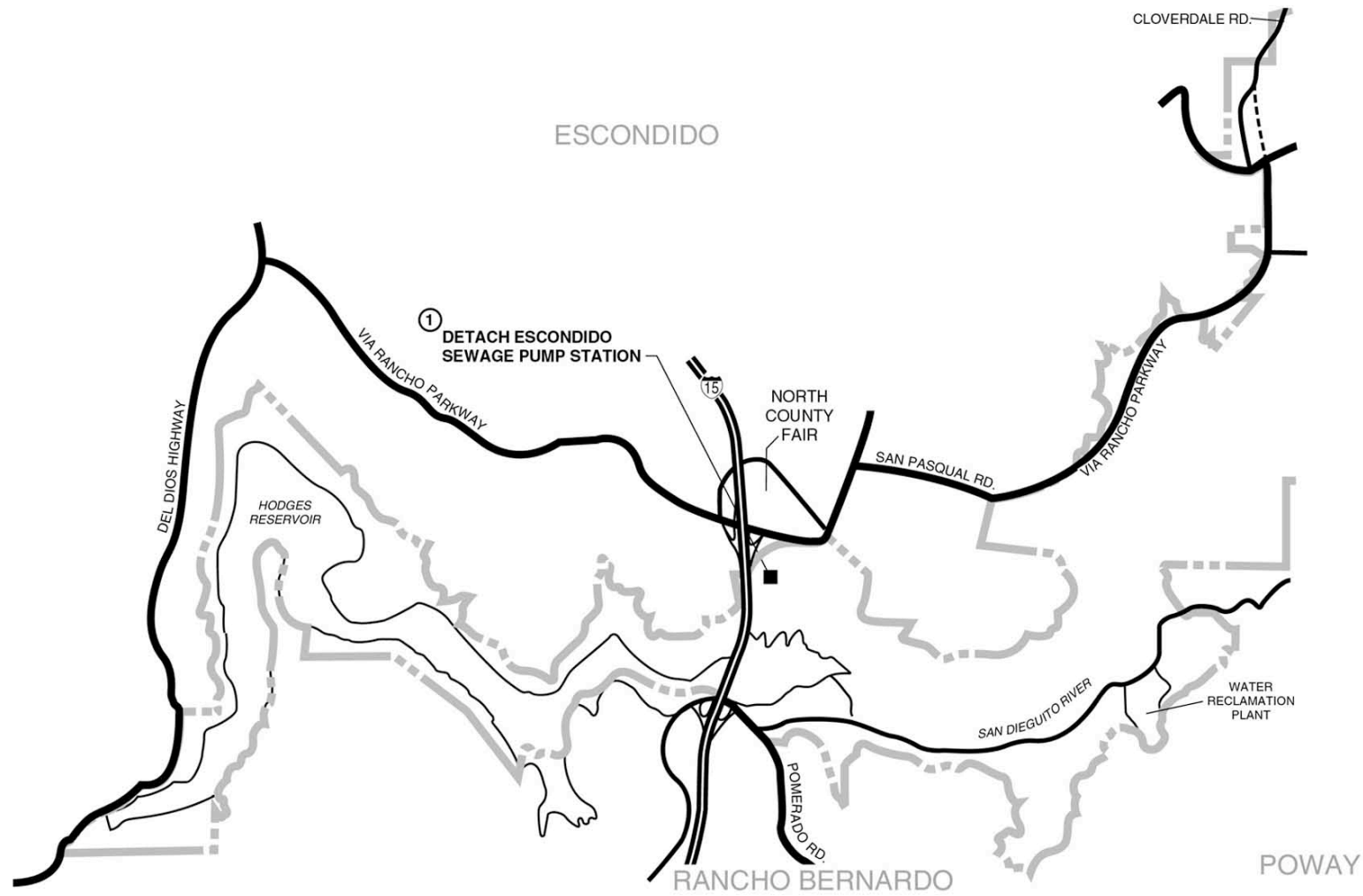
The City of San Diego Water Utilities Department owns a number of parcels of land located adjacent to the San Pasqual Valley Plan area but outside the City's jurisdiction. The annexation of these and other parcels, which would constitute a logical extension of the City's municipal boundary, should be pursued with the Local Agency Formation Commission (LAFCO). LAFCO is an independent, state-mandated agency responsible for reviewing changes in local government organization and boundaries.

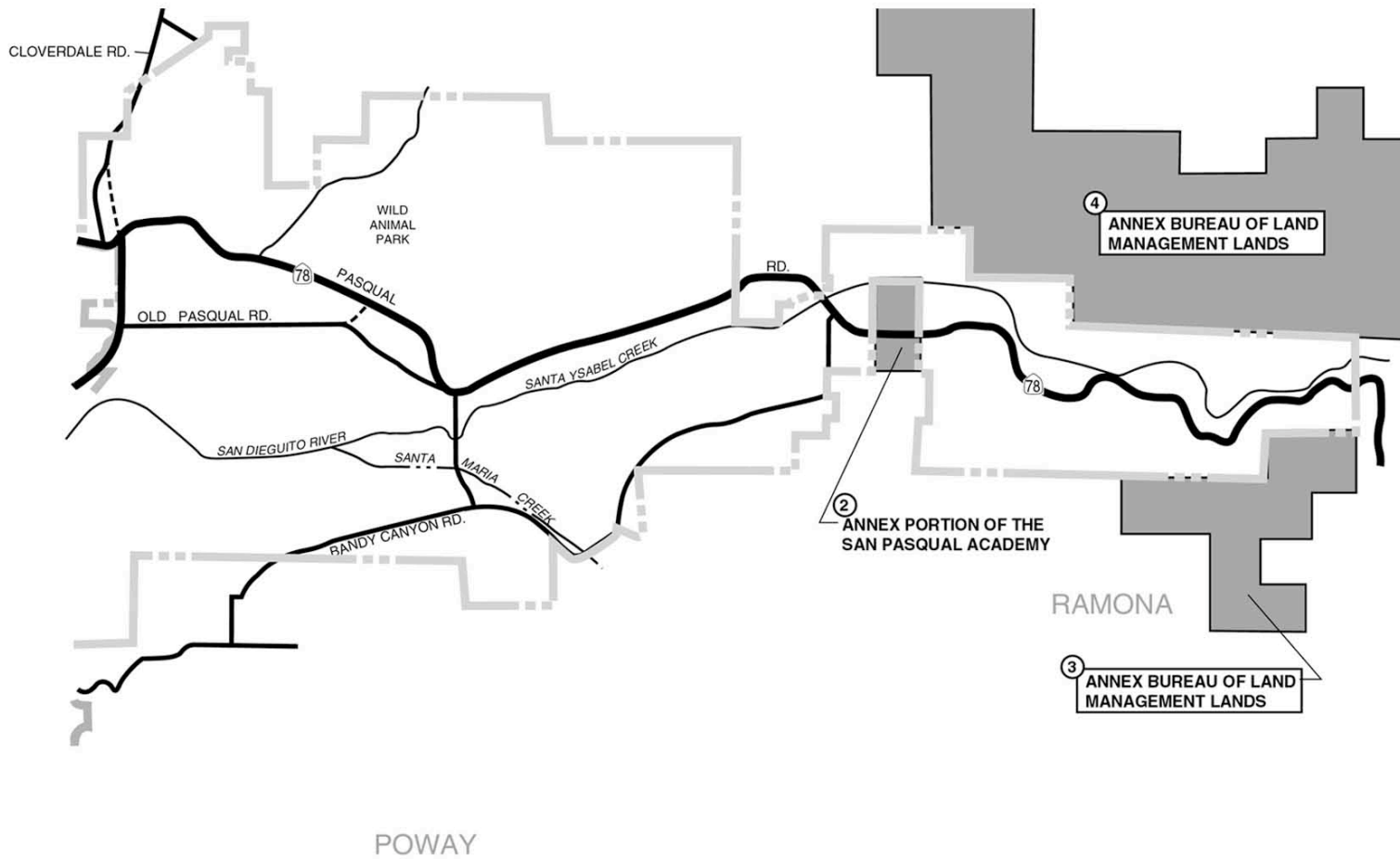
In order for a municipality to apply for annexation, the area proposed for annexation must be predesignated in the municipality's land use plan and be rezoned. The predesignated land use is shown on **Figure 1** and the area is proposed to be rezoned agricultural A1-10.

Three adjustments to the City of San Diego municipal boundary have been identified through the plan update process. Two of the adjustments would annex to the City parcels within the jurisdiction of San Diego County. The other boundary adjustment would detach a parcel to the city of Escondido. Any boundary adjustment would require cooperation between the City of San Diego, the property owner and the adjacent jurisdiction. Ultimately, the boundary adjustment would have to be reviewed and approved by LAFCO.

The proposed boundary adjustments are identified below and illustrated on **Figure 16**.

1. Detach the one-acre parcel containing a pump station owned and operated by the City of Escondido.
2. Annex the approximately 260 acres of the property owned by the San Pasqual Academy, a private boarding school. Annexation of this property would give the City jurisdiction over any future development proposal that could create a land use conflict with agricultural and open space uses on adjacent City property. This property is also located within the riparian corridor proposed by this Plan. If annexation is successful, this property shall be designated for agricultural use, except for the riparian area, which shall be designated as open space.
3. Annex the approximately 2,018-acre Bureau of Land Management (BLM) lands located on the slopes of Clevenger Canyon adjoining the City boundary on the north and on the south. The City and the San Dieguito River Park JPA have developed hiking trails on the BLM lands. The BLM will grant these lands to the City with the condition that they be annexed.
4. Annex the approximately 200-acre Mutual Assets/Harwood properties located to the north of the Wild Animal Park.
5. Annex the three Water Utilities Department-owned properties (approximately 500 acres) located on the western portion of Hodges Reservoir





----- Proposed Realignment

↑ NORTH

Proposed Annexations and Detachments

San Pasqual Valley Plan

14
FIGURE

APPENDIX E. DESIGN AND DEVELOPMENT STANDARDS

All future public and private development will be planned, designed and constructed in accordance with these standards.

The Design and Development Standards are divided into two sections. The first section establishes design and development standards for park and recreation proposals, while the second section establishes basic design and development standards for other public and private development or use proposals within the valley.

Design and Development Standards for Park Proposals

- The form, mass and profile of all structures and architectural features shall be designed to blend with the natural terrain
- Materials, finishes and colors of all buildings, accessory structures, walls and fences should be compatible with the intent of minimizing the visual impact on the valley. Colors should be limited to subtle earthtone hues, with style and texture that reflects the traditional/rural character of the valley
- No park structures shall be constructed over active faults and construction of structures shall adhere to the standards in the Uniform Building Code
- Native species should be the predominant plant material used in park landscape proposals. The use of non-native species, which would most likely be utilized for screening, should be limited to areas located adjacent to developed lands. Under no circumstances should invasive species be utilized
- The use of night lighting should be limited to that required for safety purposes
- Temporary desilting basins shall be provided during construction for projects such as parking lots and interpretive centers in order to trap site-generated sediment on-site. Following the installation of permanent erosion control measures, the desilting basin can be removed
- To avoid long-term erosion problems, all graded areas shall be revegetated and properly maintained for the life of the project
- For paved parking lots located in proximity to an existing natural drainage, the use of grass filter strips, infiltration trenches, or similar established practices, shall be provided to reduce runoff volumes and peak discharge rates from the site, as well as to filter contaminants out of the runoff before it reaches the natural drainage system
- To the extent feasible, existing trails and dirt roads should be used as the adopted alignment for the Coast to Crest Trail and for secondary trails
- Trails should be designed in a manner that will not result in increased runoff velocities
- To the extent possible, a bridge shall be provided where a trail crosses a stream
- Asphalt surfaced trails should not be used adjacent to potable water sources nor within 50 feet of drainages, streams or other surface water bodies

- Wherever possible, trails shall follow the contours of the slope, with the cross-slope toward the downhill side of the trail
- The grade of the trail should be less than 15 percent even on steep terrain
- To reduce erosion impacts, the feasibility of using sidehill trail construction should be considered in areas where a trail must pass over steep slopes
- The number and frequency of switchbacks should be minimized due to the erosional problems associated with this type of trail design
- Trail design should incorporate the drainage techniques approved by the U.S. Forest Service, presented in Standard Specifications for Construction of Trails

Design and Development Standards Recommended for Private and Other Public Proposals Within the Valley

Grading

Grading within the valley should be limited to the extent possible and where grading is proposed it should be designed so as to retain the natural shape of the landform and reflect the topographic constraints of the terrain. In all cases mass grading shall be avoided.

Depending on the scale of the project, grading should be phased to allow prompt revegetation to control erosion and visual impacts.

Building pads should be designed to conform to the site topography, including the creation of smaller terraced pads rather than large graded pad areas. In addition, building pads should not be created on the most visible portions of both the ridgelines and the valley floor. The environmental documents prepared for all proposals within the valley should include a visual impact analysis to determine the most suitable location(s) for buildings on a lot.

Where feasible, no structures or construction activity should occur within the 100-year floodplain. Where grading within the valley cannot be avoided, creative grading techniques using contour grading and incorporating existing significant natural features should be utilized. Additional techniques should be implemented including those outlined below.

- Use variable slope gradients with smooth, rounded cuts
- Round off toe and crest of slopes
- Blend graded slope contours with the natural topography
- Utilize native vegetation to alleviate sharp, angular slopes
- Preserve natural and significant geologic features
- Design drainage courses to blend with the environment
- Use serrated grading techniques to help guarantee successful revegetation of manufactured slopes

Although the use of retaining walls within view of the valley is highly discouraged, there may be instances in which no alternative is available. In this case, the retaining wall should not exceed six feet in height and should conform to the natural contour of the topography and be screened with indigenous landscaping. Earth tone colors and decorative natural materials such as stone construction should be used to blend with the natural landscape.

Roadways should be designed to minimize grading and visual impacts. The use of non-typical standards for roadway design should be considered as necessary to accomplish this, subject to the approval of the City Engineer. Roadways and driveways should be located in areas with the least visual and environmental impacts on the valley. Landscaping should be provided to buffer roadways and driveways as viewed from the valley. This landscaping shall be indigenous to the maximum extent possible.

Any parcels that have been disturbed by illegal grading should be restored through corrective grading techniques and/or revegetation of the native habitat.

Structural Design

Within the valley, the form, mass and profile of the individual structures and architectural features should be designed to blend with the natural terrain.

Structures should be set back from ridges and bluffs throughout the valley to reduce their visual impact. Where development on hillsides cannot be avoided due to existing ownership patterns, the proposed design should preserve the character and profile of the natural slope.

Materials, finishes and colors for all buildings, accessory structures, walls and fences, should be compatible with the intent of minimizing the visual impact on the valley. Colors should be limited to subtle earth tone hues, with style and texture that reflects the traditional/rural character of the valley. Colors should not be bright, reflective, metallic or otherwise visually out of character with the natural setting. The use of red tile roofs along ridgelines should also be discouraged. In addition, colors such as white or pink that contrast with the landscape, should be avoided. The use of natural materials is encouraged.

The visible area of the buildings and uses should be minimized through a combined use of regrading and landscaping techniques.

Structures should be generally low in profile and utilize upper story setbacks so as not to be visually prominent as viewed from within the valley floor.

The use of stem walls should be avoided.

The facades of structures should be angled at varying degrees to follow the natural topography of the site. Rooflines of structures should vary in angle and height to provide a changing profile. Rooflines shall emphasize the natural landforms and help blend the structures into the natural open space environment.

Accessory uses such as tennis courts, gazebos and swimming pools that would require retaining walls and/or extensive structural supports visible from the valley should be avoided. Accessory uses should be set back from the ridgeline and properly screened with landscaping to be unobtrusive. In deck construction, large distances between structures and grade shall be avoided.

The use of exterior lighting should be limited to that needed for security purposes. If proposed, lighting should be a low-sodium type with horizontal cut-off and shall be shielded downward such that the light would not be visible to adjacent properties. A site lighting foot-candle diagram may be required to demonstrate conformance with this guideline.

Subdivision Design

Where a subdivision is included within the valley, all development should be clustered outside of the viewshed of the valley to the extent possible.

Subdivisions should be designed to minimize encroachment into the valley. Subdivision design should be required to protect the existing significant environmental/cultural resources by minimizing grading, drainage and overall impacts in the valley. Areas remaining in open space should be protected by open space or conservation easements.

Open space linkages should be required for pedestrian/bike traffic and equestrian trails linking the project with the valley's proposed trail system.

Development should also be clustered to maximize the amount of open space within the valley.

Projects should be designed to provide appropriately sized open space linkages where deemed necessary to allow for wildlife movement and trail linkages.

All projects should protect significant view corridors to the river valley and open space areas.

Hillside development should blend rooflines with the profile of the land. Retain as much existing vegetation as possible. Upon completion of grading, impacted areas shall be replanted. Native plant species should be used to the extent feasible and should consider brush management and the interface with the natural environment.

Roadway crossings of the open space corridor should only be permitted if designated in the transportation element of the General Plan or applicable community plan.

Fencing

To reduce the need for property line fencing on major slopes, subdivisions should be designed to place major slopes adjacent to proposed building pads in separate open space lots. Where property lines do transverse major slopes, fencing on slopes should be discouraged; however, where such fencing is required the fencing should be visually unobtrusive in color and material.

Fencing should be unobtrusive, typically open and non-opaque when viewed from public areas of the valley, with natural colors to blend with landscape.

Landscaping

Drought tolerant and native species should be used wherever possible to minimize water usage and maintain the natural shape and rural character of the environment. Landscaping should make a gradual transition from ornamental to native vegetation.

Existing mature, native trees and shrubs, natural rock outcroppings and riparian areas should be preserved and special measures should be taken during any grading and construction activity to ensure that no unanticipated impacts will occur.

Structures and improvements should be located so as to minimize removal of trees and existing vegetation.

Planting along the slope side of development should be designed to allow controlled views out, yet partially screen and soften the architecture. Tree species selection and placement should be designed to be capable of exceeding the height of the top of the slope.

Clearing for firebreaks and planting of non-native, fire retardant vegetation should occur so that the area is not within the viewshed of the valley. Sensitive fire suppression landscape designs to provide necessary protection while striving to maintain the visual and biological integrity of the native plant communities should be utilized in accordance with the following:

- Maintain adequate building setback
- Locate irrigation at top of slope
- Thin out high and moderately flammable species
- Remove dead branches, foliage and other debris
- Remove limbs touching the ground
- Separate plant groupings and avoid dense plantings of tall species, maintain existing plants in random
- Prune selectively to maintain natural appearance
- Hydroseed with native, low-growing plants and grasses
- Landscaping should make a gradual transition from private yard to native vegetation
- Landscaped areas within the valley should use native vegetation

Drainage And Erosion Control

A runoff control plan, which would minimize runoff from the site, should be submitted as part of the site plan.

Natural and historic runoff patterns and water velocities into the river valley should be maintained where feasible.

Runoff velocity should be non-scouring, non-erosive and of a degree such that no armoring (e.g. rip-rap or concrete) of a channel is required.

To minimize erosion and siltation, areas of disturbance during construction should be stabilized as rapidly as possible with non-invasive vegetation. Temporary and permanent erosion and siltation control measures as necessary should be installed to minimize construction and development impacts.

All runoff control structures and devices, including detention/retention basins, siltation traps, catch basins, energy dissipaters and outfalls should be shown on the site plan and should conform to all other design regulations herein.

The peak rate of runoff from the site in post-development conditions should match the peak rate of runoff from the site in pre-development conditions for all design storms. Detailed drainage calculations should be provided as necessary to ensure compliance with this requirement.

All development must utilize best management practices for control of storm water pollution in conformance with the City of San Diego's NPDES Storm Water Permit Program and the Water Utilities Department's requirements for watershed protection.

Runoff and erosion control techniques should be based on techniques outlined in the Erosion and Sediment Control Handbook, California Department of Conservation and in the National Engineering Handbook, United States Agriculture Soils Conservation Service.

APPENDIX F. MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)

(DEP NO. 94-0070) ADDITIONAL RECOMMENDED MEASURES

The MMRP for the San Pasqual Valley Plan consists of those goals, policies, and specific proposals that would contribute to avoiding, mitigating, or lessening the impacts that have been identified in the Environmental Impact Report. Additional measures have been recommended by the Environmental Analysis Section of the City Development Services Department, and they have been incorporated into the Plan.

Due to the general nature of a plan update, additional environmental review will be required as development of specific projects occurs over time. Additional mitigation measures with a greater degree of specificity will be developed within the framework of this MMRP.

To avoid duplication of information, only the following additional recommended measures are set forth in this appendix. The goals, policies and specific proposals that are a major part of the MMRP are contained in the text of the Plan.

ALL ISSUE AREAS

A. Land Use

Future projects shall be developed in accordance with the provisions of all applicable environmental and land use regulations. These include but are not limited to the Resource Protection Ordinance (RPO) and the Hillside Review Overlay Zone (if appropriate).

B. Water Quality

Measures for avoidance of agricultural impacts on water quality may include but are not limited to proper tillage practices, the use of grass filter strips, runoff detention basins, chemical spill catchment basins, proper use of chemicals and fertilizers, use of new and less impacting products, encouragement of organic farming and monitoring of farming practices by the City.

Appropriate best management practices shall be developed on a case-by-case basis by the City's Agricultural Assets Manager and the lessees in coordination with the Water Utilities Department.

C. Hydrology

Runoff into Lake Hodges resulting from new development shall be avoided through design and implementation of devices such as "first flush" systems and detention basins.

The use of recycled water for non-potable uses such as irrigation shall be encouraged.

D. Water Conservation

Water conservation measures may include requiring the use of drip irrigation systems and drought-tolerant landscaping.

E. Biological Resources

Future projects shall be developed in accordance with the provisions of the RPO and Hillside Review Overlay, as applicable.

Mitigation measures for biological impacts may include but are not limited to on-site preservation if resources are within proposed habitat preserve boundaries; restoration of impacted vegetation through revegetation at a suitable ratio combined with monitoring and reporting programs; acquisition of offsite mitigation land; and contributions to a mitigation bank. Impacts to coastal sage scrub or other California gnatcatcher-occupied habitat shall be subject to the Interim Habitat Loss Permit Process in the short term. Once the MSCP is adopted, projects shall be required to comply with the open space designation and mitigation guidelines of the approved plan or equivalent.

The proposed recreational trail shall be designed so as to avoid sensitive biological resources.

F. Cultural Resources

All future development projects and leases shall be subject to project-specific environmental review to determine potential impacts to cultural resources and associated mitigation measures in accordance with the California Environmental Quality Act (CEQA) and, when applicable, with the RPO.

In cases where federal funds, land, and/or discretionary authority are involved, cultural resources shall be evaluated for eligibility for inclusion in the National Register of Historic Places.

Appropriate Native American representatives shall be identified and consulted regarding potential Native American concerns in the early stages of project development located on City-owned land, and thereafter as appropriate.

The proposed recreational trail shall be designed so as to avoid known significant cultural resources.

G. Traffic and Circulation

Planning and environmental analysis efforts related to SR-78 shall be coordinated with the California Department of Transportation.

H. Geology/Soils

For new residential or commercial structures, detailed mitigation plans or alternatives for erosion impacts shall be formulated during site-specific environmental review.

I. Noise

Measures to avoid significant noise impacts may include but not be limited to construction of noise attenuation walls and design to roadways to incorporate intervening topography.

J. Community Services/Public Utilities

Any new development proposals shall be reviewed by the appropriate City departments, other agencies and SDG&E.

Measures to avoid or reduce impacts on public services and utilities may include but are not limited to provision of additional equipment and funding for fire and police services where necessary. If new development requires new or increased water and/or sewer service, provisions shall be made to ensure that the system is adequate and that water quality impacts are avoided.

Brush management shall be encouraged where it is needed, and shall be coordinated with appropriate agencies.

Implementation of the above measures, along with the goals, policies, and proposals contained in the Plan text, will partially reduce identified impacts, although in some cases not to below a level of significance. Impacts are considered significant and not fully mitigated until future development and implementation of project-specific mitigation, monitoring and reporting programs.