



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: August 3, 2016 REPORT NO. HO-16-048

HEARING DATE: August 10, 2016

SUBJECT: PAMO VALLEY TRAIL, Process Three Decision

PROJECT NUMBER: 380490 [Trail Area Map](#)

REFERENCE: Environmental Document can be viewed at:  
<http://www.sdrp.org/wordpress/about/docs/>

OWNER/APPLICANT: City of San Diego Public Utilities Department, Owner  
The San Dieguito River Park Joint Powers Authority, Permittee

### SUMMARY

Issue: Should the Hearing Officer approve the construction of a three-mile-long segment of the San Dieguito River Park (SDRP) Coast to Crest Trail on land owned and managed by the City of San Diego Public Utilities Department in the unincorporated San Diego County?

#### Staff Recommendations:

1. ADOPT- Mitigation, Monitoring, and Reporting Program associated with Mitigated Negative Declaration- City Project No. 380490/SCH No. 2016031069 dated May 20, 2016. Prepared by and adopted by the San Dieguito River Park Joint Powers Authority as Lead Agency on May 20, 2016;
2. APPROVE - Site Development Permit No. 1355502

Community Planning Group Recommendation: Site is located in a rural area within an unincorporated portion of San Diego County. There is no City recognized Community Planning Group for this area.

Environmental Review: The City of San Diego as Responsible Agency under the California Environmental Quality Act (CEQA) has reviewed and considered a Mitigated Negative Declaration- City Project No. 380490/SCH No. 2016031069 dated May 20, 2016, covering this activity which was prepared by and adopted by the San Dieguito River Park Joint Powers Authority as Lead Agency on May 20, 2016 (Attachment 5).

## BACKGROUND

The project site is located in Pamo Valley north of Highway 78 and west of Lake Sutherland in unincorporated San Diego County near Ramona (Attachment 1). The land is owned by the City of San Diego Public Utilities Department [Water Fund], therefore City regulations apply pursuant to San Diego Municipal Code 11.0104. The proposed project is to develop a trail within environmentally sensitive lands and requires a Site Development Permit (Attachment 4). The work will also require a grading permit from the City of San Diego for work performed on City owned land and an encroachment permit from the County of San Diego for signage adjacent to the County's public right-of-way.

The City Public Utilities Department originally purchased the land between 1925 and 1964 as a reservoir site. A reservoir was proposed in the 1980's, but the proposal was suspended for environmental reasons. Another site was eventually selected for the reservoir and the site now serves as watershed protection. The property is currently under a City lease for an existing active cattle grazing operation. The applicable San Diego County land use zone is AG-1-1 (Agriculture) and the General Plan designation is Agriculture.

The three-mile trail segment of the Coast to Crest Trail is incorporated by reference as the Coast to Crest Trail in the County of San Diego's adopted Master Trail Plan and identified in the San Dieguito River Park Concept Plan (1994; 2002) was "acknowledged and accepted" by the City of San Diego under Resolution #R-301582. The project is consistent with and implements the Concept Plan. This three mile segment on City owned land would link two existing trail segments called the Lower and Upper Santa Ysabel Trails to form 12 miles of continuous Coast to Crest Trail, from Boden Canyon to near Lake Sutherland both of which are Cleveland National Forest trails.

## DISCUSSION

The three-mile-long segment of the San Dieguito River Park Coast to Crest Trail would extend through Pamo Valley and run adjacent to Pamo Road. The new trail alignment starts at the southern staging area and the junction of the Lower Santa Ysabel Truck Trail, heads north and continues on the west and east sides of Pamo Road avoiding environmentally sensitive lands. The trail would share the roadway in two places to utilize existing stream crossings and at one additional place to avoid a privately held parcel.

The project would require grading a new six- to eight-foot wide dirt trail with an eight- to ten-foot construction corridor. The trail width would vary depending on the location and would be reduced to 6 feet to avoid environmentally sensitive areas (examples would be near the creeks where the trail alignment is closer to oaks). The trail surface would be compacted native soil, although decomposed granite (D.G.), road base, or gravel may be used to augment native soils for drainage and stability as needed. Lodge-pole or wire fencing would be used along portions of the trail to discourage/restrict access to nearby environmentally sensitive areas. This would include areas where the trail passes near cultural sites or creek crossings. Decisions on the placement of fencing would be made in the field, during construction (Attachment 2).

Two trailheads with staging/parking areas are also proposed. One trailhead with staging area/parking would be constructed now and the second (northern) trailhead would have signs posted, but the "staging/parking area" would be constructed at a later date if it is demonstrated that the first is at capacity. The trailheads and staging/parkings would be accessed from Pamo Road and would accommodate space for cars and equestrian trailers (south staging area only).

Each trailhead would contain trail kiosks with information about the rules and regulations of the area. Educational interpretive signage is also planned (Attachment 2).

Both staging/parking areas are located on relatively level ground and would only require finish grading. Both areas would be surfaced with gravel or D.G. and be completely fenced and controlled with gates that lock at dusk similar to the other staging areas in the San Dieguito River Park. Operating hours are proposed to be from dawn to dusk. The San Dieguito River Park Joint Powers Authority would be responsible for management and maintenance of the trail and staging/parking areas.

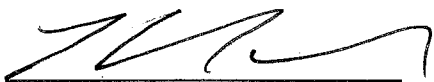
### CONCLUSION

Staff has reviewed all documents related to the project proposal and has determined that the project complies with the development regulations for Environmentally Sensitive Lands and all other applicable sections of the Land Development Code. The project also conforms to the County of San Diego's General Plan, Master Trail Plan and the Coast to Crest Trail as identified in the San Dieguito River Park Concept Plan (1994; 2002). Staff recommends that the required findings can be made and the project can be approved.

### ALTERNATIVES

1. Approve Site Development Permit No. 1355502, with modifications.
2. Deny Site Development Permit No. 1355502, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



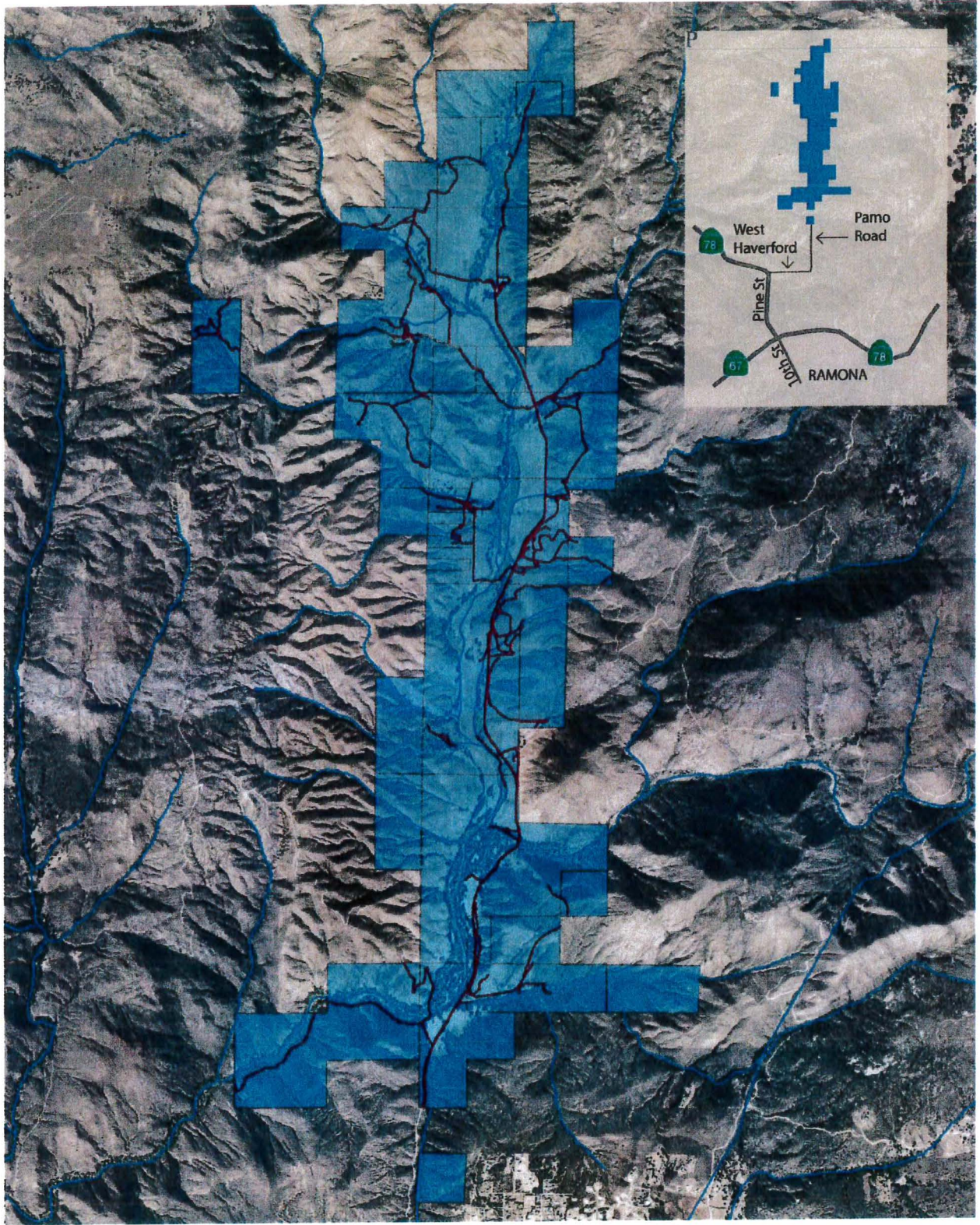
Helene Deisher, Development Project Manager II

### Attachments:

1. Project Location Map
2. Area Photos
3. Draft Resolution with Findings
4. Draft Permit with Conditions
5. Draft Environmental Resolution with MMRP
6. Signed Notice of Determination
7. Ownership Disclosure Statement
8. Project Exhibit



Watershed and Resource Protection  
Pamo Valley Roads





Proposed southern trail head site and staging area





# General Terrain





Bridge Area



HEARING OFFICER RESOLUTION NO. XXX  
SITE DEVELOPMENT PERMIT NO. 1355502  
**PAMO VALLEY TRAIL - PROJECT NO. 380490**

WHEREAS, THE CITY OF SAN DIEGO PUBLIC UTILITIES DEPARTMENT, Owner and THE SAN DIEGUITO RIVER PARK JOINT POWERS AUTHORITY, Permittee, filed an application with the City of San Diego for a permit to construct a three-mile-long segment of the San Dieguito River Park (SDRP) Coast to Crest Trail. This trail segment extends through Pamo Valley connecting the existing Lower Santa Ysabel Trail to the Upper Santa Ysabel Trail, both of which are Cleveland National Forest trails. The Pamo Valley trail segment is located near Ramona within the unincorporated County and on land owned by City of San Diego Public Utilities Department [Water Fund]. The project would entail grading a new six-to eight-foot wide dirt trail and two trail heads staging areas/parking. (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1355502, on portions of a 3,767-acre site, known as Pamo Valley;

WHEREAS, the project site is located near Ramona within the unincorporated County and on City owned land;

WHEREAS, on August 10, 2016, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1355502 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 10, 2016

FINDINGS:

**(a) Findings for all Site Development Permits Section 126.0504**

**1. The proposed development will not adversely affect the applicable land use plan.** The project site is located in the unincorporated County near Ramona. The land is owned by the City of San Diego Public Utilities Department and therefore, City regulations apply pursuant San Diego Municipal Code 11.0104. The property is an existing active cattle grazing operation under a City lease. The applicable County land use zone is AG-1-1 (Agriculture) and the San Diego County General Plan's designation is Agriculture. The project area is also incorporated by reference as the Coast to Crest Trail in the County of San Diego's adopted Master Trail Plan. This proposed segment will complete a three-mile-long connective segment of the San Dieguito River Park Coast to Crest Trail. Extending through the Pamo Valley and connecting the existing Lower Santa Ysabel Trail to the Upper Santa Ysabel Trail, both of which are Cleveland National Forest trails

The City Public Utilities Department purchased the land between 1925 and 1964 as a reservoir site. A reservoir was proposed in the 1980's but the proposal was suspended for environmental reasons. Another site was eventually selected for the reservoir and the property now serves as watershed protection.



The proposed project is the construction of a segment of the Coast to Crest Trail identified in the San Dieguito River Park Concept Plan (1994; 2002) that was "acknowledged and accepted" by the City of San Diego under Resolution No. R-301582. The project is therefore consistent with, and implements, the Concept Plan.

Pamo Valley is included in the County of San Diego's East County Multiple Species Conservation Plan (MSCP) planning area but the adoption of that plan has been on hold since 2008. According to the County's 2008 "Working Draft Focused Conservation Area" map, the City-owned land of Pamo Valley is shown as "Agriculture or Natural Upland."

The SDRP planned the trail route in consultation with City Public Utilities Department to ensure it does not interfere with the existing grazing operation. The project is the development of a trail and trailhead/parking area that would not interfere with an agriculture designation or current use. Therefore, the project would not adversely affect the applicable land use plans.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.** The project involves the construction of a 3-mile-long segment of the San Dieguito River Park Coast to Crest Trail. This trail segment would extend through Pamo Valley connecting the existing Lower Santa Ysabel Trail to the Upper Santa Ysabel Trail, both of which are Cleveland National Forest trails. "Trail construction will consist of clearing the trail to the proposed width and creating a stable surface appropriate for hikers, bicyclists and equestrians. The trail will not cut across contours and the trail tread will be compacted and sloped to minimize the potential for erosion. The trailhead will be completely fenced to contain vehicles in the staging area and secured by a locked gate at night when the trail is closed. Signs will be placed in the staging area and along the trail warning users to stay on the trail and not trespass onto sensitive habitat. Signs of this nature are placed on other trails throughout the SDRP. The trail will also be fenced along some sections where it is adjacent to sensitive areas such as creeks.

The trail will also be regularly patrolled and maintained pursuant to the SDRP Trails Management Plan to manage use of the trail and enforcement of trail regulations to minimize trespassing on adjacent lands. The project would provide a recreational opportunity that would benefit the public health, safety and welfare. Therefore it would not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.** The project is located in Pamo Valley north of Highway 78 near Ramona and west of Lake Sutherland in unincorporated San Diego County near Ramona and the land is owned by the City of San Diego Public Utilities Department [Water Fund]. Although the project is outside the City of San Diego boundaries City regulations apply pursuant to the San Diego Municipal Code 11.0104. As such, the City maintains the same regulatory frame work for such properties. The proposed work requires a Site Development Permit as well as a grading permit from the City of San Diego for work performed on City owned land and an encroachment permit from the County of San Diego for signage adjacent to the County's public right-of-way. The project is consistent with the Land Development Code (LDC) and does not require any deviations to the development regulations.

The project would comply with all the development regulations including the Environmentally Sensitive Lands (ESL) regulations, Biology Guidelines, Steep Hillside Guidelines, and Historical Resources regulations.

**(b) Supplemental Findings--Environmentally Sensitive Lands**

**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project location and design was chosen to minimize impacts to environmentally sensitive lands although it does not completely avoid all sensitive lands as documented in the project Mitigated Negative Declaration (MND) and Initial Study. The SDRP Concept Plan contains policies that guide the placement of trails to avoid or minimize environmental impacts. These policies were adhered to in the planning of the Pamo Valley trail segment. Signs will be placed in the staging area and along the trail warning users to stay on the trail and not trespass onto sensitive habitat. The trail is sited primarily on non-native grassland that is under a grazing lease and near Pamo Road to avoid most sensitive habitat areas.

The project would also utilize two existing bridge crossings on Pamo Road to cross Santa Ysabel and Temescal creeks and avoid their associated wetlands. Utilizing the existing bridges avoids impacting breeding habitat for the endangered arroyo toad and southwestern willow flycatcher. Trail clearing in proximity to breeding habitat in the creeks would occur outside of the breeding season for birds (typically February 15 to September 15) and the arroyo toad (March 1 to August 30). The project would impact 0.36 acre of coastal sage scrub and 2.7 acres of non-native grassland, which will be fully mitigated per the project Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP).

As documented in the MND, the project is located in a culturally sensitive area that contains cultural resources. The project would potentially impact cultural resources if subsurface disturbance occurs. The trail route avoids most cultural sites; however there is a potential for impacts over time as the trail is compacted by regular use. Therefore a mitigation plan has been approved for the project that involves capping or covering segments identified as culturally sensitive on or near the trail and cultural resource monitors (archaeologist and tribal monitor) will monitor trail construction per the approved MMRP. The City and SDRP consulted with tribal representatives for this project and the measures in the MMRP were developed with tribal input. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project is situated on generally flat or gently sloped terrain and no land forms would be altered and no steep slopes are included in the project footprint. The trail route takes advantage of the topography and is located near Pamo Road, the flattest portion of the valley. Trail construction will consist of clearing the trail to the proposed width and creating a stable surface appropriate for hikers, bicyclists and equestrians. The trail will not cut across contours and the trail tread will be compacted and sloped to minimize the potential for erosion.



The project site is subject to inundation in a 100-year flood. However, under such flooded conditions the trail would be posted as closed by SDRP rangers as is done for other segments of trail during major storms. The project design would not increase flood risk nor subject users to flood risk. The project site was severely burned in the 2007 Witch Creek Fire, but has since recovered. The project would not increase wild land fire risk. Therefore the development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The project is surrounded by open space including environmentally sensitive lands. The trail is situated on generally flat or gently sloped terrain and no land forms would be altered and no steep slopes are included in the project footprint. The trail route takes advantage of the topography and is located near Pamo Road in the flattest portion of the valley. The trailhead will be completely fenced to contain vehicles in the staging area and secured by a locked gate at night when the trail is closed. Signs will be placed in the staging area and along the trail warning users to stay on the trail and not trespass onto sensitive habitat. Signs of this nature are placed on other trails throughout the SDRP. The trail will also be fenced along some sections where it is adjacent to creek and other sensitive areas.

The trail will also be regularly patrolled and maintained pursuant to the SDRP's Trails Management Plan to manage use of the trail and enforcement of trail regulations to minimize trespassing on adjacent lands. Therefore the development is sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The project is not within the City's MSCP Subarea Plan. However, the project area is owned by the City of San Diego Public Utilities Department and subject to the City's MSCP policies. The project has been evaluated for and complies with the adjacency guidelines established by the MSCP:

MSCP Policy/Directive	Project Conformance
Provide sufficient signage to clearly identify public access to the MHPA. Use appropriate type of barrier to protect highly sensitive areas.	The proposed trail link would clearly identify the trail route, and signage would be used to educate trail users of the sensitive habitat in the area. Fencing would be used where the trail is adjacent to wetland habitat.
Locate trails and staging areas in the least sensitive areas of the MHPA.	Most of the trail would be adjacent an existing road, and passes through mostly grazed non-native grassland.
Avoid paving trails. Clearly demarcate and monitor trails for degradation and off-trail access and use. Provide trail repair/maintenance as needed.	The trail would not be paved. SDRP rangers and their volunteer trail patrol would be responsible for monitoring the trail. SDRP rangers would conduct regular maintenance/repair as defined in the SDRP's Trail Management Plan. Signs occur along the existing trail warning users not to go off-trail. Such signs would be placed along the proposed trail as needed.

Minimize trail widths to reduce impacts to critical resources.	The trail avoids sensitive habitat to the extent feasible although would impact 3.06 acres of habitat. Wetlands are avoided by the trail alignment using existing bridges on Pamo Road.
Limit the extent and location of equestrian trails to the less sensitive areas of the MHPA.	The trail has been routed from the existing staging area along an existing road as far as possible. Portions of the trail would travel through or across ephemeral drainage features. Wetlands are avoided by the trail alignment using existing bridges on Pamo Road.
Maintain equestrian trails on a regular basis to remove manure from the trail to control cowbird invasion and predation.	The SDRP trails are monitored regularly and if horse manure builds up, then SDRP rangers would remove the manure. Manure bins would be placed in the staging area.

5. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The project is approximately 40 miles from any beach or shoreline and therefore would not adversely impact local shoreline sand supply.

6. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The required mitigation is directly related to the impacts associated with the project. The project would remove/impact approximately 3 acres of vegetation that would be mitigated by the measures approved in the project MND and MMRP including onsite restoration and construction restrictions designed to alleviate negative impacts from the proposed development. Construction monitoring done by cultural resources monitors will ensure that construction methods are followed and appropriate capping is placed on sensitive areas that could otherwise be impacted by trail construction or use. Therefore the mitigation required is related to and calculated to alleviate negative impacts.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, for Site Development Permit No. 1355502 is hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1355502, a copy of which is attached hereto and made a part hereof.

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Helene Deisher  
 Development Project Manager  
 Development Services

Adopted on: August 10, 2016

IO#: 24004909



**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER 24004909

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1355502  
**PAMO VALLEY TRAIL PROJECT NO. 380490 [MMRP]**  
HEARING OFFICER

This Site Development Permit No. 1355502 is granted by the Hearing Officer of the City of San Diego to CITY OF SAN DIEGO PUBLIC UTILITIES DEPARTMENT, Owner, and THE SAN DIEGUITO RIVER PARK JOINT POWERS AUTHORITY, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 3,767-acre site is located at Pamo Valley near Ramona in the County of San Diego County land use zone is AG-1-1 (Agriculture) and the County's General Plan designation is Agriculture.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for the construction of a 3-mile-long segment of the San Dieguito River Park (SDRP) Coast to Crest Trail. This trail segment extends through Pamo Valley connecting the existing Lower Santa Ysabel Trail to the Upper Santa Ysabel Trail, both of which are Cleveland National Forest trails. The Pamo Valley trail segment is located within the unincorporated County and on land owned by City of San Diego Public Utilities Department [Water Fund]. The project would entail grading a new 6- to 8-foot wide dirt trail and two trail head staging areas as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 10, 2016, on file in the Development Services Department.

The project shall include:

- a. A new three-mile segment (6- to 8-foot wide) dirt trail and two trail heads staging areas/Parking. The trail is proposed adjacent to Pamo Road;
- b. Restore and enhance 3.24 acres of coastal sage scrub;
- c. Off-street parking;
- d. Signage; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 24, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the "project area" shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.



8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

10. This Permit may be developed in phases.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration titled "San Dieguito River Park, Pamo Valley Segment of the Coast to Crest Trail" City Project No. 380490/SCH No. 2016031069 dated May 20, 2016, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration titled "San Dieguito River Park, Pamo Valley Segment of the Coast to Crest Trail" City Project No. 380490/SCH No. 2016031069 dated May 20, 2016 to the satisfaction of the Development Services

Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

**"Biological and Cultural Resources."**

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is Public and subject to approval by the City Engineer.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

17. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

18. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

A copy of the acknowledgment from the State Water Resources Control Board (SWRCB) that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed Notice of Intent (NOI) from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-0009-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-0009-DWQ.

19. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

20. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009 DWQ and the San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2007-001, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm

Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

21. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

22. Trailhead/ staging/parking areas, trail, signs, and general trash maintenance associated with the improved areas associated with the trail shall be the sole responsibility of the Permittee.

23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

24. The northern staging/parking area must have concurrence from Public Utilities prior to construction. Concurrence will be based on a demonstrated need for additional staging area as evidenced by usage to capacity of the southern staging area.

25. The San Dieguito River Park's "Trail Management Plan shall be amended to add the Pamo Valley segment of the Coast to Crest Trail before it is open to the public.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the HEARING OFFICER of the City of San Diego on August 10, 2016 and Resolution No. XXX.



Site Development Permit No. 1355502  
August 10, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Helene Deisher  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

---

**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City of San Diego Public Utilities Department

By \_\_\_\_\_  
NAME  
TITLE

The San Dieguito River Park Joint Powers Authority

By \_\_\_\_\_  
NAME  
TITLE

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

RESOLUTION NUMBER \_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on September 11, 2014, San Dieguito River Park Joint Powers Authority (SDRP JPA) submitted an application to the Development Services Department for a Site Development Permit (SDP);

WHEREAS, the permit was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego;

WHEREAS, the issue was heard by the Hearing Officer on August 10, 2016; and

WHEREAS, the Hearing Officer of the City of San Diego considered the issues discussed in Final Mitigated Negative Declaration (Declaration) prepared by the SDRP JPA, NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego as a Responsible Agency under California Environmental Quality Act (CEQA), has reviewed and considered the Final Mitigated Negative Declaration (FMND/SCH No. 2016031069) and Mitigation, Monitoring, and Reporting Program prepared by the SDRP JPA, dated May 20, 2016, certified by the San Dieguito River Park Board of Directors on May 20, 2016 in connection with the SDP No. 1355502, in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), and that the Declaration reflects the independent judgment of the City of San Diego as Responsible Agency under CEQA and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer prior to approving the subsequent discretionary actions; and

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, 2<sup>nd</sup> FLOOR, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Subsequent Action Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: Jan Goldsmith, City Attorney

By: \_\_\_\_\_  
Helene Deisher, Development Project Manager

**ATTACHMENT: EXHIBIT A – MITIGATION, MONITORING AND REPORTING PROGRAM**



**EXHIBIT A**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**PAMO VALLEY TRAIL**

**SITE DEVELOPMENT PERMIT No. 1355502**

**PROJECT NO. 380490/SCH No. 2016031069**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development Services Department, Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.380490/SCH No. 2016031069 shall be made conditions of SITE DEVELOPMENT PERMIT No. 1355502 as may be further described in the table below.

**MITIGATION MONITORING AND REPORTING PROGRAM  
PAMO VALLEY SEGMENT OF THE COAST TO CREST TRAIL (MND SCH# 2016031069)**

<i>Resource Area</i>	<i>Impact</i>	<i>Mitigation Measure</i>	<i>Monitoring or Reporting Action</i>	<i>Monitoring Responsibility</i>	<i>Timing</i>
BIOLOGICAL RESOURCES	Construction activities could impact habitat outside the identified construction area.	Construction staging shall only occur in the project trail staging area, in the trail alignment, or on the shoulder of Pamo Road. Construction limits for the trail staging areas shall be delineated with temporary fencing. Silt fences and fiber rolls shall be installed adjacent to sensitive habitat per the project plans.	Indicate construction limits on project plans. Monitor BMP installation before construction and maintain during construction period, repair as needed.	City at SDP issuance.  JPA	Prior to and during construction activities.
	Noise from construction clearing and grubbing adjacent to least Bell's vireo and southwestern willow flycatcher breeding areas could impact these species during their breeding season	Clearing and grubbing shall not occur during the breeding season (March 15 through September 15) for these species when within 300 feet of breeding habitat (Santa Ysabel/Temescal creeks).	Indicate restriction on project plans and on SDP permit condition.  Monitor construction activities to ensure compliance.	City/JPA	Before and during construction.
	Badger burrows could be impacted if they appear within trail corridor.	Conduct pre-construction survey for active burrows along trail just before construction and avoid if burrows are encountered. Provide 100 ft buffer if burrow is encountered.	List in SDP conditions.  Monitor construction activities to ensure compliance.	City/JPA  JPA	Before and during construction.
	Trail construction	Prior to commencing	List in SDP conditions.	JPA	Before and during

ATTACHMENT 5

<b>Resource Area</b>	<b>Impact</b>	<b>Mitigation Measure</b>	<b>Monitoring or Reporting Action</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>
	could potentially impact an arroyo toad using upland habitat adjacent to Santa Ysabel/Temescal creek for aestivating.	construction of the trail, the JPA shall hire a biological monitor with expertise in arroyo toads. The biologist will monitor construction of the trail during the aestivating season where it occurs in potential aestivating habitat. The biologist will conduct a pre-construction survey to identify any toads in the construction footprint and any such toads shall be avoided. Implementation of avoidance measures shall be done in consultation with USFWS.	Monitor construction activities to ensure compliance.		construction.
	Accumulation of horse manure in staging areas could attract cowbirds.	Implement manure management, install manure bins and maintain.	Install per project plans.	JPA	Prior to Project completion and opening trail/parking areas.
	The project will remove/impact 0.36 acre of coastal sage scrub and 2.7 acres of non-native grassland.	Provide compensatory mitigation as required by the City SDP.	Include final requirement and details as SDP condition.	City/JPA	Prior to project completion or as specified in SDP condition.
	Trail use could further impact sensitive species if not properly maintained and	The JPA Trails Management Plan and Standards shall be updated to add the Pamo segment of the Coast to Crest Trail and management standards shall be	Document update of plan.	JPA	Prior to trail operation.



<b>Resource Area</b>	<b>Impact</b>	<b>Mitigation Measure</b>	<b>Monitoring or Reporting Action</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>
	managed.	adhered to.			
CULTURAL RESOURCES	Construction may cause unintended or unanticipated impacts to cultural resources.	<p>The JPA shall retain and use a qualified archaeology monitor and Native American monitor during construction. Monitors have authority to suspend work to assess and document cultural finds and recommend avoidance or capping. JPA shall follow recommended measures.</p> <p>JPA shall continue consulting with Native American representatives (San Pasqual Band and Iipay Nation) on final construction plans and during design and placement of fencing and signage pertaining to access control in culturally sensitive area.</p>	<p>Confirm construction schedule at pre-construction meeting.</p> <p>Monitor construction activities to ensure compliance and communicate activities and schedule with monitors.</p> <p>Communicate and obtain concurrence from identified tribal representatives.</p>	JPA	<p>Prior to construction commencement.</p> <p>During construction.</p>
	Trail operation may compact trail into subsurface if not properly capped to cover and protect cultural sites within or adjacent to trail.	<p>Trail that traverses Sites CA-SDI-7933 and CA-SDI-8279 shall be capped during construction per specifications.</p> <p>Finalize capping specifications and implement capping in compliance with JPA and City protocols and in consultation with Native American representatives (San Pasqual Band and Iipay Nation).</p>	<p>SDP permit condition.</p> <p>Monitor construction activities to ensure compliance and communicate activities and schedule with monitors</p>	<p>City through SDP</p> <p>JPA</p>	<p>Prior to construction commencement.</p> <p>During construction.</p>

<b>Resource Area</b>	<b>Impact</b>	<b>Mitigation Measure</b>	<b>Monitoring or Reporting Action</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>
	Construction activities within 50 feet of sites SDI-7933 and SDI-8279) may impact these sites if additional resources are discovered.	Project cultural resource monitors shall monitor construction activities and have authority to suspend work to assess and document finds and recommend avoidance or capping. JPA shall follow recommended measures.	SDP permit condition.  Monitor construction activities to ensure compliance and communicate activities and schedule with monitors	City through SDP JPA	During construction.
	Construction activities near sites SDI-9790 and SDI-19464 may impact these sites if additional resources are discovered.	Project cultural resource monitors shall monitor construction activities and have authority to suspend work to assess and document finds and recommend avoidance or capping. JPA shall follow recommended measures.	SDP permit condition.  Monitor construction activities to ensure compliance and communicate activities and schedule with monitors	City through SDP JPA	During construction.

Notice of Determination

Appendix D

To: [X] Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

[X] County Clerk
County of: San Diego
Address: 1600 Pacific Hwy, Suite 103
San Diego, CA 92101-2480

From: Public Agency: San Dieguito River Park JPA
Address: 18372 Sycamore Creek Road
Escondido, CA 92025
Contact: Shawna Anderson
Phone: 858-674-2275, ext 13

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2016031069

Project Title: Pamo Valley Segment of the Coast to Crest Trail

Project Applicant: San Dieguito River Park Joint Powers Authority

Project Location (include county): Pamo Road, near Ramona in San Diego County, California

Project Description:
Construction of a 3-mile long trail and two trail staging areas.

This is to advise that the San Dieguito River Park Joint Powers Authority has approved the above
[X] Lead Agency or [ ] Responsible Agency

described project on May 20, 2016 and has made the following determinations regarding the above
(date)
described project.

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not adopted for this project.
6. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

San Dieguito River Park JPA office at 18372 Sycamore Creek Road, Escondido, CA 92025

Signature (Public Agency): [Signature] Title: Executive Director

Date: May 20, 2016 Date Received for filing at OPR:

**F I L E D**

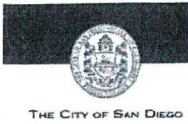
Ernest J. Dronenburg, Jr., Recorder County Clerk

**MAY 20 2016**

BY **I. Aranda**  
DEPUTY

**FILED IN THE OFFICE OF THE COUNTY CLERK**

San Diego County on MAY 20 2016  
Posted MAY 20 2016 Removed                       
Returned to agency on                       
Deputy I. Aranda



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title** \_\_\_\_\_ **Project No. For City Use Only**  
Pamo Valley Trail 380490

**Project Address:**  
Pamo Valley, unincorporated County north of Ramona (property is owned by City of San Diego Public Utilities)

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
Street Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
Street Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
Street Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
Street Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
Signature : \_\_\_\_\_ Date: \_\_\_\_\_



Project Title: <u>Pamo Valley Trail</u>	Project No. (For City Use Only) <u>380490</u>
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**Part II - To be completed when property is held by a corporation or partnership**

Legal Status (please check):

Corporation   
  Limited Liability -or-   
  General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**     Yes     No

Corporate/Partnership Name (type or print):  
City of San Diego Public Utilities

Owner     Tenant/Lessee

Street Address:  
525 B Street

City/State/Zip:  
San Diego, CA 92101    619-533-5300

Phone No: 619-533-4112    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):  
Marsi A. Steirer

Title (type or print):  
Deputy Director

Signature :     Date: 9/19/14

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_    Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_    Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_    Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_    Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_    Fax No: \_\_\_\_\_

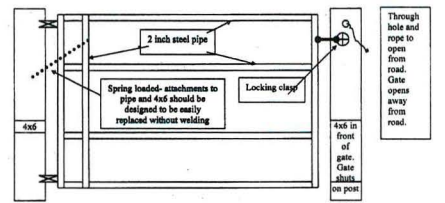
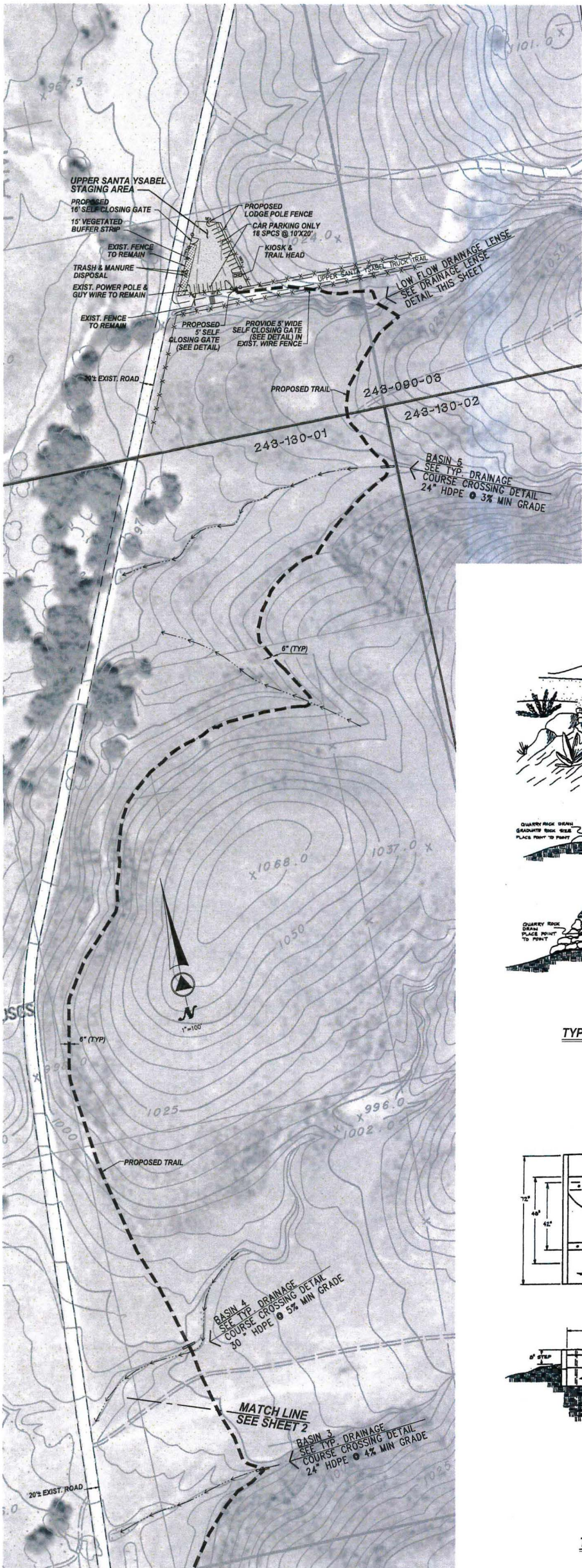
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_    Date: \_\_\_\_\_



# PAMO VALLEY TRAIL

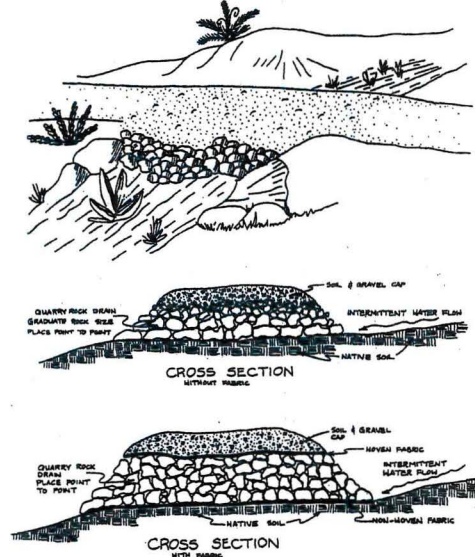


**Pamo Valley Road Trail Gate:** 5x6 feet. Purpose of the gate is to allow trail users in and out of areas where cows graze. The spring-loaded gate will help ensure that the gate is shut after trail users pass through. Equestrians and Bicyclists will be required to dismount.

Welcome to SDRP. To ensure trail access please keep gate closed at all times. If gate is not functioning please call SDRP at 858-674-2275. Thank you.

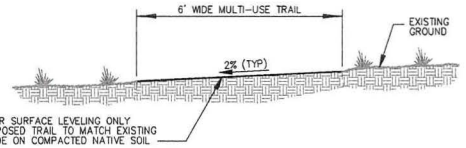
Sign - attached to both sides of the gate

**SELF CLOSING GATE DETAIL**

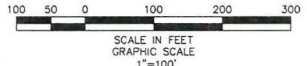


**TYPICAL DRAINAGE COURSE CROSSING DETAIL**  
SCALE 1"=10'

**TYPICAL DRAINAGE LENSE DETAIL**  
NTS

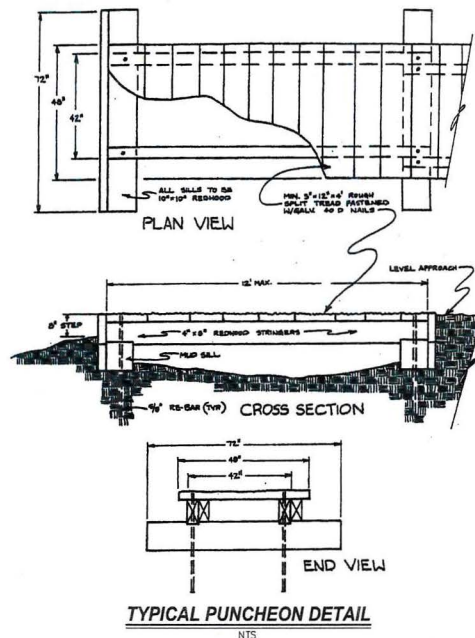


**TYPICAL TRAIL DETAIL**  
NTS



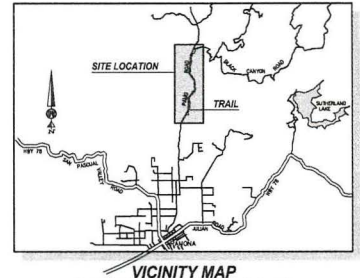
**LEGEND**

- EXISTING CONTOUR -1600-
- PROPOSED TRAIL -243-180-01-
- ASSESSOR PARCEL NUMBER -243-180-01-
- DIRECTION OF DRAINAGE →
- EXISTING WIRE FENCE - - - - -
- EXISTING ROAD - - - - -



**TYPICAL PUNCHEON DETAIL**  
NTS

**PAMO VALLEY TRAIL LAND DEVELOPMENT SITE PLAN**  
"SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS"



**PREPARED BY:** MASSON & ASSOCIATES, INC. 200 East Washington Ave., Escondido, CA 92025 (760) 764-0079 www.masson-escondido.com

**OWNER/APPLICANT:** SAN DIEGUITO RIVER PARK JOINT POWERS AUTHORITY 18372 STAMORE CREEK ROAD ESCONCIDO, CA 92025

**ASSESSOR'S PARCEL MAP NO.:** 244-060-05-00, 244-060-06-00, 243-090-03-00, 243-130-01-00, 243-180-01-00, 243-180-06-00

**LEGAL DESCRIPTION:** PORTIONS OF SECTIONS 11, 14, 23 & 26 OF T. 12 S. R. 1 E.

**REVISIONS:**

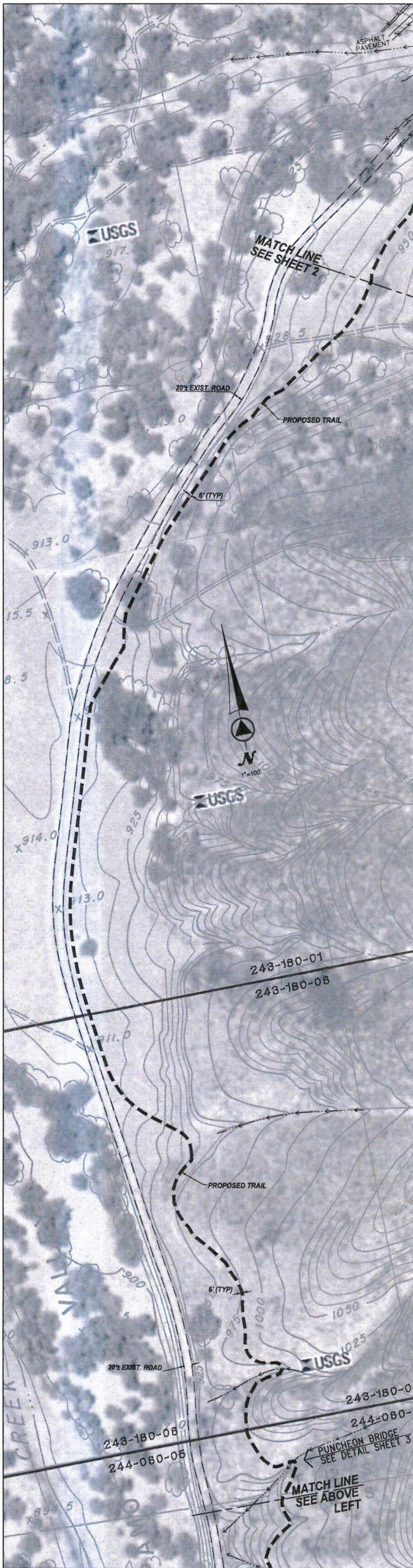
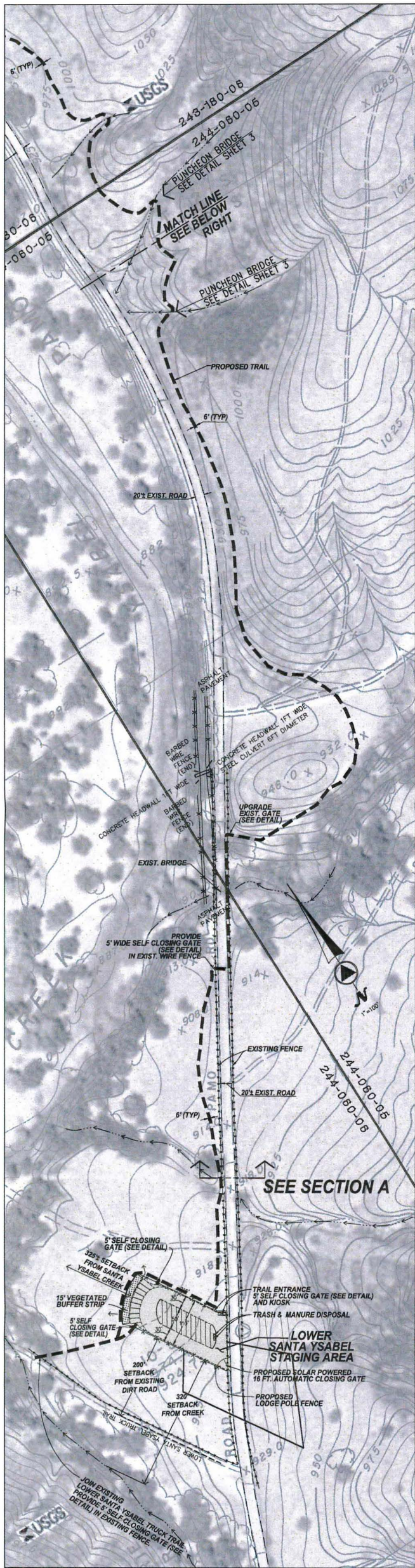
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REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	9-18-2015
REVISION 3:	4-9-2014
REVISION 2:	12-9-2008
REVISION 1:	

ORIGINAL DATE: AUGUST 15, 2008

SHEET 3 OF 3



# PAMO VALLEY TRAIL

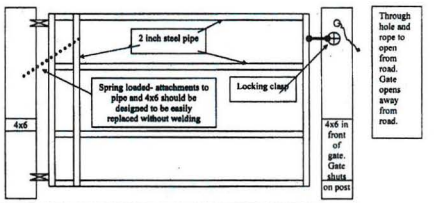


**SITE DATA**

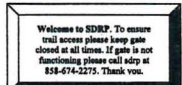
- ASSESSOR'S PARCEL NUMBERS:  
244-060-05-00  
244-060-06-00  
243-080-03-00  
243-130-01-00  
243-180-01-00  
243-180-06-00
- DESCRIPTION/LOCATION:  
APPROX. 3 MILES OF 6 FT WIDE MULTI USE TRAIL IN PAMO VALLEY, 3.5 MILES NORTH OF RAMONA
- ZONING:  
EXISTING: SBO - OPEN SPACE  
PROPOSED: NO CHANGE
- EXISTING LAND USE: VACANT UNDEVELOPED OPEN SPACE
- PROPOSED LAND USE: NO CHANGE
- EARTHWORK QUANTITIES: APPROX. 350 CY (AVERAGE OVER ENTIRE LENGTH OF TRAIL)
- SOURCE OF TOPOGRAPHY: COUNTY OF SAN DIEGO
- SOURCE OF AERIAL PHOTOGRAPHY: USGS
- SCALE: 1" = 100'

**GENERAL NOTES**

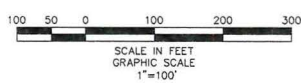
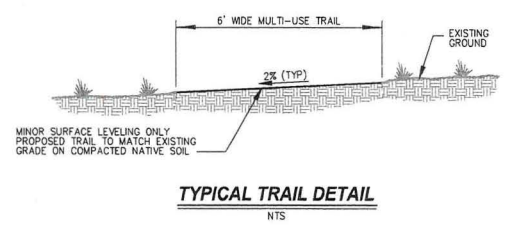
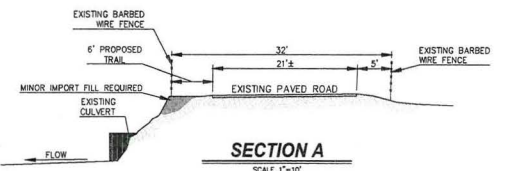
- THE PROJECT CONSISTS OF APPROXIMATELY 3 MILES OF 6 FT WIDE MULTI USE TRAIL AND TWO PROPOSED STAGING AREAS AT THE NORTH & SOUTH ENDS OF THE TRAIL AS SHOWN HEREON.
- THE TRAIL SHALL BE CONSTRUCTED BY THE SAN DIEGO RIVER PARK - JOINT POWERS AUTHORITY IN ACCORDANCE WITH THE STATE OF CALIFORNIA RESOURCE AGENCY REQUIREMENTS, DEPT OF PARKS & RECREATION TRAILS HANDBOOK AND AS APPROVED & PERMITTED BY THE CITY OF SAN DIEGO.
- THE PROJECT SITE IS LOCATED IN PAMO VALLEY IN THE UNINCORPORATED AREA OF SAN DIEGO COUNTY APPROXIMATELY 3.5 MILES NORTH OF RAMONA AND IS ENTIRELY WITHIN OPEN SPACE LANDS OWNED BY THE CITY OF SAN DIEGO.
- TRAIL LOCATION: THE TRAIL RUNS IN A NORTH - SOUTH DIRECTION NEAR OR ADJACENT TO PAMO VALLEY ROAD ON BOTH EAST AND WEST SIDES.
- THE TRAIL SHALL CONFORM TO THE EXISTING LAND FORM TO THE GREATEST EXTENT POSSIBLE AND WILL NOT REQUIRE GRADING; THE EXISTING NATURAL DRAINAGE PATTERNS WILL NOT BE OBSTRUCTED.
- THE LIMITS OF THE NEW TRAIL WILL BE FROM THE LOWER SANTA YSABEL STAGING AREA AT LOWER SANTA YSABEL TRUCK TRAIL TO THE UPPER SANTA YSABEL STAGING AREA AT UPPER SANTA YSABEL TRUCK TRAIL AT THE NORTH END OF THE PROPOSED TRAIL PROJECT AS SHOWN HEREON.
- D.G. SURFACE TO BE ADDED WHERE NEEDED FOR TRAIL SURFACE STABILITY.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.



Pamo Valley Road Trail Gate: 5x6 feet. Purpose of the gate is to allow trail users in and out of areas where cows graze. The spring-loaded gate will help ensure that the gate is shut after trail users pass through. Equestrians and Bicyclists will be required to dismount.



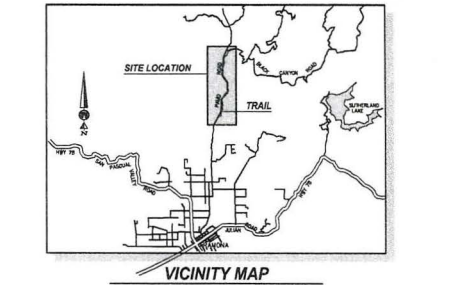
**SELF CLOSING GATE DETAIL**



**LEGEND**

- EXISTING CONTOUR
- PROPOSED TRAIL
- ASSESSOR'S PARCEL NUMBER
- DIRECTION OF DRAINAGE
- EXISTING WIRE FENCE
- EXISTING ROAD

**PAMO VALLEY TRAIL LAND DEVELOPMENT SITE PLAN**  
"SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS"



PREPARED BY: MASSON & ASSOCIATES, INC. 200 E. WASHINGTON AVE. STE 200 ESCONDIDO, CA 92025 (760) 741-3570

OWNER/APPLICANT: SAN DIEGO RIVER PARK JOINT POWERS AUTHORITY 1823 CYPRESS CREEK ROAD ESCONDIDO, CA 92025

ASSESSOR'S PARCEL MAP NO: 244-060-05-00, 244-060-06-00, 243-080-03-00, 243-130-01-00, 243-180-01-00, 243-180-06-00

LEGAL DESCRIPTION: PORTIONS OF SECTIONS 11, 14, 23 & 26 OF T. 12 S. R. 1 E.

REVISION 11: \_\_\_\_\_  
REVISION 10: \_\_\_\_\_  
REVISION 9: \_\_\_\_\_  
REVISION 8: \_\_\_\_\_  
REVISION 7: \_\_\_\_\_  
REVISION 6: \_\_\_\_\_  
REVISION 5: \_\_\_\_\_  
REVISION 4: \_\_\_\_\_  
REVISION 3: 9-18-2015  
REVISION 2: 4-9-2014  
REVISION 1: 12-9-2008

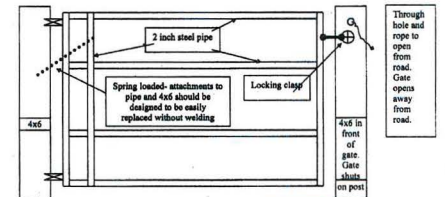
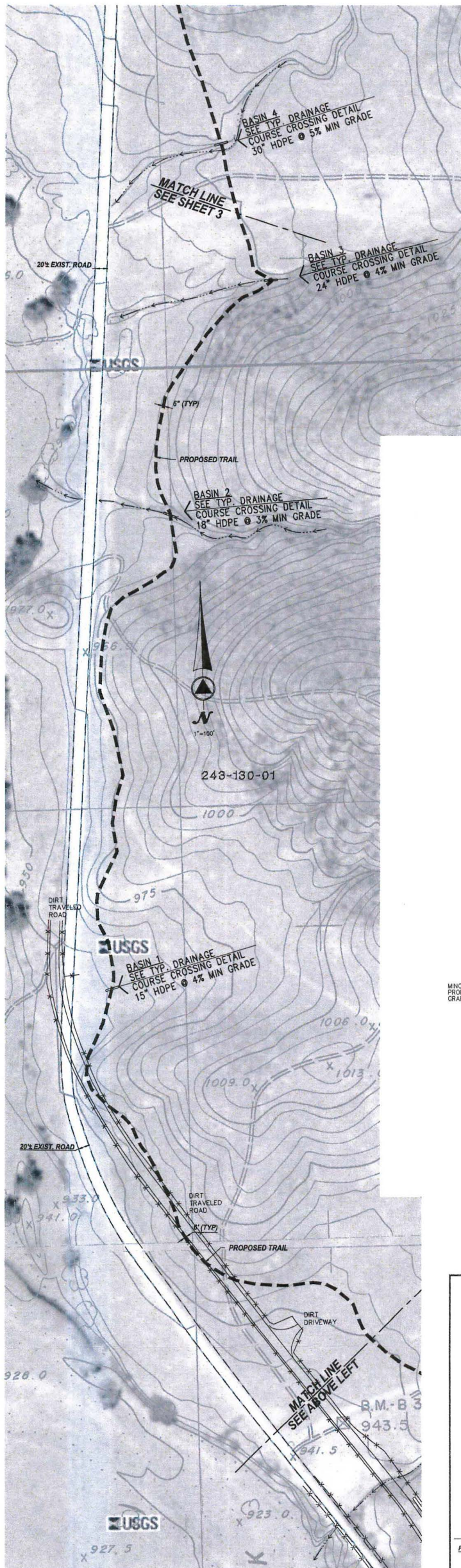
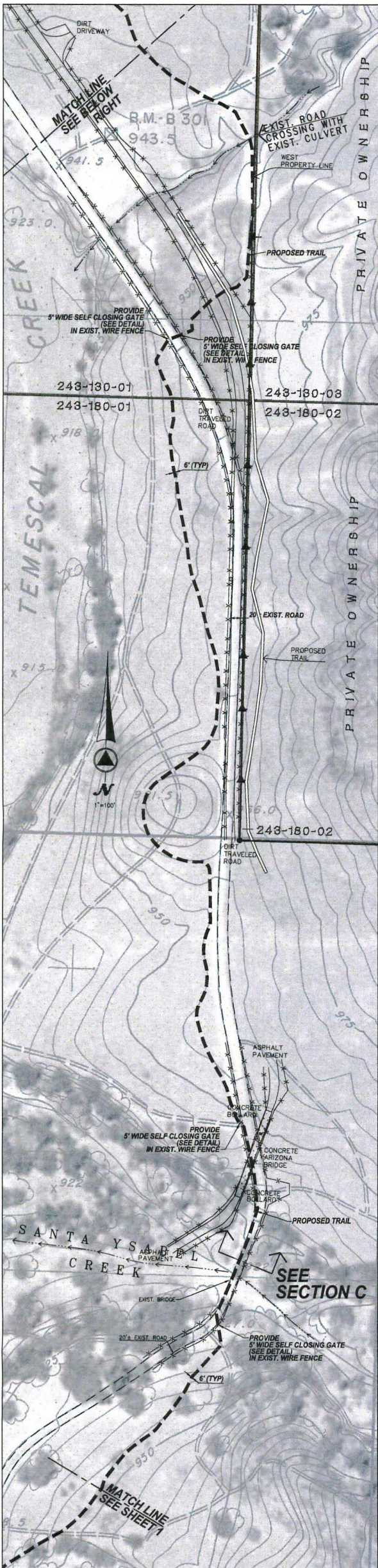
ORIGINAL DATE: AUGUST 15, 2008

SHEET 1 OF 3





# PAMO VALLEY TRAIL

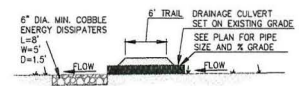


Pamo Valley Road Trail Gate: 5x6 feet. Purpose of the gate is to allow trail users in and out of areas where cows graze. The spring-loaded gate will help ensure that the gate is shut after trail users pass through. Equestrians and Bicyclists will be required to dismount.

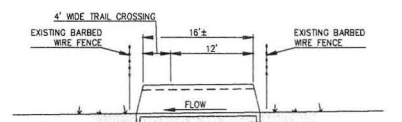
Welcome to SDERP. To ensure trail access please keep gate closed at all times. If gate is not functioning please call city at 858-674-2373. Thank you.

Sign - attached to both sides of the gate

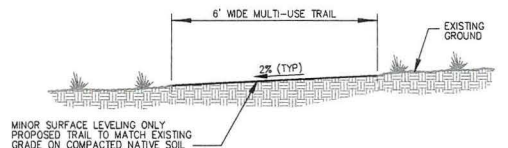
**SELF CLOSING GATE DETAIL**



**TYPICAL DRAINAGE COURSE CROSSING DETAIL**  
SCALE 1"=10'



**SECTION C EXISTING CONCRETE CREEK CROSSING**  
SCALE 1"=10'



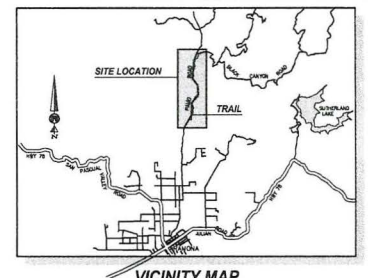
**TYPICAL TRAIL DETAIL**  
NTS



**LEGEND**

- EXISTING CONTOUR 1600
- PROPOSED TRAIL
- ASSESSOR PARCEL NUMBER
- DIRECTION OF DRAINAGE
- EXISTING WIRE FENCE
- EXISTING ROAD

**PAMO VALLEY TRAIL LAND DEVELOPMENT SITE PLAN**  
"SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS"



**PREPARED BY:** MASON & ASSOCIATES, INC. 300 New Heidelberg Ave. Escondido, CA 92025 (761) 943-0200 www.mason-inc.com

**OWNER/APPLICANT:** SAN DIEGO RIVER PARK JOINT POWERS AUTHORITY ADDRESS: 18372 S. CAMINO CREEK ROAD ESCONDIDO, CA 92025

**ASSESSOR'S PARCEL MAP NO.:**  
 244-080-05-00, 244-080-06-00  
 243-090-03-00  
 243-130-01-00  
 243-180-01-00, 243-180-06-00

**LEGAL DESCRIPTION:**  
 PORTIONS OF SECTIONS 11, 14, 23 & 26 OF T. 12 S. R. 1 E.

**REVISIONS:**

REVISION 11:	
REVISION 10:	
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REVISION 8:	
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REVISION 5:	
REVISION 4:	9-18-2015
REVISION 3:	4-9-2014
REVISION 2:	12-9-2008
REVISION 1:	

ORIGINAL DATE: AUGUST 15, 2008

SHEET 2 OF 3