

(R-93-1933)

RESOLUTION NUMBER R-282446

ADOPTED ON AUG 07 1993

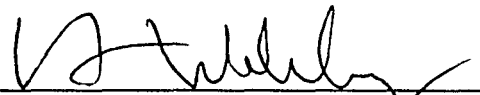
BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager is hereby authorized and directed to, through the City's Planning Department, complete a comprehensive update of and cause the preparation of any required environmental documents for the San Pasqual Valley Plan.

BE IT FURTHER RESOLVED, that the guidelines for the preparation of an update for the San Pasqual Valley Plan contained in the attached Manager's Report are hereby approved.

BE IT FURTHER RESOLVED, that the City Manager is hereby directed to include the comprehensive update of the San Pasqual Valley Plan in the Planning Department's work program for Fiscal Year 1994.

BE IT FURTHER RESOLVED, that the City Manager is hereby directed to include proposed funding for a comprehensive update of the San Pasqual Valley Plan in the Water Utilities budget for Fiscal Year 1994.

APPROVED: JOHN W. WITT, City Attorney

By   
Harold O. Valderhaug  
Chief Deputy City Attorney

HOV:ps  
05/25/93  
Or.Dept:Prop./Plan.  
R-93-1933  
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DATE ISSUED:

REPORT NO.

ATTENTION: T&LU, Agenda of June 2, 1993

SUBJECT: Community Plan Update for the San Pasqual Valley

REFERENCE: Council Policy 700-14, Management of City-owned Land in the Focused Planning Area of the San Dieguito Regional Park.

SUMMARY

Issues -

1. Should the community plan for the San Pasqual Valley be updated?
2. Should guidelines for the preparation of an update for the San Pasqual Valley Plan be adopted by the City Council?
3. Should the Planning Department include the comprehensive update of the San Pasqual Valley Plan in its work program for FY 94?
4. Should Water Utilities include funding for the community plan update in the FY 94 budget?

Manager's Recommendation -

1. Direct the Planning Department to complete a comprehensive update of and a Environmental Impact Report for the San Pasqual Valley Plan.
2. Adopt the suggested policy guidelines contained in this report.
3. Direct the Planning Department to include the comprehensive update of the San Pasqual Valley Plan and preparation of the Environmental Impact Report in the Department's work program for FY 94.
4. Direct the Manager to include funding for the community plan update in the Water Utilities Department's FY 94 budget.

Other Recommendations - The recommendations of the Agricultural Advisory Board and the San Pasqual Planning Group will be reported when this matter is heard at the Transportation and Land Use Committee.

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Fiscal Impact - The estimated cost of updating the San Pasqual Valley Plan and preparing the appropriate environmental document is approximately \$353,000.

Environmental Impact - This activity is categorically exempt from CEQA pursuant to State CEQA guidelines, Section 15262.

#### BACKGROUND

The San Pasqual Valley area is located south and east of the City of Escondido, see Attachment I. It is about eight miles long and varies from one-half to one and one-half miles wide and is mostly surrounded by fairly steep slopes.

In 1946, the City purchased land necessary to raise the Lake Hodges reservoir to the 390-foot contour as part of the "Super Hodges Plan", a project that was eventually abandoned. By this action and through activities associated with Sutherland Dam (upstream from San Pasqual), the City's Water Utilities Department eventually became the owner of almost all of the San Pasqual Valley.

The San Pasqual/Lake Hodges area includes the following major features:

1. Lake Hodges itself, a reservoir with a surface area of 1,200 acres and a capacity of 34,000-acre feet of water.
2. An underground water basin with an estimated capacity of 44,000-acre feet.
3. A 4,500-acre agricultural preserve created by resolution of the City Council on July 7, 1970.
4. Sixty agricultural leases and permits for such diverse uses as citrus, avocados, dairies, nurseries, Christmas trees, row crops, stables, ostriches, and a winery. These leases generated \$1.8 million in revenues for Water Utilities in FY 1992.
5. The San Diego Wild Animal Park on an 1,800-acre lease from the City.
6. Major riparian areas along the Santa Ysabel, Santa Maria and Cloverdale Creeks. The Valley is home to several endangered species of wildlife, and is a major wildlife corridor.
7. A major North County repository of construction grade sand, estimated to be approximately 400 million cubic yards.
8. A very important segment of the San Dieguito River Park, which stretches from Del Mar to Volcan Mountain near Julian.
9. A golf course, currently under construction, jointly owned by the cities of Escondido and San Diego.
10. A large, new, one-million gallon per day water reclamation plant.
11. Additionally, a proposal (in response to a RFP) to develop three 20-

plus acre lakes (sedimentation catch basins) through the excavation of sand is being examined. The City has the potential to realize approximately \$10 million in revenue from this proposal. Other necessary flood control activities also generate revenue through the sale of sand.

## DISCUSSION

The San Pasqual Valley Plan was adopted almost 30 years ago (in 1964) when there wasn't much activity in the Valley, Escondido and Rancho Bernardo were still small communities, and Interstate 15 was still Route 395. The plan is out-of-date and of little use when dealing with changing and often conflicting demands relative to land use for agriculture, environmental mitigation, flood control, recreation, sand mining, and uses by the Water Utilities Department. Proposed projects often have competing goals and the existing plan does not provide guidance on how to balance them. In addition, major regional plans with differing goals are being developed for this area including the Multi Species Conservation Program (MSCP) and the San Dieguito River Park. As a result, incremental decisions are being made without a long-range perspective on the various land uses, or impacts to the planning area and region as a whole.

To resolve this problem, the City Manager recommends that the San Pasqual Valley Plan be updated to address potential conflicts between the competing goals for the valley relative to the preservation of agricultural land, protection of resources, and water production. It is particularly important to do this now so that the goals of the evolving San Dieguito River Park Plan and the City's Multi Species Conservation Program can be balanced with other land uses.

To accommodate this effort, the Planning Department proposes to include the San Pasqual Valley Plan comprehensive update in the Department's work program for FY 94, and to immediately begin the update upon completion of a currently in process update. It is expected that staff could begin the proposed San Pasqual update within the first quarter of FY 94.

A unique situation in this community planning area is that virtually all of the land is under one ownership - that of the Water Utilities Department of the City of San Diego. The land is managed by the City's Property Department, with much of it being leased to private parties. Other than the lessees and nearby residents, most of the entities that are interested in the Valley are either City Departments or organizations related to the City (e.g. the MSCP and San Dieguito River Park JPA).

Recognizing this situation, the Planning and Property Departments established an ad hoc committee to identify, discuss, and determine what to recommend as a City position is on a number of issues that have a significant impact on planning for the San Pasqual Valley. Those efforts resulted in the policy guidelines in Attachment II. They are intended to provide general guidance in the preparation of the update of the San Pasqual Valley Plan.

The Planning Department and the Engineering and Development Department have evaluated the update proposal and estimate that the community plan revision will cost approximately \$353,000 and take between one and two years to

complete. Much of this time and cost are for necessary studies and the environmental review process.

ALTERNATIVES

1. Do not revise the plan. This is not recommended because land use decisions will continue to be made without the benefit of an overall land use plan that considers the need to have an appropriate balance of all uses.
2. Direct that the plan be revised at a later time.

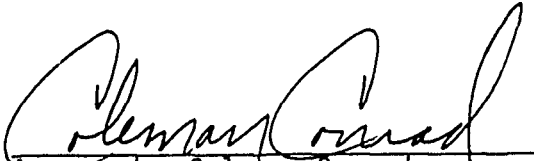
Respectfully submitted,



Submitted by: Ernest Freeman  
Planning Director  
(236-6559)



Submitted by: James L. Spotts  
Property Director  
(236-6144)



Approved: Coleman Conrad  
Deputy City Manager

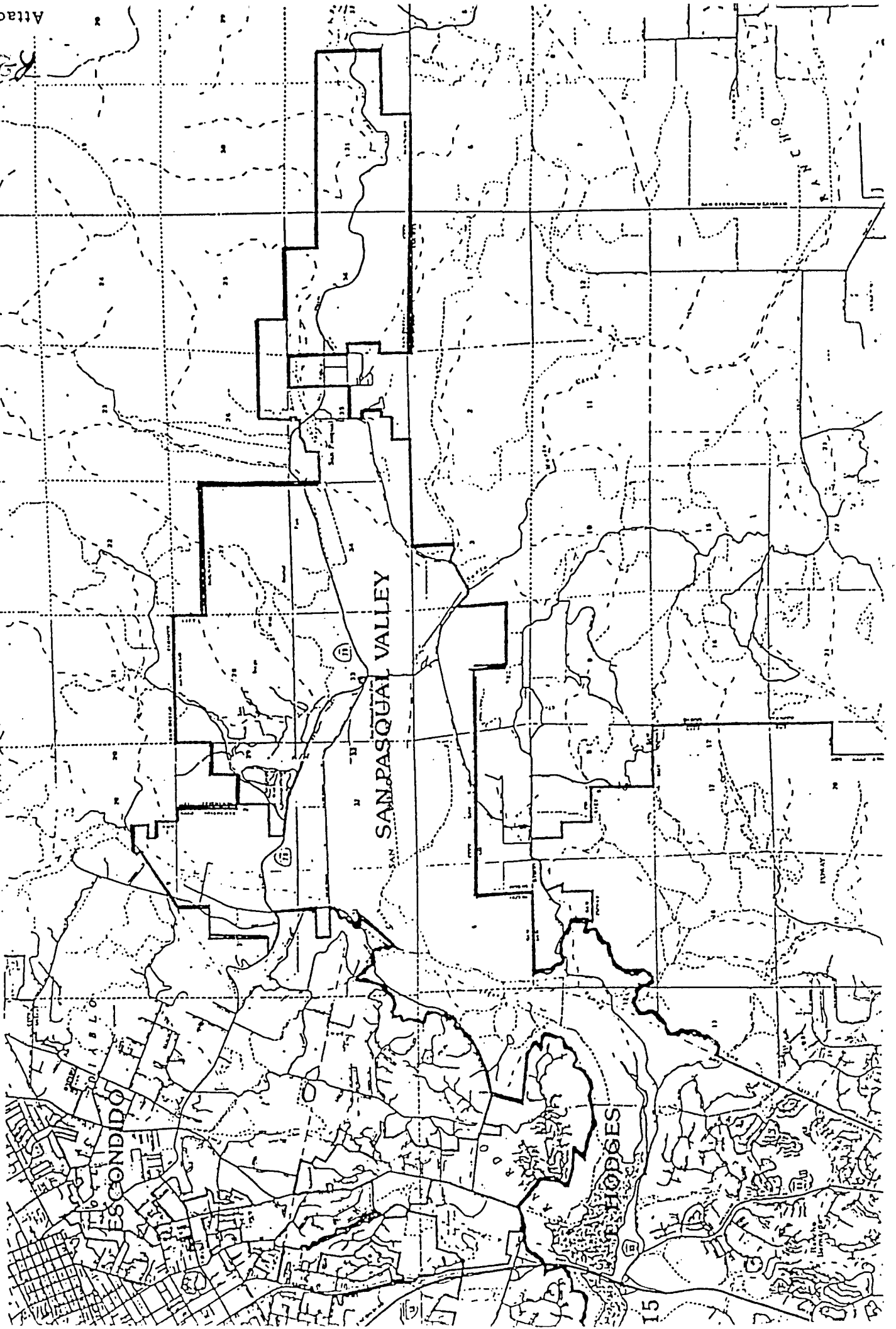
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05-19-93  
Dept:Prop

Attachments

1. Vicinity Map
2. Recommended Policy Guideline Statements

# SAN PASQUAL VALLEY

Attachment 1  
K282445



SAN PASQUAL VALLEY  
POLICY GUIDELINE STATEMENTS

1. Water Quality

The Lake Hodges/San Pasqual Valley area is an important part of the City's watershed, water supply (both surface and ground water) and water storage resources. The preservation and enhancement of water quality, water supply and water storage resources shall be a primary focus in addressing land use issues within the planning area.

2. Public Facilities

The San Pasqual Valley currently contains a major water reclamation plant and its supporting infrastructure. Additional public facilities, such as a portion of the regional transportation network, may be required. Public facility needs shall be addressed for in the community plan.

3. Agriculture

The San Pasqual Valley has been designated by the City Council as an agricultural preserve. Agricultural uses should be continued in the valley. Areas best suited for agricultural purposes should be identified and proposed for such use. Provided, however, that the designation for agricultural uses be balanced with competing uses including water quality, resource protection, the San Dieguito River Park and public facilities projects.

4. Park and Recreation

The San Pasqual Valley is located along the San Dieguito River and is an important rural link in the proposed Regional Park. The community plan should designate an open space and recreational system that provides for the public's enjoyment, appreciation and understanding of the valley's diverse assets. Recreational planning within the valley should recognize the City's leaseholds, the goals of the San Dieguito River Park, and provide for the protection of the valley's various resources.

R-282446

## 5. Biological Resources

Biological resources in San Pasqual Valley are diverse and include a number of unique habitats and sensitive species. Biological resources in the valley should be maintained and enhanced in a manner that is balanced with such needs as flood control and watershed management, and the desire to preserve agriculture. A continuous riparian corridor should be designated from Lake Hodges through the San Pasqual Valley. The community plan should also provide for north-south and east-west wildlife corridors connections to surrounding habitat areas.

## 6. Flood Control

The San Pasqual Valley is subject to flooding during periodic heavy rains. Flood control measures are important in order to protect various public and private uses in the valley. The community plan should address the flood control issue and establish appropriate guidelines.

## 7. Cultural Resources

The San Pasqual Valley contains numerous important components of the region's cultural heritage. The community plan should require appropriate preservation of the prehistoric and historic resources of the valley from all periods of human occupation.

## 8. Wild Animal Park

The Wild Animal Park is an integral part of the San Pasqual Valley. The community plan should address the continued development of this facility.

JLS:sad  
4/13/93



Passed and adopted by the Council of The City of San Diego on AUG 07 1993,  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Juan Vargas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

SUSAN GOLDING  
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

By Blonde B. Barnes Deputy.

Office of the City Clerk, San Diego, California

Resolution By 282446 Adopted AUG 07 1993  
Number.....

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CITY CLERKS OFFICE  
SAN DIEGO, CA

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