

RESOLUTION NUMBER R-286042

ADOPTED ON JUNE 27, 1995

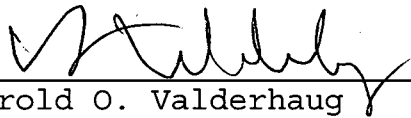
BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in the Environmental Impact Report No. 94-0070, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the San Pasqual Valley Plan Update.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council hereby adopts the findings made with respect to the project, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Code of Regulations section 15093, the City Council hereby adopts the Statement of Overriding Considerations, a copy of which is attached hereto and incorporated herein by reference, with respect to the project.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council 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, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: JOHN W. WITT, City Attorney

By 

Harold O. Valderhaug
Chief Deputy City Attorney

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FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE SAN PASQUAL VALLEY PLAN

The California Environmental Quality Act (CEQA) requires that no public agency approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant impacts on the environment that would occur if the project is approved or carried out unless the public agency makes one or more of the following findings:

- A. Changes or alterations have been required in, or incorporated into, the proposed project which mitigate or avoid the significant effects on the environment.
- B. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
- C. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

(Section 21081 of the California Environmental Quality Act)

CEQA further requires that, where the decision of the public agency allows the occurrence of significant effects which are identified in the final EIR, but are not at least substantially mitigated, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or information in the record (Section 15093 of the CEQA Guidelines).

The following Findings and Statement of Overriding Considerations have been submitted by the project applicant as candidate findings to be made by the decisionmaking body. The Environmental Analysis Section of the city of San Diego Development Services Department does not recommend that the decisionmaking body either adopt or reject these findings. They are attached to allow readers of this report an opportunity to review the applicant's position on this matter.

CANDIDATE FINDINGS FOR THE SAN PASQUAL VALLEY PLAN

DEP NO. 94-0070, SCH NO. 94071063
MARCH 1995

The following Findings are made relative to the Conclusions of the Final Environmental Impact Report (Final EIR) for the proposed San Pasqual Valley Plan (dated March 1995). The proposed plan update was prepared by the City of San Diego Planning Department in cooperation with citizen advisory committees, public agencies, and other interests. These Findings have been prepared pursuant to Section 21081 of the California Public Resources Code and Sections 15091 and 15093 of the State CEQA Guidelines.

The March 1995 draft San Pasqual Valley Plan supersedes the currently adopted San Pasqual Valley Plan (adopted in 1964 and amended in 1989). The proposed plan is the City of San Diego's statement of policy for the growth and development of the San Pasqual Valley planning area for the next 10 to 15 years.

As indicated in Final EIR DEP No. 94-0070, significant unmitigated environmental impacts could result if the March 1995 draft San Pasqual Valley Plan were adopted and implemented. In response to the environmental impacts addressed in the EIR, the draft San Pasqual Valley plan has been prepared with Findings and a Statement of Overriding Considerations.

A. Public Resources Code Section 21081(a)

The City Council, having reviewed and considered the information contained in the Final EIR and the public record, finds that the following changes or alterations are being required or have been incorporated into the project to mitigate or avoid significant impacts (as identified in the Final EIR) related to land use, water quality, hydrology, water conservation, traffic, air quality, visual quality, biological resources, cultural resources, geology/soils, noise, and public services.

1. General

Findings: In addition to the following findings, alternatives or detailed mitigation measures shall be developed at the time of environmental review of future projects.

2. Land Use

Impact: The intensification of use associated with the ~~Commercial~~ visitor-serving, recreational, and circulation elements aspects of the plan could result in a significant direct and cumulative impact to an area that until now has remained largely undeveloped. ~~Three locations are proposed for future commercial designation. They include a 35-acre site at Via Rancho Parkway and Sunset Drive just east of I-15 to~~

Impact: A riparian corridor is proposed to run throughout the length of the planning area.

Findings: The proposed riparian corridor is expected to have a beneficial impact on water quality, as wetland plants provide natural biological treatment of water.

4. HYDROLOGY

Impact: Development in conformance with the plan could result in direct, indirect, and cumulative impacts to hydrological conditions through flood hazards, increased runoff, erosion and sedimentation, and reduction in aquifer volume.

Findings: The plan update proposes a 40-foot wide pilot channel to be maintained by the City within the riparian corridors of the San Dieguito River and its tributary creeks, with additional flood control measures to be subject to a cost/benefit analysis. Runoff into Lake Hodges resulting from new development (impervious surfaces) shall be avoided through design and use 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.

5. WATER CONSERVATION

Impact: Development in accordance with the proposed plan, especially ~~the commercial and Conditional Use Permit activities, such as a golf driving range and the expansion of the San Diego Wild Animal Park,~~ could result in direct and cumulative water conservation impacts. Such new development could result in depletion of the groundwater table level.

Findings: It is the intent of the plan to provide for an adequate supply of useable ground and surface water; however, the implementing measures are still being developed. Uses that are identified by ongoing water quality studies as incompatible with prudent watershed management practices shall be eliminated from future City leases. Mitigation measures may include requiring the use of drip irrigations systems and drought-tolerant landscaping.

6. BIOLOGICAL RESOURCES

Impact: ~~Commercial and recreational~~ Development in conformance to with the plan could result in direct, indirect, and cumulative impacts through the loss of wetland and upland habitats and their dependent species. Impacts to sensitive bird species through cowbird depredation are associated with some agricultural operations (e.g., cattle).

Findings: The proposed plan's goals, policies, and proposals focus on preservation, enhancement, and protection of biological resources. A continuous riparian corridor shall be created throughout the planning area, and exotic plant species shall be eradicated in

proposed for certain structures, as well as identifying and applying for federal, state, and local funding sources for the acquisition, preservation, and management of cultural resources. Native American consultation shall be done as appropriate. The proposed recreational trail shall be designed so as to avoid known significant cultural resources.

~~The design of the proposed regional shopping center shall consider incorporating the historic Sykes adobe into the development.~~

Regarding potential impacts from agricultural activities: new or renewed leases, Right-of-Entry Permits, or equivalent shall contain a provision requiring a cultural resources survey. Depending on the results of the survey, appropriate mitigation measures may include but not be limited to avoidance of sites, testing of sites to determine importance, research design and data recovery programs, and limitations on the depth of plowing.

The proposals to widen of Highland Valley and Cloverdale Roads to four lanes has have been modified downgraded to a three two lanes proposal. Potential impacts to cultural resources would be reduced proportionally.

8. TRAFFIC AND CIRCULATION

Impact: Development in conformance with the proposed plan could result in direct and cumulative impacts to traffic and circulation within the planning area and the surrounding region. The City of San Diego considers a Level of Service (LOS) D or better to be an acceptable level of service. The City of Escondido uses LOS C as the threshold.

Upon community buildout and with the recommended street improvements, it is projected that the LOS would be worse than C at four signalized intersections and at one unsignalized intersection.

Without the recommended improvements, the LOS would be worse than C at all signalized intersections -- it would be E at two intersections and F at four intersections.

Use of the proposed bikeway system would potentially reduce motorized vehicular volume, and could have a positive impact on traffic and circulation.

Findings: A goal of the proposed plan is a vehicular circulation system that adequately accommodates projected local, regional, and visitor traffic. Street improvements are recommended as follows:

- Delete the portion of SA-603 between Via Rancho Parkway and Highland Valley Road (this segment is allowed by the General Plan and the 1964 adopted San Pasqual Plan).

9. AIR QUALITY

Impact: Adoption of the proposed plan could create significant direct and cumulative impacts on air quality within the San Diego Air Basin.

Findings: The plan update sets forth transportation goals and proposals as they relate to the 1992 Regional Air Quality Strategy to minimize impacts to air quality within the San Diego Air Basin. These measures include providing bikeway facilities and recommendations for street and intersection improvements to reduce vehicle delay time.

10. VISUAL QUALITY/LANDFORM ALTERATION

Impact: The recommended street improvements, the proposed recreational trail system, and ~~commercial~~ visitor-serving development in conformance with the plan update could result in direct, indirect, and cumulative impacts on visual quality/landform alteration.

Finding: The proposed plan sets forth the goal of preserving the rural character of the valley. Development would be required to conform to design criteria. The main points are as follows.

Structures -- ~~Intensified commercial development shall be limited to specific commercially designated sites.~~ The form, mass, and profile of the individual structures and architectural features shall be designed to blend with the natural terrain. Materials, colors, and the general design theme shall be compatible with the rural nature of the area. Exterior lighting shall be limited to that needed for security purposes.

Grading -- Grading shall retain the natural shape of the landform and creative techniques shall be used, such as incorporating existing significant natural features. Mass grading shall be avoided. Roadways shall be designed to minimize grading and visual impacts using non-typical standards for roadway design as necessary.

11. GEOLOGY/SOILS

Impact: Rock outcrops and ancient landslides exist within the planning area and could present a danger to future users of the proposed trail system.

Findings: Trails shall be aligned to avoid potential rock fall and landslide hazards.

Impact: Visitor-serving, ~~Commercial~~, residential, and recreational development in conformance with the plan could cause erosion impacts.

Finding: Detailed mitigation measures for avoidance of erosion during the construction of new development shall be formulated during site-specific environmental review. The proposed trail system shall conform to specific standards including but not limited to

Although the proposed San Pasqual Valley Plan update has adopted all of the mitigation measures that are contained in the Final EIR, significant impacts may still occur to water quality, hydrology, water conservation, traffic, air quality, and visual quality. Impacts to agricultural and mineral resources are considered unmitigated.

The Final EIR identifies a range of reasonable project alternatives that would, in varying degrees, reduce identified significant impacts. Each of the alternatives in turn could also result in significant unavoidable impacts. This is due to the fact that the planning area is, in a sense, composed of many layers of diverse and important resources -- and utilization or protection of any one resource will necessarily result in impacts on one or more of the other assets that are located in the same place.

The City Council finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the environmental impact report to reduce the significant impacts listed above.

could function as a wildlife preserve. This would be accomplished by removing the agricultural designation from the entire planning area, and applying an open space designation to significant portions of City-owned land. The revenue that is currently generated from agricultural leases could be replaced by income from facilities such as hotels and other visitor-serving uses. A phase shift may be required for some revenue-generating operations.

Impact: Existing water quality impacts could be reduced under this alternative, as the groundwater would not be subjected to increased salinity resulting from the irrigation/evaporation cycle, and the possibly detrimental effects of grazing and concentrated animal facilities such as dairies and stables would be avoided. This alternative presents the potential to greatly increase the land available for sensitive habitat/wildlife corridor creation and restoration in the context of a larger regional natural resource system.

Finding: This alternative is considered to be infeasible as it would be a radical departure from present conditions throughout the planning area. There are few areas left in the City of San Diego that are suitable for farming, and this alternative would represent an excessive impact to agricultural resources. In addition, much of the planning area is underlain by a regionally significant mineral deposit, and this alternative would eliminate any opportunity to utilize sand resources. Also, the revenue-generating commercial and recreational operations that would be allowed under this alternative could result in significant impacts to land use, biological resources, cultural resources, hydrology, water quality, water conservation, traffic/circulation, air quality, geology/soils, visual quality, noise, and public services. This alternative would achieve all of the established plan goals except for the goals of preserving the valley as an agricultural community and utilizing sand resources where feasible.

Alternative 3: No Phase Shift

This alternative is identical to the proposed plan with the exception that no phase shift would be proposed for three sites which comprise a total of just over 300 acres within the planning area and consequently, no commercial designations would be allowed. Two possible versions of this alternative have been examined.

Scenario A:

The planning area would remain a Future Urbanizing Area and the three proposed commercial sites would retain their current A-1-10 zoning and agricultural designation. A total of about 3,800 acres would be designated for agriculture. About 5,250 acres would be designated for open space.

Impact: This scenario would lessen the impact on mineral resource availability, as sand mining is allowed by Conditional Use Permit in agriculturally designated areas. Impacts

STATEMENT OF OVERRIDING CONSIDERATIONS CEQA GUIDELINES SECTION 15093

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines provide:

- (a) CEQA requires the decisionmaker to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable.
- (b) Where the decision of the public agency allows the occurrence of significant effects which are identified in the final EIR but are not at least substantially mitigated, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. This statement may be necessary if the agency also makes a finding under Section 15091(a)(2) or (a)(3).
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the Notice of Determination (CEQA Guidelines section 15093).

The City, pursuant to the CEQA Guidelines, after balancing the benefits of the proposed project against the unavoidable environmental effects which remain significant notwithstanding the mitigation measures and alternatives described above, determines that the remaining environmental effects are acceptable due to the following specific considerations:

1. Although all of the alternatives would potentially result in significant impacts to several resources, the plan represents a balanced 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 Hodges Reservoir.
 - The rural character of the valley will be preserved in part through the retention of approximately 4,000 ~~3,500~~ acres for agriculture.
 - Approximately 5,000 ~~5,200~~ acres designated for open space will be preserved for habitat conservation and future inclusion in an MSCP preserve system.
 - A multi-use trail corridor and related recreational facilities will be created that will form a portion of the "Coast to Crest Trail" planned for the San Dieguito River Valley Regional Open Space Park.

X. MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SAN PASQUAL VALLEY PLAN UPDATE (DEP NO. 94-0070)

The MMRP for the *San Pasqual Valley Plan* consists of those goals, policies, and specific recommendations that have been set forth in the proposed plan which would contribute to reducing or eliminating the environmental impacts that have been identified in this document. Only those goals, policies, and specific proposals that would lessen impacts have been incorporated into the MMRP. Additional measures are recommended by the Lead Agency to further reduce the impacts. Implementation of some of the mitigation may create impacts in other issue areas.

Minor changes to the MMRP were made in response to corresponding revisions in the San Pasqual Valley Plan and pursuant to recommendations made by the Planning Commission and motions passed by the City Council during public hearings for the project on April 13, 1995 and June 27, 1995. The modifications to the plan do not affect the overall impact analysis or the conclusions of the EIR. The changes to the MMRP are presented in a strikeout (indicating deletion) and underline (indicating addition) format.

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 the MMRP for this document. The impacts resulting from the implementation of this plan are considered significant and not fully mitigated until specific mitigation measures are developed and carried out through final MMRPs for individual future projects.

THE FOLLOWING GOALS, POLICIES, AND SPECIFIC PROPOSALS ARE SET FORTH IN THE SAN PASQUAL PLAN UPDATE. ADDITIONAL RECOMMENDED MEASURES HAVE BEEN ADDED BY THE LEAD AGENCY TO FURTHER REDUCE IMPACTS, AND HAVE BEEN INCORPORATED INTO THE PLAN.

A. LAND USE

Goals

- ~~Commercial development that avoids impacts to water quality in the Hodges Reservoir and groundwater basins.~~
- ~~Commercial development that minimizes conflicts with agricultural activities and open space preservation.~~

Additional Recommended Measures

- Detailed mitigation measures or alternatives for land use impacts shall be developed during site-specific environmental review of future project proposals.
- 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 and the Hillside Review Overlay Zone as applicable (if appropriate).

B. WATER QUALITY

Goals

- An adequate supply of useable ground and surface water.
- Improved water quality in Hodges Reservoir and the Hodges and San Pasqual groundwater basins.
- Hodges Reservoir shall be preserved as an expanded source of public water supply.
- Agriculture shall be practiced to minimize impacts on water quality.
- Sand mining operations shall be limited to areas outside the riparian open space corridors of the San Dieguito River and its tributaries.

Policies

- 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.
- The City shall maintain the water quality in Hodges Reservoir and in the Hodges and San Pasqual groundwater basins at a level consistent with municipal water supply needs.
- The City shall regulate activities that in the past have proven to be a detriment to the maintenance of useable water quality in the groundwater basins and Hodges Reservoir.
- Recreational use of Hodges Reservoir shall be developed in a manner consistent with the reservoir's use as a source of public water supply.
- Agricultural activity shall be managed to ~~prevent~~ minimize soil erosion and minimize the release of contaminants into the groundwater basins and Hodges Reservoir.

- All proposed flood control and bank stabilization measures shall be reviewed by the appropriate agencies for permit requirements.
- All flood control measures shall be conducted in the context of multidisciplined riparian corridor management that integrates flood control, erosion control, ecosystem protection, resource protection, and provision for recreation.
- 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.
- ~~Maintenance of the pilot channels of the Santa Ysabel, Santa Maria, Sycamore, and Cloverdale Creeks shall retain the existing natural creek channel depths, alignments, and channel bottom contours.~~
- All channel maintenance ~~for the purpose of providing reasonable protection to property from flooding shall be the responsibility of the City and shall~~ 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.
- 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.

as a result of the hearing of June 27, 1995, and approximately 300 acres originally planned for commercial use will remain in agricultural designation. However, implementation of the adopted plan would still significantly reduce the availability of currently farmed agricultural land. ~~by approximately 22 percent.~~ Therefore, impacts to agricultural resources resulting from implementation of the proposed plan are potentially significant and ~~unmitigated.~~ not mitigated to below a level of significance.

F. MINERAL RESOURCES

A stated plan goal is the preservation and, where feasible, utilization of sand resources. This goal has the effect of preventing optimum utilization of the valley's sand resources in the foreseeable future. Therefore, impacts to the optimum utilization of mineral resources are potentially significant and unmitigable. It should be noted, however, that at present there is very little sand removal occurring in the valley, and plan implementation would not change the amount of mining that is currently being done, but would only limit the location and set conditions for future extraction operations.

G. BIOLOGICAL RESOURCES

Goals

- A planning area-wide open space system with the following characteristics:
 - Preserved riparian corridors along the San Dieguito River and its tributaries, improved riparian vegetation through a more natural flood cycle, and limited flood improvements.
 - Preserved sensitive upland habitats.
 - Vital linkages provided to the surrounding regional open space system.

Policies

- The undisturbed oak woodland, chaparral and coastal sage scrub habitats throughout the valley shall be preserved as open space.
- Native riparian vegetation along the course of the San Dieguito River and its tributary creeks shall be preserved, or restored where disturbed.
- 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.
- Areas designated for open space preservation shall be protected from ~~agriculture, sand mining, flood control projects and other~~ environmentally destructive activity. However, construction and maintenance activities for flood control projects and for

7.6. 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:

8.7. Preserve as open space the undisturbed upland vegetation and riparian areas along the shoreline for future use as a "cornerstone" area in the MSCP preserve system.

Reach 2:

9.8. Establish a riparian buffer beginning at 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 shall 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.

10.9. Strengthen the wildlife connection along Sycamore Creek to the Blue Sky Ranch open space preserve in Poway. The flood channel shall 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 5:1 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 area necessary for establishing a channel bank with a 5:1 shallower slope ratio and flood protection shall be withheld from long-term use. ~~In the interim, the following improvements to Sycamore Creek shall be made:~~

- ~~— Remove the exotic plant material in the creek channel, especially the eucalyptus trees. Revegetate with native riparian plant material, primarily species of willow; and provide irrigation until established.~~
- ~~— Limit flood control maintenance to removal of vegetation with trunk sizes more than four inches in diameter. Because of the relatively narrow width of the existing creek channel, removal of all vegetation within the pilot channel would not provide adequate cover for a wildlife connection. However, larger trees may be removed periodically to prevent obstructions to flood waters.~~

11.10. 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 shall be protected by removing

~~16-15.~~ 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 Highway 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 wide riparian corridor through the DeJong Dairy lease. The corridor shall be fenced to keep livestock from disturbing riparian vegetation, especially in locations where livestock are permitted to cross the creek channel.

~~17-16.~~ Designate the undisturbed habitat located on the steep slopes east of Cloverdale Canyon and north of Highway 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 shall be a priority. If these parcels are not acquired, estate-density residential development pursuant to the A-1-10 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 4:

~~18-17.~~ 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.

~~19-18.~~ Preserve the existing riparian corridor along Santa Ysabel Creek for use as a wildlife connection to upland habitat to the east.

~~20-19.~~ 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.

~~21-20.~~ 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 the Santa Maria Creek.

Specific Proposals

1. Complete a cultural resource survey for the entire planning area. Fill 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 (or equivalent) 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, sites 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, evaluation, 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 or permit 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 the old adobe school house and the Clevenger house for historic site designation.

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

Specific Proposals

1. Delete the portion of SA-603 between Via Rancho Parkway and Highland Valley Road.
2. Widen Highland Valley Road to a ~~three-lane~~ two-lane modified collector (55 mph design speed) with Class II bicycle lanes street from Pomerado Road to the easterly City limits.
3. Widen San Pasqual Valley Road (SR-78) to a four-lane conventional highway 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.
4. Widen Via Rancho Parkway (San Pasqual Road) to a four-lane collector from the City boundary with Escondido to SR-78.
5. ~~Ultimately, widen Cloverdale Road to a four-lane collector. For the interim period, as part of the Eaglecrest project (in the City of Escondido) the project developer is to widen and realign Cloverdale Road to 60 feet right-of-way (42 feet curb to curb). In addition, the developer will realign the intersection of Cloverdale Road and SR-78 via Rancho Parkway. This realignment includes installation of a traffic signal and modification of all four legs of the intersection.~~

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.

6. 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.

Structures

- ~~1. Intensified commercial development shall be limited to specific commercially designated sites.~~
- ~~2.1.~~ The form, mass, and profile of the individual structures and architectural features shall be designed to blend with the natural terrain.
- ~~3.2.~~ Materials, finishes, and colors for all buildings, accessory structures, walls, and fences shall be compatible with the rural nature of the area. Colors shall be limited to subtle earth tones, and should not be bright, reflective, or metallic. Colors that contrast with the landscape shall be avoided. The use of natural materials is encouraged.
- ~~4.3.~~ Commercial Structures shall utilize a design theme which relates closely to the Old California farmhouse or ranch style.
- ~~3.5.4.~~ Exterior lighting shall be limited to that needed for security purposes.

Grading

- ~~4.6.5.~~ Grading shall be designed so as to retain the natural shape of the landform and reflect the topographic constraints of the terrain. Mass grading shall be avoided.
- ~~5.7.6.~~ Creative grading techniques shall be used, including but not limited to contouring and incorporating existing significant natural features.
- ~~6.8.7.~~ Roadways shall be designed to minimize grading and visual impacts utilizing non-typical standards for roadway design as necessary.

Additional Recommended Measures

- Alternatives or detailed measures to mitigate visual impacts shall be developed during site-specific environmental review of future project proposals.

L. GEOLOGY/SOILS

The proposed trail design and construction would conform to the following standards:

1. To the extent feasible, existing trails and dirt roads shall be used as the adopted alignment for the trail within the planning area.
2. Where possible, existing voluntary trails that would not be part of the trail system shall be closed and revegetated.

Additional Recommended Measures

- Any new development proposals shall be reviewed by the appropriate City departments, other agencies, and SDG&E.
- Brush management shall be encouraged where it is needed, and shall be coordinated with appropriate agencies.
- Measures to avoid or reduce the 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 increased water and/or sewer service, provisions shall be made to ensure that the system is adequate and that water quality impacts are avoided.

IMPLEMENTATION OF THE ABOVE MEASURES 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.