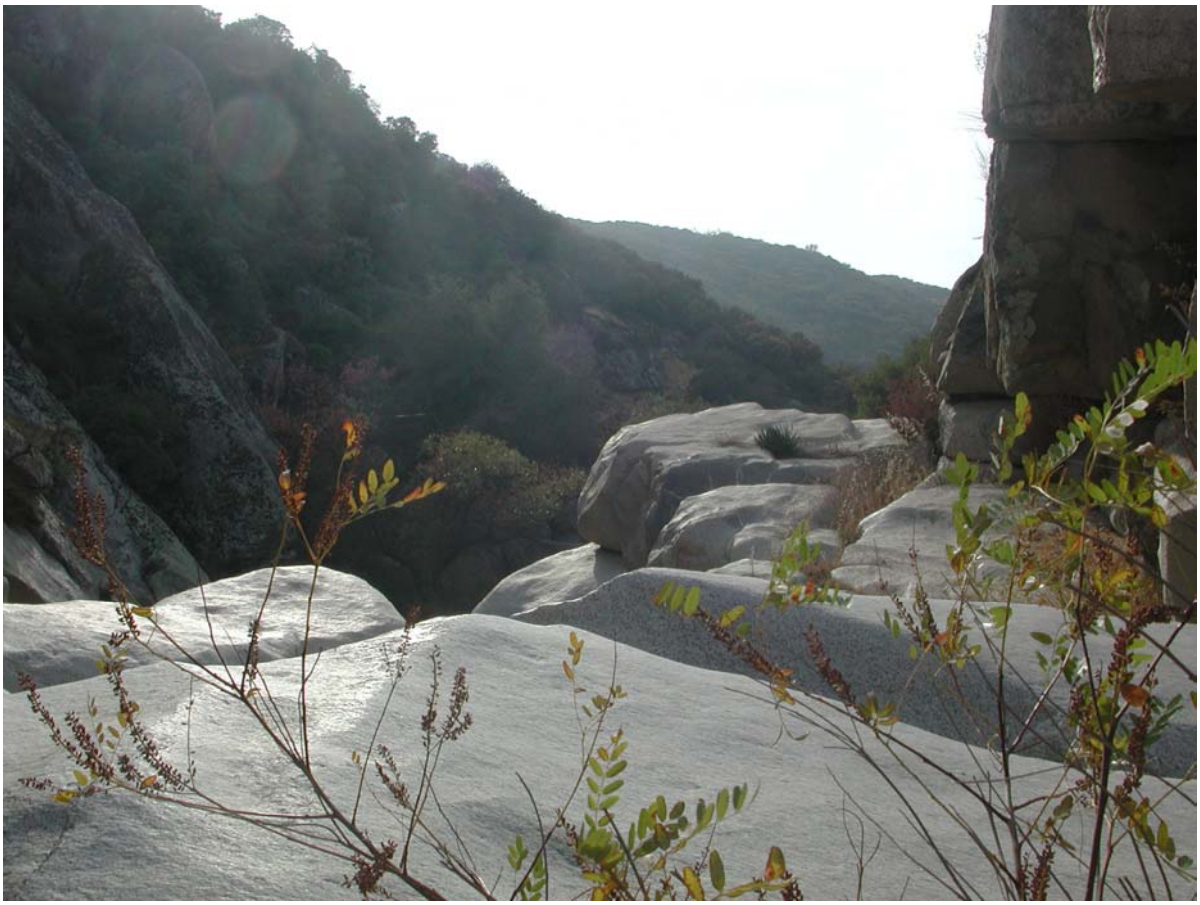
ATTACHMENT 2



San Dieguito River Park Concept Plan

SAN DIEGUITO RIVER PARK
JOINT POWERS AUTHORITY

18372 Sycamore Creek Rd.
Escondido, CA 92025
(858) 674-2270 Fax (858) 674-2280
www.sdrp.org

ADOPTED FEBRUARY 18,1994
UPDATED FEBRUARY 15, 2002

Cover photo:
Scene taken at the river gorge on land located east of Lake Sutherland. The 410-acre property was purchased by the San Dieguito River Park Joint Powers Authority in 2002, using funds from the River Parkway program in the Water Bond Act of 2000.

Preface

On February 18, 1994, the San Dieguito River Park Joint Powers Authority Board of Directors adopted the Concept Plan for the San Dieguito River Park, and certified the environmental impact report (EIR) for the Concept Plan. Subsequently there were two lawsuits filed by parties who objected to the Concept Plan arguing that the EIR was not adequate. On November 23, 1994, the Superior Court of San Diego ruled in the San Dieguito River Park's favor, ruling that the EIR is adequate.

On May 19, 1995, the San Dieguito River Park Joint Powers Authority Board of Directors adopted a Private Property Rights Protection Policy, and on September 15, 1995, they took action to incorporate the Private Property Rights Protection Policy into this Concept Plan. It can be found in Appendix E.

The Focused Planning Area, the regional park planning area for the San Dieguito River Park Joint Powers Authority, is the area where planning and acquisition efforts for the Park are to be directed. The original FPA map was amended by the San Dieguito River Park Board of Directors on September 15, 1995, to eliminate areas outside of the viewshed of the San Dieguito River and its tributaries which had been incorrectly included when the lines were first drawn.

On October 20, 1995, the San Dieguito River Park Joint Powers Authority Board of Directors decided to add language to the Concept Plan which would clearly distinguish the status of private property within the San Dieguito River Park's Focused Planning Area. That language is as follows:

"San Dieguito River Park development projects and user activities are limited to public lands and also to private lands whose owners have given written consent. Mere inclusion in the Focused Planning Area does not indicate that private property is part of the Park and does not in any way affect the private property rights of the owner. Private property may not be entered without the owner's permission. Trespassers may be subject to prosecution."

On February 15, 2002, the Board of Directors approved administrative changes to the Plan to update descriptions of existing conditions within the FPA and recognize existing Park proposals, new park proposals for possible implementation in the future, description of the City of San Diego and County of San Diego habitat plan efforts (MSCP and MHCP), and minor revisions to some sections of the Plan.

This Administrative Update Approved by the San Dieguito River Valley Regional Open Space Park Joint Powers Authority Board of Directors
February 15, 2002

Chair June Rady
Councilmember
City of Escondido

Vice-Chair Tom Golich
Councilmember
City of Solana Beach

Mark Whitehead
Councilmember
City of Del Mar

Betty Rexford
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Scott Peters
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City of San Diego

Dianne Jacob
Supervisor
County of San Diego

Pam Slater
Supervisor
County of San Diego

Dr. Philip Pryde
Chair, Citizens Advisory Committee

Staff:
Dick Bobertz
Executive Director

Special Recognition

To the dedicated citizens who have been involved in the protection and planning of the San Dieguito River Valley for many years.

2002 Citizens Advisory Committee
Chair Philip R. Pryde

ADA Advisor
- Peter Mirche
- Susan Mayors, Alt.

American Society of Landscape Architects
- Gary Ruyle

Association of Environmental Professionals
- Tina Robinson

Audubon Society
- Dick Barber Palomar Chapt.
- Wayne Pray, Alt.

Back country Horsemen Jan Shaffer
- Allie Heary , Alt.

California Native Plant Society
- Charlotte Ryde
- Joan Stewart, Alt.

Carmel Valley Planning Board
- Jan Fuchs
- Ann Harvey, Alt.

Citizens Coordinate for Century 3
- Karen Berger
- Max Schmidt, Alt.

Council of Homeowners Association
- Marvin Gerst

Del Dios Town Council
- Pat Limpus
- Stacy McLain, Alt.

Equestrian Trails (Ramona Trails Assoc.)
- John Degenfelder
- Josepha Hegan, Alt.

Fairbanks Ranch Association
- Dave Abrams
- Jeff Stephenson, Alt.

Friends of the San Dieguito River Valley
- Jacqueline Winterer
- Ann Gardner, Alt.

Julian Planning Group
- Gene Helsel
- Julie Zerbe, Alt.

League of Women Voters
- Margaret Schlesinger
- Veronica Seay, Alt.

Lomas Serenas Homeowners Association
- Terry Badger
- Jack Graff, Alt.

Rancho Bemardo Community Planning Board
- Max Kiltz

Rancho Santa Fe Association
- Keith Behner
- Larry Paris, Alt.

SanDiego County Bicycle Coalition
- Carol Carr
- Kathy Keehan, Alt.

San Diego City Agricultural Advisory Board
- Ben Hillebrecht

San Diego County Farm Bureau
- Matt Witman

San Diego County Trails Council
- Nola Michel
- Dominic Gotelli, Alt.

San Diego Wild Animal Park
- Bob McClure
- Michael Ahlering, Alt.

San Dieguito Lagoon Committee
- Freda Reid
- Dawn Rawls, Alt.

San Dieguito Planning Group
- Martha McCarter

San Dieguito River Valley Conservancy
- Ramona Salisbury-Kiltz
- Tony Joseph, Alt.

San Pasqual Battlefield Vol. Association
- Tom Cook
- Leroy Ross, Alt.

Santa Fe Irrigation District
- John Ingalls
- John Ryan, Alt.

Sierra Club
- Devore Smith
- Janet Anderson, Alt.

Surfrider Foundation
- Eric Bowlby
- Byron Anderson, Alt.

Torrey Pines Community Planning Group
- Lou Adamo
- Bob Lewis, Alt.

Property Owners:
- Jack Gibson, Lake Sutherland
- Darrel Beck, Alt.
- Arthur Schmitz, Lake Sutherland

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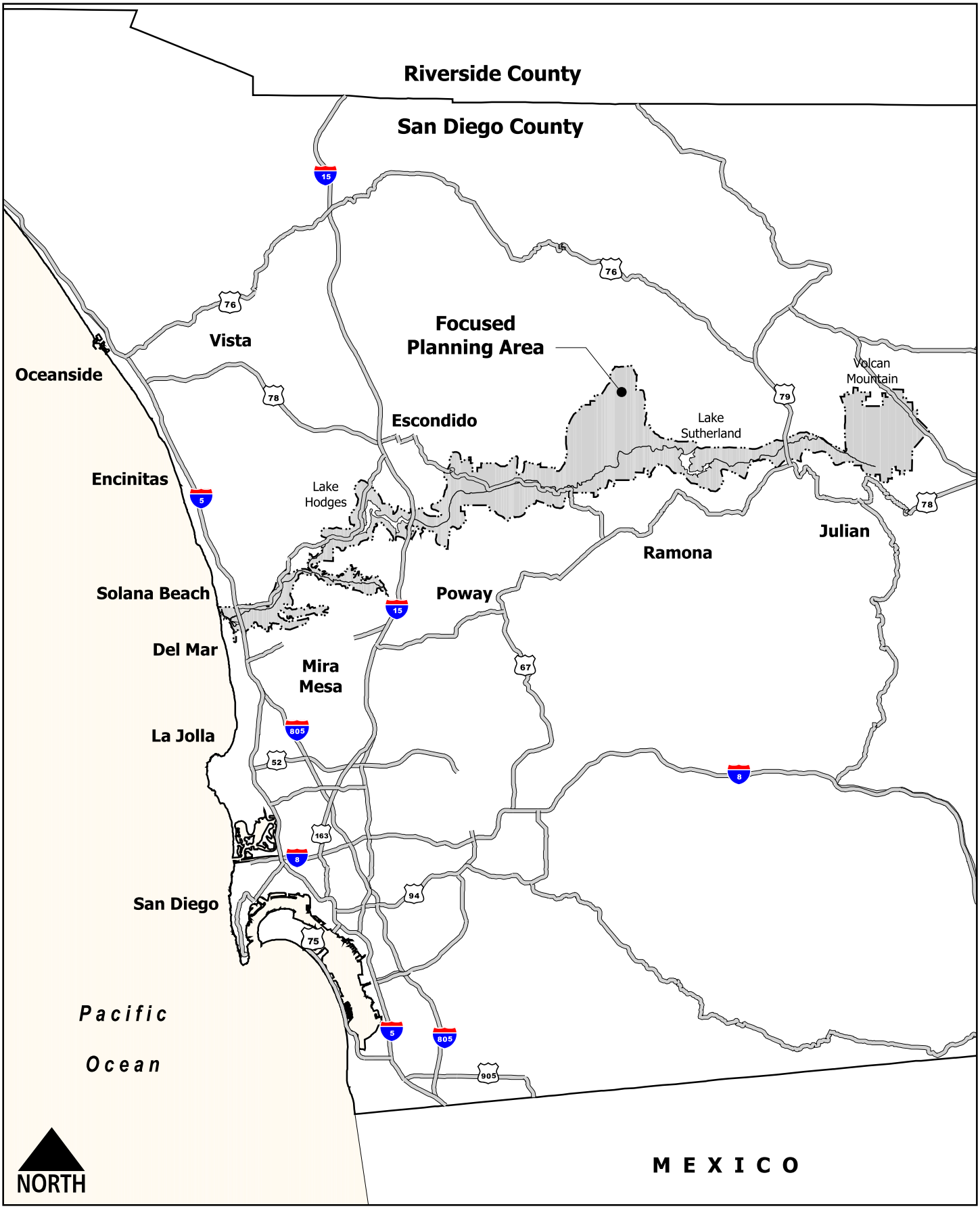
INTRODUCTION

The San Dieguito River Park Concept Plan has been prepared to formally establish the vision and goals for the future use of the San Dieguito River Valley. Implementation of the proposals included within this plan by the San Dieguito River Valley Regional Open Space Park Joint Powers Authority (JPA) and its member agencies will ensure the preservation and protection of the sensitive resources within the San Dieguito River Valley Regional Open Space Park's Focused Planning Area (FPA). All future proposals within the planning area should be consistent with the goals, objectives and development standards set forth in this plan.

The San Dieguito River Park Focused Planning Area extends for 55 miles from the desert just east of Volcan Mountain to the ocean at Del Mar (Figure No. 1). This river system forms a natural corridor, uniting a wide variety of native and non-native environments. Many of San Diego County's most sensitive habitats are found here, including oak and pine woodlands, coastal sage scrub, riparian woodland, native grassland and coastal wetlands. The quality of these habitats along with the largely rural character of the river valley provides a unique opportunity to experience the natural environments that once characterized all of the river valleys within San Diego County.

Also present within the river valley is a rich diversity of cultural resources. Evidence of human activity dating back at least 9,000 years is known from this area, with remnants of California's early history present throughout the length of the FPA. These resources include evidence of long term habitation by Native Americans, remains of campsites of the Portola Expedition of 1769, the battle sites of the Mexican-American War, remnants of early European settlements, and past and present agricultural activities.

The vision to create the San Dieguito River Valley Regional Open Space Park reflects a commitment to protect the area's natural waterways and associated ecosystems, preserve its unique natural, cultural and agricultural resources, retain a regional network of wildlife corridors, and provide meaningful open space recreation areas for public enjoyment. Additionally, the vision includes a desire to develop within park visitors an appreciation for the natural environment and its importance both locally and globally.



Vicinity Map

Figure No. 1

San Dieguito River Valley Regional Open Space Park

BACKGROUND

Purpose of the Planning Effort

The San Dieguito River Valley Regional Open Space Park planning effort was initiated both to ensure the preservation of the San Dieguito River Valley's sensitive resources, rural character, and visual quality and to provide the concept or "framework" for the creation of future open space recreational amenities within the planning area. One of the first steps in this planning process was to define the Park planning area. The area ultimately adopted as the regional planning boundary for the Park, referred to as the "Focused Planning Area" (FPA), incorporates the entire viewshed of the river valley, its major tributary canyons, and a high desert linkage to Anza Borrego State Park.

This Concept Plan provides the vehicle for documenting the vision, goals, and objectives adopted for the Park, as well as for establishing the overall planning framework for future park implementation. The plan also provides guidance in the form of land use proposals and design recommendations to those agencies that have land use authority within the FPA. The intent of these proposals and recommendations is to preserve and protect the unique qualities of the river valley, as stated in the Park's goals and objectives.

The Concept Plan is the initial component of the planning process for the San Dieguito River Park and the FPA as a whole. It is intended that the JPA's member agencies adopt the Concept Plan or incorporate the goals and recommendations of the Plan into their general plans, local coastal plans, and/or other appropriate planning documents and adopt design guidelines or standards similar to those provided in Part II of Appendix D of the Concept Plan for all future development within the FPA. Subsequent to the adoption of the Concept Plan, detailed master plans will be prepared for the individual planning units within the FPA (referred to as "landscape units.") These future master plans will establish policies for the restoration, enhancement and/or preservation, and management of sensitive resources; address park maintenance and management policies; propose specific park amenities such as trails, staging areas, and interpretive facilities; and further define the design and development standards for all activities (public or private) within the FPA.

San Dieguito Regional Open Space Park Joint Powers Authority

The San Dieguito River Valley Regional Open Space Park Joint Powers Authority (JPA) is the agency empowered to plan and maintain the San Dieguito River Park. Specifically, the JPA has been empowered by its member agencies (the County of San Diego and the Cities of Del Mar, Escondido, Poway, San Diego and Solana Beach) to acquire, hold and dispose of property for park purposes, to undertake overall planning for and to plan, design, improve, operate, manage and maintain the San Dieguito River Park. The JPA is further empowered to establish land use and development guidelines for the Park's FPA. The goals included in the Joint Powers Agreement adopted by the JPA's member agencies, are as follows:

- To preserve and restore land within the Focused Planning Area of the San Dieguito River Park as a regional open space greenway and park system that protects the natural waterways and the natural and cultural resources and sensitive lands and provides compatible recreational opportunities, including water related uses, that do not damage sensitive lands;

- To provide a continuous and coordinated system of preserved lands with a connecting corridor of walking, equestrian, and bicycle trails, encompassing the San Dieguito River Valley from the ocean to the river's source.

An additional goal established by the JPA is:

- To use public land only for the benefit of the public, and for uses consistent with the goals of the Park

The San Dieguito River Park Joint Powers Authority began as a task force established by the San Diego Association of Governments (SANDAG) Board of Directors in August 1987. This task force was known as the SANDAG San Dieguito River Valley Regional Open Space Park Plan Executive Committee. The task force's assignment was to create an open space greenway and open space park system within the San Dieguito River Valley. SANDAG provided staff to assist the task force and to facilitate and coordinate the task force's activities. The task force was co-chaired by San Diego City Councilmember Abbe Wolfsheimer and then County Supervisor Susan Golding.

In June 1989, the task force officially became a Joint Powers Authority, a separate entity with powers necessary to accomplish its goals. The JPA Board of Directors is composed of two elected representatives from the County and the City of San Diego, and one each from the Cities of Del Mar, Escondido, Poway, and Solana Beach, and the Chairperson of the San Dieguito River Park Citizens Advisory Committee. The JPA Board of Directors hold publicly noticed meetings to address issues and give policy direction pertinent to the planning and management of the San Dieguito River Valley Regional Open Space Park. Public participation in the activities of the JPA is strongly encouraged.

The San Dieguito River Park Citizens Advisory Committee

The original SANDAG task force appointed a Citizens Advisory Committee (CAC) to advise the task force on matters relating to planning, funding, property acquisition, and operation and management of the San Dieguito River Park. The task force appointed Philip R. Pryde, a San Diego State University geography professor, as the chair of the Citizens Advisory Committee, and Ramona Salisbury, the Rancho Bernardo Community Planning Board representative, as the vice-chair. Today, membership in the Citizens Advisory Committee includes community planning groups whose planning areas are located within or in proximity to the Park's Focused Planning Area, a selection of homeowners associations, representatives from appropriate professional organizations, property owners within the Focused Planning Area, and interested planning, environmental, and other special interest organizations, as well as other individuals, as deemed appropriate by the JPA Board of Directors. Current participants in the CAC are listed in Appendix A.

BACKGROUND

The CAC, as a standing committee of the Joint Powers Authority, is responsible for advising the JPA Board on land use matters within or which directly impact the Park's Focused Planning Area. In addition, CAC meetings are intended to provide an open forum for community discussion on park related issues; to organize and implement special community events that will acquaint the public with the San Dieguito River Park; and to gather and disseminate park-related information to residents and property owners within and adjacent to the Focused Planning Area.

Park Planning History

The formation of the San Dieguito River Park JPA resulted in the creation of an agency with a regional, rather than a limited jurisdictional, view of the open space park. The Park could now be planned with the full and joint cooperation of the six governmental agencies which have jurisdiction over portions of the planning area. Previous plans had been developed for portions of the river valley under the authority of the cities of San Diego and Del Mar and the County of San Diego. This planning history began in the early 1970s and 1980s. As a result of these planning efforts, numerous documents were produced. The San Dieguito Lagoon Resource Enhancement Program, prepared by the City of Del Mar in association with the California Coastal Conservancy in 1979, was prepared to provide land use and resource enhancement proposals for the western most end of the planning area, while the Pekarek Constraints Study prepared in 1981 for the City of San Diego, provides details regarding the existing conditions and significant resources occurring from Del Mar to Lake Sutherland.

The common theme in all of the planning documents prepared over the Park's long planning history is the preservation and enhancement of the rich resources and qualities that make the San Dieguito River Park FPA unique. These goals are shared by the many devoted individuals and groups that have assisted in the park planning process. This rich history of public involvement is presented in detail in Appendix B (History of the San Dieguito River Park Planning Effort).

The Focused Planning Area

Location And Planning Boundaries

The Focused Planning Area (FPA) for the San Dieguito River Park extends along a 55-mile corridor that begins in the desert just east of Volcan Mountain and ends at the mouth of the San Dieguito River in Del Mar. The FPA encompasses the San Dieguito River Valley and its major tributary canyons, as well as Lake Hodges, Boden Canyon and Pamo Valley, Lake Sutherland, the Santa Ysabel Creek drainage, Volcan Mountain, and portions of the high desert in San Felipe Valley (Figure No. 2). With the expansion of the FPA boundaries in 1993 to include the entire Rutherford Ranch, the San Dieguito River Park now proposes a greenway and open space park system that will link the Anza Borrego State Park to the Pacific Ocean.

The planning area encompasses approximately 80,000 acres of relatively open land that roughly corresponds to the viewshed of the San Dieguito River Valley and its major tributary canyons.

San Dieguito River Park Focused Planning Area

All Landscape Units

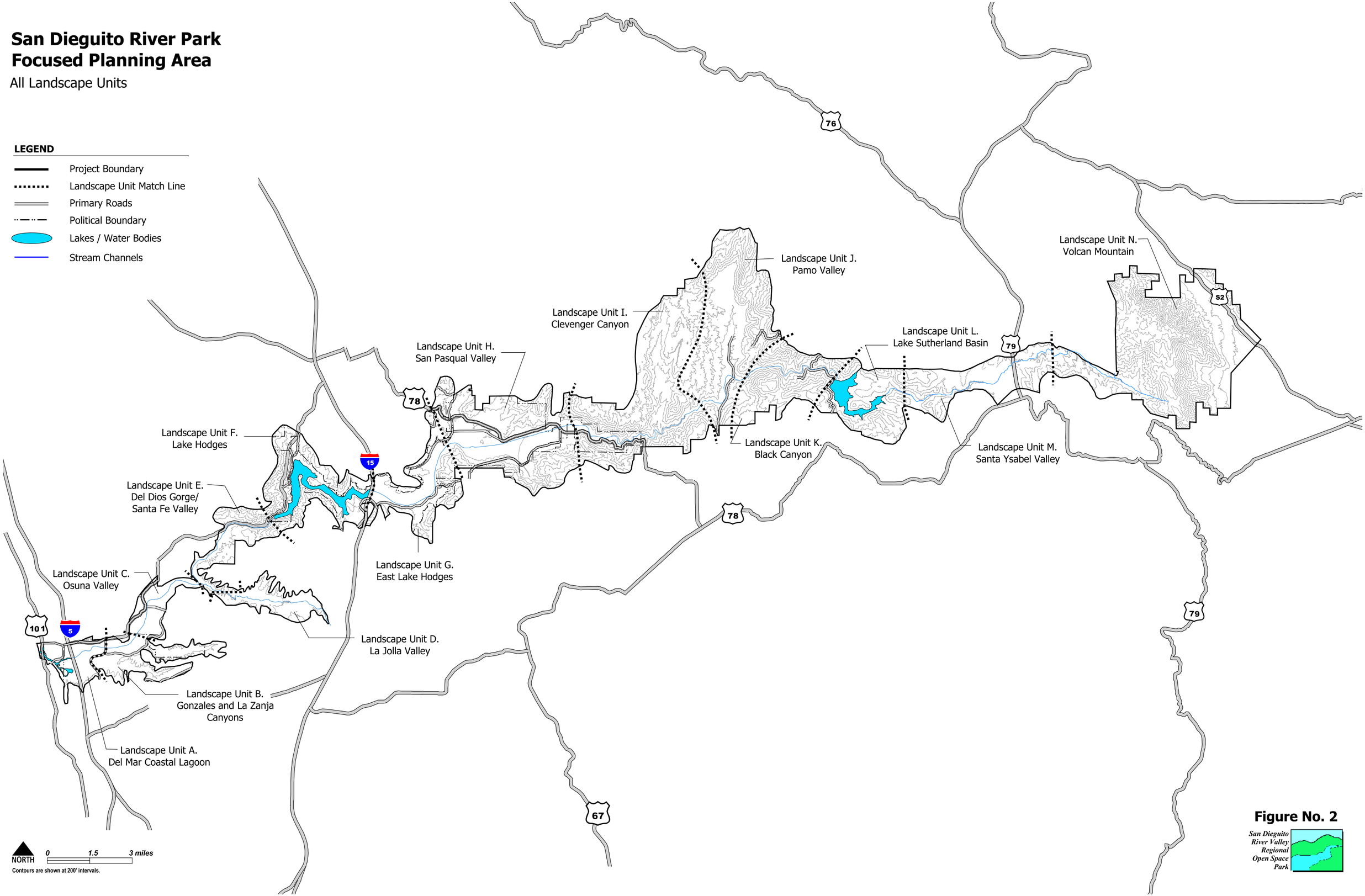


Figure No. 2

San Dieguito River Valley Regional Open Space Park

Within the main river valley, the FPA boundary is intended to coincide with the bluff edge or functional ridgeline behind which development would be relatively unobtrusive on the open space character of the valley floor.

This FPA is identified by the JPA as the area where planning and acquisition efforts for the Park are to be directed. The boundaries of the FPA were first established in 1981 by the Pekarek Study, and at that time the planning area extended only to Lake Sutherland. The FPA was extended eastward in 1988 by the SANDAG San Dieguito River Valley Regional Open Space Park Plan Executive Committee (the predecessor to the JPA) to include the entire San Dieguito River drainage, as well as several major tributary canyons. Boden Canyon, a 1,500-acre area located immediately to the west of Pamo Valley, was added to the FPA by the JPA in 1990. In 1993, the JPA once again expanded the FPA boundary, this time eastward to incorporate the entire 11,000-acre Rutherford Ranch, which includes the eastern and western slopes of Volcan Mountain as well as a portion of the San Felipe Valley. The inclusion of the Rutherford Ranch into the FPA establishes a link from the ocean to the desert and the Anza Borrego State Park.

The FPA boundary is not intended to establish a static demarcation between potentially developable and undevelopable land. It serves instead to identify those areas where improper development could significantly impact the existing character of the river valley. In addition, it is within the FPA that acquisition funds should be directed, and where park amenities such as the "Coast to Crest Trail" will be established. As more specific planning efforts are undertaken, in the form of master plans for the individual landscape units within the Park planning area, it may become apparent that the FPA boundary should be expanded or constricted to more accurately reflect the viewshed of the river valley.

Ownerships Within The Focused Planning Area

The properties included within the FPA represent both publicly and privately owned land. Approximately 60 percent of the area is publicly owned, with the largest percentage owned by the City of San Diego Water Utilities Department. The remaining areas of publicly owned land include lands owned by the U.S. Forest Service (Cleveland National Forest), the Bureau of Land Management, the State of California, the County of San Diego, the cities of Del Mar and Escondido, and the Olivenhain Municipal Water District. Approximately 800 acres of land located east of Lake Sutherland are owned by the Mesa Grande Band of Mission Indians. Privately owned lands, which make up the remainder of the planning area, occur throughout the FPA and range from one-acre ownerships to ownerships in excess of 1,000 acres.

SAN DIEGUITO RIVER PARK PLANNING FRAMEWORK

Park Vision

TO CREATE AN OPEN SPACE PARK WITHIN THE SAN DIEGUITO RIVER VALLEY THAT WILL PROTECT ITS UNIQUE RESOURCES, WHILE PROVIDING COMPATIBLE RECREATIONAL OPPORTUNITIES FOR THE SAN DIEGO REGION

Overall Goal Statement

Preserve land within the Focused Planning Area of the San Dieguito River Park as a regional open space greenway and park system that protects the natural waterways and the natural and cultural resources; provides compatible recreational opportunities that do not damage sensitive lands; and provides a continuous and coordinated system of preserved lands with a connecting corridor of walking, equestrian, and bicycle trails encompassing the San Dieguito River Valley from the ocean to the river's source and beyond.

Park Objectives

The Joint Powers Authority, with considerable assistance from the Citizens Advisory Committee, has developed Park objectives that address not only the role that the JPA has in the preservation of the San Dieguito River Valley, but also the responsibilities of other public agencies and the region at large for the long term protection of the river valley. These goals and objectives are summarized below, and presented in full, as adopted by the JPA on February 16, 1990, in Appendix C of this plan.

- PRESERVATION OF OPEN SPACE - Establish a continuous open space corridor throughout the length of the Focused Planning Area that preserves natural habitats, protects linkages for wildlife movement and provides compatible areas for recreation opportunities.

- CONSERVATION OF SENSITIVE RESOURCES - Preserve the existing natural character, visual quality, and sensitive resources of the open space corridor, including the preservation, enhancement, and protection of sensitive coastal wetlands, hillsides, riparian and other freshwater habitat, native vegetation and historical and cultural resources.

- PROTECTION OF WATER RESOURCES - Optimize the water quality and quantity of all groundwater resources and surface water bodies within the planning area through water conservation, erosion control, pollution control and restoration.

- PRESERVATION OF THE NATURAL FLOODPLAIN - Maintain the 100-year floodplain and sheetflow areas within the planning area in an open configuration with a natural channel and provide adequate area for the normal stream waters to meander

through the floodplain. The 100-year floodplain and sheetflow areas will be preserved for open space uses such as recreation, wildlife habitat or agriculture.

- RETENTION OF AGRICULTURAL USES - Retain and encourage responsible agriculture in appropriate areas.

- CREATION OF RECREATIONAL AND EDUCATIONAL OPPORTUNITIES - Create a scenic trail and interpretive system and establish recreation areas including water related uses, which are compatible with the natural values of the river system.

- ESTABLISHMENT OF DESIGN GUIDELINES - Establish and seek to have enforced design and development standards for future development within the Focused Planning Area that would ensure the retention of the largely rural character of the planning area and would limit the visual and physical encroachment of development into the Focused Planning Area.

The Purpose Of This Plan

This Concept Plan provides the planning framework that will enable the realization of the overall park objectives. For nearly two decades, community leaders and concerned citizens have sought to protect the San Dieguito River Valley from inappropriate development proposals. The major goals uniformly held by these dedicated individuals include:

PRESERVATION OF OPEN SPACE

PROTECTION OF NATURAL AND CULTURAL RESOURCES

CREATION OF A SCENIC TRAIL SYSTEM

ESTABLISHMENT OF APPROPRIATE RECREATIONAL AREAS

These goals along with the more specific goals and objectives developed by the JPA Board and the Citizens Advisory Committee have been molded into one consistent and comprehensive vision for the entire 55-mile-long open space park.

As a framework document it is not intended that this plan contain the detailed background information that is provided in previous planning studies for this area, nor does this plan contain the level of specificity that future master park plans will provide. Rather, it is the purpose of this concept plan to merge the goals and recommendations of previous planning efforts into one overall conceptual plan that represents the unified expression of the desires of the citizens of San Diego County for the San Dieguito River Valley.

Visual Image

Numerous persons participated in the workshops that were held during the development of this Concept Plan, and numerous others participated in the previous planning efforts for the river valley. These representatives of the community have helped to develop the themes and concepts described in this plan. In order to realize the dream embodied in this document it will be

necessary to secure the strong support of the community at large. The clear visual image presented within this Concept Plan of an open space park that protects the unique resources of the San Dieguito River Valley, while also providing educational and recreational opportunities for residents and visitors to the San Diego region is intended to capture the imagination of the general public and build the base support needed to realize the vision.

Defining The Planning Concepts

The development of the park planning concepts required an understanding of how the various areas within the Park's planning boundaries are both similar and distinct. By determining the differences between one area and another, it was possible to divide the FPA into individual planning areas, referred to in this plan as "landscape units". The next step was to identify a common theme for the Park that would illustrate to Park visitors the importance of protecting and preserving the entire river valley as a continuous greenway and open space corridor.

The common theme selected was that of water, its importance to the river's past, present, and future. From the moment the water trickles out of Ironside Spring on Volcan Mountain, the planning area is influenced by the presence of water. It is the water that supports the lush fern growth around the spring, and it is water that created the FPA's deep canyons and gorges. Water is responsible for the Park's riparian areas, freshwater marshes, and the San Dieguito Lagoon. Although each landscape is unique, both in vegetation and in landform, it is the water that unites these areas into one continuous unit.

Other continuous elements within the planning area also became apparent. These elements, which possess characteristics common to the length of the valley, either as repeating elements or as continuous linear elements, include the riparian corridor, floodplain, floodway, adjacent critical upland habitat areas, wildlife corridors, and cultural sites. Features of the Concept Plan that will also act to unite the various landscapes within the Park include a park-wide trail system, way stations, and an interpretive program.

Land Use Decision Guide

In addition to establishing the overall park concept, this plan also provides generalized land use and design recommendations for the areas within the Park's Focused Planning Area. The JPA itself does not have land use authority over the properties within the FPA, therefore, it is incumbent upon the JPA's member agencies to incorporate the goals and recommendations of the Concept Plan, or ideally the Concept Plan in its entirety, into their general plans or other appropriate planning documents. In this way the Concept Plan can effectively serve as a tool for implementing the goals of the Park and for achieving the preservation of the river valley's unique, largely rural character. Consistency with the Plan's goals and recommendations should be considered by the member agencies when making decisions regarding appropriate land uses and priorities within and surrounding the river valley.

PLANNING CONSIDERATIONS

In order to understand the regional significance of the San Dieguito River Park Focused Planning Area (FPA), it is important to examine the natural and man-made, or human, factors that influence the character and quality of the area, as well as the continuous linear factors that connect the desert and mountainous areas of the eastern planning area to the flat marshlands in the western end of the FPA. These major factors are summarized below. Additional resource and land use information is contained within the Environmental Impact Report that was prepared for the Concept Plan.

Natural Factors

The San Dieguito River Park FPA begins in the desert habitat of the San Felipe Valley, and from there extends westward to encompass the eastern and western slopes of Volcan Mountain. The planning area descends down Volcan Mountain from pine, cedar and oak woodlands and includes the small streams that form Santa Ysabel Creek. Following Santa Ysabel Creek, the planning area travels through the rugged topography of Black Canyon and includes the mature stands of riparian woodland that surround the creekbed. Within the San Pasqual Valley, the planning area encompasses the gently sloping floodplain of the San Dieguito River. Extending westward beyond Lake Hodges, the planning area continues to follow the river past the coastal wetlands of the San Dieguito Lagoon, and ends at the sandy beaches of the Pacific Ocean. All of these areas, although individually distinct, when considered together, form one natural riverine ecosystem.

Just as the waters of the San Dieguito River serve to unify the Park's various landscapes, the diverse landforms and habitats serve to create a series of uniquely different landscapes. The natural elements that influence each of the Park's distinct landscapes include climate, topography, geology and soils, hydrology, vegetation, and wildlife.

Climate. The Park's FPA encompasses all five of the "area climates" of California. Moving from west to east these include the maritime, coastal, transitional, interior and desert area climates. As expected, temperatures are moderate near the coast, while the Volcan Mountain area of the FPA experiences more extreme temperatures and increased precipitation. The mild climate found in much of the planning area is generally favorable for agricultural activity, although citrus and frost-sensitive crops are limited to areas which do not experience excessive winter frost conditions.

Rainfall within the planning area is seasonally variable and is generally heaviest during the months of October through April. Summer rainfall is generally sparse and unpredictable. Average annual rainfall in the coastal area is about 10 inches. In the eastern end of the planning area, the Peninsular mountain range forms a natural moisture barrier that concentrates approximately 15 to 26 inches of precipitation on the western slopes of Volcan Mountain and less than 10 inches of rain on the eastern desert slopes.

Topography. Topography within the FPA is extremely diverse, ranging from the relatively flat areas within the coastal tidal basin and floodplain near Del Mar and Solana Beach, to the steeply sloped mountainous areas found in Del Dios Gorge, the Cleveland National Forest, and the Volcan Mountain area. Topographic elevations range from sea level at the Park's western

boundary to approximately 5,575 feet above mean sea level on Volcan Mountain near the eastern end of the planning area.

Geology/Soils. The geology of the planning area can be characterized as consisting of several distinct geologic types. The western end of the planning area, generally from the ocean to Osuna Valley, consists of a broad, flat floodplain underlain by alluvial and marine deposits. The Del Dios Gorge area is characterized by shallow surface soils generally overlain on metavolcanic rock. The Lake Hodges area exhibits steeply sloped metavolcanic rock units that transition to intrusive granitic rock to the east. The San Pasqual Valley consists of a broad, gently sloping alluvial sediment deposit with steeply sloped granitic rock units, while eastward to Lake Sutherland, the area is characterized by rock outcrop peaks and steeply sloped canyons. A large, gently sloping alluvial deposit is once again encountered in Santa Ysabel Valley, as well as within the San Felipe Valley. The majority of Volcan Mountain is underlain by mixed rocks of the Southern California batholith.

Fourteen soil associations occur within the park's planning boundaries, with soil conditions varying greatly from the coastal areas to the mountainous and desert areas to the east. Surface soils consist primarily of clays, silts, and loamy sands. Alluvial soil deposits occur within the valley areas where the floodplains broaden and the slope decreases. The best agricultural lands and most significant mineral deposits within the FPA occur in association with these alluvial soils. Agricultural areas are primarily located in the western half of the planning area, and significant mineral resources, primarily sands, have been identified in San Pasqual Valley.

Hydrology. The FPA is located almost entirely within the San Dieguito Hydrographic Unit, a 3 5 0-square mile drainage area that extends from Volcan Mountain to the ocean. Direct storm runoff comprises the majority of the surface flow volumes in the San Dieguito Basin. Other sources of runoff, however, are also very important. These other sources include dry weather runoff and groundwater discharges. Dry weather runoff is caused primarily by irrigation for residential, commercial, and agricultural uses. Groundwater discharge occurs where the groundwater table intersects the land surface and seeps or springs form which contribute to surface flows. Although dry weather runoff and groundwater discharges do not constitute a major portion of the flow in the basin, they can significantly affect water quality.

Landform. The varied topographic, geologic, and hydrologic conditions that occur within the FPA have resulted in the creation of several distinct landforms, including the San Dieguito Lagoon, Del Dios Gorge, La Jolla Valley, Bernardo Mountain, Pamo Valley, Black Canyon, and Volcan Mountain. Less visible, but no less significant, landforms within the planning area include the large rock outcroppings around Lake Hodges, the deep, narrow canyon formed by Lusardi Creek, and the Kanoka Flats, located just south of Santa Ysabel Creek.

Biological Resources. The planning area supports a wide variety of biological resources, including a number of sensitive habitat types and several threatened or endangered species. A total of 32 vegetation types, included within nine vegetative communities, occurs within the planning area. These vegetation communities include beach, scrub, chaparral, riparian, southern oak woodlands and forests, marsh and emergent wetland, coniferous forests, grasslands, and non-native communities. Within these vegetative communities, fifteen wildlife habitats have been identified.

Most of the wildlife habitats that occur within the planning area are rare within the region, and are therefore considered sensitive by the local, state, and federal agencies. In total, 23 sensitive plant species and 55 sensitive animal species are known to occur in the study area. These include two State listed endangered plant species, San Diego thornmint and Encinitas baccharis, eight federally listed threatened and/or endangered species, and nine state listed endangered species.

The coastal area around Del Mar is one of the most diverse centers for sensitive plant species in San Diego County. In addition, at least five endangered bird species occur in this area. The Volcan Mountain/Rutherford Ranch area, located at the eastern end of the FPA, is another center for diversity of sensitive plant species within the County and is the second highest center for sensitive plant species within the Park planning area.

Multiple Habitat Planning. Implementation of the River Park Concept Plan will be coordinated and consistent with the Multiple Species Conservation Program (MSCP) and the Multiple Habitat Conservation Program (MHCP) habitat conservation plans and implementing agreements.

The San Dieguito River Park focused planning area lies within the MSCP and MHCP planning areas. The MSCP and the MHCP plans, involving jurisdictions in San Diego County in cooperation with the U.S. Fish and Wildlife Service and the California Department of Fish and Game, evaluated the habitat and management requirements for a series of plant and animal species within San Diego County in order to maintain the biological diversity of the region and avoid continued species decline. Other goals of the programs include streamlining the environmental permit process and providing recreational opportunities.

The MSCP and MHCP identify, for conservation, core blocks of habitat and wildlife movement corridors within each jurisdiction, long-term management concerns, as well as the need for new land use regulations and regional funding to ensure assembly of the preserve. Within the MSCP program, each jurisdiction is required to adopt a subarea plan that identifies the habitat preserve and provides for implementation, management and monitoring of the preserve.

The MSCP and MHCP plans identify a habitat-based open space system and include directives for long-term management of the preserves. For example, the SDRP focused planning area contains several core habitat areas within the City of San Diego's Multiple Habitat Planning Area (MHPA), including most of the riparian corridor formed by the San Dieguito River and natural upland areas within the San Pasqual Valley within the City of San Diego's municipal boundary. A purpose of the River Park Concept Plan is to help implement the regional MSCP and MHCP habitat conservation plans. It is also recognized that other lands, including key wildlife corridors not formally delineated in the MSCP, MHCP or other habitat conservation plans, are worthy of preservation and may be included in River Park habitat preservation efforts.

The implementing agreements for the MSCP and MHPA contain management directives for the design and location of public access trails and recreational facilities. The MSCP and MHPA plans generally require trails to locate along the edges of urban land uses adjacent to the habitat preserves or along the seam between land uses (e.g. agriculture/habitat). Trails within the MSCP and MHCP habitat preserves should locate within the least sensitive portions of the preserve and

follow existing dirt roads as much as possible rather than entering habitat or wildlife movement areas.

Human Factors

Cultural Resources. The San Dieguito River Park FPA is known to contain over 350 recorded archaeological sites, representing 9,000 years of Native American occupation. The earliest known Native American occupation in San Diego County can be found at the Harris Site, located within the river valley. This early occupation is called the San Dieguito Complex and is believed to represent a hunting and gathering society big game hunters who abandoned drying interior lakes and moved to coastal areas to utilize both coastal and inland resources.

Near the mouth of the San Dieguito River are coastal shell midden sites which date from over 8,000 years ago to 3,000 years ago. About 3,000 years ago the sea level stabilized and the lagoons silted in, thereby reducing estuary resources. With the loss of estuary resources, the large coastal populations moved south to more permanent resources along the San Diego River Valley and San Diego Bay. The occupation circa 8,000 to 1,500 years ago is identified as La Jolla Complex and includes both inland and coastal sites which are still present within the San Dieguito River Valley.

During the Late Period (1300 years ago to historic contact) the San Dieguito River drainage was occupied by the Kumeyaay/Diegueno Native Americans. The Late Period occupation is characterized by large village sites, pictograph sites, milling sites, and temporary camps. Excellent examples of these Late Period sites include Piedras Pintadas and the villages of Pamo and San Pasqual. Numerous temporary camp sites with milling features can be found throughout the valley.

Historic sites located within the FPA are representative of the Spanish (1769-1821), Mexican (1821-1846), and American (1848-present) historic periods. Some of these sites are associated with all three historic periods, while others are specific to a particular period. Remnants of the Spanish period are almost non-existent. However, Mule Hill, located in the western end of the San Pasqual Valley is closely associated with the Battle of San Pasqual that took place on December 6, 1846, during the Mexican-American War.

San Pasqual Valley has a broad historical background that has resulted in the presence of numerous historic resources, including the site of the pueblo of San Pasqual, the Clevenger house (built in 1872), the Rockwood house (built in 1883), the John B. Judson house (built about 1887), and the Old Adobe Schoolhouse (built in 1882). Numerous other historic sites are located in Pamo Valley, Santa Ysabel, and on Volcan Mountain.

Existing Land Uses. The Park's FPA is almost as diverse in the degree of urbanization that has occurred throughout the valley, as it is diverse in natural resources. The easternmost landscapes, in particular Volcan Mountain, are virtually undeveloped with open high desert areas in the San Felipe Valley and large expanses of conifer forest and open meadows along the ridge and western slopes of Volcan Mountain. Adjacent and to the west of the mountain slopes, the landscape is dominated by open pasture land and densely vegetated slopes. The central landscapes, including the Lake Sutherland area, are primarily in public ownership and support

low intensity uses such as outdoor recreation (hunting, fishing, and hiking) and cattle grazing. The San Pasqual Valley, although relatively open, supports more intensive agricultural uses including dairy farming, commercial nursery operations, row crops, cattle grazing, and plant nurseries.

In contrast to the eastern end of the valley, the landscapes at the western end of the planning area have experienced a much higher degree of urbanization. Residential development becomes a predominate use from Lake Hodges westward to the ocean. The densities vary from multi-family uses in Rancho Bernardo to larger estate homes in Rancho Santa Fe and Fairbanks Ranch. Horse ranching and a sandmining operation are the predominant uses within the Osuna Valley, while further to the west agricultural and active recreational uses, such as golf courses and a polo field, dominate the landscape. The highest level of urbanization occurs at the extreme western end of the river valley. In this portion of the planning area, commercial and residential uses have been constructed within and immediately adjacent to the historic boundaries of the San Dieguito Lagoon.

As a result of the park's linear orientation, the Park's FPA is crossed by a number of public facilities, including major highways such as Interstates 5 and 15, a rail line, and major utility easements containing water, gas, electric and sewer lines. In addition, the planning area contains two reservoirs (Lake Hodges and Lake Sutherland), a portion of the Cleveland National Forest, and approximately 800 acres of land owned by the Mesa Grande Band of Mission Indians.

The existing agricultural use in the FPA provides a valuable form of open space. This resource benefits the community as a whole, and is a land use compatible with many objectives of the Park. This plan encourages the continuance of agricultural activity within the FPA.

San Pasqual Valley, which is owned by the City of San Diego and designated an agricultural preserve, is leased for agricultural uses such as row crops, plant nurseries, citrus production, dairies and cattle grazing. Agriculture is an appropriate use for the area that should be continued. However, it is important that farm and ranch land be managed in a manner that will improve the overall biological health of the area rather than degrade it.

Existing active recreation areas within the FPA include public and private areas or parks that contain golf courses, a polo field, equestrian centers, and sports fields. Existing public sites that are free to the public within, adjacent or near the FPA include, but are not limited to, the Rancho Bernardo Community Park, the San Dieguito County Park, Felicita Park, Kit Carson Park, Black Mountain Park, Los Penasquitos Canyon Preserve, Mt. Israel Recreation Area and the Blue Sky Ranch Ecological Preserve. These parks and open space areas provide additional public park space and should be connected to the San Dieguito River Park via a regional trail system. The Del Mar Fairgrounds and the San Diego Wild Animal Park, which charge admission, are also within the FPA. Lake Hodges and Lake Sutherland currently offer seasonal water-based recreational activities, such as fishing and boating.

Future Land Uses. Future uses within the Park's FPA will consist of a continuation of existing uses such as agriculture and open space, as well as the development of new uses consistent with the goals and objectives of this plan and the land use policies enacted by the JPA's member agencies.

Natural open space, land which is maintained in a relatively unbuilt condition, is expected to comprise much of the land within the FPA. Currently adopted land use plans indicate that approximately 36,000 acres of the FPA are in public ownership and/or are designated as open space, approximately 12,000 acres are designated for agriculture, and an additional 29,000 acres are designated for residential development at a density of one unit per one acre or more. The remaining areas are designated for commercial, recreational, and higher density residential development.

In those portions of the FPA in which development is ultimately permitted, this plan recommends that natural areas of adequate size to preserve viable wildlife habitat be set aside in permanent open space lots. These open space areas, which would also serve to protect sensitive visual resources, should contain contiguous topographic diversity as well as functional linkages to other natural areas.

As stated previously, there are areas within and adjacent to the FPA that have either already been developed or are designated for future development. These include existing and future residential and commercial development. Future implementation of JPA initiated projects must conform to the design and development standards set forth in Part I of Appendix D, and the JPA's member agencies are encouraged to adopt design guidelines similar to those provided in Part II of Appendix D for other public and private development proposed within the FPA. Additional site-specific design guidelines will be developed as master plans for the various landscape units within the Park planning area are prepared. Any development permitted within the FPA should be planned and designed to be consistent with the goals and objectives of the JPA and the Concept Plan. Wherever possible, mechanisms such as transfer of development rights should be used to steer development to more appropriate locations outside the FPA.

New public facilities or improvements to existing facilities will undoubtedly need to be constructed within or through the FPA in the future. These facilities, which include, but are not limited to, freeways and other regional roadways, electrical powerlines, gas pipelines, sewer and water lines, and aqueducts, are essential to meet the needs of the region. Such facilities should be permitted within the FPA provided they can be constructed or installed in a manner that minimizes environmental impacts, complies with the California Environmental Quality Act, avoids impacts to existing and/or proposed park amenities, and to the extent feasible is compatible with the goals and objectives outlined in the Concept Plan.

Within the Park's FPA there are several important mineral resource areas. These include the sand deposits in the Osuna Valley and the sand deposit located within the San Pasqual Valley, which has been identified by the State Mining and Geology Board as a regionally significant mineral resource. Extensive sand mining is not considered a desirable use in the San Dieguito River Park; however, because of the significance of these sand deposits, particularly those of the San Pasqual Valley, it would appear that some level of sand mining can be expected within the planning area in the future. With respect to the San Pasqual Valley, the City of San Diego, which both owns the land and has land use jurisdiction over it, will ultimately decide if and to what level sand mining is to occur within the San Pasqual Valley.

When reviewing proposals for mining activities within the FPA, the member agencies should fully consider potential impacts to the existing character of the FPA. Issues such as visual

quality, noise, potential direct and indirect impacts to water quality and sensitive biological and cultural resources, and compatibility with existing and future park uses should be analyzed, and appropriate mitigating measures should be added to the proposal as conditions of approval. In addition, future proposals should be reviewed for consistency with the guidelines outlined in the "Natural Economic Resources" section of the JPA's adopted Goals and Objectives.

Reclamation plans for mining operations should also be consistent within the goals and objectives of the Park so as to ensure that native habitat is restored and recreational opportunities are protected and enhanced. Reclamation plans that consider more than simply revegetating the previously mined area could be a means of achieving specific park objectives related to enhancing wetlands, improving visual quality and developing appropriate recreational opportunities.

Hunting is a currently permitted use on some lands owned by the California Department of Fish and Game in the eastern FPA. Hunting is also a permitted use on Cleveland National Forest property in the eastern FPA. The JPA believes that hunting is not a compatible use with other forms of passive recreation that are encouraged in this Plan; therefore, this Plan recommends that hunting should not be permitted in areas that contain public trails such as the Coast to Crest Trail or spur trails.

Continuous Linear Factors

There are two related natural elements within the FPA that provide a common thread throughout the 55-mile long Park. These are the ever present water and the wetland riparian habitat that is found in proximity to the water. Whether you are visiting the eastern end of the FPA where little or no urbanization can be seen and the topography is steep and rugged, or you are near the San Dieguito Lagoon where urbanization is within a stone's throw and the views of the Park consist of a broad flat floodplain, you will be aware of how the water and its associated wetland/riparian habitat create the essence of the Park's unique aesthetic quality.

Water. Water is a precious commodity in an and environment such as San Diego. Within the San Dieguito River Park, water is essential for the preservation of sensitive plant and animal species, the viability of existing and future agricultural activities, and the protection and enjoyment of the river valley's unique visual and aesthetic qualities.

Water, throughout human history, has been not only a commodity for drinking, washing, cooking, and growing food, but also as an essential natural resource of beauty and spiritual revitalization. In recent times, we have become much more conscious of the need to protect and renew natural water resources and to take greater care in their utilization.

Concern about the water supply in San Diego County involves issues of both the quantity and quality of the water available for human and wildlife use. Many of our activities, such as agriculture, recreation, and urbanization, can pollute nearby water bodies, including the groundwater basins. To ensure adequate water quality in the region, appropriate measures to protect the quality of our water supply should be formulated and implemented as part of every public and private project proposed within the region.

PLANNING CONSIDERATIONS

An objective of the San Dieguito River Park is to optimize the water quality of all groundwater resources and surface water bodies within the planning area through water conservation, erosion and pollution control, and natural circulation of both fresh and marine waters. This objective is consistent with other Park objectives calling for the enhancement of riparian habitat and the sound management of the lagoon ecosystem at the river mouth. The viability of the riparian habitat and lagoon ecosystem must take priority, and these sensitive habitats should not be negatively impacted by Park proposals and activities.

The management of the water resource in the San Dieguito River Valley is a complicated task requiring continued study and reordering of priorities to optimize water usage allocations among the competing demands as supplies and technology for storage and reuse change. Because of the importance of this issue in San Diego, these competing demands will form part of the interpretive program described in a later section. The significance of the San Dieguito River Valley to the region as a watershed and water source for valuable biological resources offers the opportunity to understand and evaluate these issues in context.

Riparian Wildlife Corridor. As water flows through the river valley it gives rise to vegetative growth that depends on being near a water source. Wherever water can be found in steady supply it supports plant life to a greater degree than elsewhere. In the and San Diego environment a view from a hilltop will instantly indicate where even a small amount of water has gathered or flowsbecause the vegetation will be distinctive in its lushness and size. This limited wetland and riparian habitat supports a diverse population of plant and animal species. Due to the significant loss of such habitat nationwide, federal, state, and local legislation have been enacted to protect this highly valuable resource. Unfortunately, in the past environmental protection was not adequate to prevent the segmenting of this habitat into pieces too small to sustain sensitive species. Many wetland and riparian species once common to the San Diego region, such as the least Bell's vireo and the yellow-billed cuckoo, have either disappeared from the area or have experienced serious population decline as a result of habitat loss and fragmentation.

A major goal of this Concept Plan is the preservation of a continuous wildlife corridor that includes all of the wetland habitats associated with the river valley, as well as the adjacent upland habitat areas. This corridor, which is to extend from the desert to the sea, is proposed to provide viable east/west linkages for wildlife movement, as well as several north/south linkages that would provide connections between the San Dieguito River Park and other open space and ecological preserves in the region.

PARK PLAN CONCEPTS

Individual Landscapes Within A Single Park System

The underlying theme throughout this Concept Plan is that of a park consisting of many uniquely different landscapes within a single open space greenway. This theme has been reinforced by a survey of the planning area that reveals 14 distinct landscapes within the FPA. However, based on an overall analysis of the planning area, it becomes apparent that despite the different nature of each landscape, which makes each one seem independent and self-sufficient, in reality each landscape is but one part of the entire river valley system. Each is vital to understanding the entire valley as a whole. This plan not only describes the differences among the 14 landscapes, it also emphasizes the way in which these landscapes interrelate.

An objective of this Concept Plan is to reinforce this underlying theme and ensure that park visitors experience both the differences and similarities of the 14 landscapes, which are described in greater detail in the final section of the Plan. Not only must the landscapes be considered in relation to their part in the whole river valley, but the river valley itself should be understood as part of a larger picture - the vital role that San Diego County's river valleys perform in defining the region's open space network.

Preservation Of The Natural Character Of The River Valley

It is a goal of the San Dieguito River Park that the natural character of the river valley be maintained, and where that natural character has been altered that it be restored, particularly along the riparian corridor. Achieving this goal will require implementation of the various plan recommendations, including the Design and Development Standards, by the JPA as well as all agencies responsible for approving and/or conducting activities within the FPA.

Floodplain Protection

Throughout the length of the Park's FPA, the 100-year floodplain should be maintained in an open configuration with natural channels. Floods have occurred in the past. Floods will occur in the future. Rather than force the river valley to conform to man, the San Dieguito River Valley should remain natural, with room for normal stream waters to meander. Infilling or encroachment in the floodplain that results in a net loss of flood water carrying capacity should not be allowed. Development, which could otherwise impact flood flows, should be located outside the floodplain.

Preservation Of Sensitive Biological Habitats

The sensitive habitats and species found within the FPA should be preserved and protected. Where sensitive habitats have been disturbed, funding sources should be identified to restore them. To protect the significant biological resources of the planning area, adequate buffers should be provided between development and sensitive resources. Program-level mitigation measures for future park proposals are presented in Appendix D that when implemented will avoid or minimize impacts to biological resources. The Plan also endorses the policy of no net loss of wetlands within the FPA. Finally, functional linkages should be identified and preserved between the San Dieguito River Park and other open space preserves to the north and south.

Protection of Cultural Resources

Evidence of a rich history of prehistoric and historic life can be encountered throughout the Park's planning area. In order to protect these cultural resources for future generations, the Concept Plan promotes the preservation of all significant cultural resources within the FPA. In addition, this plan recommends the protection and, where possible, the restoration of all historic sites within the planning area. Program-level mitigation measures for future park proposals have been developed that when implemented will avoid impacts to significant cultural resources within the Park. Similar mitigating measures should be implemented for all public or private development proposals within the FPA.

Restoration of the San Dieguito Lagoon

This Concept Plan endorses the proposal to restore the San Dieguito Lagoon and its associated wetlands ecosystem. Restoration would involve the enlargement of the existing tidal basin, creation of a variety of coastal wetland habitats, and the restoration of associated upland habitat in order to create a functional, ecological, and hydrological unit that will provide for tidal flushing, open water, wetlands, and grassland and other upland habitat.

Design and Development Standards

Proposed construction activity within the FPA, whether associated with private development, public facilities or park related activities, must be designed so as to preserve sensitive resources and retain the largely open, rural character of the FPA. In an effort to achieve this objective, design and development standards adequate to protect the quality of the FPA should be adopted by each of the JPA's member agencies. Other agencies or special districts that have projects within the FPA are requested to comply with the JPA's and member agencies' adopted design and development standards as well as the JPA's adopted goals and objectives. Recommended standards for both public and private projects are presented in Appendix D, and should be considered the minimum standards necessary to preserve the sensitive quality of the Park planning area. These standards address issues of color, bulk, scale, and siting of structures, the use of sensitive grading techniques, landscape requirements, preservation of significant visual and topographic features, and protection of sensitive resources.

The Design and Development Standards are also intended to apply to the design and construction of public projects such as roadway and bridge projects and utility installations. The intent of these specific recommendations is to minimize visual and physical impacts within the Park both constructed to avoid impacts to natural water channels, wildlife corridors, cultural sites and trails during and after construction. Further, the Concept Plan recommends that roadway crossing within the FPA be minimized, and where crossings can not be avoided, bridges shall be constructed to avoid impacts to natural water channels, wildlife corridors, cultural sites and trails.

Interpreting the Park's Many Diverse Resources - Telling the Story

The story to be told of the San Dieguito River Valley begins with the formation of the river valleys steep canyons and broad floodplains. It involves tales of ancient lifestyles and early settlers, and how the waters of the river valley have drawn people and animals to it throughout

history. The river is the source of the natural habitats, as well as the location of prehistoric and historic sites. Water is the continuous element that unifies the valley through time and argues most convincingly for the integrity of the valley as an open space corridor.

Water, and its interaction with the land and climate, has created the differing habitats of the river valley - lagoon and coastal wetlands, riparian, oak woodland, coniferous forest, chaparral, and sage scrub. The various habitats within the river valley support wildlife unique to those habitats but which together compose one natural ecosystem.

Water is what first attracted man to the San Dieguito River Valley. Along the river and its tributary creeks there is much evidence that Native Americans used the river valley for thousands of years. When water flowed they camped beside it and established their villages, burial grounds, and spiritual places nearby. When water was scarce, they traveled in search of it.

When the Spaniards came to California, the land was divided and given as grants to those loyal to the King. Later, when California became a state, those Rancho Grants were established through drawings of the property. The drawings inevitably centered upon a stream or water crossing.

Early European settlers built their townships near sources of water. They farmed the land when there was enough water for crops to grow. Cows grazed upon the drier land. When floods came, silt was deposited upon the broad floodplain, which explains why some of the land is fertile for crops, and some of the land contains extensive sand and gravel deposits.

Historically, man has made many changes to the natural conditions of the river. Irrigation made agriculture feasible where it was not before. Dams were built to impound water. Aqueducts were constructed across the river valley to bring water into this and region. Sand deposited by the river was mined.

Interpretive Program

The history of the river valley - how it formed, who lived here, the way in which its resources were utilized in the past - and the significance that the existing resources have to present and future generations are topics to be addressed as part of the San Dieguito River Park's interpretive program. This Concept Plan proposes the development of a program for park visitors that explores the many facets of water and its use through time in the river valley. Interpretive sites throughout the river valley will serve to educate and inform the park visitor in an effort to foster a better understanding and respect for the diverse resources within the Park. This interpretive program will seek to relate:

- How water shaped the valley and created its many landforms,
- How water has influenced the specific natural habitats of the river valley,
- How people and animals are dependent on these fragile ecosystems,
- How people have used the waters within the river valley and how they may use this resource in the future, and

- How we must learn to protect the natural environment in order to preserve our own well-being.

Interpretive facilities and/or signage will be located throughout the Park to point out and describe various topics of interest, such as important biological, cultural, and geological resources; agricultural and mining activities; and the importance of water in the river valley. Many methods will be utilized to present this information ranging from the use of descriptive panels mounted near points of interest to the construction of interpretive centers which will allow more informative interpretation of the Park's resources. Interpretive centers can also provide information about the overall goals of the Park and the need to preserve the resources within it.

In order to illustrate to the park visitor the theme of individual landscapes within a single park system, each landscape area will have interpretive signage that will describe a different park perspective or experience. These interpretive areas will be referred to as “way-stations”. Visiting the full sequence of way-stations will tell the story of the watershed - water, nature, man, history, and the landscape - from the river's source to the sea.

To illustrate the role of water in the river valley, man's relationship with the river over the thousands of years of human settlement, and the fragile nature of a riverine ecosystem, a number of visitor participation opportunities will be developed as part of the interpretive program. The following are a few of the many examples of interpretive opportunities that could be developed for visitor participation:

- Tour the water reclamation facilities in the San Pasqual Valley

- Interpret the village sites of early Native Americans, including a description of their seasonal passage between the mountains and sea for food and raw materials, and provide to park visitors information about the importance of preserving and protecting the ancient artifacts that remain in the area

- Explain the role of El Camino Real in California history

- Develop an exhibit highlighting the threatened and endangered animal and plant species found in the FPA

- Establish a waterfowl preserve

- Tour a sand mining facility

- Interpret the geology of Del Dios Gorge and Lusardi Canyon

- Interpret the many resources of the San Dieguito Lagoon and explain the importance of restoring coastal wetlands

- Explain the purpose, history, and objectives of the San Diego City Reservoir system

- Interpret the old sluices which are still used to transport water above ground
- Illustrate the history of agriculture in the river valley and create an "Old Fashioned Family Farm" that allows students and park visitors to experience first hand the activities of a working farm
- Tour a working farm or dairy
- Create learning laboratories to explore sensitive habitat types such as wetlands, riparian woodland, coastal sage scrub and chaparral
- Develop an interpretive program designed specifically for school children that utilizes the resources of the river valley

PARK FACILITIES

This section of the Concept Plan describes the major types of park facilities proposed for the San Dieguito River Park. Further discussion of proposed park projects is provided in "The Landscapes" section of this plan. As this is a concept plan, the proposed uses must be considered as conceptual in location, design and features. Specific decisions regarding the types of facilities, their location and design will occur either as master plans are developed for each landscape unit, or as funding is identified for a specific park proposal. The general location of major park facilities is illustrated in Figures No. 3A and 3B.

Coast To Crest Trail

An ambitious but achievable goal of the Concept Plan is to create a trail system that will extend from the ocean at Del Mar to the desert just east of Volcan Mountain - a distance of approximately 55 miles. This linear trail system, which has been designated the "Coast to Crest Trail," is intended to enhance public awareness and enjoyment of the park's unique environment by providing visitors with an opportunity to experience firsthand the many diverse resources of the Park.

These trails will also offer recreational opportunities, exercise, and family fun. Portions of the trail system will be used for nature trails and interpretation in an effort to promote continued appreciation of the Park and its many significant resources. The trail system will also connect the special features of the Park including the way-stations and other educational and interpretive opportunities proposed along the length of the FPA. Finally, the trail system may offer access where appropriate to places within the FPA that were previously unreachable.

At present the Concept Plan defines only a generalized trail corridor for the future Coast to Crest Trail, as shown in Figures 3A and 3B. Specific trail alignments will be defined in association with the development of future master plans, or when funding becomes available for a specific segment of the trail system. The final trail alignments will be designed in conformance with the Park Design and Development Standards presented in Appendix D. It is the intent of this plan to align future trails along existing rights-of-way and back country dirt roads whenever possible, in order to minimize impacts to the natural environment. It appears from site surveys that a vast majority of the proposed trail system can be accommodated within existing dirt roads or trails.

In order to reach all segments of the community, it is planned that the Coast to Crest Trail will consist of two separate trail types. There will be a hiking/equestrian trail and a separate suitably-surfaced bicycle/wheelchair/jogging path. Both trails will begin near the beach at Del Mar and run generally uninterrupted for 55 miles to the eastern FPA boundary. The recommended standards for these trails are provided in Table 1. It should be noted that the standards are to be used as guidelines and the trails may vary from the standards for short distances. Where possible, the two trails will not use the same alignment so that different experiences will be offered. For example, one trail may be high and offer spectacular views of the river valley, the mountains, and the ocean. The other trail may follow closer to the river and allow greater opportunities for bird watching and interpretation of natural resources.

Park Concept Plan

Western Units

LEGEND

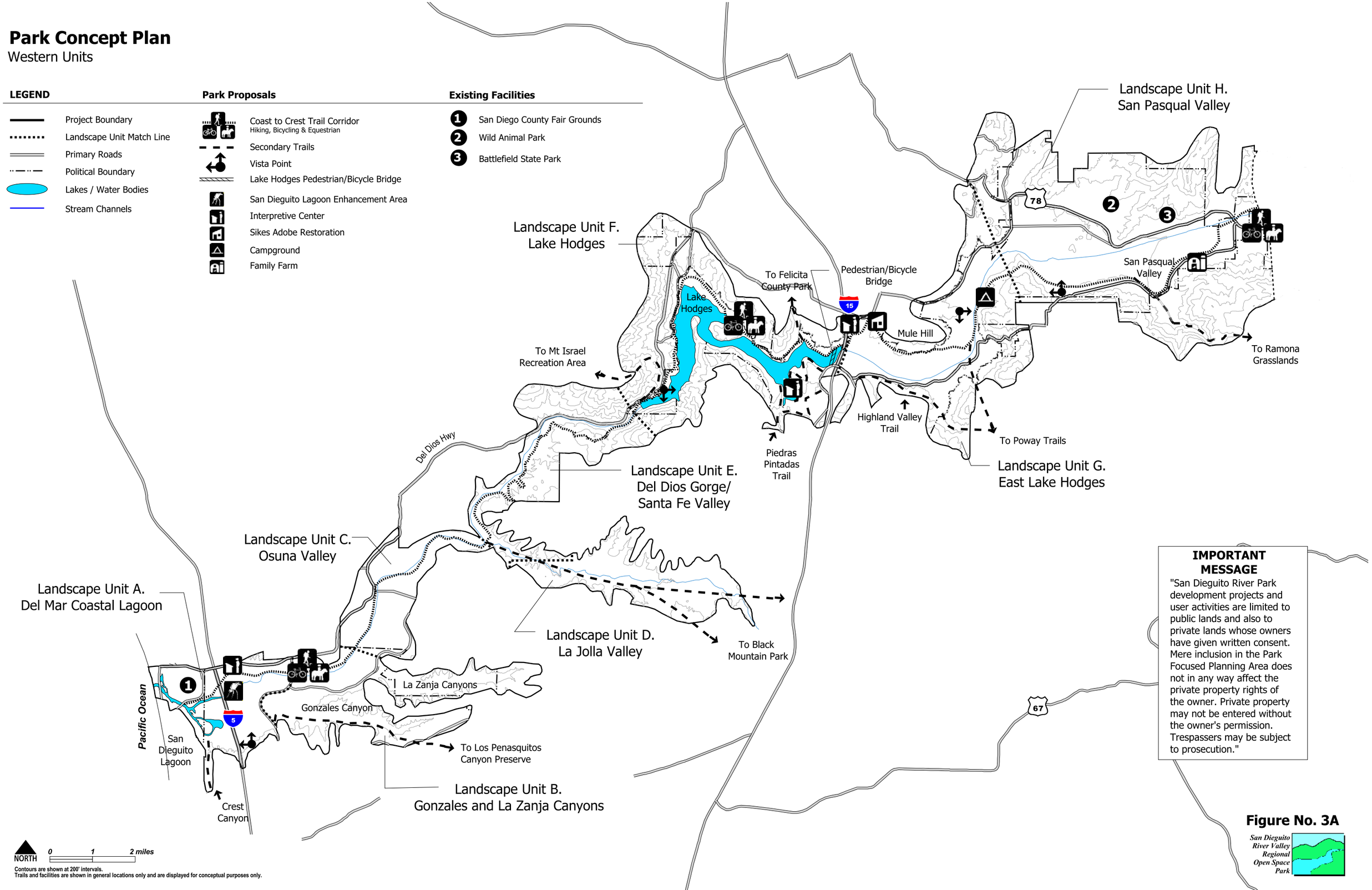
- Project Boundary
- Landscape Unit Match Line
- Primary Roads
- Political Boundary
- Lakes / Water Bodies
- Stream Channels

Park Proposals

- Coast to Crest Trail Corridor
  Hiking, Bicycling & Equestrian
- Secondary Trails
- Vista Point
- Lake Hodges Pedestrian/Bicycle Bridge
- San Dieguito Lagoon Enhancement Area
- Interpretive Center
- Sikes Adobe Restoration
- Campground
- Family Farm

Existing Facilities

1. San Diego County Fair Grounds
2. Wild Animal Park
3. Battlefield State Park



Contours are shown at 200' intervals.
Trails and facilities are shown in general locations only and are displayed for conceptual purposes only.

IMPORTANT MESSAGE

"San Dieguito River Park development projects and user activities are limited to public lands and also to private lands whose owners have given written consent. Mere inclusion in the Park Focused Planning Area does not in any way affect the private property rights of the owner. Private property may not be entered without the owner's permission. Trespassers may be subject to prosecution."

Figure No. 3A

San Dieguito River Valley Regional Open Space Park

Park Concept Plan
Eastern Units

LEGEND

- Project Boundary
- Landscape Unit Match Line
- Primary Roads
- Political Boundary
- Lakes / Water Bodies
- Stream Channels

Park Proposals

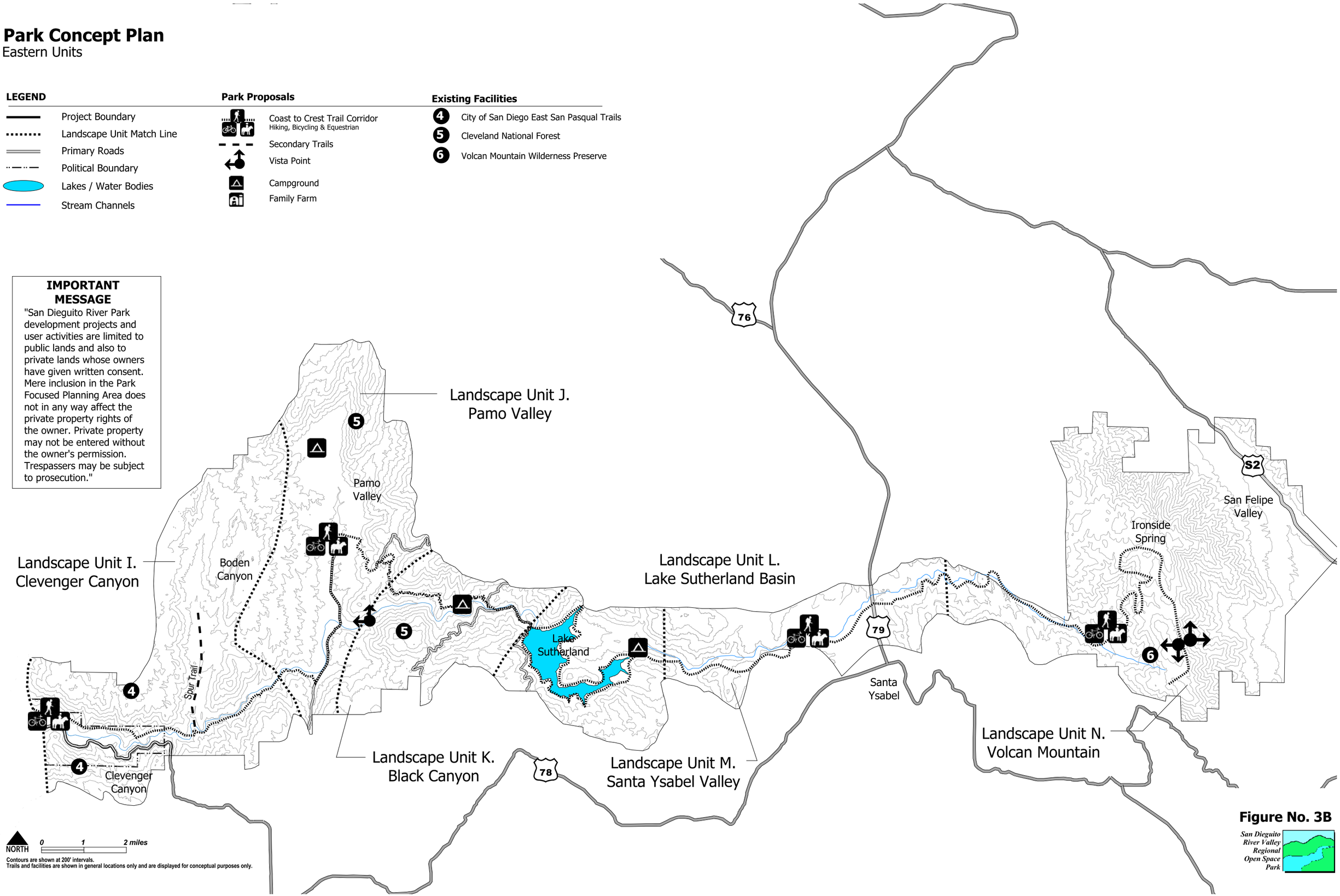
- Coast to Crest Trail Corridor
  Hiking, Bicycling & Equestrian
- Secondary Trails
- Vista Point
- Campground
- Family Farm

Existing Facilities

- 4 City of San Diego East San Pasqual Trails
- 5 Cleveland National Forest
- 6 Volcan Mountain Wilderness Preserve

IMPORTANT MESSAGE

"San Dieguito River Park development projects and user activities are limited to public lands and also to private lands whose owners have given written consent. Mere inclusion in the Park Focused Planning Area does not in any way affect the private property rights of the owner. Private property may not be entered without the owner's permission. Trespassers may be subject to prosecution."



Contours are shown at 200' intervals.
Trails and facilities are shown in general locations only and are displayed for conceptual purposes only.

Figure No. 3B

San Dieguito River Valley Regional Open Space Park

The hiking/equestrian trail will be an average of four feet in width and will be shared by hikers and horseback riders. The surface of this trail will be native soil, and, wherever possible, existing rights-of-way and back country dirt roads will be used for the trail route. The trail will be aligned so as to avoid impacts to sensitive resources, where feasible, and to minimize conflicts with other types of recreational uses. Particular care will be taken in designing crossings of existing and planned roads, and at-grade crossings will be avoided whenever possible. For the most part, mountain bikes will not be permitted on this trail. Only certain segments of the hiking/equestrian trail will be signed to permit mountain bikes. These trail segments will occur in areas where existing dirt roads and flre trails will be used to accommodate the Coast to Crest Trail. Mountain bike users will be required to travel at reasonable speeds and to yield the right of way to equestrians and hikers.

The suitably-surfaced trail for bicycles, wheelchairs and joggers is envisioned to begin in Del Mar, traveling to Volcan Mountain at a design grade consistent where feasible with the requirements of the Americans With Disabilities Act (ADA) and utilizing existing dirt roads and trails whenever possible. To meet the needs of bicyclists and physically challenged park users, this path will be hard surfaced, utilizing material suitable to the environment in which the specific trail segment is to be constructed. Potential surfaces include concrete, asphalt, or stabilized soil. It is the intent of the Concept Plan that, to the extent possible, the entire hard-surfaced path will meet the requirements of the California Department of Transportation for Class I bike paths. However, there may be locations within the trail corridor where this is not possible, and the bike path would have to be located along existing streets. It is also the intent of the Plan that this path, where possible, be separated from streets and roads, in order to provide a safe and enjoyable park experience.

Although the beginning and destination points are the same, the two trails may follow different alignments to reduce conflicts between incompatible uses. Where feasible, the trails will follow different alignments, however, where topographic or environmental constraints require the trail alignments to be brought together, they may be separated by a vegetative barrier or a fence. When the trail alignments run side by side, they will be called "multi-use" trails.

The major trail system that currently exists within the Clevenger Canyon, Pamo Valley, and Black Canyon Landscape Units are part of the overall trail system for the Cleveland National Forest. Portions of these trails are designated by the Forest Service for mixed use, motorized and non-motorized use. As a result, the trails within the Forest that will be designated as the Coast to Crest Trail may be subject to mixed use in accordance with the Land and Resources Management Plan adopted by the U.S. Forest Service for the Cleveland National Forest. To reduce potential conflicts between users on these trails, a signage program should be developed in cooperation with the Forest Service that informs all trail users of the presence of mixed use activities on these portions of the Coast to Crest Trail and establishes specific regulations related to right-of-way and speed of travel. Where parallel routes do exist, efforts should be made to establish one trail for motorized use and one for non-motorized use. This Plan does not, however, advocate the construction of new parallel trails because of the potential impacts to sensitive resources within the Forest.

In addition to the above described trails, a number of secondary trails could be provided within the various landscape units. These trails will be planned for and designed in conjunction with

future master planning efforts or as funds are identified for a particular trail alignment. The types of secondary trails that could be provided include short nature trails, hiking only trails for side trips into rugged areas, mountain bike trails and trail connectors to other trail systems in the region such as those in Los Penasquitos Canyon Preserve, the Blue Sky Ranch Ecological Preserve, Kit Carson Park and the Mt. Israel Recreation Area.

During the master park planning process, trail linkages or connection points between the San Dieguito, River Park Trail system and adopted trails included in community plans (e.g., San Dieguito Community Plan and Ramona Community Plan) will be identified. Additionally, existing and new neighborhoods and communities are encouraged to develop trail plans that will identify trail linkages to the San Dieguito River Park Trail System.

All trails will be aligned to avoid impacts to sensitive resource areas, including sensitive biological areas, areas of significant cultural value, and important topographic and visual resources. If it is shown after site specific review that it is not possible to completely avoid these impacts, and there is no other way to provide a critical trail connection, then the unavoidable impacts will be mitigated in accordance with the mitigation measures provided in this plan. In addition, trail design and construction will comply with the Park Design and Development Standards presented in Appendix D of this Concept Plan.

Specific trail alignments will be developed in cooperation with landowners and leaseholders in order to minimize impacts to existing uses, such as farming, cattle ranching and private residences. In addition, when determining where a specific trail should be located, consideration shall be given to surrounding uses, both existing and planned for the area in an adopted land use plan. If sensitive uses, such as residential development or agricultural activities, occur or are envisioned by an adopted land use plan in proximity to the proposed trail, it may be necessary to align the trail away from the sensitive use so as to provide adequate separation between the trail and the existing or planned use. In an effort to minimize impacts to adjoining properties and uses, trails shall be adequately separated from existing uses through setbacks, significant elevational separation, and/or fencing; signage shall be provided along the trail to inform users to stay on the trail and to respect adjoining private property, and finally, the JPA shall develop a volunteer patrol program to ensure that park regulations are observed. In order to minimize impacts to both sensitive land uses and significant resources, the ultimate siting of future park amenities, including trails, will require a case by case analysis of site specific conditions. The Coast to Crest Trail will not be implemented on privately owned land without the property owner's consent, provided that when a property owner seeks a discretionary permit to develop his or her property where the land use agency under its policies would normally require a trail dedication (such as a major subdivision), the JPA will work with member agency staff and the property owner to identify appropriate trail alignments and to support such exactions as are normally made by the land use agencies incident to development proposals, including for trail purposes.

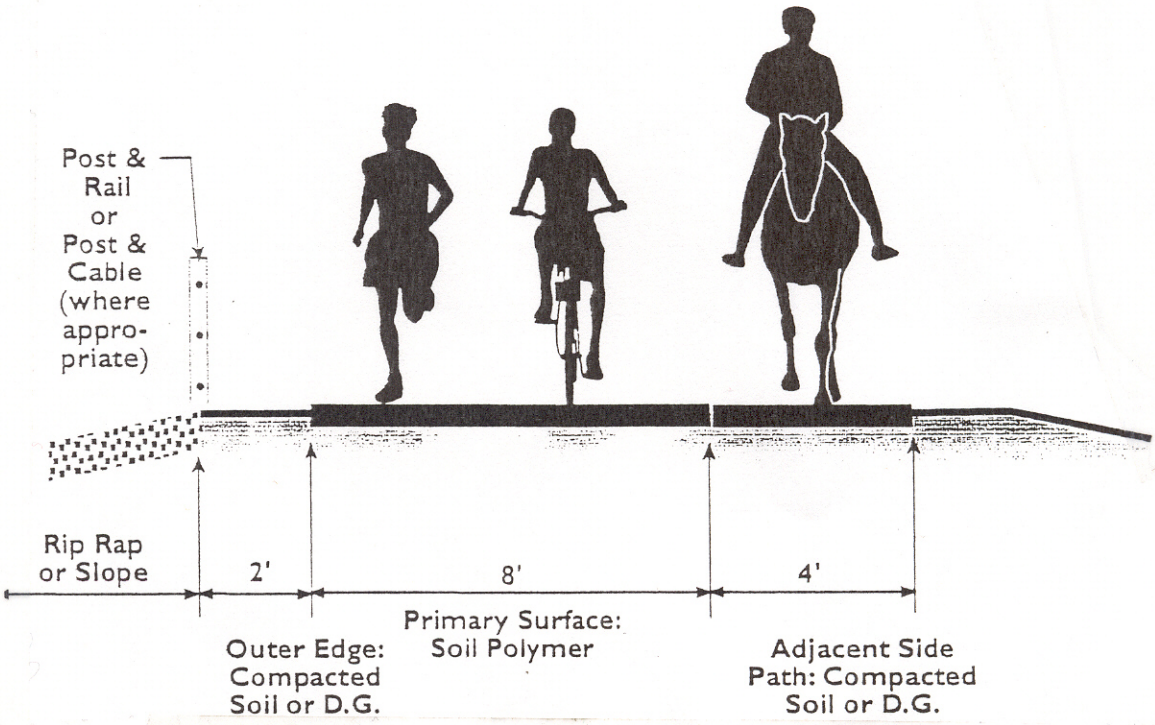
Motorized vehicles will be prohibited on the park's trails, except for service or emergency vehicles, or except as noted above in the National Forest. Care will be taken at trail entry points to ensure that unauthorized vehicles are unable to enter the trails illegally. Special structures, including bollards, pressure treated wood fences or posts, or rocks, can be installed at trail heads

to prevent unauthorized vehicular travel. These barriers should be as unobtrusive as possible and still provide the necessary control.

Finally, existing informal or "voluntary" trails within the FPA may be closed and/or abandoned and revegetated in order to eliminate ongoing impacts to sensitive resources; to correct erosion or land use compatibility issues; or to eliminate unsafe conditions due to inadequate trail design.

Figure 3C shows a typical trail cross-section.

Insert Figure 3 C trail cross-section



Typical Section
Coast to Crest Trail
(Multi-Use Trail)

Figure 3C

Table 1: Recommended Trail Standards

Hiking/Equestrian Trail

Tread Width	4 feet
Right of Way Width	10 feet
Clearance Width	8 feet
Vertical Clearance	12 feet
Cross Slope	2%
Design Grade	0-10%
Maximum Grade	12%
Recommended Surface	Native or Imported Soil
*Imported soil, such as decomposed granite, should complement the native soil color.	

Bicycle/Whole Access Trail

Tread Width	8 feet
Right of Way Width	15 feet
Clearance Width	12 feet
Vertical Clearance	8.5 feet
Cross Slope	2%
Design Grade	0-5%
Maximum Grade	10%
Recommended Surface	Stabilized soil, concrete, or asphalt

These recommended standards are to be used as guidelines, as the trails may varyfrom the standards.

Multi-Use Trail

Tread Width	8-foot bicycle/whole access trail alongside a 4-foot hiking/eques. trail
Right of Way Width	24 feet
Clearance Width	16 feet
Vertical Clearance	12 feet
Cross Slope	2%
Design Grade	0-5%
Maximum Grade	10%
Recommended Surface	Stabilized soil, concrete, or asphalt for bicycle/whole access trail, native or imported soil for hiking/equestrian trail
-* Imported soil, such as decomposed granite, should complement the native soil color.	

Secondary <u>Hiking Only Trails</u>

Tread Width	3 feet
Right of Way Width	10 feet
Clearance Width	7 feet
Vertical Clearance	8 feet
Cross Slope	2%
Design Grade	0-10%
Maximum Grade	12%
Recommended Surface:	Native or Imported* Soil
*Imported soil, such as decomposed granite, should complement the native soil color.	

These recommended standards are to be used as guidelines, as the trails may vary from the standards.

PARK FACILITIES

Way-Stations

A special interpretive feature of the San Dieguito River Park is the "Way-Station." A way-station will be located within each of the 14 landscape units in order to introduce the park visitor to the individual landscapes and their unique features. This Concept Plan proposes that the "entry" to each landscape unit be defined by its own way-station; each way-station can in turn serve as an entry point or "gateway" to the Park itself. The way-station will provide general information about the Park as well as provide specific information about the special nature of the individual landscape in which it is located. To emphasize the overall park concept of individual landscapes within a single open space park, all 14 way-stations will incorporate a similar theme - that is, the story of the watershed from the river's source to the sea.

The way-stations may be represented by any of the following: interpretive signage, marked 'viewpoints, points of interest, and/or directional maps. Some way-stations may be sited near parking and staging areas or specialized interpretive facilities, while others may simply be located at a trail head.

Visiting the full sequence of way-stations will tell the story of the watershed from the river's source to the ocean: a story of water and its influence on the shaping of the river valley, the quality of natural resources that occur there, and the people who once lived in the valley.

Scenic Drive

Not everyone will have the time or ability to traverse the park on bicycle, or horseback, or on foot. Even ardent trail users will sometimes wish to go directly to their favorite spot by car.

Therefore, this Plan proposes that the existing road network that runs for the most part along the river be designated the San Dieguito River Park Scenic Drive to provide greater identification with the Park. The route of this scenic drive is illustrated in Figure No. 3D. Rather than renaming these streets the new identification can be appended to the existing street signs. The designated scenic drive will have the distinction of being the best way to experience the Park by automobile and access its many features. It is not intended that additional roads be built, or that the existing roads be widened. In order to protect the visual character of the scenic drive, this Plan proposes that those roadways that together create this scenic drive be given scenic designation status, as appropriate, in each of the general plans for the member agencies of the JPA.

There are many locations along the roadway that offer opportunities for stopping places and overlooks to appreciate the views of the park. These scenic overlooks, which will be defined as part of the Master Plan process, should be acquired where necessary and marked for identification and safety. Directional markers to the way-stations will also be established along the designated route.

Automobile access to the individual components of the Park is an important issue that will be addressed in future master plans for the individual landscape units. It is important to note that automobile access to park facilities will not always be possible or appropriate, and no new roadways are proposed to serve the park at this time.

Scenic Drive Alignment

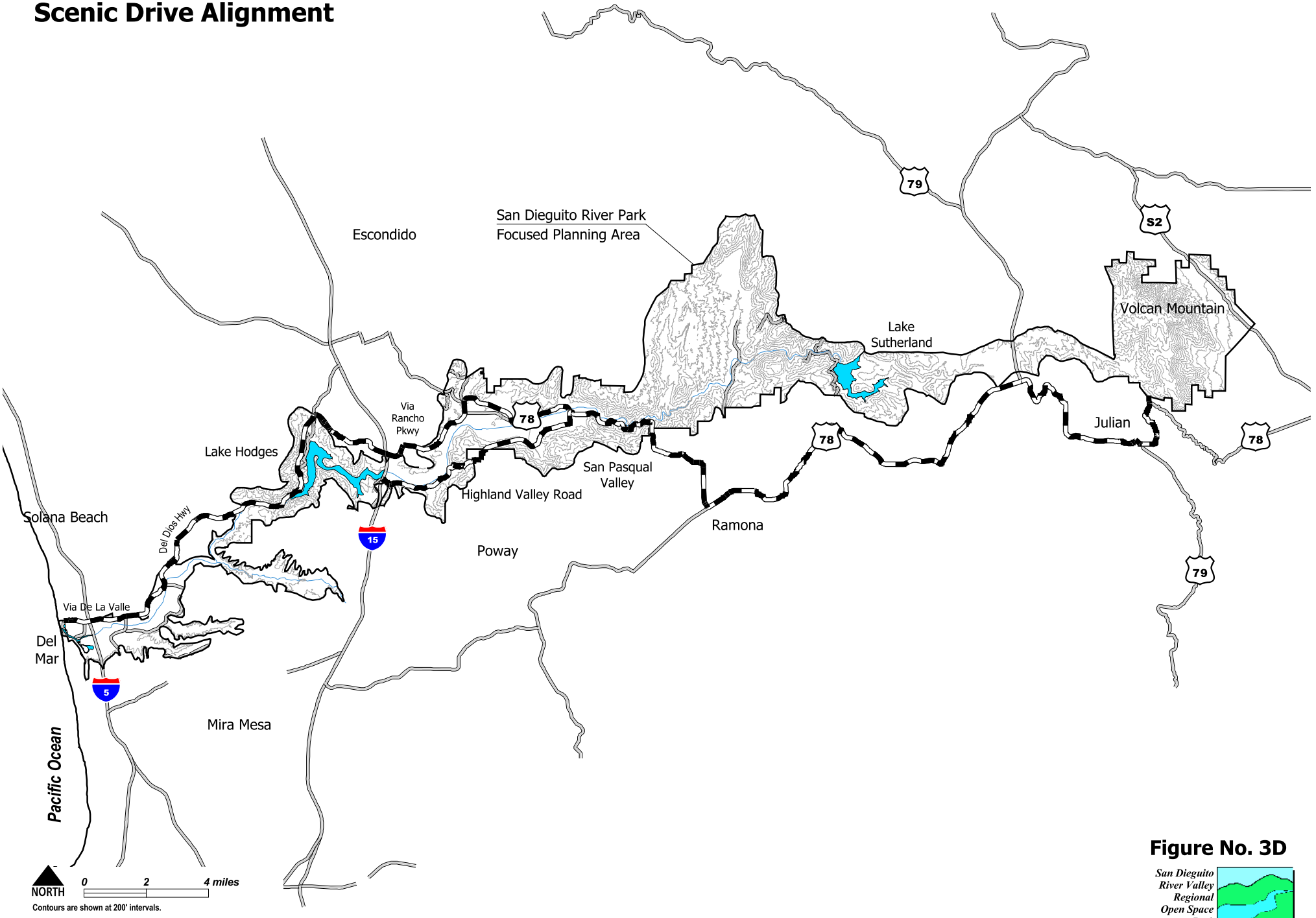


Figure No. 3D

San Dieguito River Valley Regional Open Space Park

PARK FACILITIES

Picnic Areas/Recreation

Public access and recreational activities in a public park setting are desirable, but it is important that such uses have low impact on the Park's natural and cultural resources and adjacent residential communities. The primary recreational activity will be the trail system, as described previously.

Picnic areas will be developed in most of the individual landscapes throughout the park. These areas will be designed and built specifically for each site - some landscapes might require larger facilities, including areas for barbecues and large group seating while those in less traveled areas might need only a few simple tables and a trash receptacle. The need for and siting of such areas will be evaluated individually during the master plan process.

Low intensity recreational activities for which a fee is paid to the Park system may be appropriate at specific sites. These uses could include, among others, rental services for bicycles, low-impact boats, and horses, an equestrian hostel, camping, or nature center.

Recreational use of land that is publicly owned shall be for the use and benefit of the public. Further, because the San Dieguito River Park is a regional park, preferred uses will be those that offer use by park visitors from all over the County.

All recreational amenities and activities will be planned keeping in mind that the San Dieguito River Park is a natural, open space park. In order to ensure that impacts to sensitive resources are minimized, Appendix D presents design and development standards for future park amenities.

Parking/Access

Each of the 14 landscapes requires an access point. Some will be obvious, while others will have to be decided upon during the master planning process. Accommodation for parking to some degree will be necessary at various access points. Requirements for parking will vary depending upon how much use is anticipated, what other forms of transportation are offered, and what park activities are available. For example, some parking areas will need day storage areas for horse trailers, while others may just need a small area for a few cars. Where possible, access points and staging areas should be sited to take advantage of existing or planned public transportation routes.

THE PARK'S FOURTEEN LANDSCAPE UNITS

The San Dieguito River Park FPA contains a sequence of landscapes that have distinctly different characteristics, defined by landform, vegetation, changes in elevation, and existing land uses. The unique qualities of each of the Park's 14 landscapes, as well as those characteristics that tie the landscapes together, are described on the following pages. This section also describes the park planning concepts for each of the landscape units including the types of park facilities envisioned for each area and the special design issues that should be considered for both public and private improvements within each landscape unit. These special design recommendations are intended to maintain the identity of each landscape while providing a sense of unity for the valley as a whole. Other uses, either park related or non-park related, will be considered as they are proposed, on a case by case basis, for compatibility with park goals and objectives.

Landscape Unit A - Del Mar Coastal Lagoon

The Landscape

This landscape extends from the mouth of the San Dieguito Lagoon at the Pacific Ocean eastward to El Camino Real, and from Via de la Valle south to the bluffs along the north side of the communities of Del Mar Heights and Carmel Valley (Figure No. 4A). The most prominent feature of this landscape is the San Dieguito Lagoon, one of the few remaining coastal wetlands in California. The San Dieguito Lagoon, which has the largest watershed of the six San Diego coastal lagoons, was once the largest lagoon in the County. The earliest maps of the lagoon date from 1887 and depict several miles of tidal channels, marsh, and mudflat extending from the lagoon mouth well inland past the present location of Interstate 5 (The Coastal Wetlands of San Diego County, California State Coastal Conservancy, 1989). Presently, the lagoon is confined to the area west of I-5. However, degraded coastal wetlands continue to exist to the east.

As a nursery for many oceanic fish species, this lagoon is important for both the local and state economy. It is a habitat for many sensitive species, such as the endangered California least tern and the Belding's savannah sparrow, and is a critical site on the Pacific Flyway.

The Del Mar Coastal Lagoon landscape represents the western gateway to the river valley. This landscape is characterized by its broad floodplain, scenic coastal views, and valuable wetland habitat. This open space creates an entry to the northern end of the city of San Diego and also to the coastal cities of Solana Beach and Del Mar. It contributes to the identity of these areas. The open character of the floodplain, as well as that of the adjoining upland slopes, is critical to the ecological and scenic value of this area.

Also included within this landscape unit are Crest Canyon Preserve, a natural open space park jointly owned by the cities of San Diego and Del Mar; Scripps Bluff Preserve, which is located within the City of Del Mar; and the Del Mar Fairgrounds, owned and operated by the 22nd District Agricultural Association, a state agency.

San Dieguito River Park Focused Planning Area

Landscape Units A, B & C

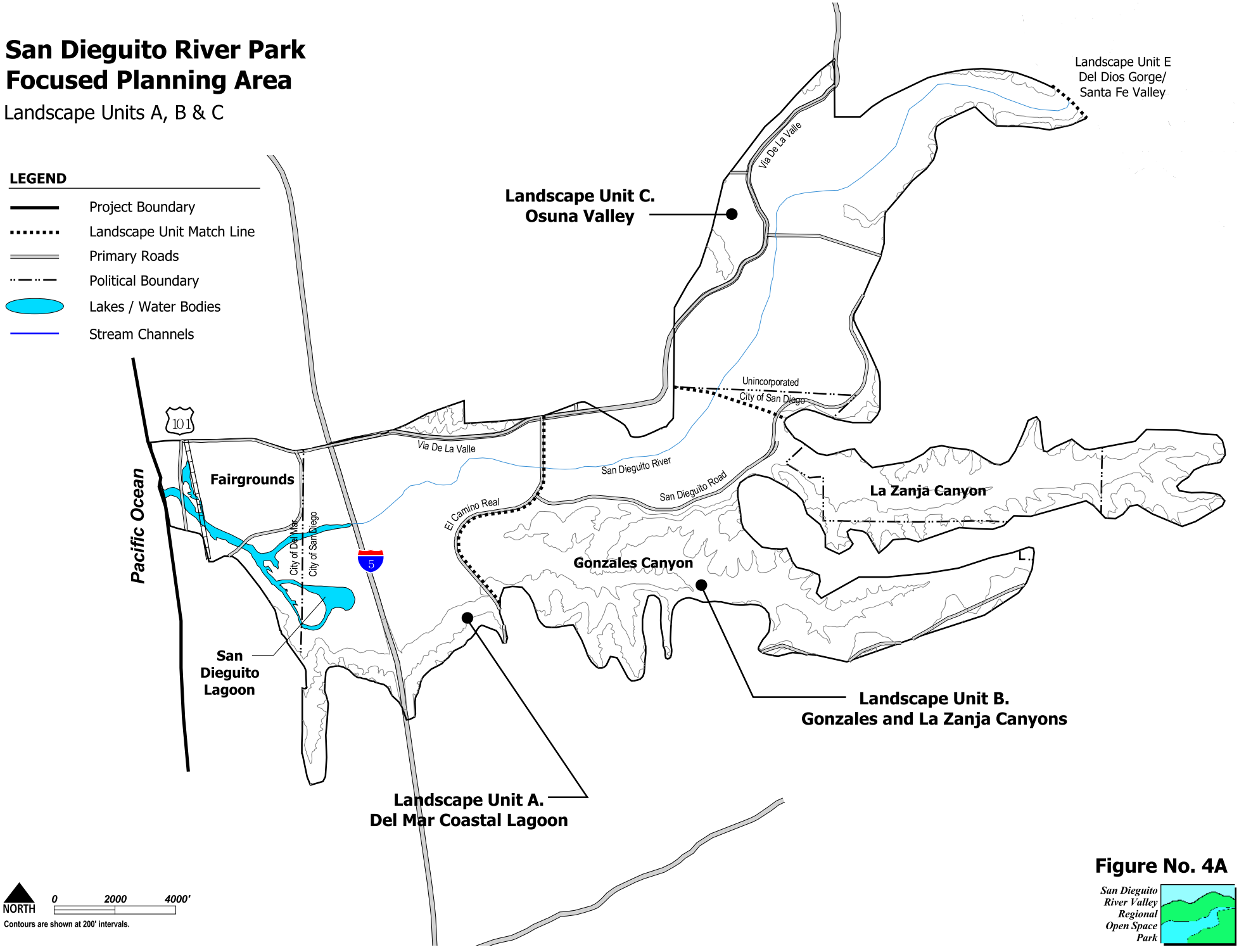


Figure No. 4A

San Dieguito River Valley Regional Open Space Park

This landscape has historically experienced the most intense development pressure of all of the landscapes within the FPA. Interstate 5, Highway 101, Jimmy Durante Boulevard, and the railroad all cross the San Dieguito Lagoon, and in 1935, the Del Mar Fairgrounds was constructed in the northwestern portion of the San Dieguito Lagoon watershed. Commercial development occurs along Via de la Valle to the west and east of I-5, and residential development occurs within and surrounding the northern and southern edges of the planning area. Finally, equestrian facilities have been constructed at the northeastern end of this landscape unit.

Special Design Considerations for This Landscape Unit

Due to the special characteristics within the Del Mar Coastal Lagoon landscape unit, and the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- The sweeping open space views within this landscape should be protected.

- Future development should be compatible with the open space character of the lagoon area in terms of both visual compatibility and intensity of use.

- View opportunities of the lagoon and ocean from trails and existing circulation routes should be preserved and, where appropriate, enhanced.

- All uses adjacent to the San Dieguito Lagoon, including uses on Fairgrounds property and the City of Del Mar maintenance yard, should be screened from view through the installation of landscaping, and an adequate buffer, including fencing if necessary, should be provided between development and sensitive resources in order to reduce adverse impacts associated with noise, lighting, stray pets, and intensive human activity.

Way-Station Theme

To tell the story of the San Dieguito Lagoon: its history, its dependence on the water provided by the San Dieguito River, its many biological and cultural resources, and its restoration.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Implement a lagoon enhancement and restoration program for the San Dieguito Lagoon both east and west of Interstate 5. The goals and objectives of this restoration program will be developed based on input from public agencies, interested planning groups and other organizations, and the general public.

- Develop a Nature Center and ranger offices in Landscape Unit A that in addition to administration, could serve as a park information and visitor's center,

- Provide a ranger station, a central location for docent and volunteer programs, and could provide a base for scientific research and educational programs on coastal wetlands.

- Explore the feasibility of creating an overlook and interpretive display at the Grand Avenue Bridge as part of the wetland restoration project.

- Develop a scenic view park overlooking the restored wetlands that will also provide parking, a picnic area and access to a perimeter trail, as well as to the Coast to Crest Trail.

- Support the development of Riverpath Del Mar, a small linear park on the south bank of the San Dieguito River stretching from the Grand Avenue Bridge to the beach. This includes a railroad crossing to the west and acquisition of additional lots to the east. It also includes a picnic area and interpretive information.

- Encourage the City of San Diego to reduce the number of existing voluntary footpaths within Crest Canyon by designating one hiking trail that will provide a connection between the Del Mar Heights area and the Park. Replacement of the existing foot trails with a designated trail, is intended to reduce impacts related to erosion and habitat destruction and protect the natural character of Crest Canyon.

Landscape Unit B - Gonzales And La Zanja Canyons

The Landscape

This landscape, which stretches from El Camino Real eastward to just north of La Zanja Canyon, includes the San Dieguito River floodplain and the major tributary drainages of Gonzales and La Zanja Canyons (refer to Figure No. 4A). The Gonzales and La Zanja drainages consist of finger canyons, which open into the upper lagoon area near El Camino Real and Fairbanks Ranch. These drainages serve as important wildlife habitat links, as well as open space trail connections across the southern ridgeline of the San Dieguito River Valley to the Carmel Valley trail system.

These finger canyons also provide important open space connections between the San Dieguito River Park and open space areas to the south, including the Los Penasquitos Canyon Preserve. Their preservation would maintain both habitat potential and the natural scenic character of the area as viewed from the valley floor. The mesas and upland slopes of these drainages, particularly where they open into the river valley, are a very important frame to the view of the valley as it narrows.

Much of the natural habitat within this landscape unit has been disturbed by residential development, agriculture, and/or recreational activities. Current uses include equestrian facilities, a polo field, the Fairbanks Country Club and Heritage Hills Country Club golf courses and club house facilities, residential development within the county portion of La Zanja Canyon, and extensive agricultural activities in Gonzales Canyon.

Special Design Considerations for This Landscape Unit

Due to the special characteristics within this landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- Future development proposals within this area shall include the dedication of open space corridors consistent with the intent of the San Dieguito River Park. These open space corridors, which would be provided within La Zanja and Gonzales Canyons, should be of adequate size to accommodate both wildlife and human movement. This will provide for the preservation of viable wildlife corridors, while still permitting the development of a regional trail system connecting Carmel Valley, Los Penasquitos Canyon, and the San Dieguito River Valley. Wildlife corridor connections should include improvements to El Camino Real to allow adequate wildlife movement between Gonzales Canyon and the San Dieguito River Valley. Prior to dedication, adequate measures should be taken by the developer to ensure the preservation of existing sensitive habitat or where necessary, native habitat within these areas should be restored in order to ensure functional open space linkages between the San Dieguito River Park and open space areas to the south.

- Development on the adjacent ridges should be set back from the top of slope in order to reduce its visibility from the FPA, as well as to provide for an upland transition area that will serve to buffer the development from the adjoining natural habitat. Architectural treatment should be sensitive to the views from the Park, and appropriate landscaping should be provided within a transition buffer area to help screen the development. In addition to any other design standards adopted by the City of San Diego for properties within the FPA, future development within Gonzales Canyon shall conform to the Implementing Principles for Development Adjacent to Significant Natural Areas (4.10a - 4.10o), as outlined in the North City Future Urbanizing Area Framework Plan, adopted in October, 1992.

- Encourage the construction of canyon overlooks or viewpoints within future development proposals that will provide visual access to interested park visitors. These overlooks should not be located in or immediately adjacent to sensitive habitats, and provisions to preclude vehicular access or dumping into open space areas should be incorporated into the design of the overlook.

Way-Station Theme

To describe the importance of preserving natural drainages for wildlife movement.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Maintain and improve the equestrian facilities within this landscape unit.

- Sensitively site trails intended for hiking and equestrian use that connect to the regional trail systems in Los Penasquitos Canyon Preserve, Black Mountain Park, and Carmel Valley. Existing trails and dirt roads should be utilized wherever feasible.

- Provide a small trail staging area within this landscape for parking and access to the proposed trail system.

Landscape Unit C - Osuna Valley

The Landscape

This landscape extends northeastward from the mouth of La Zanja Canyon to the convergence of the San Dieguito River and Lusardi Creek (Figure No. 4A). Within the western end of this landscape the river runs in a north-south tending direction, and the landscape is characterized by the broad floodplain of the San Dieguito River. Further to the northeast the floodplain narrows, with steep slopes bordering both sides of the river.

Uses within this landscape include the Whispering Palms Country Club, large lot estate development, private ranches and farming. Just to the east of Via de Santa Fe, a large lake has been created as a result of a former sand mining operation. Eastward from this "lake", the floodway of the San Dieguito River has experienced only minimal disturbance. While the floodplain itself remains undeveloped, large estate homes have been constructed along the edge of the slopes that border the river in this area. Essentially all of the land within this landscape is in private ownership, although some trail and open space easements have been dedicated to the County of San Diego.

Much of the floodplain within this landscape is located away from any major streets including Via de la Valle, a scenic drive within the planning area. As a result, the river valley in this area has a wild and remote quality. The edges of the valley have been planted with Eucalyptus groves which frame the views of ranches and estates.

Special Design Considerations for This Landscape Unit

Due to the special characteristics within this landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- Future development proposals within the San Dieguito River floodplain should include a grant to the County or the San Dieguito River Park JPA for a trail easement to accommodate the Coast to Crest Trail.

- Sandmining activities and required reclamation plans should comply with the principles outlined for sandmining activities in Appendix C of the Concept Plan.

Way-Station Theme

To describe the effects of the water on the land; how a canyon is formed and what caused sand to be deposited in this area.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Pursue obtaining easements through this area to accommodate the Coast to Crest Trail. Locate trail easements in the vicinity of the Rancho Santa Fe Association Covenant on the east/south side of the San Dieguito River to preserve the separation of the public San Dieguito River Park trail system from the private Rancho Santa Fe Association trail system on the north/west side of the river.

- Encourage the restoration of the riparian corridor within this landscape unit through either public or private funding.

- Site a small staging area somewhere within this landscape unit that will provide parking for day hikers.

Landscape Unit D - La Jolla Valley

The Landscape

La Jolla Valley, one of the major tributaries included within the Park's FPA, is located to the northeast of the Osuna Valley landscape (see Figure No. 4B). This tributary canyon extends up Lusardi Creek from the bend in the river at Fairbanks Ranch, and stretches eastward almost to Interstate 15. The La Jolla Valley landscape unit, which runs in an east-west tending direction, begins as a rugged canyon that quickly opens up into a broad valley floor that is bounded by gentle to moderately steep slopes. The valley is bisected by Lusardi Creek, and several large ponds have been created within the creek drainage at the valley's eastern end. Much of the natural vegetation within the valley has been disturbed as a result of agricultural activity, and portions of the area are currently used for cattle grazing. As is the case with Gonzales and La Zanja Canyons, the La Jolla Valley drainage also provides important linkage and open space opportunities for connecting the San Dieguito River with Los Penasquitos Canyon Preserve and Black Mountain Park.

San Dieguito River Park Focused Planning Area

Landscape Units D, E, F & G

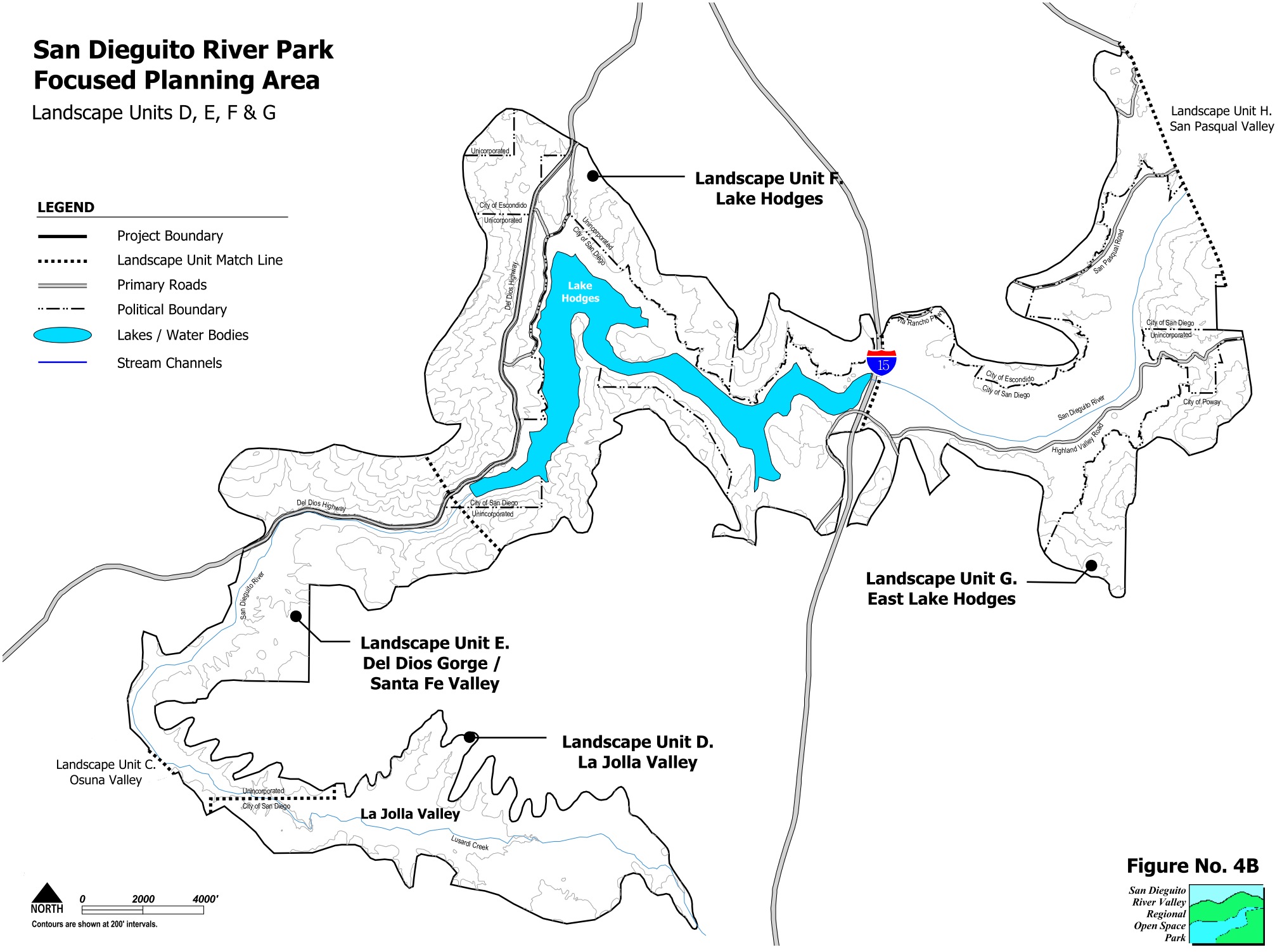


Figure No. 4B

San Dieguito River Valley Regional Open Space Park

Special Design Considerations for This Landscape Unit

Due to the special characteristics within this landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the Focused Planning Area:

- Future development proposals within this area shall include the dedication of open space corridors consistent with the intent of the San Dieguito River Park. These corridors shall be of adequate width to accommodate functional wildlife corridors, as well as to accommodate human movement. These corridors and trail networks should provide linkages between the San Dieguito River Park and Black Mountain Park, Los Penasquitos Canyon Preserve, and the communities of Rancho Bernardo and Rancho Penasquitos.

- Development on the ridges adjoining La Jolla Valley can take advantage of the views into the valley, provided that the development is carefully buffered so as not to impact the views from the valley. Buffering should occur in the form of setbacks, special architectural treatment, and appropriate landscaping.

- The sensitive habitats that once existed in La Jolla Valley should be restored, including restoration of the riparian habitat along Lusardi Creek and revegetation of the adjoining slopes within coastal sage scrub vegetation.

- Due to the aesthetic quality and biological value of the ponds located within the extreme eastern portion of this landscape unit, future development plans in this area should include the preservation of these ponds.

Way-Station Theme

To explain the need for and process of sensitive habitat restoration. If restoration of both the riparian and coastal sage scrub habitats once found in La Jolla Valley is implemented in this area, as recommended by this plan, interpretive signage can be placed along the trail to describe the revegetation process and its role in reestablishing functional wildlife corridors.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

Create a trail system that will link the Coast to Crest Trail to Black Mountain Park, Los Penasquitos Canyon Preserve, and the existing and future neighborhoods in Rancho Bernardo and 4-S Ranch.

Landscape Unit E - Del Dios Gorge/Santa Fe Valley

The Landscape

This landscape, which extends from the mouth of La Jolla Valley to the Lake Hodges Dam, includes the narrow canyon formed by Lusardi Creek, located just beyond the western edge of La Jolla Valley; the rolling hillside topography of the Santa Fe Valley; the steep hillsides that border the river valley to the north of Del Dios Highway; and the steep rocky slopes that characterize the gorge area, located immediately to the east and west of the Lake Hodges Dam (Figure 4B). This landscape unit has considerable topographic variation from broad to narrow. Within Del Dios Gorge, the river bottom is littered with large boulders and lined with native sycamore trees, all of which create a rugged, picturesque setting that is unique within the western section of the Park. Further to the west, within Santa Fe Valley, the riverbed and surrounding area are dominated by eucalyptus trees. The character of this landscape unit is rural and ranch-like and the enclosed views along winding roads make a dramatic contrast to the spectacular open gorge.

Existing uses include large estate development located primarily along the slopes to the north of the river, development associated with the Santa Fe Valley Specific Plan, and historic mining activity to the south of the river. Del Dios Highway travels east-west along the north side of the San Dieguito River. The steep Del Dios Gorge and the Lusardi Canyon remain relatively undisturbed.

The important qualities of the landscape include the rustic character of the Santa Fe Valley, the rugged nature of the steep and rocky Del Dios Gorge, and the visual quality of the tree-lined river channel.

Special Design Considerations for This Landscape Unit

Due to the special characteristics within this landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- Future development proposals within this area should include the dedication of open space within the viewshed of the San Dieguito River consistent with the intent of the San Dieguito River Park Concept Plan and the San Dieguito Community Plan. The open space should provide a substantial buffer on the south side of the river for both wildlife movement and human movement that is large enough to provide protection from the visual and noise impacts of nearby existing or proposed developments.

- Future development proposals within this area should be consistent with the adopted San Dieguito Community Plan's Recreation Element which is defined as an essential objective of the Santa Fe Valley Specific Plan Area. The Recreation Element lists the following objectives, "Plan a Regional Park and Open Space System of a visionary nature, the focus of which will be the San Dieguito River Valley. The basic elements of this Park and Open Space System will be to:

a. Maintain the scenic qualities of the San Dieguito River Valley;
b. Protect sensitive environmental resources throughout the SPA;
c. Accommodate a system of riding and hiking trails; and
d. Link with open space systems established within the San Dieguito Community Plan Area and with adjacent jurisdictions."

- Open space linkages that will connect to the proposed trail system in the La Jolla Valley area should be included in future development plans for the Santa Fe Valley, and where feasible, connections to the Mt.Israel Recreation Area from the San Dieguito River Park should also be planned and implemented.

- The visual quality of Del Dios Gorge and the rural character of the Santa Fe Valley, as viewed from the FPA, should be preserved. Development should be clustered outside the viewshed. Where ownership lines do not permit clustering outside the viewshed, such as on the hillsides north of Del Dios Highway where subdivisions have already been approved by the County, then only low-profile, low-intensity development, should be permitted.

- The Harris site, a nationally significant cultural site, is located within this landscape. Any development, either public or private, that is proposed within this landscape must include measures to preserve and protect this resource from all potential direct and secondary impacts.

- Due to the unique character of this area, including its topographic, biological, and historical resources, any road improvements in this area should be designed so as to minimize impacts to sensitive resources. In order to avoid extensive impacts to the character and quality of the river, only one crossing of the river is acceptable, and this crossing should be limited to a maximum four-lane bridge configuration with minimal impacts to the floodplain. Any future improvement plans for Del Dios Highway should focus on minimizing visual, biological and physical impacts to the river valley, and should accommodate and provide for the east/west and north/south trail systems proposed in the area.

Way-Station Theme

To tell the story of early water distribution within the western river valley.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Develop a staging area/interpretive facility in the Santa Fe Valley that will introduce park visitors to the rich natural and archaeological features of the immediate area. Parking and restroom facilities should be provided. The facility would be located on the east/south side of the San Dieguito River to preserve the separation of the public San Dieguito River

Park trail system from the private Rancho Santa Fe Association trail system on the north/west side of the river.

- Provide a viewpoint/lookout along Del Dios Highway that would allow views of Del Dios Gorge.
- Consider the need for and feasibility of constructing a bridge across Del Dios Gorge to provide non-vehicular access for the Coast to Crest Trail across the San Dieguito River.
- Provide trail linkage to the trails in the Mt. Israel Recreation Area.
- Create a hiker's promontory accessible only by hiking trail.
- Identify an appropriate location for the construction of a trailside stop for resting and watering horses.
- Provide for the protection and interpretation of the petrified forest located within Lusardi Canyon.

Landscape Unit F - Lake Hodges

The Landscape

The Lake Hodges landscape extends from the Lake Hodges Dam eastward to Interstate 15 and includes the broad open waters of Lake Hodges and the contrasting steep, rocky slopes of the surrounding mountainous topography to the north and south (refer to Figure No. 4B).

Large estate development occurs along the steep northern slopes of the landscape, with more urban residential densities occurring on the flatter northernmost edge of the planning area. The village-like community of Del Dios is located between Lake Hodges and Del Dios Highway. The steep southern slopes along Lake Hodges remain undisturbed, while urban density development encroaches into the southeastern end of this planning area.

Lake Hodges supports a number of recreational activities including fishing, boating, and windsurfing, with the North Shore Trail around the lake's north shore. The Piedras Pintadas ("Painted Rocks") Interpretive Trail was constructed by the JPA in 1994 in the Bernardo Bay Natural Area. In consultation with the San Pasqual Band of Indians, the Rancho Bernardo community and other interested parties, the JPA prepared a cultural resource management plan for the Piedras Pintadas area ensuring the preservation and long term protection of this unique cultural resource, while at the same time ensuring Native American access to the area for religious and ceremonial purposes, and enhancing public access and interpretation of the site.

Special Design Considerations for This Landscape Unit

Due to the special characteristics within this landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- Unique cultural resources occur within this landscape. Therefore, public and private development proposals must include adequate mitigation measures to ensure the preservation and protection of these resources.

- Preservation of the viewshed, including the ridgelines of the mountains surrounding the lake, is especially important in this Landscape Unit.

Way-Station Theme

To describe the history of Lake Hodges: its importance to the region then and now.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Open the facilities at Lake Hodges year-round in order to provide more opportunities for boating, picnicking and trail access.

- Provide an interpretive center in the Bernardo Bay area to interpret the area's biological and cultural resources, as well as the history of Lake Hodges. This center should be designed to provide picnic areas, nature trails, an oak grove, parking, access to the regional trail system, and restroom facilities.

- Construct a life-size rock art replica that would enable park visitors to touch and experience Native American pictographs without damaging the sensitive original pictographs.

- Provide viewpoints and lake overlooks along the Coast to Crest Trail.

- Develop a formal trail system in the Bernardo Bay area in order to reduce impacts to sensitive resources that are presently occurring in the area due to indiscriminate trail blazing by hikers and bicyclists. As part of this proposal, presently disturbed areas that are not needed for trails should be restored to their native habitat.

- Construct a bridge across Lake Hodges in the vicinity of the I-15 crossing that would provide non-vehicular access between the north and south shores of Lake Hodges. The bridge should provide interpretation of old Highway 395.

- Design and construct, as feasible, trail undercrossings at the north and south end of the I-15/Lake Hodges bridge.

Landscape Unit G - East LakeHodges

The Landscape

This area extends from Interstate 15 to the "narrows" in San Pasqual Valley (refer to Figure 4B). Depending upon the annual rainfall, the western end of this landscape may include the eastern reaches of Lake Hodges, or it may appear as open pastureland and willow thicket. The valley is broad through much of this landscape, with moderate to steep hillsides bordering the valley to the north and south. At the landscape's eastern end, the river travels in a north-south tending direction, until it once again opens into the broader eastern San Pasqual Valley.

The image of the landscape is dominated by the groves of willows in the floodplain, and distant views of hills and mountain ranges to the east. The primary uses within the floodplain are agricultural in nature. Surrounding the floodplain are varying degrees of urbanization. The highest intensity of development occurs near the western end of the landscape, and includes urban densities of residential development in both Escondido and Rancho Bernardo, as well as the North County Fair shopping mall. Moving eastward from Interstate 15, views of surrounding development change from urban densities to more rural estate development.

The Mule Hill/San Pasqual Valley segment of the Coast to Crest Trail extends through this Landscape Unit for approximately 10 miles from the terminus of the North Shore Lake Hodges Trail to Highway 78 and Bandy Canyon Road. The trail provides interpretation of the historic events that took place at Mule Hill as well as the history of agriculture production in the valley.

Open space corridors within Poway and Escondido provide opportunities to link the sensitive habitats of the San Dieguito River Valley with the areas to the north and south of the Park. In addition, several of these corridors would also include trails that will provide access from the Escondido and Poway trail systems into the San Dieguito River Park, where they would join the Coast to Crest Trail.

Special Design Considerations for This Landscape Unit

- Due to the special characteristics within this landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- Developments within and adjoining the East Lake Hodges area should include provisions for open space connections between the San Dieguito River Park and other regional open space areas. These open space corridors should be of adequate size to accommodate both wildlife and human movement.

- Any proposals for commercial uses within or adjacent to this portion of the FPA should be encouraged to offer park related services and supplies, such as bicycle rentals, restrooms, equestrian provisions, and picnic lunches and supplies. The design theme of such facilities should be that of old California farmhouse or ranch style.

- Sand mining activity within this landscape unit, if permitted by the City of San Diego, should not preclude planned trail connections and should include measures to ensure the protection of adjacent sensitive habitats and compatibility with proposed park activity. In addition, sandmining activities and associated reclamation plans should comply with the principles outlined for sandmining activities in Appendix C of the Concept Plan.

Way-Station Theme

To tell the story of how the waters of the San Dieguito River were utilized by the early settlers.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Restore and interpret the Sikes Adobe historical site. This historic structure and the surrounding landscape will be restored to interpret the early settler's lifestyle and techniques of fanning and ranching.

- Examine the feasibility of constructing an interpretive center at the Sikes Adobe site that provides a visitors center and park offices and protects the historic integrity of the Sikes Adobe.

- Interpret the historical significance of the Mule Hill area.

- Interpret the significance of agriculture, past and present, to the region.

- Provide staging areas for access to the Highland Valley Road Trail and the Coast to Crest Trail.

- Examine the feasibility of developing a primitive tent camping facility somewhere within this landscape unit.

- Support the existing winery in San Pasqual and the activities associated with a winery, including tours, tasting room, picnic facilities, and limited food service. Because at present only extremely limited selections of prepackaged food are available at the winery, consideration should be given during the update of the San Pasqual Community Plan to a reasonable expansion of food services at the winery.

Landscape Unit H - San Pasqual Valley

The Landscape

The San Pasqual Valley landscape consists of a broad open floodplain strongly defined by steep hillsides on both sides (see Figure No. 4C). The valley floor provides a patterned surface of

San Dieguito River Park Focused Planning Area

Landscape Units H & I

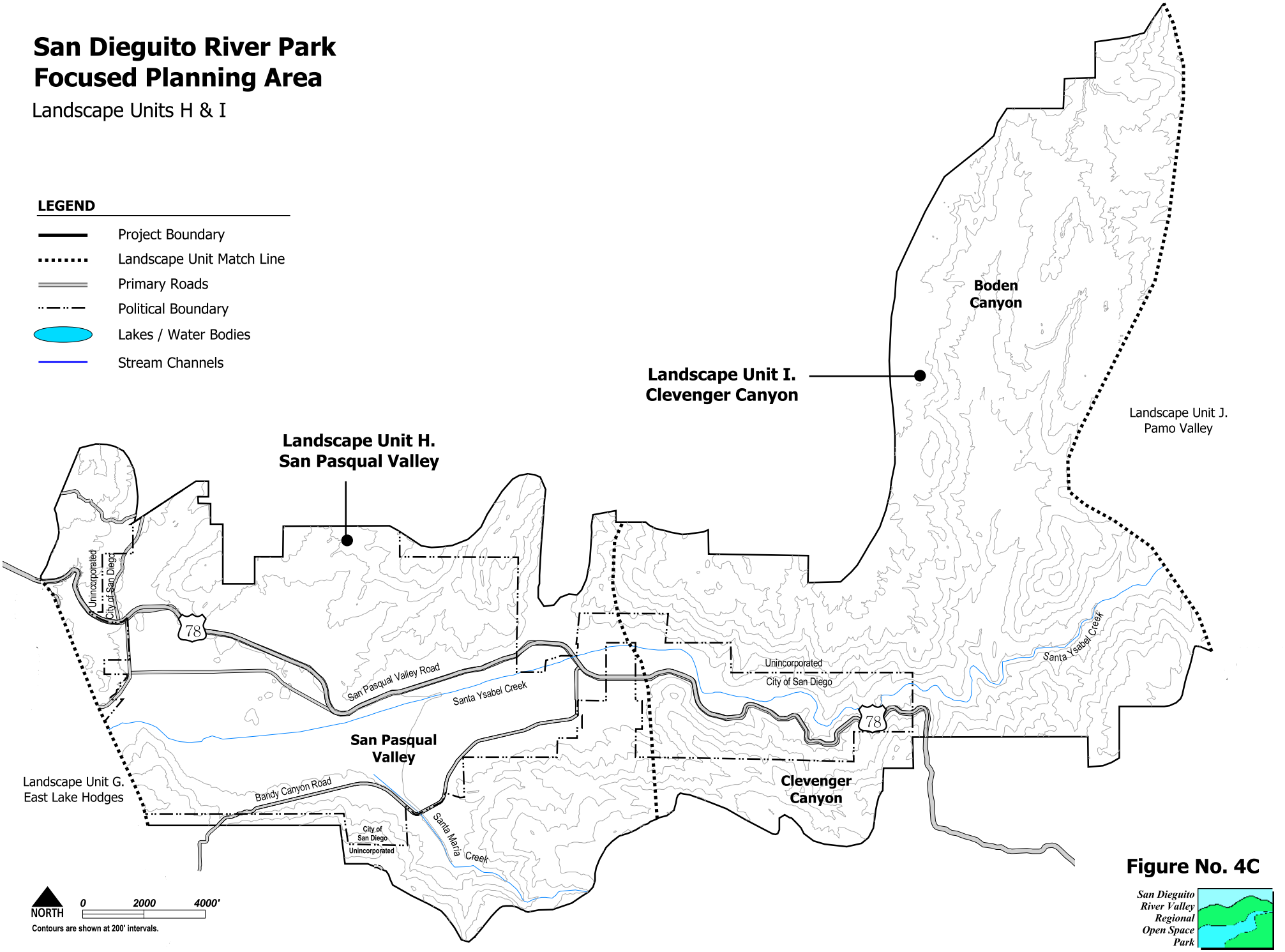


Figure No. 4C

San Dieguito River Valley Regional Open Space Park

farms and fields, while the slopes are a combination of native scrub and hillside groves of citrus and avocado. Old farm houses and associated structures provide picturesque scenic views.

Other prominent features include Rockwood Canyon and the northern end of Bandy Canyon. The Santa Ysabel Creek and Santa Maria Creek converge near the western end of the San Pasqual Valley to form the uppermost reach of the San Dieguito River. From this area eastward, the San Dieguito River Park FPA follows the watershed of the Santa Ysabel Creek.

As is the case with the East Lake Hodges area, agricultural activities dominate the landscape, however, some residential development can be seen along the southern and northern edges of floodplain. Other uses found within this landscape unit include the San Diego Wild Animal Park, the San Pasqual Battlefield State Historical Monument, the San Pasqual Academy, and limited sand and gravel mining. State Highway 78 crosses through the center of the area, providing access to the eastern end of the planning area.

Special Design Considerations for This Landscape Unit

Due to the special characteristics within this landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- Agriculture should be maintained as the predominant use in the area, and uses that could be considered incompatible with agricultural uses should be reviewed carefully to ensure that no future conflicts could occur that would lead to the elimination of agricultural uses in the valley.

- Encourage the City of San Diego, and other agencies and organizations, to restore the historic structures such as the early farmhouses, outbuildings, schools and related structures and landscape features that exist on City property in San Pasqual. Interpretive signage in front of these restored structures could provide park visitors with a better understanding of the early history of the San Diego region.

- Sand mining activity within the San Pasqual Valley, if permitted by the City of San Diego, should not preclude planned trail connections and should include measures to ensure the protection of adjacent sensitive habitats and compatibility with proposed park activity. In addition, sand mining activities and associated reclamation plans should comply with the principles outlined for sand mining activities in Appendix C of the Concept Plan.

Way-Station Theme

To tell the story of past and present farming activity in the San Pasqual Valley.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Construct a scenic overlook on the south side of San Pasqual along Bandy Canyon Road.

- Develop an Old Fashioned Family Farm that would serve as an interpretive facility for past and present agricultural activities in the San Pasqual Valley. This facility, which will also serve as a visitor center for the Park, will provide interested Park visitors with an upclose look at a working agricultural facility, including dairy, poultry, orchard and crop production. Included will be a farmer's market for the sale of fresh products, as well as parking, picnicking and restroom facilities.

- Encourage the restoration of the existing riparian corridor within the valley as well as the restoration of other important wildlife corridors and linkages throughout the area.

- Support the Settlers Park proposal to establish a park at the old San Pasqual Schoolhouse along Bandy Canyon Road, and to restore the old San Pasqual schoolhouse.

Landscape Unit I - Clevenger Canyon

The Landscape

The Clevenger Canyon landscape begins at the narrow, eastern reach of the San Pasqual Valley (refer to Figure 4C). Within this landscape, Santa Ysabel Creek has cut a deep and narrow, meandering drainage through the rugged terrain, and vehicular access into this area is limited. In the landscape's northeastern corner is Boden Canyon, the hidden valley. This valley appears to be just another narrow tributary drainage at the point at which the drainage joins Santa Ysabel Creek, however, near the north end of this drainage, the canyon opens into a broad oak-covered valley surrounded by rolling hillsides.

The western end of this landscape unit is characterized by the citrus and avocado groves of the upper San Pasqual Valley, while further to the east, the agricultural character of the area is replaced by a more natural setting consisting primarily of naturally vegetated steep hillsides and narrow canyons. Uses in this area include agriculture, cattle grazing, and recreational uses. Approximately 14 miles of trails have been constructed on 2,000 acres near Clevenger Canyon to the north and south of State Highway 78. These trails were constructed by the City of San Diego Park and Recreation Department and are part of the larger proposed trail system within the San Dieguito River Park.

Special Design Considerations for this Landscape Unit

Due to the special characteristics within this landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- Due to the rugged character and aesthetic quality of this area, it is particularly important to minimize grading and hillside development in this area.

Way-Station Theme

To tell the story of the specialized habitats that occur in this area, including the isolated riparian areas nestled tightly in the deep canyon bottoms supporting a diverse bird population and the rock outcrops that provide homes for unusual reptiles.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Develop a primitive or tent camp facility in the Boden Canyon area to provide opportunities for people to experience the Park.

- Expand the East San Pasqual Trails located to the north and south of Highway 78. Consideration should be given to extending the northern trail segment into Boden Canyon, where it could ultimately link into the existing trail system that connects Pamo Valley to the Lake Sutherland area.

- Prepare a Boden Canyon Management Plan in cooperation with the land owners (California Department of Fish and Game, the City of San Diego, and County of San Diego). The management plan would address long-term management of the resources of Boden Canyon and public access.

- Explore the feasibility of establishing a spur trail through Boden Canyon north from the Coast to Crest Trail using the existing dirt road. The spur trail would accommodate horses, bicycles, and hikers to the existing pond in Boden Canyon and continue north past the pond for hikers only. The spur trail would also connect to the existing Orosco Truck Trail into the Cleveland National Forest and Pamo Valley.

Landscape Unit J-Pamo Valley

The Landscape

Pamo Valley is one of the most striking areas within the Park's FPA. Extending from Clevenger and Boden Canyons to the eastern ridge above Pamo Valley, this landscape is dominated by the views of the expansive valley floor and the relatively undisturbed oak woodland vegetation (see Figure No. 4D). Pamo Valley extends along a major tributary, Temescal Creek, for three miles to the north of Santa Ysabel Creek. The gentle side slopes of the valley form a bowl with clearly defined ridges and distant mountain views.

The landscape is characterized by oak studded grazing land at lower elevations and chaparral along the ridges. A small ranch complex, surrounded by grazing cattle, is highly suggestive of the historic West. A scattering of privately-owned homes are also located within and surrounding the valley. The valley provides a natural connection to the Palomar Mountain area to the north, the Cleveland National Forest to the east, and Boden Canyon to the west.

San Dieguito River Park Focused Planning Area

Landscape Units J, K & L

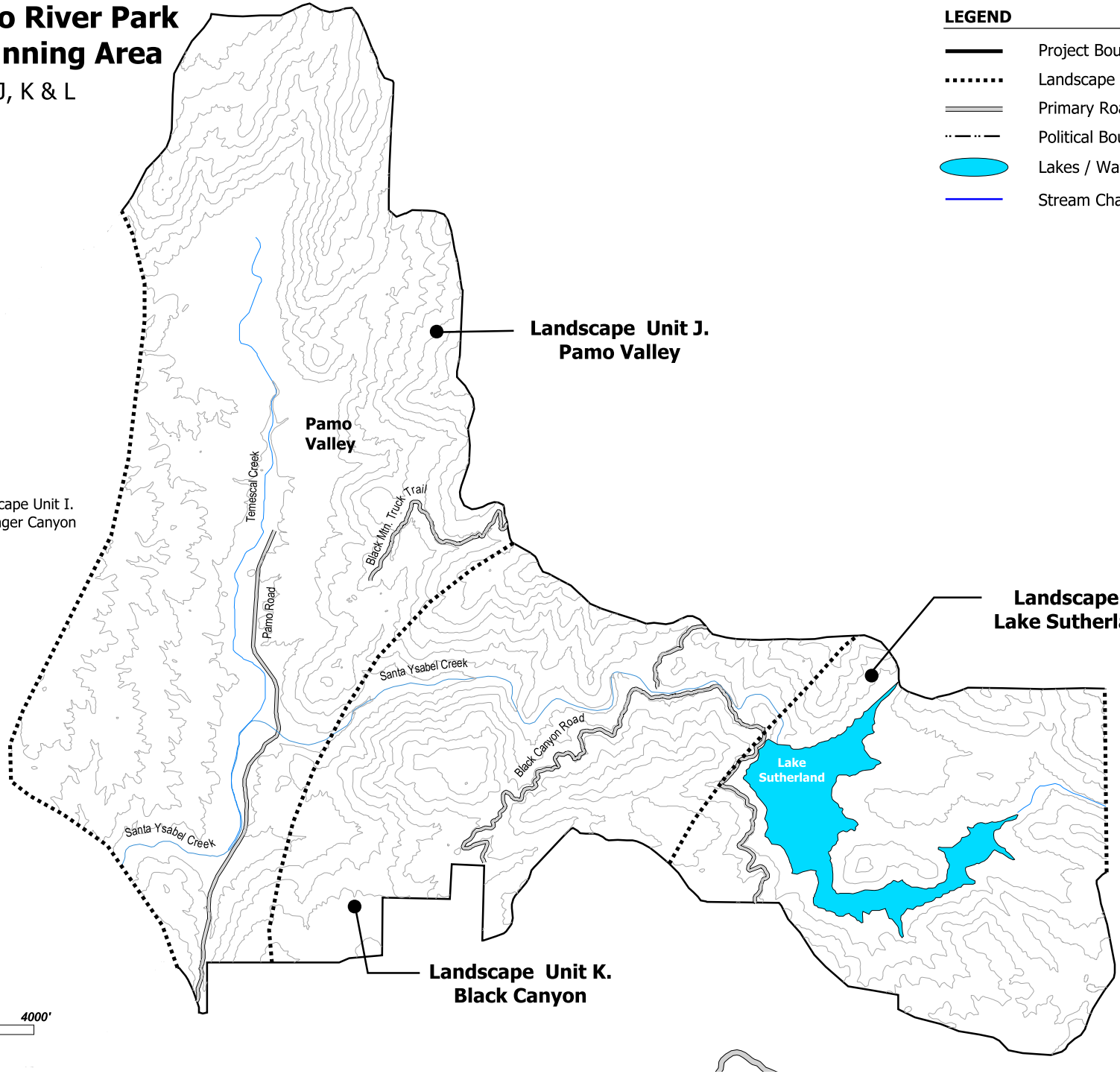


Figure No. 4D

San Dieguito River Valley Regional Open Space Park

Pamo Valley continues to be evaluated by the County Water Authority and the City of San Diego Water Utilities Department as a potential site for a future reservoir; however, a decision has yet to be reached. If plans to construct a reservoir at this location are reactivated, the valley should retain its remote character and limited access.

Special Design Considerations for This Landscape Unit

Due to the special characteristics within this landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- Preserve and provide long term protection for the unique cultural resources that exist in this area.
- Restore the existing historic structures within the Pamo Valley for interpretation.
- Preserve the existing trail connections between Pamo Valley and Boden Canyon to the west and the Lake Sutherland area to the east.

Way-Station Theme

To describe the cultural significance of the Pamo Valley and the importance of riparian areas to Native American peoples.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Permit controlled access to the area via a reservation system.
- Utilize the existing National Forest trails within this landscape unit as the Coast to Crest Trail.
- Develop a facility for tent camping that will be available by reservation only.

Landscape Unit K - Black Canyon

The Landscape

Located between Pamo Valley and the Lake Sutherland Dam, Black Canyon is a formation of many small tributaries carved into the hills above Pamo Valley (Fig. No. 4D). Its steep slopes rise from the narrow water course, and a ribbon of riparian woodland meanders through the landscape following the main creek and its numerous tributaries. Elsewhere, the landscape is dominated by steep naturally vegetated slopes and ridges. Above Santa Ysabel Creek, a dirt road winds through the chaparral landscape ultimately providing access to Lake Sutherland. Just

below the dam, water falls over massive boulders with a backdrop of the arch structure of an old concrete bridge.

The majority of this landscape unit is included within the Cleveland National Forest. Uses are limited to those permitted within the National Forest, including hiking and seasonal hunting. Black Canyon Road provides access into the area, and a number of other truck trails, maintained by the Forest Service, provide motorized and non-motorized access between Pamo Valley and Lake Sutherland.

Way-Station Theme

To describe the importance of natural watershed areas.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Work with the Forest Service to establish a tent camping facility in this area, that would permit camping by reservation only.

- Establish the Coast to Crest Trail through the area utilizing existing National Forest trails to the extent feasible.

Landscape Unit L - Lake Sutherland Basin

The Landscape

The Lake Sutherland Basin landscape unit is surrounded by gentle grassy hillsides on the north and steeper wooded slopes to the south (refer to Figure No. 4D). Uses in this area include seasonal fishing and boating on the lake, cattle grazing on the lands to the north and east of the lake, and rural residential uses to the south and southeast of the lake. Access to the area is via Sutherland Dam Road, which connects with State Route 78.

Way-Station Theme

To describe the life history of the bald eagles that utilize this area during the winter months.

Park Proposals

In addition to acquisition or preservation of areas of significant resource value, the following are some of the concepts that may be desired within this landscape unit:

- Expand the period in which the lake is available for public use, and in addition to fishing boats, permit the use of small sailboats and paddle boats on the lake. Parking, picnicking, and boat launch facilities would be shared with the fishing visitors.

- Develop a trail system around the lake that would provide access to the Coast to Crest Trail.

- Develop an equestrian camp and staging area somewhere within this landscape unit.

- Develop facilities for tent camping; one facility would be accessible by car and one would be a remote site accessible only by foot. These facilities would be sited so as to avoid impacts to sensitive resources.

Landscape Unit M -Santa Ysabel Valley

The Landscape

The waters of Santa Ysabel Creek meander across the tree studded grasslands of this broad valley (refer to Figure No. 4E). Highway 79 cuts across the eastern end of the valley past Mission Santa Ysabel and joins Highway 78 in Santa Ysabel. The highway then climbs into the hills and to the towns of Wynola and Julian.

In the western end of this landscape, the land owned by the Mesa Grande Band of Mission Indians extends north-south across the FPA. Another approximately 3,000 acres within the FPA is owned by the County of San Diego. The remainder of this landscape area is included within various private ownerships. Uses include grazing land for cattle, feed lots and dairies, limited commercial development along State Highways 78 and 79, and scattered residential use. Mission Santa Ysabel is located along State Highway 79 at the area's northern boundary.

Special Design Considerations for This Landscape Unit

Due to the special characteristics within this landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- This plan supports the existing ranching activities that are occurring within this landscape and the continuationof these activities is encouraged.

- Future development proposals within this portion of the FPA should include a proposal to grant to the County or the San Dieguito River Park JPA an east/west open space corridor that is of adequate width to provide for wildlife movement, as well as to accommodate the Coast to Crest Trail.

Way-Station Theme

To tell the story of the past and present ranching activities in the eastern end of the river valley.

San Dieguito River Park Focused Planning Area

Landscape Units M & N

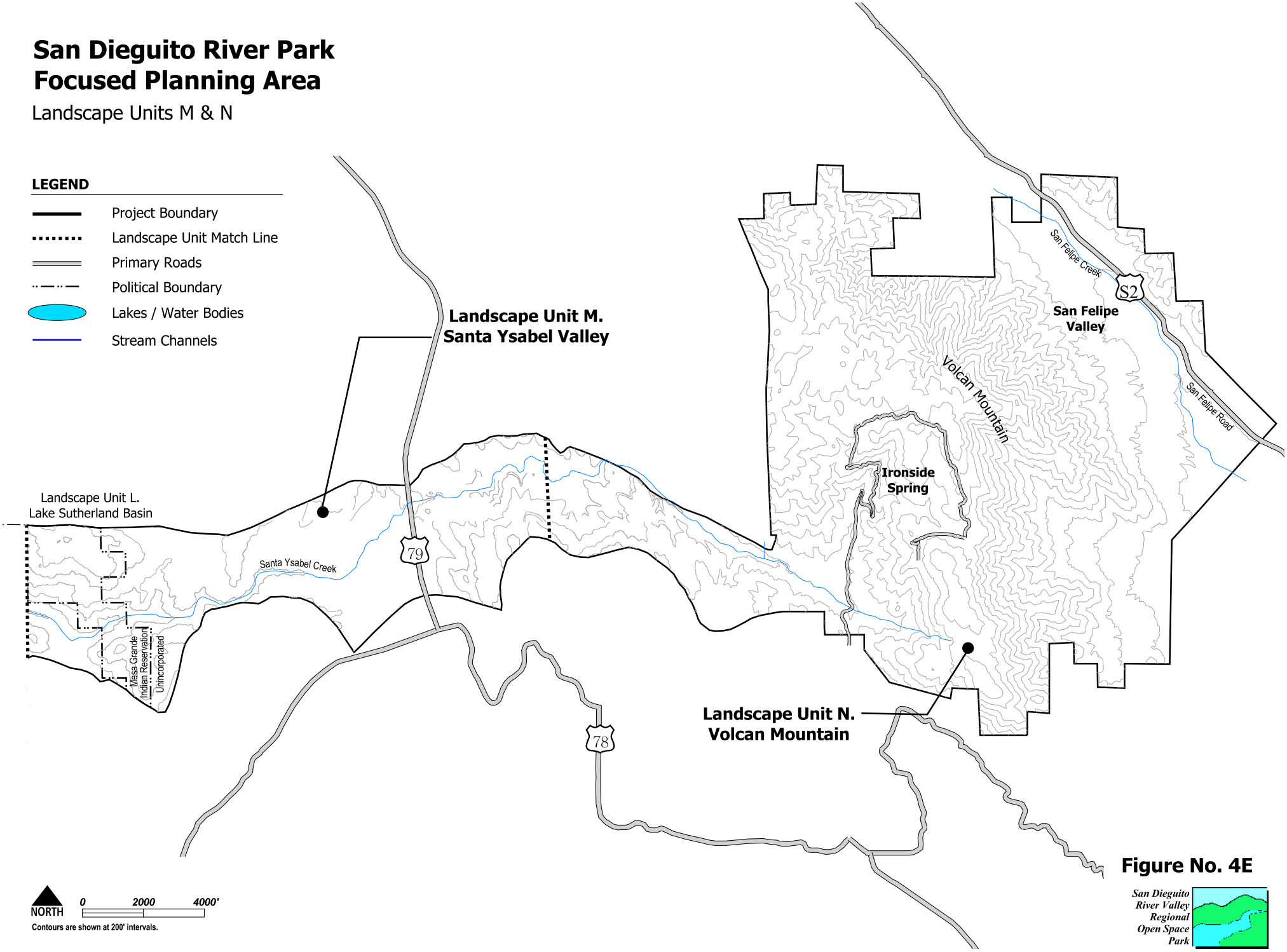


Figure No. 4E

San Dieguito River Valley Regional Open Space Park

Park Proposals

The primary park proposals for this landscape involve acquiring and preserving much of the pristine habitat within the landscape area and implementing the proposed Coast to Crest Trail. Consideration will be given to controlling park visitor access in this area to address issues related to public safety and land use compatibility. Additional concepts for this area may be considered in the future when a management plan is prepared for the landscape unit. The management plan should be a joint effort between the JPA and County of San Diego and would identify appropriate park uses that are consistent with the Concept Plan.

Landscape Unit N - Volcan Mountain

The Landscape

The Volcan Mountain landscape unit contains not only the slopes and peak of Volcan Mountain, but also the eastern end of the Santa Ysabel Creek drainage and a portion of the San Felipe Valley and its western slopes (refer to Figure No. 4E). The FPA boundary extends eastward to public lands managed by the Bureau of Land Management, which in turn abut the lands of the Anza Borrego State Park.

The nearly pristine habitats of the Volcan Mountain landscape unit provide valuable habitat for a significant number of rare and sensitive species. The mountain itself is covered by oak woodland, conifer forest, open meadows, chaparral, and incense cedar forest. Views of the wooded mountain slopes and open mountain meadows from points downstream are striking. More dramatic yet are the panoramic views from atop Volcan Mountain of the river valley to the west and the desert to the east.

Downstream within Santa Ysabel Creek the landscape supports a rich riparian habitat. It is within this landscape unit that Ironside Spring, the headwaters of Santa Ysabel Creek and the San Dieguito River drainage, are located. The eastern edges of this landscape unit include the high desert lands of the San Felipe Valley.

Volcan Mountain has been the focus of a multi-organizational cooperative acquisition effort (including the County of San Diego, California Department of Fish and Game, Volcan Mountain Preserve Foundation, San Dieguito River Valley Conservancy, the San Dieguito River Park and The Trust for Public Land). The Trust for Public Land recently entered into a purchase agreement with the owner to purchase 5,000 acres of the remaining Rutherford Ranch on Volcan Mountain. With the purchase of the 2,000 acres that are still in private ownership, nearly all of the entire 11,000-acre Rutherford Ranch will have been brought into public ownership.

Special Design Considerations for This Landscape Unit

Due to the pristine character of the Volcan Mountain landscape unit, the following site specific design recommendations should be considered when reviewing public and private development proposals within this portion of the FPA:

- The provision of Park amenities in this area should be minimal and all such amenities should be designed so as not to detract from the natural beauty of the landscape.

- Private development proposals within this landscape, including subdivisions of land and construction of structures should not result in impacts to visual, aesthetic, biological, cultural, or hydrologic resources. Excessive grading and removal of vegetation, particularly trees, should be avoided.

- The significant cultural resources that exist on Volcan Mountain should be preserved and protected from direct and secondary impacts.

- Existing historic structures should be preserved and interpreted where appropriate.

Way-Station Theme

To tell the story of how a river is formed.

Park Proposals

The primary park proposals for this landscape involve acquiring and preserving much of the pristine habitat within the landscape area and utilizing the existing roads within Rutherford Ranch for implementation of the Coast to Crest Trail. Vehicular access for public park use to Volcan Mountain will generally be prohibited, with exceptions for access to privately owned inholdings. Non-vehicular access would be controlled to limit the total number of users per day. Other restrictions may also be considered such as access by reservation only or access via guided nature tours. These and other concepts for the area will be considered in the future when a master plan is prepared for this landscape.

PLAN IMPLEMENTATION

This Concept Plan sets forth the vision, goals and objectives, and planning framework for the San Dieguito River Park. It also provides guidelines for public and private development within the San Dieguito River Park FPA in order to protect the unique resources of the FPA, while also providing compatible recreational opportunities within the Park. The Concept Plan is only the first step in the process of creating an open space park in the San Dieguito River Valley. Achieving the goals and objectives of the Concept Plan requires cooperation and coordination with the various governmental agencies that have jurisdiction throughout some or all of the FPA, as well as with property owners, interested citizens groups, and the general public.

Jurisdictional Responsibilities

San Dieguito River Park Joint Powers Authority. The San Dieguito River Park Joint Powers Authority (JPA) is the agency empowered to plan and operate the San Dieguito River Park. The JPA has been empowered by its member agencies (the County of San Diego and the Cities of Del Mar, Escondido, Poway, San Diego and Solana Beach) to acquire, hold and dispose of property for park purposes, to undertake overall planning for and to plan, design, operate and manage the San Dieguito River Park. The JPA has also been empowered to develop land use and development guidelines for the Park's FPA. The JPA does not however have land use authority over the FPA, and must therefore rely on its member agencies to adopt and implement the land use and development standards recommended in this plan.

Member Agencies. Two representatives each from the City and County of San Diego, one representative from each of the other member agencies, and the Chair of the Citizens Advisory Committee serve on the JPA's Board of Directors. It is the individual agencies that maintain land use authority over those portions of the FPA that occur within their respective jurisdictional boundaries. In order to ensure that the goals and objectives of the JPA are implemented, it is essential that each member agency approve the Concept Plan and incorporate, as appropriate, the vision, goals and objectives into their respective General Plans, Local Coastal Plans, and/or affected community plans. It is the desire of the JPA that all member agencies adopt and implement design and development standards for properties within the FPA in order to preserve the unique resources and existing character of the area. Additionally, it is the desire of the JPA that all agencies that undertake projects within the FPA adopt and/or implement the Plan's recommended design and development standards for their projects.

U.S. Forest Service. Portions of the FPA between Clevenger Canyon and Lake Sutherland are included within the boundaries of the Cleveland National Forest. These properties are managed by the Forest Service in accordance with the Land and Resource Management Plan adopted for the Cleveland National Forest in 1986. Any park proposals affecting these properties must be consistent with the Forest Service's management plan, and would be subject to environmental review in accordance with the National Environmental Policy Act (NEPA).

Mesa Grande Band of Mission Indians. Approximately 800 acres located just east of Lake Sutherland are under the ownership of the Mesa Grande Band of Mission Indians. This reservation land is federal trust territory and is therefore not subject to state and local regulations. Any park proposals within the boundaries of this land must be negotiated with the Mesa Grande Band of Mission Indians, who have the authority to approve or disapprove all activities on this land.

State and Federal Resource Agencies. The California Department of Fish and Game, the U.S. Fish and Wildlife Service, and the U.S. Army Corps of Engineers all have jurisdiction over specific aspects of the San Dieguito River Valley. The Department of Fish and Game is responsible for enforcement of state hunting and fishing regulations, as well as for reviewing public and private requests for streambed alteration and enforcing the State's Endangered Species Act. The U.S. Fish and Wildlife Service is responsible for implementing the Federal Endangered Species Act and the Federal Wetlands Preservation Policy among other federal regulations pertaining to fish and wildlife and their habitat. The San Dieguito River and several of its tributaries are designated as waters of the United States, therefore, the U.S. Army Corps of Engineers has jurisdiction over these waterways and is a permitting authority for any development or activity which may affect them. Other agencies including the California Coastal Commission, the State Lands Commission, and the National Marine Fisheries Service have permitting and/or review authority over coastal matters, including the restoration of the San Dieguito Lagoon.

Planning Process

This Concept Plan represents the initial step in a long-term planning and implementation process for the San Dieguito River Park. Initial implementation of the proposals set forth in the Concept Plan is expected to occur over a twenty-five to fifty year period, or longer, while use of the park amenities is anticipated to continue for generations. Understanding that conditions and circumstances will charge over time, this Concept Plan focuses on a 15 to 20 year horizon, after which some aspects of the plan may need to be updated. Regardless of future changes, the guiding vision for the San Dieguito River Park shall remain the preservation and protection of the river valley's unique natural and cultural resources.

Subsequent to the adoption of the Concept Plan by the JPA, individual master plans will be prepared for the various landscape units identified in the Concept Plan. Each master plan will further define the proposals included in the Concept Plan. Specific locations for park amenities such as trails, staging areas, and/or interpretive centers will be determined and an interpretive program that focuses on the theme of the particular way-station will be developed. These future master plans may cover one or more landscape units within the FPA.

Other future planning activities include: the preparation of resource management plans for JPA-owned properties that address ongoing protection of natural resources, operation and maintenance of park facilities, development of volunteer programs to assist in maintenance and regulation enforcement; identification of funding sources for the implementation and maintenance of plan proposals; and the design of site-specific park amenities such as trails, interpretive facilities, and staging areas.

Development Phasing

The implementation of this park is an ongoing process. Some park amenities have already been implemented and/or funded, such as the East San Pasqual Trails, the Highland Valley Road

Trail, Mule Hill/San Pasqual Valley Trail, a pedestrian/bicycle bridge over Lake Hodges, and a north undercrossing of the Interstate 15/Lake Hodges bridge, while other park proposals, such as interpretive centers at Sikes Adobe and Bernardo Bay, the San Dieguito Wetlands Restoration Project, are being planned for future implementation as funds become available. Many other park proposals are still just visions for the future.

To the extent feasible, a master plan should be developed prior to implementing major park proposals within an specific landscape unit. However, this will not always be possible, for instance when a government grant is obtained that includes a specific timeline for planning and construction. Therefore, no phasing schedule is proposed to regulate when individual Master Plans or site-specific projects will be processed. The Concept Plan can be implemented as funding sources to finance further planning, design, property acquisition and/or construction are identified.

Approval Process

Prior to approval of a park-initiated project by the JPA Board of Directors, the proposed project shall have undergone environmental review in accordance with the California Environmental Quality Act (CEQA). A program EIR has been prepared and certified that examined the significant direct, indirect, and cumulative impacts of implementing the overall goals and proposals described in the Concept Plan. Program-level mitigation measures are addressed in the program EIR and include mitigation policies and recommended mitigation measures. The mitigation policies are outlined in Table 2, and more specific mitigation measures are incorporated into the Design and Development Standards presented in Appendix D.

As subsequent activities are proposed that implement the goals and proposals of the Concept Plan, an Initial Study will be used to determine whether an additional environmental document must be prepared. Future use of the Program EIR will occur in compliance with Section 15168 of the CEQA Guidelines. It should be noted that certain park proposals may also be subject to the National Environmental Policy Act (NEPA).

Following completion of CEQA review, a specific park proposal, including future master plans and project-specific proposals, will be presented to the JPA Board of Directors for consideration. Approval of a park-initiated project shall only occur if the JPA Board can make all of the following findings of fact:

1. The proposal conforms to and is consistent with the goals and objectives outlined in the Concept Plan;

2. The intensity, design, and/or nature of the proposal will be compatible with the natural, cultural, scenic and open space resources of the area;

3. The proposal complies with the standards set forth for park-related projects in Appendix D of the Concept Plan; and

4. Any grading associated with the proposal has been kept to a minimum, and the location and design of the project respects and preserves the natural landform, geologic and cultural features, existing streambeds, and sensitive vegetation and wildlife areas.

All permits required from other agencies with regulatory authority shall be obtained prior to implementing any park-related project.

Table 2: Mitigation Policies
Significant impacts to sensitive biological resources shall be avoided to the maximum extent possible. Where avoidance is infeasible, mitigation adequate to reduce impacts to below a level of significance shall be incorporated into the scope of the project.
Implementation of the Concept Plan and any required mitigation measures shall conform to State and Federal statutes and regulations that have been adopted for specific areas or resources within the FPA, and all project shall conform to the policy of no net loss of wetlands.
Direct impacts to cultural resources shall be avoided to the maximum extent possible. Where avoidance is impossible due to physical constraints, the preferred form of mitigation shall be capping to protect subsurface materials.
As part of the master planning process, management policies shall be developed that will ensure the long term protection of sensitive natural resources; address issues of re management, enforcement of park rules and regulations, access control, control of non-native and weedy species in native habitats, cowbird/exotic animal control, public education, and biological preserve design planning.

Property Acquisition

As empowered by the San Dieguito River Park JPA Agreement, the JPA Board of Directors can acquire, hold, and dispose of property for park The JPA has adopted a Private Property Rights Protection Policy (Appendix E) that specifies the methods and policies under which the JPA will acquire property.

The first River Park property acquisition was in 1991, when 89.3 acres was purchased west of I-5 in the San Dieguito Lagoon area. The JPA acquired an additional 690 acres in the next decade. During that time land within the FPA was also acquired for open space by other public agencies, including the County of San Diego, the City of San Diego, City of Del Mar, Caltrans, and the California Department of Fish and Game.

Other properties within the FPA are also being acquired as a result of habitat conservation plans – within the San Diego region. Portions of the FPA are currently included within one or more of the following planning area boundaries: the Multiple Habitat Conservation Program (MHCP), –and the Multiple Species Conservation Program (MSCP). The FPA is an appropriate recipient/target donor area for mitigation from these programs.

As part of the JPA Board of Directors' acquisition strategy, the Board has identified specific properties within the Park's FPA which may be desirable for acquisition as funds become available. The properties so identified may be periodically amended in response to changing circumstances over time. Without prior approval from the JPA Board of Directors, all acquisition efforts should be directed towards these properties. In implementing this strategy, the JPA Board has directed that each of these properties be reviewed to determine the potential for

targeted funding from sources such as state and federal grants, special funding legislation, mitigation opportunities, or private contributions. Where appropriate, these sources should be utilized in lieu of the JPA!s cash resources. Likewise, if the purposes of acquisition can be achieved through acquisition of a scenic or conservation easement, gift with life estate, bequeathal or donation, rather than through purchase of title in fee simple, those opportunities should be pursued when possible.

Parcels that are being considered for acquisition utilizing JPA cash resources, grants, or special funding legislation should meet the following criteria:

1. The property is located within the Park's FPA
2. The property has been identified as potentially desirable for acquisition by the JPA Board and/or the property has a willing seller
3. One or more of the following circumstances applies to the property:
    a. the property has a potential for use as mitigation land; the property is characterized by the existence of sensitive vegetation, wildlife habitat, or cultural resources; the property provides a trail link; the property is contiguous to publicly owned lands; the property would provide a necessary link in an existing wildlife corridor;
    b. the property is threatened by development;
    c. the property acquisition would maximize the return on the limited resources available to the JPA; and/or
    d. specific funding sources are available or will become available for acquisition of the property.

Volunteer Participation

Volunteers have played an essential part in the development of the vision for the Park, and they continue to be intimately involved in the everyday workings of the Park. As a result of the tireless efforts of the Park volunteers, new trails have been constructed such as the Highland Valley Trail and the Mule Hill/San Pasqual Valley segment of the Coast to Crest Trail, an oak grove has been established in the Bernardo Bay area, trails are being maintained and signs and fences are being built. Through the efforts of the volunteer Speakers Bureau, organizations and groups throughout the County are being introduced to the Park. Scouts have cleaned graffiti from rocks in cultural site areas, and built bridges, benches and signs. A volunteer is creating an Education Curriculum to use to reach out to children and their parents through the school system and scouting programs. Volunteers have assisted JPA staff with office duties and researched historic resources in the Park. The JPA intends to further develop the existing volunteer program through the establishment of volunteer patrols to monitor trail activity, and regular trail maintenance teams.

APPENDIX A

1994 Joint Powers Authority Board of Directors

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Victoria Touchstone
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Britta Wichers
Volunteer/Events Coordinator

Cassie Larson
Office Manager

Garnet Roehm
Trails Coordinator/Ranger

Acknowledgments

Written by:
Spurlock/Poirier Landscape Architects and Victoria Touchstone with contributions by Susan A. Carter

Graphics by:
KTU+A
Luis Chavez

Biological Studies by: Sweetwater Environmental Biologists, Inc.

Cultural Studies by:
Gallegos & Associates

1994 Citizens Advisory Committee

Chair Philip R. Pryde

22nd District Agricultural Association
Patricia Butler
Tina Anderson, Alt.
American Society of Landscape Architects
James Lievers
Association of Environmental Professionals
Tina Robinson
Audubon Society
Norma Sullivan, San Diego Chapt.
Dick Barber, Alt., Palomar Chapt.
California Native Plant Society
Charlotte Ryde
Citizens Coordinate for Century 3
Paul Cooley
Peggy Gentry, Alt.
Council of Homeowners Association
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Susan Brown, Alt.
Del Dios Town Council
Pat Limpus
Carolyn Rhoads, Alt.
Del Mar Terrace Conservancy
Jane Fyer
Dick Garlock, Alt.
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Martha McCarter, Alt.
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Rancho Bernardo Community Planning Board
Max Kiltz
Nancy Durkee, Alt.
Rancho Penasquitos Planning Board
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Rancho Santa Fe Association
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Bob McClure
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Dr. Nancy Weare
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San Dieguito Planning Group
Paul Marks
San Dieguito River Valley Land Conservancy
Brooke Eisenberg
Renita. Greenberg, Alt.
San Dieguito RVR-PARC
Dan Chesivoir
Bob Long, Alt.
San Pasqual/Lake Hodges Planning Group
Charlie Jancic
Howard Mueller, Alt.
Santa Fe Irrigation District
Tom Slattery
"Bud" Higgins, Alt.
Sierra Club
Linda Michael
Mary Renaker, Alt.
Torrey Pines Community Planning Group
Opal Trueblood *(Vice-Chair)*
Caroline Goupilland, Alt.
Property Owners:
Keith Rhodes, Rhodes Properties,
Coastal Area
Potomac Investors Associates,
La Jolla Valley Area
Ron Hanson, San Pasqual Area
Helen McIlwain, Alt.

APPENDIX B

Detailed Park Planning History

With the formation of the San Dieguito River Valley Regional Open Space Park Joint Powers Authority (JPA) in June 1989, a vehicle was established that allowed for the comprehensive planning of the river valley with the full and joint cooperation of the six governmental agencies which have jurisdiction over portions of the study area (the Cities of San Diego, Del Mar, Solana Beach, Poway, and Escondido and the County of San Diego). The formation of the JPA as a separate agency provided for a centralized park planning effort, rather than the somewhat piecemeal planning effort that had occurred up until this time. Prior to the establishment of the JPA, individual agencies and individual departments within these agencies had prepared a variety of opportunities and constraints studies and planning documents to address specific segments of the San Dieguito River Park, but a comprehensive planning document had yet to be adopted. Through the efforts of all of these agencies, as well as many dedicated individuals, the JPA was ultimately formed, and a comprehensive planning document, the San Dieguito, River Valley Regional Open Space Park Concept Plan, was prepared.

The park's long planning history began in 1974 with the formation of the San Dieguito Lagoon Committee. This Committee was formed by the City of Del Mar for the purpose of revitalizing and managing the lagoon ecosystem west of I-5. Through the work of the San Dieguito Lagoon Committee with its founding chairperson, Dr. Nancy Weare; the City of Del Mar, under the leadership of then Planning Director William Healy; the Coastal Conservancy; the Coastal Commission; Department of Fish and Game; and the U.S. Fish and Wildlife Service, preparation of the San Dieguito Lagoon Resource Enhancement Program was completed in December, 1979. The Lagoon Enhancement Program was subsequently adopted or endorsed by all surrounding jurisdictions including the City of San Diego, the County of San Diego, the City of Solana Beach and the City of Del Mar.

The primary purpose of the Lagoon Enhancement Program is to restore and enhance the San Dieguito Lagoon. The initial projects outlined in the Enhancement Program have been completed, and the results of these projects clearly demonstrate that the lagoon andits associated wetland habitats can be successfully restored. In 1987, the program was honored with an "orchid" for environmental design concepts by the Orchids and Onions Committee.

Also in 1979, the City of San Diego adopted its Progress Guide and General Plan, which designated the area of the river valley east of I-5 within the City of San Diego as open space and placed much of the valley east of I-5 within the urban reserve.

The San Dieguito River Study Draft Conceptual Master Plan was prepared by The Pekarek Group in March 1981 for the City of San Diego. This study is described in the plan text as "the first effort in creating a comprehensive land and water use plan for the San Dieguito River Valley," and as such the study focuses on the regional issues of water supply, pollution, flooding, water reclamation and land use. The primary objectives of the study were threefold: 1) to review and coordinate existing information about the study area, which included the 44 miles of the San Dieguito River Valley that extends from the Pacific Ocean in Del Mar to Sutherland

Reservoir; 2) to identify potential conflicts and impacts among the plans of different governmental agencies within the study area; and 3) to prepare a comprehensive plan which emphasizes the recreational potential of the Lake Hodges area and the use of reclaimed water in the study area. This study ultimately lead to the development of the City of San Diego's San Dieguito River Regional Plan.

About the same time that the City of San Diego was preparing the San Dieguito River Study, the County of San Diego was preparing the San Dieguito River Plan. This plan was completed in December 1981 and adopted in concept by the County Board of Supervisors in March 1982. The purpose of the County's plan was to address issues of ultimate jurisdictional boundaries within the planning area, land use controls in the floodplain, continuation of agricultural practices, the use of Lake Hodges reservoir, provision of recreational uses, utility and road crossings of the river, development on steep slopes, and provisions for sand mining in the river valley. It was the County's intent that this plan supplement the adopted San Dieguito Community Plan, and that the County's General Plan be amended to incorporate a number of specific policies related to floodplain management, development on steep slopes, and utility and road crossings of floodplains.

The San Dieguito River Regional Plan, the first comprehensive land and water use plan for a 44-mile segment of the San Dieguito River Valley (from Del Mar to Lake Sutherland), was funded by the City of San Diego Water Utilities Department and prepared by the City Planning Department. The vision of this plan is to preserve those qualities that make the San Dieguito River Valley unique. To achieve this vision, the plan includes the following goals: 1) to preserve the function of the San Dieguito River basin as an open space corridor; 2) to protect and preserve significant natural, cultural, and aesthetic resources, including the integrity of the river basin; 3) insure compatibility between the various land uses; and 4) to preserve water quality and quantity. It was the City of San Diego's intent that this study serve as a guide for both development and conservation programs within the City, and that the goals of this plan be consistent with and complementary to the goals and policies of all jurisdictions that have an interest in the future of the San Dieguito River basin. The San Diego City Council adopted this plan on October 30, 1984.

As a result of the efforts of several concerned individuals, including Lyn Benn, Karen Berger, and Joyce Mattson, the San Dieguito River Valley Land Conservancy, a non-profit 501(c)(3) organization, was founded on June 2, 1986. The Conservancy's mission statement calls for the Conservancy to conserve, restore, and enhance the entire San Dieguito River Valley system, including both the wetlands and uplands, for its scenic, open space, and recreational value, as well as for the scientific, historic, and educational opportunities that the area provides. The Conservancy's activities are directed toward supporting the planning efforts within the park through fundraising, acquisition, and education.

On December 22, 1986, the Friends of the San Dieguito River Valley was formed by Alice Goodkind, Poppy DeMarco-Dennis and Dr. Joanna Louis. The Friends is a non-profit 501(c)(4) organization whose purpose is to conserve, restore and enhance the scenic, ecological and open space resources of the river valley system, emphasing the importance of ecological resources. In addition, the Friends support or oppose projects, private and public, which may affect the river valley.

Between 1986 and 1987, several committees were established to involve local citizens in the park planning effort. These committees included the San Dieguito River Valley Regional Park Advisory and Review Committee (RVRPARC) founded by San Diego Councilmember Abbe Wolfsheimer in early 1986, and the Upper San Dieguito River Valley (also known as the Santa Fe Valley) Working Group formed in March of 1987 by the County Board of Supervisors at the request of County Supervisor Susan Golding.

In addition to the efforts of these new committees, Citizens Coordinate for Century 3 (C-3) also took an active role in the development of the park. In fact, in April 1987 C-3 called for the creation of a Joint Powers Authority to create a regional open space greenbelt in the San Dieguito River Valley. It was as a result of the strong support from both C-3 and the San Dieguito River Valley Land Conservancy that SANDAG in June 1987 appointed an interjurisdictional task force known as the San Dieguito Regional Open Space Park Plan Executive Committee. This Committee was formed to ensure a park planning effort that would finally integrate the various park planning efforts of the various jurisdictions into one regional park plan.

The Executive Committee, which held its first meeting in August 1987, was composed of elected officials from the Cities of San Diego, Del Mar, Solana Beach, Escondido, and Poway and the County of San Diego. San Diego City Councilmember Abbe Wolfsheimer and County Supervisor Susan Golding were elected co-chairs of the Executive Committee. In November 1987, the Executive Committee appointed a Citizens Advisory Committee (CAQ to advise them, and in May 1988, San Diego State University geography professor Philip R. Pryde was named chair of the CAC. The CAC continues to operate as a standing committee of the Joint Powers Authority. The CAC is composed of representatives from interested community planning groups, homeowner associations, property owners, environmental organizations, and other special interest groups.

Further planning for the enhancement of the San Dieguito Lagoon was initiated by the City of Del Mar's San Dieguito Lagoon Committee in 1987, and in 1989 the Conceptual Plan for the Expanded San Dieguito Lagoon Resource Enhancement Program was funded by the City of Del Mar and prepared by the San Dieguito Lagoon Committee and River Valley Committee with consultants The Spurlock Office and James Massey Enterprises. The objective of this plan was to focus on a restored San Dieguito Lagoon and to illustrate established goals for biologic and aesthetic enhancement of this rare and valuable natural resource. This plan was endorsed by the CAC and the Joint Powers Authority in 1989.

In 1988, the City of San Diego Parks & Recreation Department commissioned Estrada Land Planning to prepare a conceptual master plan for the area within the City's jurisdiction and/or ownership. This plan, which was never adopted, provides detailed resource and existing conditions information for the portion of the planning area that extends from the coast in Del Mar eastward to and including the Sutherland Reservoir.

The San Dieguito River Valley Regional Open Space Park Joint Powers Authority was officially established as a separate entity in June 1989, and was empowered by its member agencies (the County of San Diego and the Cities of Del Mar, Escondido, Poway, San Diego, and Solana Beach) to acquire, hold, and dispose of property for park purposes; to undertake overall planning for; and to plan, design, improve, operate, manage and maintain the San Dieguito River Valley

Regional Open Space Park. The JPA is further empowered to establish land use and development standard guidelines for the Park's focused planning area. The goals established by the Joint Powers Authority are as follows:

- To preserve land within the focused planning area of the San Dieguito River Valley as a regional open space greenbelt and park system that protects the natural waterways and the natural and cultural resources and sensitive lands and provides compatible recreational opportunities that do not damage sensitive lands;

- To use public land only for the benefit of the public, and for uses consistent with the goals of the Park; and

- To provide a continuous and coordinated system of preserved lands with a connecting corridor of walking, equestrian, and bicycle trails, spanning the entire river valley from the ocean to the river's source.

Over the years, many citizens have been involved in nurturing the vision of the San Dieguito River Park and their contributions have been invaluable. They include (with apologies to those whose names have been inadvertently omitted) Karen Berger, John Gillies, Bob Sensibaugh, Brooke Eisenberg, Nancy Weare, Ramona Salisbury-Kiltz, Emily Durbin, Alice Goodkind, Bob Long, Opal Trueblood and others too numerous to mention. Their tireless attendance from the earliest days at strategy meetings, drafting and redrafting language for the park's goals and objectives, and their advice on many occasions will be long remembered and deeply appreciated by those who benefit from the San Dieguito River Park. And, last but not least, the San Dieguito River Park would still be only a dream were it not for the leadership of the JPA's first co-chairs, Abbe Wolfsheimer and Susan Golding.

Volunteers have played an essential part in the development of the vision for the Park, and they continue to be intimately involved in the everyday workings of the Park. As a result of the tireless efforts of the Park volunteers, in particular Steve Berneberg and Max Kiltz, an oak grove has been established in the Bernardo Bay area with funding from the Rancho Bernardo Soroptimists, the Highland Valley Road Trail has been completed, trails are being maintained and signs and fences are being built. Through the efforts of the volunteer Speakers Bureau, especially Julie Hamilton and Carolyn Washington, organizations and groups throughout the County are being introduced to the Park. Scouts have cleaned graffiti from rocks in cultural site areas, and built bridges, benches and signs. A volunteer, Chris Donovan, is creating an Education Curriculum to use to reach out to children and their parents through the school system and scouting programs. Volunteer Gene Tendler has assisted JPA staff with office duties and researched historic resources in the Park. The Project Review Committee, chaired by Jan Fuchs, has spent long hours making site visits and reviewing proposed projects for consistency with the Park's goals. The Trails Committee, originally chaired by Peggy Gentry, and later by Max Kiltz, visited almost every part of the FPA on foot, horse or bicycle to document existing trails. These efforts led to the JPA Board's approval in concept of the "Coast to Crest" trail plan, an important step in implementing the JPA and member agencies' goals for the San Dieguito River Park.

Created in part to establish land use goals for the entire river valley, the Joint Powers Authority initiated the preparation of an overall Concept Plan for the focused planning area. The purpose

of the Concept Plan is to set forth the vision, goals, and objectives of the Park, as well as to establish the overall planning framework for future park development within the focused planning area. The Concept Plan represents the initial component of the planning process. It will be followed by the development of detailed master plans for individual planning areas. These future master plans will propose specific park amenities, establish policies for the restoration, enhancement, and/or preservation of sensitive resources, and address park maintenance and management policies.

The San Dieguito River Valley Regional Open Space Park Concept Plan has been prepared for the purpose of blending together the concepts of each of the individual agencies, consistent with the goals and objectives adopted by the Citizens Advisory Committee and the Joint Powers Authority. The Spurlock Office, which prepared the preliminary Concept Plan, researched the existing plans and those being developed, conferred with the principal players, and held a number of public workshops in order to obtain a clear understanding of the existing goals and visions for the planning area. Based on this input, as well as the opportunities and constraints information provided in the accompanying Environmental Impact Report, the Citizens Advisory Committee, the Joint Powers Authority, and its consultants developed the concepts proposed in this plan. Therefore, it is the Concept Plan that provides the vehicle for tying together all of these past planning efforts; and it is in the Concept Plan that the vision and goals for the San Dieguito River Valley Regional Open Space Park are at last unified into one, comprehensive document.

APPENDIX C

San Dieguito River Park Goals And Objectives

The San Dieguito River Park Citizens Advisory Committee drafted the objectives listed below. The Concept Plan Steering Committee of the Citizens Advisory Committee, composed of Karen Berger, Bob Sensibaugh, Emily Durbin, Dr. Nancy Weare, Ramona Salisbury Kiltz and Al Frowiss then reviewed and revised the objectives to the CAC's approval. The objectives were conceptually approved by the JPA Board on 2/16/90.

Goal Statement:

Preserve land within the focused planning area of the San Dieguito River Valley as a regional open space greenbelt and park system that protects the natural waterways and the natural and cultural resources and sensitive lands and provides compatible recreational opportunities that do not damage sensitive lands. Provide a continuous and coordinated system of preserved lands with a connecting corridor of walking, equestrian and bicycle trails, encompassing the San Dieguito River Valley from the ocean to the river's source.

Policy:

Public land shall be used only for the benefit of the public, and for uses consistent with the goals of the Park.

Objectives:

Environment

Water: Water is a precious commodity in a desert environment. It is essential in the San Dieguito River Valley Regional Open Space Park for the preservation of sensitive plant and animal species, the viability of agricultural enterprises, the health and prosperity of our citizens, enhanced aesthetic value and appropriate recreational use. The management of the water resource in the San Dieguito River Valley is a complicated task requiring continuing study and reordering of priorities to optimize water usage allocations among the competing demands as supplies and technology for storage and reuse change. The water quality and quantity of all underground and surface water bodies shall be optimized through water conservation, water reclamation, erosion control, and pollution control.

The objective for the open space park shall be to have the maximum amount of water that is feasible to flow freely and naturally wherever possible in the river valley consistent with enhancement of riparian habitat and sound management of the lagoon ecosystem at the river mouth.

Continuing professional study of the water resource to optimize park objectives consistent with other needs shall be encouraged.

Floodplain:

The 100 year floodplain and sheetflow areas shall be maintained in open configuration with a natural channel and room for normal stream waters to meander through the floodplain.

- No infilling or encroachment in the floodplain which results in a net loss of flood water carrying capacity will be allowed.

- The 100 year floodplain and sheetflow areas will be reserved for open space uses such as recreation, wildlife habitat or agriculture; development will not take place within them.

Conservation:

There shall be a continuous riparian habitat corridor along the entire San Dieguito River and its tributary canyons in the focused planning area in order to permit wildlife to move freely along the corridor and between water sources and habitat.

- The corridor shall have enough critical mass to ensure a fully functioning natural ecosystem.

- The natural character and visual quality of the open space corridor shall be preserved.

The San Dieguito lagoon/wetlands ecosystem shall be enlarged and restored east and west of I-5 to a total well functioning ecological and hydrological unit including adequate tidal flushing, open waters, wetlands, uplands and bluffs.

Sensitive coastal habitats and species shall be protected, preserved and enhanced.

Significant biological, historical, and cultural resources shall be preserved.

There shall be a substantial and adequate buffer zone between development and significant biological, historical and cultural resources.

The existing sensitive hillsides, floodplains, lagoon, lakes and lakeshores shall be preserved.

Certain floodplain areas that can be restored to high quality riparian habitat should be acquired and restored in accord with the conservation objective to establish a continuous riparian habitat corridor in the river valley and tributary canyons.

Existing, enhanced and restored sensitive areas will be monitored consistently, regularly, and objectively to ensure their continued preservation.

Natural Economic Resources

Agriculture:

Agriculture is a significant resource which provides a valuable form of open space in San Diego County. This resource benefits the community as a whole, and is a land use compatible with many of the objectives of the San Dieguito River Valley Regional Open Space Park Plan. Efforts should be made to encourage the continued viability of this valuable resource.

Sand Mining:

For the long run, sandmining is not a desirable land use in the San Dieguito River Valley Regional Open Space Park. Notwithstanding that fact, consideration shall be given to the use of existing or proposed mineral resource extraction activity as a means of achieving other San Dieguito Regional Open Space Park Plan objectives.

Any extractive activity approved within the focused planning area shall be in accordance with the following principles which apply to both privately and publicly owned extractive operations:

- That the proposed use be subject to the findings and policies of the conservation element of the general plan or other applicable plans or policies of the appropriate jurisdiction;

- The appropriate governing body makes a finding that a particular extractive activity meets an essential regional economic need;

- All conditions of the State Reclamation Plan as well as any other conditions for a Major or Conditional Use Permit are met;

- The restrictions of sensitive lands or other regional ordinances may not apply to a sand, gravel or mineral extraction project, provided that the following mitigation measures are required as a condition of the rehabilitation plan approved for such a project:

  - Any wetland buffer area shall be restored within a time period specified in the rehabilitation plan to protect environmental values and in accordance with the adopted plan for the San Dieguito River Valley Regional Open Space Park;

  - Slopes shall be graded to produce contours which reflect the natural landform and treated to produce soils capable of sustaining vegetation. Native vegetation shall be used to revegetate and landscape cut areas and full areas in order to substantially restore the original habitat value.

  - Mature riparian woodland may not be destroyed or reduced in size or quality due to sand, gravel and mineral extraction.

  - In a floodplain, a net gain in functional wetlands and riparian habitat shall result in or adjacent to the area of extraction.

Recreation

Appropriate Recreational Activities:

Whatever recreational facilities and activities are proposed within the focused planning area shall be in accordance with the following principles which apply to both commercial and municipal recreation activities:

- The Park is primarily a natural, open space park. Appropriate recreational activities shall be dependent on such natural open space and grading and construction shall be minimized.

- Recreational uses shall have low impact on the Park's natural resources and adjacent residential communities.

- In all cases, recreational uses shall be compatible with the onsite resource base and particularly with the biological and cultural sensitivity of the site.

- Recreational uses shall primarily serve regional recreational needs, as contrasted with serving just the recreational needs of communities within or adjacent to the park, and shall not substitute for constructing needed community recreation facilities in existing or proposed neighborhoods.

At certain specific sites, recreational activities for which a fee is paid to the Park system may be appropriate. These uses might be rental services (bicycles, boats, horses), equestrian hostel, camping, nature center, or recreational facilities appropriate to the San Dieguito River Valley Regional Open Space Park.

A continuous open space corridor shall be established throughout the river valley and its tributary canyons to the ocean which will contain a multi-purpose system of equestrian, hiking and bicycle trails.

- A coordinated and comprehensive Master Trails Plan shall be developed and adopted as part of the San Dieguito River Valley Regional Open Space Park Plan.

- Recreational areas and interpretive sites throughout the Park system will be connected by the trail system.

- Appropriate trail easements and related improvements shall be required for all private and public discretionary development permits and public land leases and public land lease renewals in each jurisdiction which are proposed in the paths of the Master Trails Plan.

- Offers of appropriate trail easement dedications should be solicited as gifts, donations, or for purchase from all private landowners who have lands in the paths of the Master Trails Plan.

- Trails should be maintained in a safe condition, appropriately posted.

An interpretive network shall be established which could include history, archaeology, geology, biology and agriculture as well as other educational opportunities which can be developed.

- A self-guided tour program shall be developed that explains the significance of the interpretive sites and each of the resources in the river valley.

- A program shall be developed to enhance the utilization of these resources for educational purposes through coordination with bodies including but not limited to school districts, universities, scouting programs and museums.

Design

The intent of the design objectives is to retain to the extent possible the rural character and small scale of development so that it impinges as little as possible on the natural, open space of the focused planning area.

Viewshed:

The viewshed from Lake Hodges and Del Dios Gorge shall be preserved as natural open space.

To protect the viewshed in all areas of the river valley and tributary canyons, plans wil be reviewed to ensure that proposed buildings and associated non-native landscaping on the ridgelines of the canyons overlooking the river valley and tributary canyons be designed and sited so as to minimize visual impacts as seen from the valley floor.

- Dwellings and building pads shall be set back from ridges and bluffs throughout the river valley and tributary canyons to reduce their visual impact.

- Particularly in areas of new subdivisions, every effort should be made to limit visibility of new construction from the valley floor.

- Landscaping shall use native vegetation types that blend with the surrounding natural areas.

Architecture:

Structures shall be fit to the land instead of the land to the structure.

Structures in the park plan area shall be of a compatible color scheme and style which reflects the natural beauty of the surroundings.

Development shall be designed to avoid sedimentation, erosion, and other potential impacts to the watershed and the viewshed.

Where development is permitted clustering shall be encouraged to provide maximum open space, and the balance of the property shall be dedicated to open space in perpetuity.

Circulation

The number of road crossings of the river basin and focused plannig area shall be minimized. Where crossings are necessary, utilize designs that are sensitive to the visual and natural quality of the River Park.

A multi-purpose trail system will be the primary means of circulation in the park system for park visitors.

- Staging areas, trailheads, commercial support facilities, and parking lots will be carefully planned to occur in the least environmentally sensitive areas, and with the highest access to streets and roads and public transportation systems.

Access roads and trails shall follow the natural contours of the land and shall be built as sensitively to the environment as possible.

Circulation element roads shall be designated as Scenic Highways and scenic overlooks identified and acquired.

APPENDIX D

DESIGN AND DEVELOPMENT STANDARDS

Introduction

Design And Development Standards For Future Development Within The San Dieguito River Park Focused Planning Area

To preserve the scenic quality of the San Dieguito River Park's Focused Planning Area (FPA), protect its natural and cultural resources, and ensure that park development complements the open space/park proposals of the San Dieguito River Park Concept Plan, the San Dieguito River Park JPA Board adopted, as part of the Concept Plan, design and development standards for all park-initiated projects on February 18, 1994.

Through the adoption of these standards, the JPA has demonstrated its commitment that all future park proposals such as trails and other park amenities will be planned, designed and constructed in accordance with these standards. Further, the JPA recommends that design and development standards, similar to those outlined in Part II below and those already adopted by the City of Escondido, be adopted by each of its member agencies in order to insure that future development within the FPA is consistent with the goals and objectives of the San Dieguito River Park.

The Design and Development Standards are divided into two sections. The first section establishes design and development standards for JPA initiated proposals, while the second section includes recommended design and development standards compiled from previous work done by the City and County of San Diego and the City of Escondido, for other public and private development or use proposals within the FPA. In addition, it is the intent of the JPA to review all private development proposals within the FPA for compatibility with the overall goals and objectives for the Park, as well as for consistency with the intent of the standards provided below and make recommendations to the agency with jurisdiction over the project.

PART I

Design And Development Standards For Park Proposals

Program-Level Mitigation Policies

All park proposals shall adhere to the following mitigation policies outlined in the Concept Plan:

- Significant impacts to sensitive biological resources shall be avoided to the maximum extent possible. Where avoidance is infeasible, mitigation adequate to reduce impacts to below a level of significance shall be incorporated into the scope of the project.

- Implementation of the Concept Plan and any required mitigation measures shall conform to State and Federal statutes and regulations that have been adopted for specific areas or resources within the FPA, and all projects shall conform to the policy of no net loss of wetlands.

- Direct impacts to cultural resources shall be avoided to the maximum extent possible. Where avoidance is impossible due to physical constraints, the preferred form of mitigation shall be capping to protect subsurface materials.

- As part of the master planning process, management plans shall be developed that will ensure the long term protection of sensitive natural resources; address issues of fire protection and law enforcement, fire management, enforcement of park rules and regulations, access control, control of non-native and weedy species in native habitats, cowbird/exotic animal control, public education, and biological preserve design planning.

Project Specific Mitigation Measures

The following mitigation measures shall, as appropriate, be incorporated into the design, construction, and/or implementation of all park proposals:

I . Resource Evaluation:

Biological Resources. A biological field reconnaissance shall have been conducted of a potential project site or trail corridor to identify the existing biological resources on the site. The findings of the fieldwork shall be provided in a written report and a vegetation map shall be prepared indicating the location of all vegetation communities, habitats, mature trees and sensitive plant and animal species.

Cultural Resources. For each master plan and/or specific park proposal one or more of the following work tasks will be required: 1) update of the existing literature review, including an update of the record search, attempt to obtain more detailed information about existing historic sites in the planning area, identify the designated Native American representative(s) for the specific master planning area, and seek to obtain oral interviews with tribal elders in order to develop a better understanding of past and present traditions and concerns within the planning area; 2) conduct a field inventory to determine the condition of known resources and to identify any unrecorded resources; 3) conduct subsurface testing of any sites that could be directly impacted by a specific park proposal to determine site significance under CEQA; and 4) develop a mitigation program that will adequately mitigate impacts to significant cultural resources.

For the master plan processing, only Task I shall be completed. For specific park projects, Task 2 shall be implemented to identify the presence or absence of cultural resources, with the goal being to avoid impacts to cultural resources through redesign, site avoidance, and/or fencing. However, in certain areas, avoidance may not be possible and Tasks 3 and 4 will be required.

Task 2 requires that for each site specific park proposal (i.e., trail segment, staging area, or interpretive facility) involving new construction, an intensive field survey will be conducted.of the project site. For new trail segments, a 100-foot wide corridor shall be surveyed. Surveys

shall be conducted on foot with an interval of approximately 10 meters between survey transects. Ground visibility will be reported and bedrock outcrops intensively surveyed to identify milling features. All previously recorded sites shall be updated and newly recorded sites recorded on State of California Site Record Forms and submitted to the South Coast Information Center, SDSU, and the San Diego Museum of Man.

Task 3, subsurface testing to determine site importance under CEQA, shall only be conducted for those sites that would be directly impacted by a park proposal. Testing, where required, shall include surface artifact collection, subsurface excavation and recording of milling features, as necessary. For trails, specific site recording/mapping will be primarily confined to the 100-foot wide trail corridor. For other park amenities, such as staging areas and interpretative facilities, entire sites may need to be recorded and tested to determine site importance and impacts. Surface artifact collection will employ either a 100 percent collection or a sample collection depending on data needs. A site map shall be prepared for each site tested showing location of surface artifacts, I by I meter units, and site boundary. A minimum of two units shall be excavated at each site in 10 cm levels following the natural contour of the surface, and all sediments shall be passed through one-eighth inch mesh screen. Units will not be excavated at sites not demonstrating a subsurface deposit. This can be determined through the excavation of shovel test pits (STPs) or by using the "California Archaeological Resource Identification and Data Acquisition Program: Sparse Lithic Scatters" (1988). Artifacts and ecofacts collected shall be placed in labeled bags and provided temporary curation until the JPA provides for final curation.

Other Natural Resources. An overall examination of site conditions shall be conducted prior to selection of a project site or trail alignment. Soil conditions, potential for erosion, rock features, topographic characteristics, visibility from surrounding areas, and the presence of surface water flows shall be considered.

2. Siting Criteria:

Based on the information provided by the field reconnaissance, a project site location or trail alignment shall be selected that attempts to avoid impacts to sensitive resources. If, for topographic or other reasons, avoidance of a sensitive resource is not possible, then a design or alignment that minimizes direct and/or indirect impacts to sensitive resources shall be selected.

Site or trail alignment selection shall also take into consideration other uses, such as residential development, agricultural activities, and roadways, that may be present in the general vicinity of a project site or are planned for the area in an adopted land use plan. Adequate separation, to be determined on a case by case basis, shall be provided between such uses in order to avoid compatibility issues. Separation can be achieved in the form of setbacks, fencing or through effective use of the existing site conditions such as elevational differences or vegetative screening.

In all cases the following site criteria shall be implemented to the extent feasible:

- Wherever possible, locate park amenities in disturbed areas to avoid impacts to native habitats and sensitive resources.

- Avoid disturbance to wetlands, the only exception being where bridges or undercrossings are required for trail access or other unanticipated circumstances warrant.

- Locate park facilities so as not to eliminate or disrupt wildlife movement within established wildlife corridors.

- In those areas where there is existing development, locate park facilities near other existing development edges rather than as an isolated entity in the middle of an open space area.

- Wherever possible, use the existing topography as a buffer between a facility and sensitive resources. For example, a trail may be in close proximity to a sensitive plant population or a cultural resource but a steep slope between the park facility and resource would act as an effective barrier to most human intrusion.

- Align park trails within existing dirt roads and trails to the extent feasible, however, only those existing trails and/or roads that are determined to be appropriate for park trail use should be selected for park trail designation. Specific trail alignments shall be developed in cooperation with landowners and leaseholders in order to minimize impacts to existing uses such as farming, cattle ranching, and private residences.

- Trails should be clearly designated and aligned so as to direct trail users away from sensitive species and cultural sites.

- Trails should be aligned to avoid potential rock fall hazards.

- Some trails within the Cleveland National Forest are designated for mixed use motorized and non-motorized activities. Where multiple trails exist in these areas, consideration should be given to designating one for motorized vehicles and one for non-motorized use.

Buffer Criteria

Biological Buffers. The purpose of biological buffers is to protect or reduce impacts to sensitive biological resources from external forces. The appropriate buffer widths, which will be determined on a case by case basis, are to be based upon the sensitivity of the biological resources to be protected. The following buffer recommendations for park proposals are broken down for high, moderate and low sensitivity areas:

High sensitivity areas (areas supporting rare and endangered species, several regionally significant sensitive biological resources, or sensitive species susceptible to trampling) shall be retained as natural areas within the FPA, allowing limited or no access. A minimum 200-foot buffer from the resource being protected is recommended in these areas. A trail may be placed within this buffer depending upon the site specific conditions and a case by case evaluation.

The recommended buffer for moderate sensitivity areas (areas that have sensitive resources such as plants that could be protected through fencing or appropriate buffering)

is 50-100 feet. A trail would generally be an acceptable use in this buffer, acceptability would be determined on a case by case basis.

Low sensitivity areas (areas that contain sensitive resources, but are so disturbed that the long term viability of these resources is questionable or though sensitive, these resources do not represent regionally significant resources) a buffer of at least 25 feet would be adequate for these areas.

Trails are an acceptable use in such buffers.

The appropriate width of a buffer adjacent to riparian habitat varies depending upon site specific conditions. A minimum buffer of 25 feet is recommended, but buffers as wide as 200 feet may be required in some instances to maintain biological viability of the habitat. An intermittent drainage swale that contains riparian elements but is not a part of a wildlife corridor and lacks sensitive species and regional significance would only require a buffer of 25 feet. A riparian system which is a known least Bell's vireo breeding locality would require a 200-foot buffer. Trails would be permitted in these buffer areas, provided that the trails are placed as far from the habitat edge as possible. Where a trail alignment must cross a streambed, the trail is permitted to traverse this buffer. Stream crossings shall however occur in the less sensitive portions of the habitat.

The minimum buffer for an oak woodland or individual oak trees is 25 feet when the oak woodland or oak tree(s) are of limited biological value. In most instances a 50 foot buffer is recommended. In specific instances, such as an oak woodland that is associated with a major drainage, a minimum buffer width of 100 feet is recommended. In all instances, the buffer is measured from the canopy edge of either the individual oak or woodland, and the actual size of the buffer shall be determined on a case by case basis. Woodlands containing Engelmann oaks are subject to the largest of the range of standards. Trails that already exist will be allowed within the buffer. In some instances, as evaluated on a case by case basis, it may also be necessary to place a new trail within the buffer or under an oak canopy.

4. Controlled Access

- Off-trail activities shall be discouraged in sensitive areas through trail design, fencing, and/or signage.

- Provide barriers or fencing at trail heads, staging areas, and open space access points in order to avoid impacts from unauthorized off-road vehicle activity.

- In highly sensitive areas, such as the San Dieguito Lagoon, Volcan Mountain and sacred cultural sites, a plan to limit access in order to avoid direct and indirect impacts to rare and/or fragile resources shall be developed in association with future management plans.

- The need for controlled access on trails east of Lake Sutherland will be considered during master park planning or if funding is identified for a specific trail project in Landscape Units M or N. The appropriateness of controlled access will be evaluated based on existing ownership patterns and the level of development and types of uses occurring within the area.

- In sensitive biological areas it may be necessary to limit some trails to pedestrian use only; to decrease the trail width in order to minimize direct impacts; prohibit equestrian and/or mountain bike activity; preclude night lighting; preclude smoking or campfires; and exclude access to certain sensitive areas during certain times of the year for specific resources (i.e. breeding seasons for sensitive fauna).

5. TrafficlParking Analysis

- Traffic studies shall be conducted in association with the review of future master plans and/or for major park proposals, such as the development of an interpretive center. These studies shall address as appropriate, existing traffic, project traffic, and existing plus project traffic and traffic splits. Potential impacts to all appropriate roadways shall be considered and shall be reviewed in terms of impact to level of service. Where significant direct traffic impacts could occur, measures adequate to avoid such impacts shall be incorporated into the scope of the project (including but not limited to: reduction in the scope of the project in order to reduce overall trip generation, limiting hours of use to avoid peak traffic periods, implementation of a reservation system, and/or providing funding in part or whole for required traffic improvements).

- A parking analysis shall be conducted for major park project proposals. Based on the results of the parking analysis, adequate on-site parking shall be provided to accommodate anticipated use of the facility.

6. Biological Mitigation Ratio Requirements

Although avoidance is the preferred form of mitigation, there may be instances in which impacts to biological resources would be unavoidable. In those cases, the impact shall be minimized to the extent possible and adequate compensation for the remaining impacts provided. The mitigation ratio requirements presented in the "Biological Overview Report," prepared by Sweetwater Environmental Biologists, Inc., for the Concept Plan EIR are to be used as guidelines for developing adequate mitigation proposals. The actual ratio required for a specific project will be determined in consultation with the appropriate local, state and federal agencies and will be based upon a site specific assessment of the impacts and the proposed mitigation site. In some instances, non-sensitive habitats that are to be impacted require mitigation because these habitats are used by sensitive species. Mitigation for impacts to wetlands shall be adequate to meet the "no net loss" standards of the U.S. Fish and Wildlife Service.

7. Cultural Resource Mitigation and Monitoring Requirements

Mitigation. A primary objective of the Concept Plan is to avoid impacts to cultural resources. Therefore, all possible forms of site avoidance, including redesign, realignment, and/or fencing, shall be explored prior to developing a mitigation program. In those cases where direct impacts to a site can not be avoided, mitigation in the form of capping and/or data recovery for that portion of the resource to be impacted shall be required. Mitigation through capping is the preferred measure, as this method can preserve the cultural resource while allowing the construction of limited park amenities, such as trails.

In those instances in which a trail segment can not be realigned to avoid a cultural resource due to topographic or other physical constraints, the resource shall be capped. The following capping measures have been developed for this type of situation:

> Filter fabric (Supac 5NP or a comparable product) shall be placed over that portion of the site to be impacted, followed by the placement of two inches of sterile soil, one inch of 1/2 to 3/4 inch gravel, and a minimum of an additional four inches of sterile soil.

There may also be an occasion in which subsurface disturbance of a site can not be avoided and mitigation through data recovery is necessary. Mitigation using data recovery shall include the development of a data recovery program. The program shall be circulated to the appropriate parties and agencies for review and comment prior to implementation. A Native American monitor shall be present during all field work associated with the recovery program. Should any Native American remains and/or funerary objects be discovered during a recovery program or as a result of any other park activities, the appropriate agencies, including the Native American Heritage Commission, and tribal representatives shall be contacted to agree on appropriate handling and reburial procedures. A draft report documenting data recovery findings shall be provided to the Native American representative(s) for review and comment.

Mitigation measures that will be implemented to avoid indirect impacts to significant cultural sites and historic resources could include one or more of the following: rerouting of a trail to reduce visual and physical access to the site; installation of split-rail fencing to direct visitors away from the resource; use of signage identifying the area as a protected area (signs shall not however call attention to the site, but shall instead indicate that the area is not part of the trail and needs to be protected for reasons such as revegetation); implementation of proper drainage techniques that will direct runoff away from subsurface deposits; and development of interpretive programs to educate park users about the importance of preserving and protecting cultural resources.

Monitoring. To further protect cultural resources and to ensure that unanticipated finds are handled in a professional manner, monitoring of park activities involving subsurface disturbance shall be conducted in those areas with known cultural sites. Native Americans shall be contacted for their input throughout the planning process. For those sites of religious or ceremonial significance, park planning shall be conducted in consultation with the appropriate tribal representative(s) and a Native American monitor shall be present during implementation of the approved park plans for these significant sites.

Monitoring of trail construction and/or other park improvements in areas where significant sites have been identified is required to ensure that: 1) the proposed trail alignment or site disturbance avoids cultural resources as designed; 2) construction provides fill and fencing for midden areas; and 3) unanticipated finds are handled properly. If during construction, a subsurface deposit is encountered, then mitigation of impacts will need to be addressed. Mitigation can be achieved through the completion of a sample excavation of the newly discovered site. As per state and federal regulations, the level of excavation shall be directly tied to the type of site or cultural material present and research question(s) posed.

Capping proposals also include requirements for monitoring and additional mitigation should monitoring indicate that the capping is inadequate to protect the underlying resource. Monitoring of these areas on a long-term basis shall include site visits every six months for five years to ensure that mitigation measures are adequate. If through long-term monitoring, cultural resource sites are found to be damaged through either primary or secondary impacts, then additional mitigation measures shall be implemented.

A capping program is currently being implemented on a trail segment in the Highland Valley Road area. If based on the findings of the long-term monitoring program, it is determined that the capping program is ineffective, then the Cultural Management Policies outlined in the Cultural Resources Literature Review, as well as the mitigation requirements included in this Appendix shall be revised to incorporate new capping requirements.

Native American Consultation. It shall be the responsibility of the JPA to invite each tribe that has traditional and/or present lands within the FPA to designate a representative to confer with the JPA on cultural resource matters. Once representatives have been identified, the JPA shall notify the appropriate designated Native American representative(s) when park proposals such as master plans or site-specific projects are being considered. This process will establish a formal notification process, as well as provide a means to facilitate Native American input. In addition, Native Americans shall be solicited for input and review regarding interpretive text and materials to be utilized in the San Dieguito River Park's interpretive program. In accordance with California Public Resources Code Chapter 1.75, park plans shall incorporate guarantees of non-interference with the free expression or exercise of Native American religion, including access to regions of the Park for ceremonial and religious purposes on JPA controlled lands.

Report Preparation. Technical reports shall be prepared, following the guidelines defined in *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* prepared by the State Office of Historic Preservation. Appendices shall contain site records, field and laboratory data, special analysis results, and related material. Sensitive appendices, such as site records, shall be designated as Confidential (not for public review).

Oualifications. The lead individual(s) in charge of fieldwork shall be SOPA qualified. Any investigation of historic resources must be conducted by a qualified historian or by a qualified historical archaeologist who is familiar with rural resources. Similarly, evaluation of historic buildings shall be accomplished in conjunction with an architectural historian or a historian with strong background in architectural history and terminology.

8. Flood Control:

In association with future wetland restoration and/or enhancement proposals, including restoration of the San Dieguito Lagoon Coastal Wetlands as well as upstream riparian enhancement projects, a thorough analysis of potential impacts to affected properties as a result of alteration of existing flood flows shall be prepared in association with required environmental review. Adequate mitigation measures shall be incorporated into the scope of such projects to ensure that adverse impacts resulting from the proposed alteration in flood flow are reduced to below a level of significance.

9. *Design and Construction Criteria*

The form, mass and profile of all structures and architectural features shall be designed to blend with the natural terrain.

- Materials, finishes, and colors of all buildings, accessory structures, walls and fences should be compatible with the intent of minimizing the visual impact on the FPA. Colors should be limited to subtle earthtone hues, with style and texture that reflects the traditional/rural character of the FPA.

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

- Building pads for park amenities should be designed to conform to and/or respect the site topography. In addition, building pads should not be created in highly visible areas.

- Staging areas and other parking lots should be sited and/or landscaped to minimize visibility from major roadways and sensitive viewsheds.

- Native species should be the predominant plant material used in park landscape proposals. The use of non-native species, which would most likely be utilized for screening, should be limited to areas located adjacent to developed lands. Under no circumstances should invasive species be utilized.

- No park structures shall be constructed over active faults and construction of structures shall adhere to the standards in the Uniform Building Code.

- Native species should be the predominant plant material used in park landscape proposals. The use of non-native species, which would most likely be utilized for screening, should be limited to areas located adjacent to developed lands. Under no circumstances should invasive species be utilized.

- Lighting is not envisioned for trails in the Park. Night lighting should be limited to that required for security/safety purposes., for example, at Interpretive Center parking lots, or on the crossing under the freeway at Lake Hodges.

- Temporary desilting basins shall be provided during construction for projects such as parking lots and interpretive centers in order to trap site-generated sediment on-site. Following the installation of permanent erosion control measures, the desilting basin can be removed.

- Grading activities necessary to implement park proposals should not occur during the rainy season (November 15 to April 15).

- To avoid long-term erosion problems, all graded areas shall be revegetated and properly maintained for the life of the project.

- For paved parking lots located in proximity to an existing natural drainage or reservoir, the use of grass filter strips, infiltration trenches, or similar established practices shall be provided to reduce runoff volumes and peak discharge rates from the site, as well as to filter contaminants out of the runoff before it reaches the natural drainage system.

- Trails should be designed in a manner that will not result in increased runoff velocities.

- To the extent possible, a bridge shall be provided where a trail crosses a stream.

- Trails should be aligned to avoid potential rockfall and landslide hazards.

- Asphalt surfaced trails should not be used adjacent to potable water sources, such as Lake Hodges and Lake Sutherland, nor within 50 feet of drainages, streams or other surface water bodies.

- Wherever possible, trails shall follow the contours of the slope, with the cross-slope toward the downhill side of the trail.

- The grade of the trail should be less than 15 percent even on steep terrain.

- To reduce erosion impacts, the feasibility of using sidehill trail construction should be considered in areas where a trail must pass over steep slopes.

- The number and frequency of switchbacks should be minimized due to the erosional problems associated with this type of trail design.

- Trail design should incorporate the drainage techniques approved by the U.S. Forest Service, presented in Standard Specifications for Construction of Trails.

10. Signage

Major trail entry points shall have signs providing information regarding trail rules and regulations. Consideration should be given on a case by case basis to including the following regulations: Hours of use; keeping dogs on leashes at all times (in some cases dogs may be prohibited from a trail); no alcoholic beverages on the trail; no loud music on trails or in staging areas; trail users must stay on the trails; fires are prohibited; firearms are prohibited (except where permitted in the National Forest); no smoking; and fire hazard potential. As appropriate, signs should state that no motorized or off-road vehicles are permitted. Signs indicating the presence of motorized vehicles should be provided along mixed use trails designated as park trails within the Cleveland National Forest. Signs should indicate that trails are subject to closure due to fire hazard, flooding, and/or agricultural activity, and that users are expected to respect and comply with all closure signs. Rules of etiquette for priority right of way when different types of park users share the trail should be provided as appropriate.

<u>Management and Maintenance Recommendations</u>

In order to more fully evaluate the biological and cultural resources of the San Dieguito River Park FPA, as well as to begin to establish management recommendations for the long-term protection of these resources, the JPA authorized the preparation of a "Biological Overview Report," prepared by Sweetwater Environmental Biologists, Inc., and a "Cultural Resources Literature Review," prepared by Gallegos & Associates. These documents, which were provided as appendices to the Concept Plan EIR, include numerous recommendations for the protection and management of biological and cultural resources. As future master plans are prepared , these two documents should be utilized as the basis for developing area- or resource-specific management plans.

The following measures, which represent only some of the recommendations included in these documents should be addressed in future park planning proposals:

- Equestrian facilities located on lands controlled by the JPA shall be kept clean and free of fodder and manure. This will reduce the forage available for cowbirds, as well as reduce

- potential impacts to downstream water quality. Manure should be removed on a regular basis.

- Stables and grassy areas associated with equestrian facilities are prime cowbird habitats, therefore, consideration should be given to implementing cowbird removal programs at all equestrian facilities, including stables and equestrian staging areas.

- A program to close and revegetate existing voluntary trails that will not be part of the Park's trail system should be explored. This will require the identification of funding sources and creation of a volunteer labor force.

- A policy should be adopted that prohibits the use of bird feeding stations at park facilities located near least Bell's vireo nesting locations.

- To avoid providing food sources for scavengers such as crows, ravens, skunks, and raccoons, the use of open trash containers shall be prohibited throughout the Park.

- All trailheads, staging areas, and other park facilities shall include signage indicating that dogs must be on a leash at all times, and where sensitive resources could be impacted, such as in proximity to wetlands, consideration should be given to prohibiting dogs from the area.

- Certain areas within the FPA that have exceptionally high potential or need for revegetation and/or resource restoration and enhancement should be recognized as "mitigation banks or pools". These areas, which must be in the ownership of the JPA or other appropriate public agency, should be the focus of all revegetation and/or resource restoration and enhancement efforts associated with impacts to sensitive habitats as a result of Park implementation.

APPENDICES

Part II

Design And Development Standards Recommended For Private And Other Public Proposals Within The FPA

The standards outlined below are a compilation of various design standards that have been developed by member agency staff, including the City and County of San Diego and the City of Escondido. These standards address the preservation of significant resources, both physical and visual, within sensitive areas such as but not limited to the San Dieguito River Park FPA. Some of the standards outlined below are very specific, while others are more general. It is up to the member agencies to determine which if any of the standards outlined below are appropriate for inclusion in the standards ultimately adopted by the agency to implement the goals and objectives of the San Dieguito River Park Concept Plan. Therefore, this section (Part II of Appendix D) is included for information only and is not part of the Concept Plan.

Grading

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

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

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

Where feasible, no structures or construction activity should occur within the 100-year floodplain.

Where grading within the FPA can not be avoided, creative grading techniques using contour grading and incorporating existing significant natural features should be utilized. Additional techniques should be implemented including those outlined below.

- Use variable slope gradients with smooth, rounded cuts
- Round off toe and crest of slopes
- Blend graded slope contours with the natural topography
- Utilize native vegetation to alleviate sharp, angular slopes
- Preserve natural and significant geologic features

- Design drainage courses to blend with the environment

- Use serrated grading techniques to help guarantee successful revegetation of manufactured slopes

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

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

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

Structural Design

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

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

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

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

Structures located within the view of the FPA should be generally low in profile and utilize upper story setbacks so as not to be visually prominent as viewed from within the valley floor. In highly visible areas, the building height should not exceed a basic limit of 15 feet above the finished grade, except for an area limited to 20 percent of the total floor area which may exceed the basic height limit of 15 feet up to a maximum of 30 feet. Under no circumstances shall structures be greater than 30 feet in height at any point of the structure measured from natural existing grade.

The use of stem walls should be avoided.

The facades of structures should be angled at varying degrees as required to follow the natural topography of the site.

Rooflines of structures should vary in angle and height to provide a changing profile. Rooflines shall emphasize the natural land forms and help blend the structures into the natural open space environment.

Commercial uses should be designed to complement the traditional/rural character of the FPA. A design theme should be utilized which relates most closely to the Old California farmhouse or ranch style.

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

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

Subdivision Design

Subdivision lot lines for new subdivisions should be designed to minimize intrusion into the FPA. Where a portion of a subdivision is included within the FPA, all development should be clustered outside of the viewshed of the FPA to the extent possible. Properties located entirely within the FPA should be designed to maximize the preservation of an interconnected open space corridor.

Subdivisions should be designed to minimize encroachment into the FPA. If a major portion or all of the project is within the FPA, subdivision design should be required to protect the existing significant environmental/cultural resources by minimizing grading, drainage, and overall impacts in the FPA. Areas remaining in open space should be protected by open space or conservation easements.

Open space linkages should be required for pedestrian/bike traffic and equestrian trails linking the project with the park's proposed trail system, consistent with the adopted regional corridor trail standards.

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

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

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

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

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

Fencing

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

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

Landscaping

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

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

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

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

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

- Maintain adequate building setback Locate irrigation at top of slope

- Thin out high and moderately flammable species Remove dead branches, foliage and other debris Remove limbs touching the ground

- Separate plant groupings and avoid dense plantings of tall species, maintain existing plants in random
- Prune selectively to maintain natural appearance
- Hydroseed with native, low growing plants and grasses
- Landscaping should make a gradual transition from private yard to native vegetation.
- Landscaped areas within the viewshed of the FPA should use vegetation native to the San Dieguito River Park FPA in the landscape design.

Drainage And Erosion Control

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

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

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

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

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

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

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

Resource Management

Buffers adequate to meet the requirements of state and federal resources agencies should be provided between proposed development areas and wetlands.

Adequate wildlife corridors and linkages should be preserved within all projects in order to permit wildlife movement between major open space areas.

Recommended Findings Of Approval

In conjunction with the adoption of design and development standards for proposals within the San Dieguito River Park FPA, the member agencies are encouraged to establish Findings for Approval of such proposals. These Findings for Approval include the following:

1. The development or use is found to be in conformance with the goals and objectives outlined in the San Dieguito River Park Concept Plan;

2. The intensity and character of the proposed development or use is compatible with the natural, cultural, scenic and open space resources of the site;

3. All grading associated with the proposal has been kept to a minimum and the location and design of the proposed development respects and preserves the natural landform, geologic features, existing streambeds, vegetation, significant tree cover and wildlife areas; and

4. The development is located and designed in a manner that will maintain the existing character of the area as viewed from the FPA.

APPENDIX E

PRIVATE PROPERTY RIGHTS PROTECTION POLICY

STATEMENT OF PRINCIPLE: The San Dieguito River Valley Regional Open Space Park Joint Powers Authority, a government agency without land use authority, respects private property rights and has pledged not to infringe upon those rights to implement its goals and objectives. To ensure that private property rights are respected, the JPA has adopted the following specific guidelines for private property rights protection:

Eminent Domain: The JPA has never condemned property. The JPA will never recommend nor participate in a hostile condemnation. By law, when it acquires property the JPA must compensate property owners for the fair market value of their property. It is the desire of the JPA to retain 'friendly' condemnation for tax purposes, an important benefit to property owners desiring to sell their property.

Acquisition of Property: The JPA may not acquire property without the approval of the member agency within whose jurisdiction the property lies (page 4 of Joint Powers Agreement). When property is offered for sale to the JPA, that approval shall be made by a majority of the governing body of that jurisdiction. By law, the JPA must pay full fair market value as determined by a certified appraiser or as required by state law, unless the property owner offers the land at a below market price for tax purposes.

Focused Planning Area: The JPA is not an agency with land use authority and cannot regulate or impose restrictions on private property owners in the focused planning area of the San Dieguito River Park. The focused planning area for the San Dieguito River Park is a regional park planning boundary. Both private and public land is included within the focused planning area. Some of the private land may be acquired for the park in the future from willing property owners if the land is needed for park purposes.

Design Standards: The JPA has adopted design and development standards which apply ONLY to park-initiated projects on public land (page 100 of Concept Plan). The JPA cannot adopt design and development standards which are binding on private property owners. The adopted Concept Plan includes in an appendix a compilation of possible guidelines developed by other agencies which are not part of the Plan. These types of guidelines could only be adopted and implemented by the member agencies which have land use authority. The County of San Diego has not adopted design standards for the unincorporated area within the FPA.

Project Review: The JPA has the right only of advisory review and comment on private development proposals. The JPA cannot limit private property owners rights. The JPA is authorized to review and comment on private development proposals submitted to its member agencies which are within or have an impact on the San Dieguito River Park (pg 4 of Joint Powers Agreement). Such review and comment is advisory in nature only, similar to any planning group or private individuals exercising free speech. Decisions regarding land use, including zoning, discretionary and ministerial permits and other regulations are made by the JPA's member agencies, which have complete land use authority. The JPA will review and comment only on discretionary projects such as subdivision or use permits. The JPA will not review and comment on ministerial projects, remodels, single family home building permits, or other uses permitted by right such as agricultural uses.

Trails: Trail planning and implementation of park improvements will be focused on publicly owned land located west of Lake Sutherland. The Coast to Crest Trail will not be implemented on privately owned land without the property owner's consent; however, if the property owner seeks a discretionary permit (such as a major subdivision) to develop his/her property, the County or City may utilize its right to require a trail as a condition of approval. Trail alignments will be developed in cooperation with landowners and leaseholders in order to minimize impacts to existing uses, such as farming, cattle ranching and private residences (pg 37 of Concept Plan). When determining where a specific trail should be located, consideration shall be given to surrounding uses, both existing and planned for the area, in an adopted land use plan (pg 37 of Concept Plan). In order to minimize impacts to adjoining properties and uses, trails shall be adequately separated from existing uses through setbacks, significant elevational separation, and/or fencing (pg 37 of Concept Plan). Signage shall be provided along the trail to inform users to stay on the trail and respect adjoining private property (pg 37 of Concept Plan). The JPA will establish a volunteer patrol program supervised by a park ranger to ensure that park regulations are observed (pg 37 of Concept Plan). When a private property owner seeks a discretionary permit to develop his or her property, the JPA will work with member agency staff and the property owner to identify appropriate trail alignments and to support trail dedications ONLY when a land use agency under its own policies would normally require a trail dedication (such as a major subdivision) (pg 37 of Concept Plan). Segments of the Coast to Crest Trail may have to extend outside of the San Dieguito River Park focused planning area because of topographical constraints or to avoid property owner conflicts. Due to topographic, sensitive resource or other constraints, the bike path portion of the Coast to Crest Trail may in some places have to be located along existing streets (pg 36 of Concept Plan).

Farming and Ranching: The JPA strongly supports the continued use of private property for farming and ranching purposes. The adopted Concept Plan encourages agriculture as the predominant use in the San Pasqual Valley and continued ranching in the Santa Ysabel Valley (pages 63 and 73 of the Concept Plan). The JPA has not and will not interfere with a property owner's rights or ability to farm. However, there is nothing in the Concept Plan or in the powers of the JPA that would require a property owner to farm or ranch his property, if the underlying zoning of the land use agency permits other uses. The JPA will not put a trail across active grazing land.

GLOSSARY OF TECHNICAL TERMS

Buffer Zone: An area of natural vegetation around a reserve that may receive some human use but acts as a defense from influences of non-protected lands.

Cultural Resource: The fragile and nonrenewable remains of human activity, occupation, or endeavor reflected in districts, sites, structures, buildings, objects, artifacts, ruins, works of art, architecture, and natural features that were of importance in human events. These resources consist of: 1) physical remains; 2) areas where significant human events occurred even though evidence of the event no longer remains; and 3) the environment immediately surrounding the resource.

Ecosystem: A biological community, its physical environment and the processes through which matter and energy transfer among the components.

Floodplain: The relatively flat areas of low lands adjoining, and including, the channel of a river, stream, water course, bay or other body of water which is subject to inundation by the floodwaters of a one hundred (100) year frequency flood.

Floodway: The river channel and the adjacent land areas, within the floodplain, needed to carry a one hundred (100) year frequency flood without increasing the water surface elevation more than one (1) foot at any point. The natural floodwater profile is the water surface elevation of a nonconfined one hundred (100) year frequency flood in the natural undeveloped floodplain.

Focused Planning Area (FPA): The regional park planning area of the San Dieguito River Park. The Focused Planning Area for the San Dieguito River Park roughly corresponds to the viewshed of the San Dieguito River Valley and its major tributary canyons. The FPA is identified by the JPA as the area where planning and acquisition efforts for the Park are to be directed.

Greenway: A linear open area, either agricultural or natural, between developed communities.

Habitat: The native environment of an animal or plant; the area occupied by or suitable for a particular species of animal or plant.

Member Agency: The six agencies that have entered into the Joint Power Agreement that formed the San Dieguito River Park Joint Powers Authority (the City and County of San Diego, and the Cities of Del Mar, Solana Beach, Poway, and Escondido).

Natural Resources: The resources that occur in nature, including air, water, soils, wildlife and plants.

Passive Recreation: Recreational activities/uses that are dependent on the natural resources in which they are located and which do not significantly impact those resources.

Riparian: Related to, living or located along or immediately adjacent to a watercourse (i.e., a river, stream or creek), or a lake, tidewater, or other body of water. Normally used to refer to the plants of all types that grow rooted in the watertable of rivers, streams, ponds and springs.

Sensitive Resources: Resources which are rare, especially valuable or threatened. These could include natural resources, cultural resources, visual resources, biological resources or agricultural resources.

Sensitive Species: Species of plants or animals considered unusual or limited in that the species: 1) are only found in the San Diego region; 2) are a local representative of a species or association of species not otherwise found in the region; 3) are severely depleted within their ranges or within the region. Sensitive species are identified in the California Native Plant Society R-E-D list or are listed in the California Department of Fish and Game list of species of special concern or are considered by the JPA!s member agencies to be of special concern in their adopted policies and/or ordinances (i.e. the Resource Protection Ordinances adopted by the City and County of San Diego).

Steep Slopes: Slopes with 25 percent or more natural gradient, generally with a minimum height of 25 feet.

Viewshed: The landscape that can be directly seen under favorable atmospheric conditions from a viewpoint or along a specific corridor, in this case the floodway of the San Dieguito River, the Santa Ysabel Creek, and other major tributaries of the San Dieguito watershed identified in this plan.

Visual Resources: The natural resources that provide scenic vistas or corridors that enhance the visual experience of the viewer.

Watershed: A total area of land above a given point on a waterway that contributes runoff water to the flow at that point.

Wetlands: Lands which may be covered periodically or permanently with shallow water including saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats and fens. Wetlands have one or more of the following attributes: 1) at least periodically, the land supports predominantly hydrophytes; 2) the substrate is predominantly undrained hydric soil; and 3) the substrate is nonsoil and is saturated at some time during the growing season.

Wildlife Corridor: The linear areas between separated habitats and territories that allow members of a species to move from one unit to another.