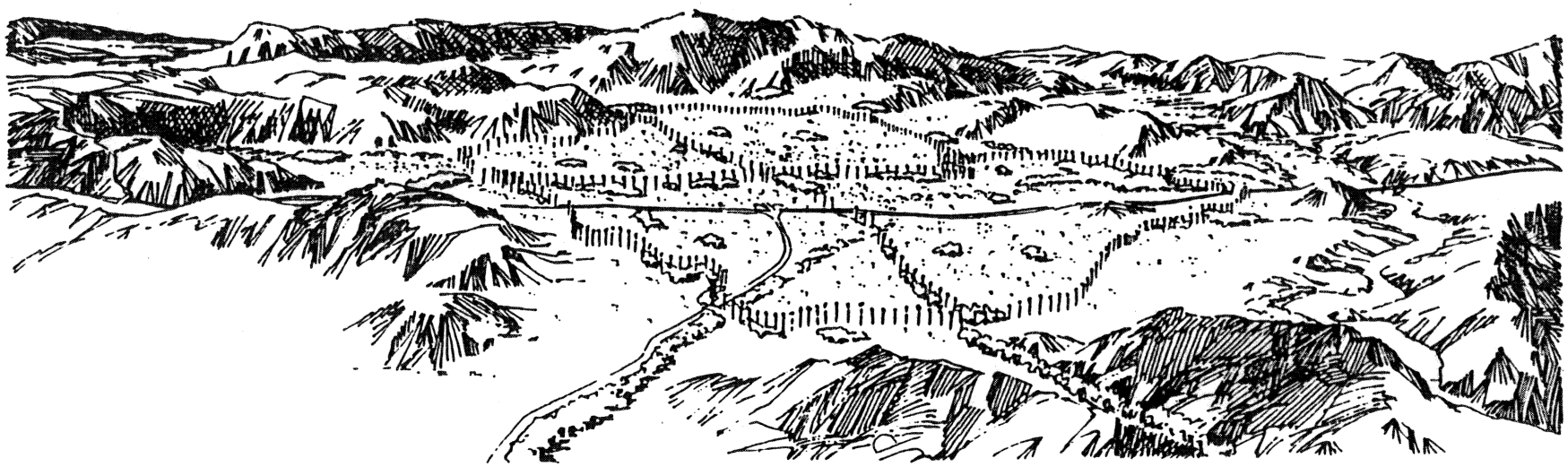

City of Escondido

Master Plan for Parks, Trails , and Open Space

APPENDIX

Adopted
June 22, 1994

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V I. APPENDIX

This document contains detailed information as a supplement to the Master Plan for Parks, Trails, and Open Space. It enables a greater level of evaluation for implementing the Master Plan's components.

APPENDIX A

Biological and Cultural Resource Study

INTRODUCTION

The City of Escondido's goal is to provide adequate parks and recreational opportunities through adoption of a Master Plan of Parks and Trails. The City wishes to identify future park sites and trail alignments while considering existing environmental constraints and protecting and enhancing its Resource Conservation Areas (RCAs) and unique physical features.

Several objectives and policies contained in the City's General Plan (May, 1990) support the preservation of Escondido's environmental resources and the provision of adequate recreational opportunities to its citizens. Policy C1.4 of the Community Facilities and Services Element requires that the City adopt a master plan of trails. The Community Open Space and Conservation Element includes objectives (B5.1 and B7.1) and policies (G1.1 through G1.3) that require environmental and open space resources be included in the City's open space system and that a system of open space corridors, easements and acquisition programs and trails be established. Finally, Policies F1.1 through F1.10 support the protection of the City's cultural and historic resources and Policies K1.1 through K1.6 mandate that rare and endangered plant and animal species and their associated habitats be protected.

The consultant has conducted a general assessment of Escondido's biological and cultural resources to assist in preparing a master plan that is sensitive to and takes advantage of the planning area's natural resources. The information contained in this report and the accompanying illustrations will enable WRT to identify generalized park zones and trail corridors that would minimize disturbance to sensitive resources while capitalizing on the area's scenic beauty and natural opportunities. The information contained in the following pages provides a constraints-level inventory of existing biological and cultural resources within the Escondido planning area and recommendations for areas warranting protection/enhancement, based on potential biological resources and wildlife corridor value and distribution/significance of known archaeological and historical sites. The purpose of this phase of the project is to provide the City with an understanding of where the City's environmental resources are located and how they might be treated when identifying general park zones and trail corridors. A more detailed inventory and analysis of biological and cultural resources is included as part of the location of park sites and trail alignments.

This section is divided into the two main issue areas, biological resources and cultural resources. Each issue area describes Escondido's physical setting in relation to the resource, the methodology used to perform the resources inventory, and interpretations of the illustrations that accompany this report.

A. BIOLOGICAL RESOURCE STUDY

1. Biological Resources Setting

The City of Escondido is located approximately 11 miles inland from the Pacific coast. The study area encompasses a level central valley with an outer perimeter that includes mountains and canyons. The central valley is highly urbanized while the surrounding lands are divided chiefly among agriculture, low density housing, and naturally vegetated open space. Most biological resources are expected in the brushy hills and mountains as well as the wooded stream channels.

The main stream course in the City is Escondido Creek, which flows into and out of Lake Wohlford, is channelized through the urban area, and flows southwesterly out of the City into San Elijo Canyon. Adjacent to the City's southern border is the San Dieguito River Valley and Lake Hodges. Smaller streams can be found in many canyons in the City, and are often surrounded by native woodland vegetation. Native brushlands exist on Bernardo Mountain and steep slopes near Lake Hodges. Native brush also surrounds the hills of the Cloverdale area, Bottle Peak, Burnt Mountain, and the Merriam Mountains. Elevation in the study area ranges from a low of about 330 feet above mean sea level (msl) near Lake Hodges to a high of about 2400 feet above msl near the San Pasqual Indian Reservation on Bear Ridge.

2. Biological Resources Analyses

Through biological analyses that consider local as well as regional data, the City of Escondido can formulate sound standards and guidelines to meet the recreational demands of the future and maintain its valuable natural resources. These resources include many plant and animal species and native habitats that are considered to be sensitive by the resource agencies. Sensitivity ratings are determined by the relative rarity of the resource, its endangerment, unique requirements, and/or limited distribution. Degradation, fragmentation, and loss of native resources hastens species population declines and threatens the long-term stability of natural ecosystems.

Proper integration of natural resources with future park and trail development will maintain a high quality of living for local residents. To this end, the City's Master Plan of Parks, Trails

and Open Space can play a critical role in fostering appreciation of the natural settings while ensuring their long-term preservation. Without proper integration and preservation of the City's natural resources, continued loss of resources combined with increased scrutiny by resource agencies will affect the City's ability to successfully achieve long-term development planning goals. The biological analyses included in the City's assessment of parks, trails, and the Escondido Biological Resource System begin a realistic approach to identifying critical areas of high sensitivity, pathways for wildlife movement, compatible land uses, preferred areas for development, and mitigative measures to offset impacts. The following text describes the methods by which a broad-scale analysis of the natural resources was conducted, the opportunities and constraints inherent in these resources for park planning and development, and resultant areas of high sensitivity within Escondido, including wildlife corridors, that warrant long-term preservation in open space.

Methodology

Existing environmental impact reports, biological technical reports, and California Natural Diversity Data Base (CNDDB) (CDFG 1990) computer output were examined prior to field reconnaissance. The planning area was surveyed on June 5 and 26, 1991 by ERCE biologists Eric Bailey and Paula Jacks. The focus of the survey was to map vegetation and sensitive biological resources using a 1"=2000' scale 1990 aerial photograph. The level of analysis and specificity was limited by the general field overview, available documents, and the objectives of the initial phase of the study. These objectives focused on identifying existing undeveloped areas that warrant long-term preservation based on the critical habitat within, the co-occurrence of sensitive species, or their function in the large-scale maintenance and viability of primary wildlife movement corridors.

The existing reports and CNDDB computer output were used as references in completing the overall mapping of the planning area. Reports from the following areas were used: Palos Vista (Pacific Southwest Biological Services 1977), Interland (HCA & Associates 1982), Cloverdale (Phillips Brandt Reddick 1984), Sager Ranch (Environmental Perspectives 1987), Hogback Pressure Zone (Keller Environmental Associates, Inc. 1989), Reidy Creek (Ultrasystems, Inc. 1981), Bernardo Mountain (City of Escondido Planning Dept. 1981), Daley Ranch (RBR & Associates 1983, Michael Brandman Associates 1991), and the Oaks (Robert Bein, William Frost & Associates 1990). The information in the existing maps was modified to conform to the more general level of detail in the study. As such, detailed habitat delineations, i.e., chamise chaparral and southern

mixed chaparral, were grouped together under the more generalized category of chaparral. Areas not mapped by existing reports were analyzed by photographic interpretation. Many areas were field checked during the field survey in June 1991.

Map Interpretation: Vegetation Communities, Wildlife Habitat, and Sensitive Species Locations

Five native vegetation associations were mapped within the planning area (Figure 1). In addition, three nonnative or disturbed vegetation communities and the developed portions of Escondido were delineated. The native vegetation associations include chaparral, coastal sage scrub, oak woodland, riparian woodland, and wetland scrub and freshwater marsh. Introduced or nonnative associations include eucalyptus woodland, nonnative grassland, and developed and agricultural lands.

Habitat delineations in Figure 1 represent the best efforts at identifying vegetation types based on the data available, the scale of the aerial photograph (1"=2000'), and the limited amount of ground-truthing conducted for this small-scale analysis. A major drawback of photo-interpretation is the obscuring of narrow expanses of vegetative types and the loss of detail on steep slopes or in the understory of wooded areas. Delineating small pockets of vegetative types were beyond the level of accuracy for this study. While detailed area-specific analyses must continue to be conducted for all proposed development, the mapping prepared for this study allows for the regional analyses necessary to assess biological resources and plan for effective long-term resource preservation with compatible park land use.

Each of the vegetation associations are discussed below with respect to general habitat structure, species composition, and general location within the study area. In addition, each vegetation type is discussed regarding its wildlife value and the sensitive species that may be associated with it. Figure 1 depicts known sensitive species locations throughout Escondido as described in available technical reports, as listed by the California Natural Diversity Database, or as reported by qualified biologists. Mapping is not exact for the map scale (1" = 2000'); but reflects localized occurrences in appropriate habitats. A list of known and potential sensitive plant species in the study area is included in Table 1. Sensitive animal species are listed in Table 2.

Chaparral

Vegetation and Sensitive Flora. Chaparral is the most abundant native vegetation in the undeveloped portions of the

planning area. It is widely distributed on dry slopes at medium and high elevations where it occupies thin, rocky, or heavy soils. Chaparral consists typically of shrubs with tough, broad leaves, although its species composition varies depending on aspect, elevation, and disturbance or fire history. Therefore, although Figure 1 indicates generalized expanses of chaparral habitat, chaparral subtypes can be detailed further within the mapped areas.

Southern mixed chaparral is the most common of the subtypes occurring on steep north-facing slopes with little soil. This subtype forms nearly impenetrable stands of broadleafed shrubs that grow as high as 15 feet tall. Little or no understory is associated with southern mixed chaparral. Characteristic species in Escondido include coast blue lilac (Ceanothus tomentosus ssp. olivaceus), chamise (Adenostoma fasciculatum), toyon (Heteromeles arbutifolia), laurel sumac (Malosma laurina), Eastwood manzanita (Arctostaphylos glandulosa), mountain mahogany (Cercocarpus betuloides), scrub oak (Quercus dumosa), black sage (Salvia mellifera), and yerba santa (Eriodictyon crassifolium).

Other subtypes include chamise chaparral and scrub oak or oak chaparral. Chamise chaparral is dominated by chamise almost to the exclusion of all other plant species. This habitat occurs on shallower, drier soils, typifies many south-facing slopes, and occurs at somewhat lower elevations than does mixed chaparral. Scrub oak chaparral is a dense, evergreen association with a high percentage of scrub oak. This association occurs on more moist sites than other chaparral subtypes, often at higher elevations. Poison oak (Toxicodendron diversilobum) often forms an understory at these locations. Another variation of this subtype under similar physical conditions, is chaparral with a high percentage of oak trees, either coast live oak (Quercus agrifolia) or Engelmann oak (Q. engelmannii). This more wooded chaparral offers the most structural diversity, is of somewhat higher quality, and is noted on Figure 1 around Lake Wohlford.

Chaparral is the predominant vegetation type in the study area and covers the majority of the undeveloped land in the northern and southeastern portions of the study area (Figure 1).

There are 14 sensitive plant species that have been detected within chaparral habitat in the Escondido area. Of these only one, Encinitas baccharis (Baccharis vanessae), is listed by the state as endangered. Seven species are listed by the California Native Plant Society (CNPS) and include Encinitas baccharis, wart-stemmed ceanothus (Ceanothus verrucosus), summer holly (Comarostaphylis diversifolia), Ramona horkelia (Horkelia truncata), Engelmann oak (Quercus engelmannii),

ashy spike-moss (Selaginella cinerascens), and Parry's tetracoccus (Tetracoccus dioicus; Table 1). The remaining plant species are of limited distribution and were considered but rejected by CNPS for listing; these include San Diego mountain-mahogany (Cercocarpus minutiflorus), coast spice bush (Cneoridium dumosum), golden ear-drops (Dicentra chrysantha), Parish's goldenbush (Ericameria arborescens ssp. parishii), Cleveland's sage (Salvia clevelandii), and evergreen huckleberry (Vaccinium ovatum). Mesa horkelia (Horkelia cuneata ssp. puberula) is rare in San Diego County, but is common elsewhere and was not considered for listing by CNPS or any other organizations (Beauchamp 1986). Based on suitable habitat and regional distributions there is a potential for the occurrence of thirteen additional sensitive species and two species of limited distribution in the chaparral habitats within the study area (Table 1). These species have the potential for being detected during future surveys at appropriate survey times.

Wildlife and Sensitive Fauna. Chaparral habitats are suitable for burrows of many mammal species. Another important feature of this habitat are rock outcrops, which are important for reptiles and as raptor perches. The extensive cover associated with chaparral provides valuable protection for wildlife and extensive tracts of this habitat assures connectivity between important wildlife areas. Therefore, while many animals may not depend directly on chaparral habitat, a broad range of animals may disperse through chaparral to reach preferred habitats. Common animals inhabiting chaparral in the study area include California side-blotched lizard (Uta stansburiana elegens), southern pacific rattlesnake (Crotalis viridis helleri), scrub jay (Aphelocoma coerulescens), dusky footed woodrat (Neotoma fuscipes), black-tailed jackrabbit (Lepus californicus), and coyote (Canis latrans).

There are three sensitive reptile species that occur within the chaparral habitat in the Escondido area; San Diego horned lizard (Phrynosoma coronatum blainvillei), orange-throated whiptail (Cnemidophorus hyperythrus beldingi), and coastal rosy boa (Lichanura trivirgata roseofusca). Two sensitive bird species are known to occur in the chaparral habitat of Escondido: golden eagle (Aquila chrysaetos), and turkey vulture (Cathartes aura). Sensitive mammal species that inhabit chaparral in the study area include ringtail (Bassariscus astutus), bobcat (Felis rufus), and mountain lion (Felis concolor).

Opportunities and Constraints. Chaparral is considered a sensitive habitat per CEQA only where it supports populations of sensitive species. The near continuous occurrence of this habitat in many areas within and outside of Escondido reduces its significance on a regional basis as per CEQA criteria.

However, because of the cover it provides, tracts of chaparral provide linkages between important wildlife areas that are otherwise separated by topography. Because many areas include at least a portion of undisturbed chaparral, the possible significance of this biological resource must be analyzed for its importance in maintaining overall regional environmental quality on an area-specific basis.

Proposed impacts to sensitive species within chaparral will pose a constraint to land use. However, because of the extensiveness of this habitat, opportunities arise to incorporate Parkland uses that are compatible with maintaining appreciable acreage of chaparral and associated populations of sensitive species or critical wildlife corridor connections.

Coastal Sage Scrub

Vegetation and Sensitive Flora. Coastal sage scrub is comprised of low subshrubs (about 3 to 4 feet tall) that form a semi-open canopy on dry, south-facing slopes, often elevationally lower than chaparral. As with chaparral, several subtypes of coastal sage scrub occur within Escondido that can be differentiated largely on the basis of dominant shrub species. Because coastal sage scrub habitat tends to carpet the more gentle slopes, stands of coastal sage scrub have been subjected to clearing, grazing, trampling (off-road vehicles or livestock), burning, and illegal refuse dumping. Urban development is more often within areas that once were dominated by coastal sage scrub.

California sagebrush (Artemisia californica) characterizes most areas of coastal sage scrub in the study area. This species dominates most undisturbed, well-developed stands of this vegetation association. Other associated species include California buckwheat (Eriogonum fasciculatum), deerweed (Lotus scoparius), broom baccharis (Baccharis pilularis ssp. consanguinea), black sage, and spiny redberry (Rhamnus crocea). Laurel sumac is commonly found throughout coastal sage scrub as scattered individuals, in small stands, or associated within drainages in this habitat.

Subtypes of coastal sage scrub include either black sage-dominated or laurel sumac-dominated stands that are generally found at higher elevations. Disturbance history, as well as slope, aspect, and soil conditions at these locations, partially account for these changes in composition. In addition, following fire, coastal sage scrub may not regain its pre-burn composition and structure in less than approximately 10 years. Burned slopes of coastal sage scrub may be typified by species other than California sagebrush for several years.

Extensive areas of coastal sage scrub occur in the eastern

central portion of Escondido north of the San Diego Wild Animal Park and in the southern portion just north of Lake Hodges. Smaller blocks of coastal sage scrub are scattered throughout the northern and southern parts of Escondido and are surrounded by chaparral or developed land.

Five sensitive plant species occur in coastal sage scrub within the Escondido area. Of these only one, San Diego thorn-mint (Acanthomintha ilicifolia), is listed as endangered by the state. This species is more likely to be associated with friable clay soils in grassland areas; however, this may include open expanses with appropriate soil conditions within coastal sage scrub habitat. Of the remaining sensitive species listed by CNPS, three are associated with chaparral in addition to coastal sage scrub: Parry's tetracoccus, ashy spike-moss, and Engelmann oak; the latter species is also present in oak woodland. One species of limited distribution, coast spice bush, occurs in coastal sage scrub and chaparral habitats in the planning area.

Wildlife and Sensitive Fauna. Similar to chaparral, coastal sage scrub habitats are suitable for burrows of many mammal species. Many reptile species are more commonly associated with sage scrub perhaps due to the more gentle slopes and open cover characteristic of sage scrub, and the greater exposure of rock outcroppings. However, most reptiles are not restricted to this habitat. Common animals inhabiting coastal sage scrub in the study area include California side-blotched lizard, San Diego gopher snake (Pituophis melanoleucus), California towhee (Pipilo crissalis), white-crowned sparrow (Zonotrichia leucophrys), bushtit (Psaltriparus minimus), brush rabbit (Sylvilagus bachmani), dusky-footed woodrat, and coyote.

The California gnatcatcher (Polioptila californica californica) is a sensitive bird species inhabiting coastal sage scrub in the study area. This species is proposed for federal listing as endangered by state and federal resource agencies. The gnatcatcher population has been estimated at less than 2300 pairs in the United States with less than 1000 pairs remaining in San Diego County (Atwood 1990). The primary cause of this species' decline is likely due to the cumulative loss of coastal sage scrub vegetation to urban and agricultural development. Oberbauer (1978) has estimated that less than 30% of the historical distribution of coastal sage scrub habitat remains in San Diego County. Little of this species' habitat is formally protected or managed. The territory size requirements of the gnatcatcher varies with habitat quality. Documented home ranges have varied from 6 to 40 acres in San Diego County (RECON 1987, ERCE 1990, ERCE unpublished data). Recent studies of the species' habitat preferences in San Diego County indicate that California sagebrush and flat-topped

buckwheat are the primary plants used by gnatcatchers when foraging for insects (RECON 1987, ERCE 1990, ERCE unpublished data). A strong negative preference has been observed for sage scrub dominated by black sage (ERCE unpublished data).

The coastal cactus wren (Campylorhynchus brunneicapillus sandiegenes) is considered declining as a breeding species on the regional level (Everett 1979; Rea and Weaver 1990). This distinct subspecies is found primarily in coastal sage scrub with stands of prickly pear or cholla and is of very localized occurrence. This species has been proposed for federal listing as endangered. Recent population surveys estimated that only 230 pairs remain in San Diego County and only 400 pairs in the United States (Rea and Weaver 1990). Current and historical occurrences of cactus wren in the study area have been limited to areas adjacent to the San Dieguito River Valley, especially near Lake Hodges and the San Diego Wild Animal Park.

Additional sensitive animal species associated with the coastal sage scrub in Escondido include San Diego horned lizard, orange-throated whiptail, loggerhead shrike (Lanius ludovicianus), bobcat, and mountain lion.

Opportunities and Constraints. Because of the dependence of the California gnatcatcher and cactus wren on coastal sage scrub and the potential listing of these species as endangered by the state and/or federal government, severe restrictions on the loss of this habitat are expected from the resource agencies and City and County governments. Habitat currently occupied by the gnatcatcher and habitat considered suitable for these species must be conserved to the greatest extent feasible. All proposed impacts to sage scrub will require mitigation and must be approved by governing agencies.

While all impacts to coastal sage scrub will require mitigation, impacts to disturbed areas, devoid of sensitive species, or isolated patches under 50 acres, may be viewed less critically. Development must be planned to ensure adequate tracts and corridors of this habitat remain as natural open space. Existing disturbed coastal sage scrub may provide opportunities for mitigation via revegetation or enhancement efforts.

Oak Woodland

Vegetation and Sensitive Flora. Oak woodland is found in areas of deep, moist soils and is found primarily in canyon bottoms and on north-facing hillsides in the undeveloped portions of the planning area. This community is dominated by oak trees with a diverse array of shrubby and herbaceous

understory plants. Several types of oak woodland are found within the planning area and include coast live oak woodland, Engelmann oak woodland, and coast live oak riparian forest.

Engelmann oak woodland is an evergreen woodland dominated by Engelmann oaks. This habitat occurs in moist sites on fine-textured soils of gentle slopes and valley bottoms and of steeper north-facing slopes where Engelmann oak often hybridizes with scrub oak (Quercus dumosa). The understory is composed of typical "grassland" species and is fairly open, but on steeper slopes the interspaces between trees become dense shrubby tangles of chaparral plants. In wetter sites coast live oak (Quercus agrifolia) is an additional component of this association. This community intergrades with scrub oak or oak chaparral and coast live oak woodland which are discussed above and below respectively.

Coast live oak woodland typically occurs on north-facing slopes or in shaded ravines. This habitat is dominated by coast live oak (Quercus agrifolia), which is evergreen and approaches a height of 30 to 80 feet. When found in ravines, this community has a shrub layer typically dominated by toyon, poison oak, laurel sumac, currant (Ribes spp.), and desert elderberry (Sambucus mexicana). When found on slopes and in drier sites, the oaks are more widely spaced and the understory is composed of the coastal sage scrub or chaparral plants that dominate adjacent areas. Engelmann oak often co-occurs with coast live oak on hillslopes within the planning area.

Southern coast live oak riparian forest represents a dense evergreen community dominated by coast live oak. This community type is associated with bottomlands and outer floodplains along larger streams, and occurs on fine-grained, rich alluvium (Holland 1986). Western sycamore trees and a diversity of shrub species including toyon, desert elderberry, poison-oak, and California wild rose (Rosa californica) may occur in this community. Typical herbaceous understory species include Douglas mugwort (Artemisia douglasiana) and eucrypta (Eucrypta chrysanthemifolia), among others.

Oak woodlands occur in several tributaries throughout Escondido including areas near Bear Ridge and lake Wohlford, north of Dixon Lake, east of Reidy Canyon, along Jesmond Dene Road, north of Lake Hodges, and near Harmony Grove (Figure 1).

The Engelmann oak is itself considered to be sensitive by CNPS and is the only sensitive plant known to occur in oak woodland within the planning area (Table 1). Three other sensitive plants have the potential to be present in oak woodlands and include San Diego sagewort (Artemisia

palmeri), Campo clarkia (Clarkia delicata) and Fish's milkwort (Polygala cornuta ssp. fishiae). None of these species have been listed by the state or federal governments as endangered.

Wildlife and Sensitive Fauna. Oak woodland habitat provides rich nesting and foraging grounds for many amphibians, reptiles, birds and mammals. Oak woodlands are often associated with cool, moist locations and thus attract a high abundance and diversity of wildlife. This habitat generally provides thick cover and occupies low areas and canyon bottoms. Both of these features encourage wildlife movement through oak woodland habitat. Common animals in the oak woodlands in the study area include Pacific treefrog (Hyla regilla), arboreal salamander (Aneides lugubris), San Diego alligator lizard (Gerrhonotus multicarinatus webbi), acorn woodpecker (Melanerpes formicivorus), plain titmouse (Parus inornatus), western bluebird (Sialia mexicana), western tanager (Piranga ludoviciana), striped skunk (Mephitis mephitis), Virginia opossum (Didelphis virginiana), and coyote.

Sensitive animals associated with oak woodlands in the study area include black-shouldered kite (Elanus caeruleus majusculus), Cooper's hawk (Accipiter cooperii), ringtail bobcat, and mountain lion.

Opportunities and Constraints. Because of the recognized sensitivity of oak woodlands and the inherently long replacement time required after disturbance, this habitat will pose a constraint to development. These qualities also mandate high mitigation ratios when impacts are unavoidable. Opportunities lie in incorporating existing oak stands into project designs to maintain the value of the habitat.

Eucalyptus Woodland

Vegetation and Sensitive Flora. Eucalyptus woodland is typically represented by dense stands of gum trees (Eucalyptus spp.). Plants in this genus, imported primarily from Australia, were originally planted in groves throughout many regions of coastal California as a potential source of lumber and building materials, for their use as windbreaks, and for their horticultural novelty. They have increased their cover through natural regeneration, particularly in moist areas sheltered from strong coastal winds. Gum trees readily naturalized in the state and, where they form dense stands, tend to completely supplant native vegetation, greatly altering community structure and dynamics.

Four large groves of eucalyptus are present within the planning area; three of the groves occur along Reidy Creek

and the fourth one occurs approximately two miles north of Lake Hodges (Figure 1). Individual eucalyptus trees or small stands of trees also occur throughout Escondido. No sensitive plant species are known or expected in the eucalyptus woodland.

Wildlife and Sensitive Fauna. Eucalyptus woodland habitat is used by raptors for perching and nesting sites. This habitat may also have some wildlife value as corridor areas between preferred habitats. Eucalyptus woodland provides very low value to wildlife overall, due to the general lack of understory vegetation. Common animals inhabiting eucalyptus woodlands in Escondido include western fence lizard (Sceloporus occidentalis), house finch (Carpodacus mexicanus), lesser goldfinch (Carduelis psaltria), and red-tailed hawk. No sensitive animal species are dependent on Eucalyptus woodland.

Opportunities and Constraints. Because eucalyptus woodlands are nonnative habitats in California, impacts to this habitat are not considered biologically significant as per CEQA and are not governed by any of the resource agencies. Impacts to nesting raptors, if found to be present, can be avoided by developing outside of the nesting season. Opportunities lie in replacing this non-native habitat by creating native woodlands elsewhere, or by revegetating existing eucalyptus woodlands with native components.

Riparian Woodland

Vegetation and Sensitive Flora. Riparian woodland is a wetland habitat that develops along stream courses with perennial flow or high soil moisture year-round. Within the Escondido planning area, riparian woodlands can be categorized within Holland's vegetation communities (1986) as southern cottonwood willow riparian forest. This community often intergrades with oak woodland and riparian scrub. Riparian woodland with oak trees present is classified separately from oak woodland because the former is considered a wetland and the latter generally is not. Riparian woodland and riparian scrub communities both are often dominated by willows (Salix spp.), however, riparian woodland is taller in stature and generally older than riparian scrub.

Southern cottonwood willow riparian forest is a tall, open, broad-leafed, winter-deciduous association dominated by cottonwood (Populus fremontii) and several willow species (Salix lasiolepis, S. laevigata, and S. gooddingii). The understory consists of shrubby willows, mulefat, and herbaceous species. Western sycamore and coast live oak occasionally are present. This habitat occurs along permanent streams. The dominant species require moist, bare,

mineral soil to germinate and establish themselves.

Southern willow scrub is a dense, broad-leafed, winter-deciduous association dominated by several willow species (Salix spp.). Most stands are too dense to allow much understory to develop. This community is found on loose, sandy, or fine gravelly alluvium deposited near stream channels during floods; it represents a successional stage and, in the absence of flooding, probably would become cottonwood- or sycamore- dominated riparian forest or woodland.

Extensive riparian woodlands occur in the eastern central portion of the planning area in Cloverdale Creek, in the southwestern portion in Escondido Creek, and in the southern portion in the Bear Valley area (Figure 1).

No sensitive plant species are known to occur in riparian woodlands in the Escondido planning area. There is a potential for two species considered sensitive by CNPS to occur in riparian woodlands and in oak woodlands onsite; they are San Diego sagewort and Fish's milkwort (Table 1).

Wildlife and Sensitive Fauna. Riparian woodlands are more species-rich than any other local habitat. Well-developed woodlands provide diverse growth structure with ample understory, mid-growth, and canopy for a wide array of wildlife. In addition, riparian corridors provide critical cover and function as primary movement lines for many species. Common riparian species include Pacific treefrog, arboreal salamander, song sparrow (Melospiza melodia), common yellowthroat (Geothlypis trychas), raccoon (Procyon lotor), and striped skunk. Local mammals that utilize riparian woodland systems as primary wildlife corridors include mountain lion, bobcat, and mule deer.

The least Bell's vireo (Vireo bellii pusillus) is a federally-listed endangered bird species that is restricted to riparian woodland habitat. The vireo's decline is due to loss of riparian habitat combined with parasitism by the brown-headed cowbird, which lays its eggs in vireo nests, reducing the reproductive success of the vireo. To reconcile conservation of the vireo and its habitat with demands for development, the San Diego Association of Governments (SANDAG) has prepared a Comprehensive Species Management Plan (CSMP) in cooperation with the federal and state wildlife agencies, the ACOE, Caltrans, environmental groups, property owners, and sand miners. If the CSMP is approved it will guide land-use decisions within drainage basins inhabited by the vireo. The primary population of least Bell's vireos near Escondido is in the San Dieguito River Valley. Vireos have been detected along this system between San Pasqual and Lake Hodges.

Within the Escondido planning area, least Bell's vireos have been detected in Kit Carson Park and near Cloverdale.

Additional sensitive bird species associated with riparian woodlands include yellow warbler (Dendroica petechia), yellow-breasted chat (Icteria virens), downy woodpecker (Picoides pubescens) black-shouldered kite, and Cooper's hawk. Other sensitive animals associated with this habitat include southwestern pond turtle (Clemmys marmorata pallida), two-striped garter snake (Thamnophis couchi hammondi), and ringtail.

Opportunities and Constraints. All wetlands are protected by the ACOE under the Clean Water Act and the CDFG under the state's Streambed Alteration Agreement. Riparian woodlands that are occupied by the least Bell's vireo are further protected by USFWS through the Endangered Species Act for the critical habitat they provide to a federally-endangered species. All impacts to wetlands require mitigation. Development proposed for or adjacent to habitat occupied by the least Bell's vireo should follow the guidelines developed in the CSMP for the vireo. As with oak woodlands, opportunities lie in incorporating existing riparian woodlands into project designs to maintain the value of the habitat. Opportunities also lie in mitigation programs that will expand, enhance, or buffer existing riparian systems.

Wetland Scrub/Marsh

Vegetation and Sensitive Flora. Young growth willows or non-wooded wetlands have been mapped as wetland scrub/marsh. The wetland scrub communities develop in intermittent drainages and in perennial stream courses where frequent floods or other disturbances such as sand and gravel mining occur. Freshwater marsh typically develops along the edges of ponds or slowly flowing perennial streams. Wetland scrub/marsh communities that occur within the planning area include young growth southern willow scrub, mulefat scrub, and coastal freshwater marsh.

Although the more mature stands of southern willow scrub are mapped as a riparian woodland, the young growth southern willow scrub is considered a riparian scrub community and was mapped as such. This community comprises a dense shrubby thicket dominated by several willow species (Salix spp.) and represents a successional stage.

Mulefat scrub represents a herbaceous riparian community dominated by mulefat (Holland 1986). Understory vegetation is composed of weedy species or is lacking altogether. This early successional community is maintained by frequent flooding. Mulefat-dominated scrub occurs along intermittent

streams with a fairly coarse substrate and a moderately deep water table.

Coastal freshwater marsh is dominated by perennial, emergent monocots to 3 to 7 feet tall. Uniform stands of bulrushes (Scirpus spp.) or cat-tails (Typha spp.) often characterize this habitat. Freshwater marsh occurs in wetlands that are permanently flooded by standing fresh water.

Riparian scrub and marsh communities occur within the mapped riparian woodland systems and in smaller intermittent tributaries. For the most part, this habitat type was not mapped because the fine level of detail required for mapping of small habitat patches was not within the scope of this study. All stream channels within the study area have the potential to support wetland scrub or marsh habitats.

The only sensitive plant present in riparian scrub/marsh habitat in the planning area is spiny rush (Juncus acutus var. sphaerocarpus) (Table 1). Species that have a potential for occurring include one state endangered plant, San Diego County monardella (Monardella linoides ssp. viminea), and four plants listed by CNPS.

Wildlife and Sensitive Fauna. Riparian scrub and freshwater marsh habitats are less structurally diverse than riparian woodlands. However, these habitats do provide some cover and moisture to many animal species. Freshwater marsh, in particular, can provide watering areas needed by migratory bird species. Common animals inhabiting the riparian scrub and freshwater marsh habitats in the study area include Pacific treefrog, arboreal salamander, red-winged blackbird (Agelaius phoeniceus), and California vole (Microtus californicus). Sensitive animal species associated with riparian scrub and freshwater marsh habitats in the study area include two-striped garter snake and northern harrier (Circus cyaneus hudsonius).

Opportunities and Constraints. Riparian scrub and freshwater marsh habitats, as with all other wetlands, are protected by the resources agencies as noted for riparian woodlands above. Impacts should try to be avoided or minimized, and all unavoidable impacts will require mitigation in consultation with the resource agencies. While mitigation is required, the agencies do recognize the variable quality among wetlands and mitigation conditions will be determined accordingly. Scrub and marsh wetlands are inherently less complex than riparian woodlands and may demand less stringent mitigative measures. Development guided by qualified biologists, therefore, can avoid high-quality wetlands. Unavoidable impacts within lower-quality or disturbed wetlands must be mitigated to below a level of significance. Disturbed wetlands

also provide opportunities for habitat revegetation/ enhancement. All mitigation programs require monitoring to assure their long-term success.

Non-native Grassland

Vegetation and Sensitive Flora. Where native plant communities have been degraded by grazing, agriculture, fire, or other disturbance, the land often reverts to non-native grassland. In these situations non-native annual grasses and weeds dominate the habitat. Characteristic species include wild oats (Avena barbata), several brome grasses (Bromus spp.), foxtail fescue (Vulpia myosurus), and black mustard (Brassica nigra). In places where the original habitat was native grassland, remnant clumps of purple needlegrass (Stipa pulchra) can be found.

Patches of non-native grassland are scattered throughout the planning area and are included within the shrublands and developed and agricultural lands (Figure 1). No sizeable areas of native grassland occur within Escondido; however, remnant patches may be found scattered throughout the planning area and should be noted in more detailed analyses.

One plant species listed by the state as endangered, San Diego thornmint (Acanthomintha ilicifolia), is present in grassland in addition to the coastal sage scrub within the planning area (Table 1). No other sensitive plant species are known from the area in grassland habitat, however, eight species have a potential to occur, all of which are considered sensitive by CNPS.

Wildlife and Sensitive Fauna. Non-native grassland is inhabited mostly by small mammals, such as rodents, and a number of common bird species. Raptors often forage in this habitat. Common animal species inhabiting non-native grasslands in the study area are San Diego gopher snake, western meadowlark (Sturnella neglecta), red-tailed hawk, and house mouse (Mus musculus). Sensitive animals that forage in non-native grasslands in the study area include black-shouldered kite, northern harrier, and turkey vulture. Grasshopper sparrow (Ammodramus savannarum) is associated with grassland habitats.

Opportunities and Constraints. The loss of disturbed or nonnative grasslands does not, by itself, pose a biological constraint to development. However, the cumulative loss of open space will reduce raptor foraging areas, and even disturbed open space can provide critical buffer area to adjacent native habitats. Opportunities lie in selecting nonnative grasslands for active park sites, and in selecting suitable areas for revegetation or to provide a buffer to

adjacent native habitats.

Developed and Agriculture

Vegetation and Sensitive Flora. Much of the Escondido area consists of commercial and residential developments and agriculture. Very few native plants remain or have been planted in these areas. Fruit tree and avocado orchards make up the bulk of agricultural land. A few native and non-native species typical of coastal sage scrub have remained in the avocado and citrus groves; these weedy species include fiddleneck (Cryptantha intermedia), everlasting species (Gnaphalium spp.), rattlesnake weed (Daucus pusilus), telegraph weed (Heterotheca grandiflora), and tree tobacco (Nicotiana glauca).

The central portion of the planning area including the city center and surrounding lands is developed. Agricultural land occurs in many of the outlying areas around the city, particularly on the eastern side (Figure 1). No sensitive plant species are known or expected in developed or agricultural lands.

Wildlife and Sensitive Fauna. Developed and agricultural lands are not generally utilized by wildlife. Agricultural lands that occur adjacent to native habitats can provide a buffer from human disturbance to wildlife populations. Orchards, in particular, can supply enough cover to be useful as wildlife corridors through which animals can reach preferred habitat. Common animal species found in agricultural and developed lands in the study area include western fence lizard, house finch, and house mouse. The northern harrier is a sensitive raptor species that nests and forages in agricultural fields.

Opportunities and Constraints. Opportunities lie, in maintaining existing agricultural land uses adjacent to native habitat to provide a buffer from more active human activities. Additional opportunities may be possible in revegetating selected agricultural lands with native components.

Vernal Pool

Vegetation and Sensitive Flora. Vernal pool habitat is not known from the Escondido area; however, the potential exists for the occurrence of a small amount of this habitat if the proper soils, geologic substrate, and topography are present (Bauder 1986). Because of the importance of this unique wetland type, the following discussion is included. Vernal pools are temporary aquatic habitats that harbor a unique assemblage of plants and animals that are adapted to inundation during and after winter rains and desiccation during the dry summer. This community occurs principally in Mediterranean climates on

level terraces or valley bottoms with soils underlain by a semi-impermeable substrate (e.g., hardpan, claypan, etc.).

Areas with some chance of having vernal pools are any undeveloped portions of San Pasqual Valley, and any undeveloped small finger mesas present within the planning area. The potential for this habitat to occur appears to be low.

Sensitive plants potentially occurring in vernal pool habitat and that are found nearby in the San Marcos area include: three species that are listed by the state as endangered, thread-leaved brodiaea (Brodiaea filifolia), coyote thistle (Eryngium aristulatum var. parishii) and San Diego mesa mint (Pogogyne abramsii) (also federally listed as endangered) and two species listed by the California Native Plant Society, Orcutt's brodiaea (Brodiaea orcuttii) and prostrate navarretia (Navarretia fossalis).

Wildlife and Sensitive Fauna. Vernal pool habitats may be important as a water source during the winter and spring months for many vertebrate species. In addition, a rich invertebrate fauna is present in these pools. Among the overall fauna utilizing vernal pools are a few endemic species specializing in these habitats; they include the western spadefoot toad (Scaphiopus hammondi) and a group of small aquatic invertebrates known as fairy shrimp (Anostaca). The western spadefoot toad is a California Department of Fish and Game "species of special concern." Several species of fairy shrimp in the genus Brachinecta currently are being considered for "Species of Special Concern" status by the California Department of Fish and Game; the United States Fish and Wildlife Service has received a petition to list the Riverside fairy shrimp (Streptocephalus wooteni) as threatened or endangered. These sensitive fairy shrimp species could potentially occur in the planning area if vernal pools are found to be present.

Opportunities and Constraints. Vernal pools and their watersheds, if found within the planning area, would present a serious constraint to development. Because of the rarity of vernal pool habitat and the dramatic decline in habitat area with agriculture and urbanization on the coastal mesas in San Diego County, severe restrictions are being placed on the destruction of this habitat by each of the resource agencies and local governments. Additionally, vernal pools are considered to be wetlands and are subject to Clean Water Act permit provisions regulating their filling. These are enforced by the U.S. Army Corps of Engineers and U.S. Environmental Protection Agency, with technical input from the U.S. Fish and Wildlife Service. If vernal pool habitat is found within the planning area, every attempt should be made to preserve it, because any impacts may be considered unmitigable.

Map Interpretation: Biologically Sensitive Areas

The vegetation communities within Escondido were categorized as being of either high, medium, or low sensitivity (Figure 2). As noted in the previous section, sensitivity ratings for species are determined by their relative rarity, endangerment, unique requirements, and/or limited distribution. Areas of biological sensitivity include all habitats determined to be sensitive by the resource agencies, areas of habitat on which sensitive species depend, representative or high-quality populations, and areas of particular value to wildlife in general.

Escondido's General Plan outlines its important biological areas including unique and sensitive habitats, County-designated Resource Conservation Areas (RCA; see also Figure 2), and the City-proposed Escondido Biological Resource System (EBRS). In general, for Escondido and elsewhere in the region, high, medium, and low sensitivity areas include the following:

High Sensitivity. This includes all wetlands (marshes and riparian woodlands) or restorable wetlands, oak woodlands, coastal sage scrub, and any habitat supporting a number of sensitive plant or animal species or that provides a critical link between or among other high sensitivity habitats. All wetlands are considered sensitive resources under the jurisdiction of the ACOE (Section 404 of the Clean Water Act) and CDFG (State Code Sections 1600-1606). Wetland habitats are also listed as environmentally sensitive areas by the County of San Diego and are noted as important biological areas in Escondido's General Plan. Impacts to wetlands should be avoided to the greatest extent feasible, and all proposed impacts will require mitigation. Restorable wetlands are also viewed as being of high sensitivity because of their value in mitigation needs. Restoration or enhancement of degraded wetland areas has the greatest chance of long-term success and is viewed favorably by the resource agencies.

Oak woodlands are considered a declining habitat and are otherwise highly sensitive because of the diversity of species associated with this habitat, the valuable protective cover provided to wildlife, and the inherently long replacement time necessary to regenerate/compensate for losses of this habitat. These combined characteristics lead to high mitigation ratios required for all impacts to oak woodlands.

Coastal sage scrub is also a declining habitat, both locally and statewide. The sensitivity of this habitat has become more pronounced in recent years because of the dependence of the California gnatcatcher and its likely imminent listing as

federally-endangered. This has prompted the resource agencies to request mitigation for all proposed impacts to coastal sage scrub. The sensitivity of site-specific areas of coastal sage scrub may, however, be reduced from high to medium if the area is highly disturbed or severely fragmented. Assessed individually, impacts to small patches of sage scrub that lack a connection to larger native habitat, and that lack significant numbers of sensitive plant species may be determined to be of medium sensitivity. Assessed on an individual basis, impacts to such relatively small patches of sage scrub may be more readily mitigated than larger areas. A few small patches of coastal sage scrub near Citracado and Valley Parkways may be of medium sensitivity based on their isolation; however, all areas of sage scrub require detailed analyses to make final determinations on their sensitivity and the requirements for mitigation.

Other habitats that may generally be considered to be of medium sensitivity may be upgraded to high sensitivity where they support a number of sensitive plant or animal species or where the location is a critical link between or among other high sensitivity habitats. For this study's overview analysis of Escondido's biological resources, several patches of chaparral north of the Wild Animal Park have been labeled as high sensitivity because of their inclusion among the large block of coastal sage scrub in this area. In addition, the chaparral that contains a high proportion of Engelmann oaks near Lake Wohlford has been upgraded to high sensitivity. Similarly, segments of a critical wildlife corridor that depend on chaparral connections between woodlands or coastal sage scrub should be elevated to the high sensitivity status. Finally, a portion of the chaparral within the Palos Vista project in the northwest corner of the study area may be viewed as highly sensitive because of the combination of an unusual soil type and the presence of several sensitive species.

Medium Sensitivity. Habitats of medium sensitivity typically include chaparral, disturbed floodplain and grasslands, open water, and other native habitats not known to support sensitive species. These areas are generally important as wildlife habitat, particularly for raptor and water birds. Regarding chaparral, because of the proportionally larger expanses of this habitat as compared to other native habitats, most areas of chaparral are considered to be of medium sensitivity. Exceptions have been noted above. Native grasslands, while historically more widespread, have largely been invaded by nonnative species and/or have been disturbed by grazing or agriculture. Disturbed floodplain habitat in the San Dieguito River Valley and along Santa Ysabel River is important to wading birds, shore birds, and raptors, and in some areas may be restorable to riparian woodland. The large open water areas of lakes Hodges, Wohlford, and Dixon all serve as

important stopovers along bird flyway corridors. Finally, as noted above, small patches of coastal sage scrub that lacks sensitive plant species may be considered to be of medium sensitivity where it is highly disturbed or severely isolated from source populations of dependent wildlife.

Low Sensitivity. Low sensitivity areas include all agricultural/nursery areas, golf courses, equestrian facilities, active parklands, and developed areas. Depending on the degree of disturbance, low sensitivity areas also include natural vegetative areas that have been altered, fragmented by, or lost to, development.

This ranking of sensitive resource areas will be important in assessing compatibility of the biological resources with proposed park uses and in identifying areas that should be preserved and buffered. Generally, high sensitivity areas should be preserved for passive recreation (e.g., hiking trails) while more active recreation uses should be targeted within or adjacent to low sensitivity areas. While the initial analyses conducted as an overview for the Escondido Master Parks Plan outline constraints and opportunities for park planning, all proposed park development within areas categorized as either high or medium sensitivity will require detailed site-specific surveys.

Generally, all areas of high sensitivity warrant protection; however, these areas need to be prioritized for their urgency for acquisition or preservation. Biological parameters for prioritizing acquisition/preservation sites are listed below along with areas of particularly high sensitivity. However, these areas will require detailed biological surveys in order to verify and establish complete and site-specific preservation needs. Priority areas include, but are not limited to:

- Coastal sage scrub habitat that is suitable for or occupied by the California gnatcatcher. While most coastal sage scrub should be protected, those areas that are currently occupied by the gnatcatcher or that link existing populations of the gnatcatcher must be preserved first. This includes the areas of coastal sage scrub north of Lake Hodges and south of San Pasqual Valley Road, much of the coastal sage scrub east of Cloverdale Road, and any additional areas that may be found to support the gnatcatcher.

- Areas serving as wildlife corridors. Areas such as oak woodlands or riparian channels that coincide with important wildlife corridors, even though highly sensitive at all locations, should be acquired and preserved first. This includes the tributary to the San Dieguito River near Cloverdale Ranch, Escondido

Creek east of Lake Wohlford, the tributary flowing south into Dixon Lake, the broad valley within Daley Ranch, and the woodlands within San Bernardo Valley as depicted on all figures and discussed in the following section regarding their importance as wildlife corridors. Additional woodlands or riparian systems may be added as detailed surveys are conducted.

- Native habitat that serves as critical buffer to wildlife corridors or high sensitivity areas. Adequate buffer area is important to the long-term integrity of high sensitivity areas. Areas designated as high sensitivity areas that also serve as important buffer areas include the oak/chaparral vegetative communities that occur around Lake Wohlford, the scrub habitat either side of Jesmond Dene Creek, and the scrub habitat that buffers the extensive oak woodlands in the Valley Center area northwest of Lake Wohlford.

- Unprotected lands within designated Resource Conservation Areas. Many of these areas coincide with areas recommended for priority acquisition which include the chaparral/oak vegetation around Lake Wohlford, Bottle Peak, and the Valley Center Ridge; habitat along and near Jesmond Dene Creek; and woodland habitat and high-quality chaparral along and buffering Escondido Creek and the northern reaches of Lake Hodges. Additional RCAs include the Burnt Mountain area, and portions of Moosa Canyon and the Merriam Mountains that occur within the Escondido planning area (Figure 2).

- Lands buffering or linking public lands. Public lands that are determined to be of high sensitivity should be assessed to determine their relative biological value and the need to acquire buffering lands, expansion area, or land that may assure a long-term connection between two or several public lands. In particular, high sensitivity areas that coincide with or could link together with the San Dieguito River Valley Regional Open Space Park along the southern portion of the study area should be preserved in biological open space.

- Areas that contain a diversity of sensitive species or representative stands. Areas characterized by a co-occurrence of several sensitive plant and animal species should be preserved in biological open space. This includes much of the native habitat surrounding Lake Hodges, the Engelmann oak stands around Lake Wohlford, and the chaparral habitat in the Palos Vista area.

Map Interpretation: Wildlife Corridors

A wildlife corridor is a linear landscape feature that facilitates movement of wildlife through the landscape. These animal movements may occur between two patches of habitat or between habitat and sources of essential resources (i.e., localized water or food resources). The movement of individual animals through corridors provides a biotic connection between spatially separated subpopulations of wildlife species.

From the viewpoint of wildlife conservation, allowing for connectivity of spatially separated subpopulations is demographically and genetically beneficial to populations. The detrimental effects of isolating subpopulations through habitat fragmentation has been widely documented; isolated local populations are vulnerable to extinction (e.g., Wilcove et al.1987, Soulé et al. 1988). Movement of animals between subpopulations via corridors has several benefits. These benefits include the decline of extinction probability of subpopulations, increases in population size of each subpopulation, and decline in the extent of fluctuations in subpopulation size (Vance 1980, Fahrig and Merriam 1985). In addition to these demographic benefits, animal movement also reduces loss of genetic variation through the random changes in gene frequencies which become important in small populations and prevents declines in fecundity and survival in small populations. Providing functional corridors between subpopulations minimizes these deleterious effects and increases the value of the connected habitat to wildlife.

Wildlife species can be divided into two categories with regard to corridors: 1) those species which require corridors to maintain viable populations, and 2) those that do not require corridors but may still benefit from corridors as described in the previous paragraph. The first category includes species that naturally occur at low density and/or are unwilling or are unable to cross large areas of developed or otherwise unfavorable habitat. No single parcel of open space in the region can support viable populations of these type of species. In San Diego County this includes the larger mammals, mule deer, mountain lion, and bobcat. Also in this category are two bird species: the California gnatcatcher (Polioptila californica) and cactus wren (Campylorhynchus brunneicapillus sandieguensus). The distribution of these two bird species is naturally patchy because of their specific habitat requirements and low population densities (Atwood 1990, Rea and Weaver 1990), thus corridors are necessary for their conservation. Abundant species, such as most common rodents and lizards, do not require corridors. These species can likely maintain large, viable populations in isolated blocks of natural open

space of approximately 1000 acres or more. Many medium to large size mammals, including opossum, raccoon, grey fox, and coyote, adapt well to human modified landscapes and do not require natural corridors.

To work effectively, a corridor must accomplish two basic functions. First, it must effectively connect two or more patches of habitat for which connectivity is desired. Animals must be able to disperse through the landscape to areas of suitable habitat without a high potential for delivering the animals to unsuitable areas where risks of mortality may be very high. Second, the corridor must be suitable to the focal animals. The design of the corridor must be such that individuals of the focal species will use the corridor without hesitation and frequently enough to maintain the desired demographic and genetic connectivity.

To encourage wildlife use, a corridor must contain appropriate cover. Animals use cover to conceal their presence; many species are reluctant to cross areas lacking cover presumably because they are more visible and vulnerable to predators. Cover can be classified as vegetative or topographic cover. Vegetative cover is simply vegetation, native or landscaped, that the animal can use to screen itself from view. Topographic cover is provided by topographic relief such as ridges or cut banks which screen the animals from view. Cover is especially important at the entrance to underpasses because underpass crossings are apparently anxiety producing situations for wild animals (Reed 1981). Dense cover at the ends of the underpass enable the animal to survey the underpass from a safe position while it decides whether to proceed.

A useful distinction can be drawn between natural and manmade corridor elements. Natural elements are those natural features of the landscape such as canyons, or riparian strips that are conducive to animal movement. Manmade elements are also often part of a corridor. These could include roadway bridges or underpasses or drainage culverts. Also included in this category would be human-created landscapes that might also support animal movement such as parks and golf courses. Wildlife corridors in a partially developed landscape will probably include both natural and manmade elements.

Recommendations for Corridor Design

Corridor design must be site- and species-specific; only general recommendations as to corridor design are given below.

1. Corridors should exploit natural topography to the

greatest extent possible. Topography can help insure corridor function in two ways. First, topographic relief can provide cover which will make animals more likely to use the corridor. Second, topography can act as a funnel to direct animal movement in the appropriate direction. The topography of a canyon encourages animals to proceed in the direction followed by the canyon rather than climb the sides. If canyons can be used to link up habitat areas then the proportion of animals delivered to the target areas would be greater relative to a less topographically defined corridor. Fewer animals will end up in unsuitable areas with associated high mortality rates. Where possible, corridor width should be determined by the width of the topographic feature that is the corridor, plus an appropriate buffer area.

2. Manmade corridor elements must be designed to overcome animal's behavioral reluctance to use them. Underpasses or culverts under roads must be wide in relation to their length and animal movement must be funneled towards the manmade elements. In addition, proper vegetative cover must be provided adjacent to each end, and in some cases, within the manmade element.

3. Longer corridors have stricter requirements. Long corridors are more difficult for animals to traverse. Animals are less willing to cross wider areas of unfavorable terrain. The longer corridor allows more opportunity for mortality and for an animal to leave the corridor prematurely into unfavorable habitat. Longer corridors need to have a greater margin of safety built in, including a larger buffer area.

All putative corridors discussed in this document were identified by inspection of maps and aerial photographs. The criteria used to select corridors included the natural topography and the proximity to important biological resources. It must be stressed that actual use of corridors can only be documented through detailed field studies.

Corridors within the Study Area

Corridors are discussed from two perspectives: 1) corridors within the study area that link together parcels of biologically important open space, and 2) regional corridors which connect regional wildlife subpopulations. Escondido is located between two important east-west regional corridors: the San Dieguito River Valley and the San Luis Rey River Valley. Both of these regional corridors link open space in the heavily developed coastal areas with the sparsely developed mountainous backcountry of San Diego County. Because the southern boundary of the study area borders the San Dieguito River Valley the following discussion will focus mainly on connections to this corridor rather than to the more distant San

Luis Rey River Valley.

The California gnatcatcher and coastal cactus wren species are distributed exclusively along the low-elevation coastal areas and so require north-south and east-west connections to link up their subpopulations.

On a broad scale we can identify several biologically important areas of Escondido for which corridor connections would be desirable. The area of coastal sage scrub habitat within the San Diego Wild Animal Park and the adjacent areas to the north and west of the park have high potential for gnatcatcher and cactus wren. This area is the largest area of potential California gnatcatcher habitat within the study area. Connections between this habitat and other regional gnatcatcher subpopulations are significant and need to be maintained for the long-term viability of gnatcatcher subpopulations..

Another biologically significant region is the large undeveloped tract of land on the eastern boundary of the study area from Lake Wohlford to the Wild Animal Park and the San Dieguito Valley. We refer to this as the Cloverdale-Interland region. This area is valuable because of the relatively large expanses of chaparral and associated riparian corridors. This area should remain connected to other biologically significant areas within Escondido and to regional wildlife corridors.

The third region of biological significance is in the northern portion of the study area and includes Daley Ranch and undeveloped areas west of Daley Ranch, east of Reidy Canyon, and north to Moosa Canyon. This area is valuable because of the large area of relatively undisturbed wildlife habitat.

Gnatcatcher Corridor

Gnatcatchers have been documented in the coastal sage scrub habitat within the Wild Animal Park and probably also occur in the coastal sage scrub north and west of the park. Based on the area of coastal sage scrub in the immediate vicinity (roughly 4000 acres total, 1600 within the study area), it is likely that a significant gnatcatcher subpopulation exists and corridors linking it to other gnatcatcher subpopulations will be needed. ERCE has identified a network of regional gnatcatcher subpopulations between which corridors need to be maintained. In the Escondido area this network includes the gnatcatcher subpopulations adjacent to Lake Hodges, Carlsbad,and in southwestern San Marcos. These populations are linked with the Escondido subpopulation via the San Dieguito River Valley. Coastal sage scrub along the slopes of the valley supports resident gnatcatchers and is

likely used as a vegetated corridor by dispersing individuals. To provide an adequate corridor connection between Escondido and regional gnatcatcher subpopulations it will be necessary to maintain a vegetated linkage between coastal sage scrub preserve areas and the northern slopes of the San Dieguito River Valley. We recommend gnatcatcher corridors consist of a linear strip of coastal sage scrub or chaparral habitat at least 450 feet in width, and/or a well-developed, continuous riparian strip with a 100 foot upland scrub buffer.

Cloverdale-Interland

The northern tributary of Santa Ysabel Creek drains the Cloverdale-Interland area and provides a topographic connection between this large area of open space and the regional San Dieguito River Valley Corridor. This drainage flows south into the valley, and is east of Cloverdale Road, from its source at Bottle Peak Springs. This drainage flows through coastal sage scrub habitat and likely functions as a gnatcatcher dispersal corridor to the San Dieguito River Valley. This corridor can be connected to Lake Wohlford and possibly the Daley Ranch area if a connection is maintained between Bottle Springs, Escondido Creek, and Lake Wohlford (Figure 3). The connection to Daley Ranch and the Moosa Canyon drainage is not well-defined but could be made via Escondido Creek and Dixon Lake to the upper reaches of Moosa Canyon drainage. An alternative linkage between the Cloverdale-Interland area and the San Dieguito River Valley occurs outside the study area via Rockwood Canyon.

Moosa Canyon-Daley Ranch

Moosa Canyon provides a well-defined corridor in the northern part of the study area. The preservation of Moosa Canyon as a corridor would provide linkage to regional open space areas to the northwest, including the Merriam and San Marcos Mountains, and through the western continuations of Moosa and Gopher Canyons to the San Luis Rey River Valley. The Moosa Canyon passes through Turner Lake and turns south into Daley Ranch. Thus it provides a linkage to the northern portion of the study area. There is no obvious topographic connection between the Moosa Canyon and the area between Daley Ranch and Reidy Canyon. A non-topographically defined corridor could be provided between this area and Moosa Canyon (see Figure 3).

San Dieguito River Valley

The San Dieguito River Valley is an important regional wildlife corridor and it also serves as an important link between areas within the study area. The vegetated slopes of the valley provide a corridor connection between the open space in the

southwest portion of the study area (i.e., Harmony Grove) and areas further east (Figure 3).

B. CULTURAL RESORUCES SETTING

Prehistoric

For roughly 10,000 years, the area now comprising San Diego County was occupied by Native American peoples. This 10,000-year span is divided into two major archaeologically distinct periods, e.g., Early and Late (Wallace 1955, Warren 1968). The Early Period includes both the San Dieguito and La Jolla complexes. The earliest people to occupy San Diego County are identified with the San Dieguito complex which may be typified as a hunting and gathering society. Groups of these people abandoned drying inland lakes of the present California desert and relocated in present-day San Diego County. Diagnostic traits of the San Dieguito include scraper planes, choppers, scraping tools, crescentics, elongated bifacial knives, and intricate leaf-shaped points (Rogers 1939; Warren 1967). The latter phase of the Early Period is known as the La Jollan Period and is characterized by a change is subsistence activities from the earlier hunting and gathering orientation to a more sedentary type of existence which saw an increased reliance on seed and vegetable food processing activities (Warren 1968). The presence of groundstone artifacts, shell middens, terrestrial mammal, marine mammal, cobble-based tools at coastal sites, and quarry-based tools at inland sites are characteristic traits that define the La Jollan Complex.

La Jolla Complex sites tend to be located near the coastal region. The people who occupied these sites depended primarily upon marine resources, in addition to seed and vegetable foods. In general, the stone tool technology associated with these people is less sophisticated than that of the previous San Dieguito period. This is true particularly for coastal La Jolla sites where cobble-based tools are common. Inland La Jolla sites, termed Pauma by True (1959), more closely resemble San Dieguito sites but are characterized by finely-made stone tools, a predominance of grinding implements (manos and metates in particular), and a lack of shellfish remains. The terms La Jolla Complex and Pauma complex appear to reflect availability of food, location of sites, and available stone tool material for people occupying different regions of San Diego County within the same general time period.

Within the past 2,000 years, Yuman and Shoshonean material culture traits from the eastern area diffused into Imperial and San Diego Counties. This period is identified as the Late Period. Yuman material culture traits include ceramic objects, the use of obsidian obtained from Obsidian Butte in Imperial County for the manufacture of stone tools, and the practice of cremation.

The present-day City of Escondido technically lies in a Native American region traditionally ascribed to the Luiseño (Kroeber 1970, Bean and Shipek 1978), and generally includes an area adjacent to the coast in northern San Diego and southern Orange Counties extending eastward into the Escondido area.

Protohistoric and Early Historic

The Hispanic intrusion (1769-1822) into Native-American San Diego County affected the coastal tribes and peoples living in well-traveled river valleys. The Mexican Period (1822-1848) saw continued displacement of the native population by expansion of the land grant program and development of extensive ranchos. The Gold Rush and the concomitant granting of statehood, combined with an influx of aggressive, land-hungry Anglos, caused a rapid displacement of the natives, as well as deterioration of their culture and lifeways (Kroeber 1925).

According to Kroeber (1925), the village of Mehel-om-pom-pauvo was located slightly northeast of the present-day City of Escondido and may have been a major Luiseño village. It is conceivable that the project area may reflect Luiseño traits as well as cultural traits of the Northern Diegueño or Tipai-Ipai cultural group that was located immediately south of Luiseño territory (Luomala 1978).

Historic Overview

The historic period for Escondido began in 1769 when Father Junipero Serra and soldiers under the command of Don Gaspar de Portola established a military and spiritual outpost in San Diego (the Royal Presidio de San Diego and Mission San Diego de Alcala). The presence of the Spanish in this region affected the native population considerably by converting many of them to Christianity and imposing a farming/grazing subsistence pattern over the previous hunting/gathering way of life. The Escondido area, however, remained relatively outside the mission's sphere of influence for some period of time. Immediately following secularization of the California missions, circa 1829, much of the mission land and other wilderness land was parceled into large ranchos. It was during the rancho era that settlement of the Escondido area by ranchers and other pioneers first began (WESTEC Services, Inc. 1979).

A large rancho, El Rincon del Diablo ("the devil's corner") was granted to Juan Bautista Alvarado by Mexico's governor of California, Manuel Micheltorena, in 1843 (Pourade 1969). Most of this land incorporated the valley bottom and other good pasture areas and eliminated much of the steep, rugged

slopes. Alvarado's heirs sold the land to Oliver S. Witherby, a member of the U. S. Boundary Commission, who envisioned using the land for gold prospecting and mining activities. The property was sold again in 1868 to the Wolfskill brothers, pioneer settlers prominent in the southern California area. The brothers and their partners planted grapes and grazed sheep on the sloping hillsides of the area (McGrew 1988).

In 1883, a group of Stockton land speculators named the Escondido Company purchased the Wolfskill brothers property and planted large vineyards. Serious plans to develop the land into something more than agricultural property took place in 1886 with the sale of the old rancho lands to the Thomas brothers. These men formed the Escondido Land and Town Company and set about platting the land and building a large hotel to entice visitors and potential buyers to the area. Knowing that railroad access would be a key to success, the men offered a bonus to the San Diego Central Railroad Company to construct a rail line from the coast to Escondido (McGrew 1988).

During the land boom of the late 1880s buyers purchased property throughout the county. Escondido was no exception to the land fever, and newcomers purchased enough land in the valley to begin the nucleus of a town. The City of Escondido was incorporated in October 1888 and was one of the cities in the county to survive the "bust" period following the "boom " (McGrew 1988).

Citrus crops, an introduction to the county during this period by a variety of new settlers to the region, flourished in the valleys of Escondido. An important addition to the already thriving grape industry, these two crops would dominate the agricultural development of the valley. The area remained largely a region of agriculture and ranching activities until the urban sprawl of the 1960s. In this period, the spread of the City of San Diego brought more people to the area as they sought to escape city life and were drawn to the quiet beauty of the farming community. In the last two decades, Escondido has changed greatly in response to housing demands and introduction of new businesses. The hidden valley is no longer hidden and the rural character of the community has lessened (McGrew 1988).

Two historic resources inventory surveys have been completed in the last ten years to identify and locate all potentially significant buildings and structures within the City of Escondido. The first survey was conducted in 1983 by Donald Cotton and Associates. The second was completed in 1990 by AEGIS and was not available for public review at the time this document was prepared. The 1983 study evaluated all pre-1940s structures in order to document historic events,

famous people and renowned builders or architects who might have been involved with the City of Escondido's history. According to the ranking system used in the 1983 report, structures were categorized as A) likely candidates for National Register inclusion, B) possibly eligible properties, C) altered properties that, if restored to original condition, might be eligible as individual listings in the National Register, and certain structures that might be eligible on a collective basis for Register listing, and D) structures that may contribute to the character of an historic district (Gallegos et al. 1987).

The Planning Department of the City of Escondido was consulted as part of the current research program. An interview with Ms. Peggy Gentry, an Associate Planner with the City of Escondido's Planning Department indicated that the City contains 972 buildings identified as "potentially eligible" for nomination to the local register and/or National Register of Historic Places using the 1983 historic resource rating system. Nearly 300 of these structures are considered of local significance for future evaluation by the City of Escondido Historic Site Board.

There are currently six buildings/districts considered to have "Landmark" status already identified and so designated by City agencies. These include Grape Day Park, Mayflower Oak, Charlotta Hotel, Bandy-Conley House, Culp House and the Hooper House. Grape Day Park, located at 321 North Broadway, contains historical buildings moved to the area that originally served as the school yard. The Mayflower Oak is located in the 3000 block of East Valley Parkway. The Charlotta Hotel, located 637 Upas Street, was built in 1915 and not only served visitors but was the social center of Escondido for decades. The Bandy-Conley house at 638 W. Juniper Street was built in 1891 by Julius H. Anderson, cashier at the Bank of Escondido. The Culp House, 204 W. 8th Avenue, was owned by the Morris brothers who arrived in 1890 and became prominent local carpenters. The Hooper House is located at 1006 S. Juniper. The oldest active grape-growing winery, the Ferrara Winery, still operates at 1120 West Fifteenth Street and is listed as a California Point of Historical Interest.

A number of additional historic resources have been identified since the last historic resource inventory was completed in 1990. The City Planning Department is currently involved in an ongoing study to evaluate and classify these historic resources;, final status is expected in the Fall of 1991. A generalized historic area in the "downtown district" of the City of Escondido is depicted on Figure 4.

Archaeological Potential of the Study Area

Considerable hydro-geological, floral and faunal resources would have made the Escondido region a highly suitable and desirable place for Native American occupation and resource exploitation. Numerous waterways, drainages, and springs are present within the study area, many of which represented perennial sources of water during prehistoric times. These water sources would have been a primary selection factor for the location of aboriginal occupation and camp sites. Besides its use for drinking, water was also used to soak plant materials during preparation for both food and construction purposes. The presence of water also had a direct effect on the type and quantity of plants and served as an attraction to animals, thus increasing the chance of the Native American hunter finding game.

Lithic resources that could have been used for stone tool manufacture are not common on the valley floor but do occur in the form flow grade chert and metavolcanic rock that are scattered around the perimeter of the study area. Cobble formations that would have provided suitable material for grinding stones (manos and metates) can be found in nearby stream beds. Granitic bedrock outcroppings, which occur commonly within the study region, could have served as milling platforms, shelters, or mediums for rock art.

Many exploitable plant species, suitable as food, medicine and construction materials, are common in and around the Escondido area. The most significant food plant of late prehistoric foothill and montane people, the acorn, is relatively common throughout the study area. Coastal live oak and Englemann oak produce the acorns which were the staple food source for the local native inhabitants. Thus, the Escondido region was and is a highly suitable and desirable place for both prehistoric and historic people to occupy.

Methodology

The purpose of this study was to identify known cultural resources within the City of Escondido, and to rank areas according to the degree of potential sensitivity (high, medium, or low) as an aid to the planning process for design of future parks for the City. This constraints analysis was based on data derived from a records and literature search conducted at the South Coastal Information Center located at San Diego State University and from the archives housed at the San Diego Museum of Man. No field check of these sites has been done to date. Three historic Escondido USGS topographic maps were inspected for the presence of structures within the study area (1901, 1943, and 1953). An accompanying graphic (Figure 4) depicts the areas of proposed sensitivity, while Figure 5 depicts the known cultural resource sites within the City of Escondido. Figure 5 contains confidential information,

and is not for public review.

Additional site information was gained from perusal of various technical reports housed at ERCE's Cultural Resource Laboratory. At least ten archaeological sites were found to exist within the project area that were not included in the record search received from the above mentioned facilities. These included sites in the Kit Carson Regional Park and those along the Oceanside/Escondido Rail Project. The General Plan for the City of Escondido was also consulted, most specifically the "Cultural Resource Overview for Escondido, California," prepared by WESTEC Services, Inc. in 1987. Additional information was gained by consulting with the City of Escondido's Planning Department and the Escondido Historical Society.

It should be noted that much of the information recorded on the official site forms is outdated and contains only the information known when the site was originally recorded. In some cases only minimal site data are listed on the form and frequently much of the pertinent information is omitted. The results presented here therefore represent information that has not been updated to reflect current conditions and may require revision once a field check is completed.

Map Interpretation for Sensitive Areas: High, Medium, and Low Sensitivity

A total of 1,307 cultural resource sites are known to exist within the City of Escondido. Of this total, 335 are recorded as prehistoric archaeological sites, and 972 are known to have historic significance of differing values. The large number of historic sites includes those structures within the developed older portion of the downtown area. The total number of cultural resources is based on the results of the records and literature search and reflect ERCE's current knowledge of these resources. Several factors affect the site information and add to the confusion or dilemma regarding the status of specific archaeological sites. Frequently, site forms are found to contain little or no useful information when compiling data regarding the characteristics of the resources. A number of the site forms were submitted during the 1920s through the 1940s, during a time that information recording was minimal and archaeological recording procedures may not have been well established. Even in later years, extensive site information was not always noted on the site forms. The record search results are frequently conflicting, that is, precise locations of specific archaeological sites may differ between the South Coastal Information Center at San Diego State University and the San Diego Museum of Man. During the research gathering portion of this project, 10 additional sites, not included in the record search results, were found to exist within the project

area. This information was discovered during the current investigation of ERCE's in-house site records.

A further distortion in compiling information based on site record forms only occurs because the present condition of the resource is not known. A number of the sites reported as present in an area of high or medium sensitivity, as indicated by the site form, may have been destroyed since first recorded. Information as to the current status of these cultural resources within the study area will not be known until a field check is conducted.

Based on the results of the current investigation, three areas of sensitivity (high, medium, and low) and one area in which sensitivity remains unknown until the presence of cultural resources are identified. Each of these sensitivity areas is discussed below and coincide with Figure 4.

In a more positive light, it should be noted that using these data based entirely on site form information can enlighten the planning processes. Using known data to construct a predictive model can permit the exclusion or avoidance of areas of suspected high sensitivity. Predictive model planning can allow for the inclusion of some of the highly sensitive areas to be incorporated into areas of preservation and/or design within park areas where resources could be protected and preserved for future generations. One very positive factor is the incorporation of highly sensitive areas within a public interpretative program. For instance, a proposed park trail system could be planned for a sensitive drainage pattern, but resources within this area, such as bedrock milling stations, could be identified for the public with proper signage that would include a cultural interpretation of these features. Fencing or some devise to discourage public encroachment would be necessary.

Areas of High Sensitivity. Proposed locations that fall in this ranking are those that contain previously recorded archaeological sites and/or historic structures, as indicated by an examination of site records and historic maps. The majority of the High Sensitive areas occur along drainage patterns or within close proximity to a water source. For predictive purposes, areas along drainage patterns or within close proximity to a water source but not yet surveyed would be likely to contain a similar pattern of cultural resources and should therefore be considered as potentially highly sensitive. Such areas are referred to as Areas of Unknown Sensitivity and are shown on Figure 4 and discussed as a separate area of sensitivity below.

For planning purposes, using the predictive model of high sensitivity for cultural resources could allow design of future

park system along drainage patterns and waterways. Rather that disturb or destroy these resources, sensitive planning could incorporate them such that they would be protected, either by covering with sterile fill soil or by designing a park system that could take advantage of the educational value of these resources. Avoidance and preservation is always the preferred action when considering cultural resources but, if avoidance is not feasible in future planning, then a testing program and possible data recovery program becomes necessary. While the actual sites may be destroyed in the process, a cultural display for public viewing and educational purposes would lessen the loss of these resources. Using the predictive model in future planning could alleviate some of the negative aspects mentioned previously.

Areas of Medium Sensitivity. Proposed locations that fall into this ranking are those areas in which an archaeological survey was performed, but in which no cultural resource sites were located. A ranking of Medium Sensitivity is assigned because information is lacking on how intensely the survey was conducted, whether the scientifically accepted transect intervals were used, or if visibility was restricted due to vegetation. Additional information may have been lacking on the condition of the site when the survey was performed. A site recorded at an early date may automatically be assigned a Medium Sensitivity rating because archaeological field methods have improved through the years and any survey performed more than ten years ago is generally subject to resurvey according to County of San Diego and other guidelines. Areas of Medium Sensitivity are shown on Figure 4.

Planning for future parks and trail systems using the predictive model of Medium Sensitivity for cultural resources could permit certain types of development to be designed by incorporating areas suspected to contain cultural resources. While fewer archaeological sites are expected in the areas ranked as Medium Sensitivity because some degree of archaeological survey has been performed in these areas, there remains the need to protect and preserve any possible resources that might subsequently be discovered. Similar to areas rated as High Sensitivity, cultural resources within the areas ranked as Medium Sensitivity could also be incorporated into a future parks/trails design whereby they would be protected. In applying the predictive model for areas of suspected Medium Sensitivity, unknown cultural resources could be avoided by designs sensitive to the possible presence of cultural resources. Projected trail systems could be re-routed to avoid areas of suspected cultural resources.

Areas of Low Sensitivity. Proposed locations that rank within Areas of Low Sensitivity are those areas within the City

of Escondido that have been developed and in which no cultural resources are known to exist. Because extensive development within the City of Escondido occurred prior to legislation of environmental protective ordinances and laws, much of the central portion of the City of Escondido is assigned a status of Low Sensitivity. This rating reflects that development has occurred in these areas; it does not necessarily imply that no cultural resources could have occurred here. Any number of archaeological sites could have been present in these developed areas but much of the evidence to indicate this has been removed. The high degree of development that has occurred in the downtown area of Escondido almost precludes the possibility of the presence of intact prehistoric cultural resources.

Historic resources, on the other hand, are likely to be present in this area as demonstrated by the area of possible significance that is depicted within the central portion of downtown Escondido (Figure 4). Although this area has been substantially developed, a number of historic structures remain and are in continued use today for residential and commercial purposes. It is less likely that future parks and trail systems will be proposed for this inner-city area. In the event that future designs for parks and trail systems are planned for this downtown area, the ranking of Low Sensitivity indicates that few prehistoric archaeological sites will be present. On the other hand, the existence of historic sites within the central core of downtown Escondido establishes the area as High Sensitivity.for historic cultural resources.

Areas of Unknown Sensitivity (Rate as Highly Sensitive). Locations that rank as areas of Unknown Sensitivity are those locations in which no previously recorded archaeological sites exist and where no cultural resource surveys are known to have been conducted. These areas of Unknown Sensitivity may contain drainage patterns or waterways and other areas in close proximity to water sources. If this is the case, these particular areas are considered as High Sensitivity areas based on the predictive model developed in this analysis. These areas of Unknown Sensitivity that are near water sources may contain numerous unrecorded archaeological sites, both prehistoric and historic. For planning purposes, areas identified as Unknown Sensitivity on Figure 4 should be given the same priority as Areas of High Sensitivity if the areas are close to water sources because of the likelihood that cultural resources are present. As mentioned for areas of High Sensitivity, future parks and trail systems could be designed to avoid the unknown but predicted resources or to incorporate them through an educative and interpretative system.

Limitations of Predictive Analysis

It should be pointed out that, more often that not, cultural resource surveys are conducted prior to and associated with development plans and that large areas or entire regions are not generally surveyed as a whole. The resultant pattern of recorded site locations may be more a function of regional development, rather than an accurate portrayal of all the archaeological sites that may, in fact, be present within the project area. It is possible that modern development follows drainage patterns and waterways and that the associated surveys demonstrate the presence of sites within these areas only. Other more remote areas may also contain archaeological sites; these, however, may never be recorded until development comes to these areas. Thus, the "predictability" of these sensitivity areas has limitations as far as planning purposes are concerned.

On the other hand, by using the a predictive model, future planning for parks and trail systems could avoid and preserve possible cultural resources while serving as an educational tool by enhancing the knowledge of the general public and at the same time preserving some of our vanishing sensitive cultural resources.

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Table 1

KNOWN AND POTENTIALLY OCCURRING SENSITIVE PLANT SPECIES IN THE CITY OF ESCONDIDO AND ITS SPHERE OF INFLUENCE[1]

Species	Habitat[2]	Sensitivity Status[3]
Known to Occur		
Acanthomintha ilicifolia San Diego Thornmint	G, CSS	USFWS: Candidate (C1) CDFG: Endangered CNPS: List 1B, 2-3-2
Baccharis vanessae Encinitas Baccharis	CHP	USFWS: Candidate (C1) CDFG: Endangered CNPS: List 1B, 2-3-3
Ceanothus verrucosus Wart-stemmed Ceanothus	CHP	USFWS: Candidate (C2) CNPS: List 2, 1-2-1
Cercocarpus minutiflorus San Diego Mountain-mahogany	CHP	None[4]
Cneoridium dumosum Coast Spice Bush	CHP, CSS	None[4]
Comarostaphylis diversifolia ssp. *diversifolia* Summer-holly	CHP	USFWS: Candidate (C2) CNPS: List 1B, 2-2-2
Dicentra chrysantha Golden Ear-drops	CHP	None[4]
Ericameria arborescens ssp. *parishii* Parish's Goldenbush	CHP	None
Horkelia cuneata ssp. *puberula* Mesa Horkelia	CHP	None
Juncus acutus var. *sphaerocarpus* Spiny Rush	WS/M	CNPS: List 4, 2-2-2
Quercus engelmannii Engelmann Oak	OW, CHP, CSS	CNPS: List 4, 1-2-2
Salvia clevelandii Cleveland's Sage	CHP	None[4]
Selaginella cinerascens Mesa Clubmoss	CHP, CSS	CNPS: List 4, 1-2-1

Table 1 (Continued)

KNOWN AND POTENTIALLY OCCURRING SENSITIVE PLANT SPECIES IN THE CITY OF ESCONDIDO AND ITS SPHERE OF INFLUENCE[1]

Species	Habitat[2]	Sensitivity Status[3]
Known to Occur		
Tetracoccus dioicus Parry's Tetracoccus	CHP, CSS	USFWS: Candidate (C2) CNPS: List 1B, 3-2-2
Vaccinium ovatum Evergreen Huckleberry	CHP	None
Potentially Occurring		
Adolphia californica California Adolphia	CSS, CHP	CNPS: List 2, 1-2-1
Ambrosia pumila San Diego Ambrosia	G, WS/M	USFWS: Candidate (C2) CNPS: List 1B, 3-2-2
Artemisia palmeri San Diego Sagewort, Palmer Sagebrush	OW, RW	CNPS: List 2, 2-2-1
Brodiaea filifolia Thread-leaved Brodiaea	G, VP	USFWS: Candidate (C1) CDFG: Endangered CNPS: List 1B, 3-3-3
Brodiaea orcuttii Orcutt's Brodiaea	G, WS/M, VP	USFWS: Candidate (C2) CNPS: List 1B, 3-2-2
Calochortus catalinae Catalina Mariposa Lily	CHP, G	CNPS: List 4, 1-2-3
Caulanthus stenocarpus Slender-pod Caulanthus	CHP	USFWS: Candidate (C2) CDFG: Rare CNPS: List 1B, 3-2-2
Ceanothus cyaneus Lakeside Ceanothus	CHP	USFWS: Candidate (C2) CNPS: List 1B, 3-2-2
Chamaebatia australis Southern Mountain Misery	CHP	CNPS: List 4, 1-1-1
Chorizanthe procumbens (formerly *C. p.* var. *albiflora*) Fallbrook Spineflower	CHP	None[4]

Table 1 (Continued)

KNOWN AND POTENTIALLY OCCURRING SENSITIVE PLANT SPECIES IN THE CITY OF ESCONDIDO AND ITS SPHERE OF INFLUENCE[1]

Species	Habitat[2]	Sensitivity Status[3]
Potentially Occurring		
Clarkia delicata Campo Clarkia	OW	CNPS: List 2, 1-2-1
Corethrogyne filaginifolia var. *linifolia* Del Mar Mesa Sand Aster	CHP	USFWS: Candidate (C2) CNPS: List 1B, 3-2-3
Dichondra occidentalis Western Dichondra, Ponyfoot	CSS, CHP	USFWS: Candidate (C3c) CNPS: List 4, 1-2-1
Dudleya variegata Variegated Dudleya, San Diego Hasseanthus	G, CSS, CHP	USFWS: Candidate (C2) CNPS: List 4, 1-2-2
Dudleya viscida Sticky Dudleya	CSS	USFWS: Candidate (C1) CNPS: List 1B, 3-2-3
Ericameria palmeri ssp. *palmeri* Palmer's Ericameria, Palmer Sagebrush	CSS	CNPS: List 2, 2-2-1
Eryngium aristulatum var. *parishii* San Diego Button-celery	G, VP	USFWS: Candidate (C1) CDFG: Endangered CNPS: List 1B, 1-3-2
Ferocactus viridescens Coast Barrel Cactus	CSS, CHP	USFWS: Candidate (C2) CNPS: List 2, 1-3-1
Haplopappus junceus Rush-like Bristleweed	CSS	CNPS: List 4, 1-1-1
Horkelia truncata Ramona Horkelia, Ramona Cinquefoil	CHP	USFWS: Candidate (C3c) CNPS: List 1B, 3-1-2
Iva hayesiana San Diego Marsh Elder, San Diego Poverty Weed	WS/M	USFWS: Candidate (C2) CNPS: List 2, 2-2-1
Mahonia sp. nov. Poway Mahonia	CHP	None[5]
Mimulus diffusus Palomar Monkeyflower	CHP	CNPS: List 4, 1-1-1

Table 1 (Continued)

KNOWN AND POTENTIALLY OCCURRING SENSITIVE PLANT SPECIES IN THE CITY OF ESCONDIDO AND ITS SPHERE OF INFLUENCE[1]

Species	Habitat[2]	Sensitivity Status[3]
Potentially Occurring		
Monardella hypoleuca ssp. *lanata* Felt-leaved Rock Mint	CHP	USFWS: Candidate (3C) CNPS: List 1B, 3-1-2
Monardella linoides ssp. *viminea* San Diego County Monardella	WS/M	USFWS: Candidate (C2) CDFG: Endangered CNPS: List 1B, 2-3-2
Muilla clevelandii Cleveland's Golden Star	CSS, G, CHP	USFWS: Candidate (C2) CNPS: List 1B, 2-2-2
Navarretia fossalis Prostrate Navarretia	VP	USFWS: Candidate (C2) CNPS: List 1B, 2-3-2
Ophioglossum lusitanicum ssp. *californicum* California Adder's-tongue Fern	G, CHP	USFWS: Candidate (C3c) CNPS: List 4, 1-2-2
Physalis greenei Greene's Ground-cherry	CSS	CNPS: List 3, ?-?-?
Pogogyne abramsii San Diego Mesa Mint	VP	USFWS: Endangered CDFG: Endangered CNPS: List 1B, 2-3-3
Polygala cornuta ssp. *fishiae* Fish's Milkwort	OW, RW, WS/M	CNPS: List 4, 1-1-2
Viguiera laciniata San Diego Sunflower	CSS	CNPS: List 2, 1-2-1

[1] Based on information from CDFG (1990a) and existing reports.

[2] Habitats:

CHP = Chaparral
OW = Oak Woodland
CSS = Coastal Sage Scrub
WS/M = Wetland Scrub/Marsh
G = Grassland (including Native and Non-native Grassland)
RW = Riparian Woodland (including Southern Coast Live Oak Riparian Forest and Southern Cottonwood Willow Riparian Forest)
VP = Vernal Pool (potentially present)

Table 1 (Continued)

KNOWN AND POTENTIALLY OCCURRING SENSITIVE PLANT SPECIES IN THE CITY OF ESCONDIDO AND ITS SPHERE OF INFLUENCE[1]

Species	Habitat[2]	Sensitivity Status[3]

[3] Sensitivity Status Designations:

USFWS = U.S. Fish and Wildlife Service (1990)
CDFG = California Department of Fish and Game (1990b)
CNPS = California Native Plant Society (Smith and Berg 1988)

Federal Candidate Species Designations

C1 = USFWS has sufficient biological information to support a proposal to list as threatened or endangered
C2 = Taxa for which existing information may warrant listing, but for which substantial biological data to support a proposed rule are lacking
C3a = Extinct
C3b = Taxonomically invalid
C3c = Too widespread and/or not threatened

CNPS Lists

List 1 = Plants of highest priority
1A = Plants presumed extinct in California
1B = Plants rare and endangered in California and elsewhere
List 2 = Plants rare and endangered in California, but common elsewhere
List 3 = Plants about which we need more information
List 4 = Plants of limited distribution (a watch list)

CNPS R-E-D Code

R (Rarity)

1 = Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.
2 = Occurrence confined to several populations or to one extended population.
3 = Occurrence limited to one or a few highly restricted populations, or present in such numbers that it is seldom reported.

E (Endangerment)

1 = Not endangered
2 = Endangered in a portion of its range
3 = Endangered throughout its range

D (Distribution)

1 = More or less widespread outside California
2 = Rare outside California
3 = Endemic to California

[4] Considered for listing by CNPS but rejected: too common.

[5] This "taxon" currently has no sensitivity status. However, if it is determined to be a valid species or subspecies, it would likely be considered sensitive based on a highly restricted distribution.

Table 2
SENSITIVE ANIMAL SPECIES REPORTED FROM OR POTENTIALLY OCCURRING IN THE ESCONDIDO STUDY AREA

Species	Habitat[2]	Sensitivity Status[1]			Reported Locations or Potential for Occurrence
		Federal	State	Other	
Insects					
Hermes Copper Butterfly *Lycaena hermes*	CSS, CHP	C2		SS	High: Extensive areas of coastal sage scrub and southern mixed chaparral occur in the study area.
Harbison's Dun Skipper *Euphyes vestris harbison*	OW, RW	C2		SS	Reported for Daley Ranch area. Restricted to host plant species San Diego sedge (*Carex spissa*).
Wright's Checkerspot Butterfly *Euphydryas editha quino*	G, NNG	C2		SS	Moderate to high: Restricted to the host plant species plantain (*Plantago erecta*).
Reptiles					
Southwestern Pond Turtle *Clemmys marmorata pallida*	L, RW, WS/M	C2	SC	SDH-T	Low: Suitable habitat is available. Reported for Lake Wohlford; other locations only if permanent water is present.
San Diego Horned Lizard *Phrynosoma coronatum blainvillei*	CSS	C2	CFP	SDH-E	Reported for Daley Ranch area. High potential in any extensive areas of open coastal sage scrub or chaparral present in the study area.
Orange-Throated Whiptail *Cnemidophorus hyperythrus beldingi*	CSS, CHP	C2	CFP	SDH-T	Reported from Lake Hodges area. High potential in any suitable open coastal sage scrub and chaparral habitat available in the study area.
Granite Night Lizard *Xantusia henshawi henshawi*	RO			LC	High: Suitable habitat present in eastern part of the study area.
Coastal Rosy Boa *Lichanura trivirgata roseofusca*	CHP		CFP		Reported for Daley Ranch area. High potential likely in other suitable habitat areas.

Table 2 (Continued)

SENSITIVE ANIMAL SPECIES REPORTED FROM OR POTENTIALLY OCCURRING IN THE ESCONDIDO STUDY AREA

Species	Habitat[2]	Sensitivity Status[1]			Reported Locations or Potential for Occurrence
		Federal	State	Other	
Coastal Banded Gecko *Coleonyx variegatus abbottii*	CHP, RO			SDH-T	Low: Suitable habitat available in the eastern portion of the study area.
Silvery Legless Lizard *Anniella pulchra pulchra*	CSS, CHP, SMC			SDH-T	Moderate to low: Suitable habitat in the study area.
Two-striped Garter Snake *Thamnophis couchi hammondi*	L, RW, WS/M			SDH-E	Reported for Daley Ranch. Suitable habitat also along other intermittent creeks.
Birds					
Least Bell's Vireo *Vireo bellii pusillus*	RW	E	E		Reported for Kit Carson Park and near Cloverdale Ranch along tributary to San Pasqual Valley.
Willow Flycatcher *Empidonax trailli*	RW		E		Low: Unsuitable habitat; no records in Poway.
Warbling Vireo *Vireo gilvus swainsoni*	OW, RW			Everett (1979) – Declining	Low: Suitable breeding habitat limited in the study area.
Yellow Warbler *Dendroica petechia morcomi*	RW		SC		Reported near Cloverdale Ranch.
Yellow-breasted Chat *Icteria virens auricollis*	RW		SC		Reported near Cloverdale Ranch.

Table 2 (Continued)

SENSITIVE ANIMAL SPECIES REPORTED FROM OR POTENTIALLY OCCURRING IN THE ESCONDIDO STUDY AREA

Species	Habitat[2]	Sensitivity Status[1]			Reported Locations or Potential for Occurrence
		Federal	State	Other	
Downy Woodpecker *Picoides pubescens turati*	RW			Everett (1979) – Declining	Moderate to low: Could occur in riparian woodlands.
Swainson's Thrush *Catharus ustulatus oedicus*	RW			LC	Low: Could be expected during migration; low potential as a breeding species due to limited habitat.
Solitary Vireo *Vireo solitarius*	RW			LC	Low: Expected in study area as a rare migrant only.
Hutton's Vireo *Vireo huttoni oberholseri*	OW, RW			LC	Moderate to high: Expected in dense woodlands within the study area.
Great Blue Heron *Ardea herodias herodias*	RW, WS/M			Everett (1979) – Sensitive	Low: No reports of this species nesting within the study area; occurs as an occasional visitor.
Green-backed Heron *Butorides striatus anthonyi*	RW, WS/M, L			Everett (1979) – Declining	Low: No reports of this species nesting within the study area; may occur as a visitor.
Black-crowned Night Heron *Nycticorax nycticorax hoactli*	RW, WS/M, L			Everett (1979) – Sensitive	Low: No reports of this species nesting within the study area; may occur as a visitor.
Common Yellowthroat *Geothlypis trichas*	RW, WS/M			SS	High to moderate: Can be expected in areas of suitable riparian habitat.
California Gnatcatcher *Polioptila californica californica*	CSS	Proposed for listing	Proposed for listing		Reported from Bernardo Mtn., Lake Hodges area, Kit Carson Park, Cloverdale area, Jesmond Dene area.

Table 2 (Continued)

SENSITIVE ANIMAL SPECIES REPORTED FROM OR POTENTIALLY OCCURRING IN THE ESCONDIDO STUDY AREA

Species	Habitat[2]	Sensitivity Status[1]			Reported Locations or Potential for Occurrence
		Federal	State	Other	
San Diego Cactus Wren *Campylorhynchus brunneicapillus sandiegensis*	CSS	Proposed for listing		Everett (1979) – Declining	Reported from Bernardo Mtn.: occurs in cactus patches with sage scrub.
Sage Sparrow *Amphispiza belli belli*	CHP, CSS			LC	Moderate: Expected in suitable sage scrub habitat in the study area.
Rufous-crowned Sparrow *Aimophila ruficeps canescens*	G, CSS			LC	Reported from Daley Ranch area. Expected in suitable sage scrub habitat in the study area.
Grasshopper Sparrow *Ammodramus savannarum perpallidus*	SG			Everett (1979) – Sensitive Blue List	Moderate: Expected in grassland/sparse sage scrub. Recorded historically (Unitt 1984).
Blue-gray Gnatcatcher *Polioptila caerulea amoenissima*	CHP, RW			Everett (1979) – Declining	Moderate: Potential breeding in montane chaparral habitat.
Loggerhead Shrike *Lanius ludovicianus*	NNG, AG			Blue List	Reported from Bernardo Mtn.: Expected in open shrublands.
Blue Grosbeak *Guiraca caerulea salicaria*	RW			LC	Moderate: Can be expected in small numbers in areas of suitable riparian habitat.
Turkey Vulture *Cathartes aura*	RO			Everett (1979) – Declining	Reidy Creek, Cloverdale Ranch area, Quail Hills, Canyon Drive, southwest of Lake Wohlford.
Black-shouldered Kite *Elanus caeruleus majusculus*	OW, RW, NNG		CFP		Bernardo Mtn., Cloverdale area, Reidy Creek, Quail Hills.

Table 2 (Continued)

SENSITIVE ANIMAL SPECIES REPORTED FROM OR POTENTIALLY OCCURRING IN THE ESCONDIDO STUDY AREA

Species	Habitat[2]	Sensitivity Status[1]			Reported Locations or Potential for Occurrence
		Federal	State	Other	
Cooper's Hawk *Accipiter cooperii*	OW, RW		SC	Blue List	Bernardo Mtn., Del Dios area, Reidy Creek, southwest of Lake Wohlford.
Sharp-shinned Hawk *Accipiter striatus velox*	COW, RW		SC	Blue List	Low: Occasional migrant and winter visitor.
Golden Eagle *Aquila chrysaetos canadensis*	RO, NNG, CSS	P	CFP, SC		Past occurrence in Bernardo Mtn. area, Cloverdale area.
Northern Harrier *Circus cyaneus hudsonius*	G, NNG, AG		SC	Everett (1979) – Declining Blue List	Bernardo Mtn.
American Kestrel *Falco sparverius sparverius*	AG, OW, RW			Blue List	Bernardo Mtn. Also common breeding species in the study area.
Prairie Falcon *Falco mexicanus*	G, NGL		SC		Low: Expected in the study area only as an occasional winter visitor.
Peregrine Falcon *Falco peregrinus anatum*		E	E		Low: Expected in the study area only as a rare visitor.
Western Screech Owl *Otus kennicottii cardonensis*	OW			LC	Low to moderate: Potential in riparian/Oak Woodland.
Burrowing Owl *Athene cunicularia hypugaea*	G, NGL		SC		Low: Historically present in Escondido, suitable habitat very limited.
Long-eared Owl *Asio otus wilsonianus*	OW, RW		SC		Low: Historically present in Escondido, suitable habitat very limited.

Table 2 (Continued)

SENSITIVE ANIMAL SPECIES REPORTED FROM OR POTENTIALLY OCCURRING IN THE ESCONDIDO STUDY AREA

Species	Habitat[2]	Sensitivity Status[1]			Reported Locations or Potential for Occurrence
		Federal	State	Other	
Mammals					
Mountain Lion *Felis concolor*	CHP		P		Moderate to low: Past detection in Bernardo Mtn. area. Suitable habitat present in study area.
Bobcat *Felis rufus*	CSS, CHP, RW		SC		Moderate: Past detection in Bernardo Mtn. area. Suitable habitat present in study area.
Ringtail *Bassariscus astutus*	RW, CHP		CFP		Moderate: Past detection in Bernardo Mtn. area. Suitable habitat present in study area.
California Leaf-nosed Bat *Macrotus californicus*	RO		SC		Moderate: Not reported within the study area, but may occur in rocky areas.
Pale Big-Eared Bat *Plecotus townsendii pallescens*	RO		SC		Moderate: Not reported within the study area, but may occur in rocky areas.
California Mastiff Bat *Eumops perotis californicus*	RO	C2	SC		Moderate: Not reported within the study area, but may occur in rocky areas.

1 Sensitivity Status Codes: E=Endangered; C2=Category 2 candidate (U.S. Fish and Wildlife Service believes listing may be warranted but lacks sufficient information to support a formal declaration); P=Protected; CFP=California Fully Protected (CDFG); SC="Special Concern" Species (CDFG); SDHS-E=Listed as endangered by the San Diego Herpetological Society (1980); SDHS-T=Listed as threatened by the San Diego Herpetological Society (1980); SS=Sensitive Species as defined in RPO (City of San Diego 1990); LC=No official status, but species is of local concern.

2 Habitat Codes: CHP=Chaparral; CSS=Coastal Sage Scrub; RO=Rock Outcrops; OW=Oak Woodland; RW=Riparian Woodland; WS/M=Wetland Scrub/Marsh; L=Lake or Pond; G=Native Grassland; NNG=Nonnative Grassland; AG=Agricultural Areas.

RECOMMENDED CALIFORNIA NATIVE PLANTS

BOTANICAL NAME	COMMON NAME
TREES:	
n *Cercocarpus minutiflorus*	Coastal Mountain Mahogany
• *Cupressus forbesii*	Tecate cypress
Juglans californica	California Walnut
• *Parkinsonia aculeata*	Palo Verde Tree
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
• *Quercus engelmanii*	Engelmann Oak
SHRUBS:	
Arctostaphylos densiflora 'Sentinel'	Sentinel Manzanita
Arctostaphylos densiflora 'Ho0ward McMinn'	Howard McMinn Manzanita
Arctostaphylos manzanita 'Dr Hurd'	Dr Hurd Manzanita
n *Arctostaphylos glauca*	Big Berry Manzanita
Atriplex lentiformis ssp. breweri	Brewer Saltbush
Ceanothus 'Frosty Blue'	Frosty Blue
Ceanothus *Ceanothus "Sierra Blue'*	Sierra Blue
Ceanothus • n *Ceanothus leucodermis*	White Bark
Ceanothus *Ceanothus rigidus 'Snowball'*	Snowball Ceanothus
Ceanothus thrysiflorus 'Snowflurry'	Snowflurry
Ceanothus • n *Ceanothus tomentosus*	Woolyleaf
Ceanothus n *Comarostaphylis diversifolia*	Summer Holly
Dendromecon rigida ssp. rigida	Bush Poppy
Encelia californica	California Sunflower
Eriogonum giganteum	Giant buckwheat
Fremontodendron mexicanum	Mexican Flannel Bush
• n *Heteromeles arbutifolia*	Toyon
Isomeris arborea	Bladderpod
BOTANICALNAME	COMMONNAME
Mahonia 'Golden Abundance'	Golden Abundance

	Barberry		Penstemon
Mahonia nevinii	Nevin's Barberry	**GROUNDCOVERS:**	
• n *Malosma laurina*	Laurel Sumac	*Arctostaphylos 'Pacific Mist'*	Pacific Mist
• n *Prunus ilicifolia*	Hollyleaf Cherry		Manzanita
Prunus lyonii	Catalina Island	*Arctostaphylos edmundsii'*	Carmel Sur
	Cherry	*'Carmel Sur*	Manzanita
n *Quercus dumosa*	Scrub Oak	n *Artemisia californica 'Canyon Gray'*	Canyon Gray
Rhamnus californica	California		Wormwood
	Coffeeberry	*Baccharis pilularis 'Twin Peaks'*	Twin Peaks Coyote
Rhamnus californica 'Evelake'	Evelake Coffeeberry		Bush
• n *Rhamnus illicifolia*	Hollyleaf Redberry	• n *Eriogonum fasiculatum 'Dana Point'*	Dana Point
n *Rhamnus crocea*	Redberry		Buckwheat
n *Rhus integrifolia*	Lemonadeberry	*Iva hayesiana*	Hayes Iva
• n *Rhus ovata*	Sugarbush	*Salvia mellifera 'Terra Seca'*	Prostrate Black Sage
• n *Ribes speciosum*	Fuchsia-flowered	• *Zauschneria californica*	California Fuchsia
	Gooseberry		
n *Ribes indecorum*	Chaparral Currant	**SUCCULENTS:**	
• *Romneya coulteri*	Matilija Poppy	*Nolina wolfii*	Wolf's Nolina
n *Salvia apiana*	White Sage	• n *Optunia basiolaris/littoralis*	Beavertail Cactus
• n *Salvia clevelandii*	Cleveland's Sage	• *Yucca whipplei*	Our Lord's Candle
• *Salvia mellifera*	Black Sage	BOTANICAL NAME	COMMON NAME
• n *Sambucus mexicana*	Mexican Elderberry		
n *Xylococcus bicolor*	Mission Manzanita	**PERENNIALS:**	
n *Keckiella antirrhinoides*	Yellow Bush	n *Diplacus puniceus*	Red Monkey Flower

Eriogonum cinereum	Ashleaf Buckwheat
Thalictrum polycarpum	Meadowrue
Penstemon spectabilis	Showy Penstemon

VINES:

Clematis ligusticifolia	Virgin's Bower

RECOMMENDED EXOTIC XERIPHYTIC PLANTS

BOTANICAL NAME	COMMON NAME
TREES:	
(Tall)	
Cedrus atlantica	Atlas Cedar
Cedrus deodara	Deodar Cedar
• *Melia azedarach*	Chinaberry
(Medium)	
Ceratonia siliqua	Carob
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
• *Schinus molle*	California Pepper
Schinus terebinthifolia	Brazillian Pepper
(Small)	
Olea europea	Olive
• *Rhus lancea*	African Sumac
SHRUBS:	
(Large)	
Arbutus unedo	Strawberry Tree
Callistemon citrinus	Bottlebush
• *Punica granatum*	Pomegranite
(Medium)	
Eleagnus angustifolia	Russian Olive
GROUNDCOVERS:	
Oenothera berlanderii	Mexican Primrose
PERENNIALS:	
Eriogonum cinereum	Ashleaf Buckwheat
SOUTH AFRICAN BULBS:	
Amaryllis belladona	Bubble Gum Lily
Crocosmia crocosmiiflora	Montbretia
Freesia refracta	Garden Freesia
Gladiolus spp.	Species Gladiolus

APPENDIX B

Park Site Analysis and Recommendations

1. Introduction

The following text introduces the methods of biological and cultural resource analysis. Following that discussion, Section B: "Recommendations and Analysis of Park Sites" provides in-depth information regarding each of the recommended and alternative Neighborhood and Community Park sites.

A. Methods of Biological and Cultural Resource Analysis of Potential Park Sites

Coastal Sage Scrub. Coastal sage scrub is viewed as a sensitive resource because of the extensive loss of this habitat in recent years and its continued general decline both locally and state-wide. Species diversity is relatively high in sage scrub, and commensurate with the decline of habitat has been an increase in the number and sensitivity rating of the sensitive species dependent on this habitat. To this end, whether or not sensitive species were noted within this habitat during the surveys or from existing information about the project site, impacts to coastal sage scrub should be avoided. Within a few of the park sites, however, sage scrub was both isolated and of such small quantity that its long-term biological value was considered to be low. Impacts to sage scrub on these sites are not as prohibitive; however, these and all impacts to intact coastal sage scrub will require mitigation as per the California Environmental Quality Act (CEQA). Highly disturbed coastal sage scrub occurred in small isolated patches on several park sites; it was not considered a significant biological constraint and would not require mitigation.

Wetlands. All wetlands are considered sensitive resources under the jurisdiction of the U.S. Army Corps of Engineers (Corps) and the California Department of Fish and Game (CDFG). Impacts to wetlands should be avoided and all unavoidable wetland impacts will require review and approval by CDFG regardless of acreage impact, and possible review by the Corps depending on acreage and presence of federally-listed species. The detailed site surveys conducted for each proposed park site enabled a characterization of wetland habitats (i.e., marsh, scrub, woodland) and assessment of general quality or isolation. Acreages that are noted are based

on a general assessment of dominance by hydrophytic plant species and detailed wetland delineations were not performed. Proposed impacts to wetland habitats within any of the sites may require that a specific wetland delineation be conducted as per federal standards.

Oak Woodlands. Oak woodlands are considered to be sensitive because of their limited distribution and decline in southern California. Recent losses of oak woodlands have resulted from urban expansion and lack of seedling recruitment in areas that are subject to heavy grazing. Oak woodlands are of high value to wildlife providing forage, cover, and nesting sites for many species of birds, mammals, herptiles, and insects. Coast live oak woodland and Engelmann oak woodland were distinguished during the surveys of proposed park sites. Both habitats are significant biological resources and impacts to any part of the habitat, trees or understory, should be avoided to the greatest extent possible. Unavoidable impacts would require mitigation as per CEQA. The biological significance of individual isolated oak trees was assessed on a case by case basis. If individual oak trees were isolated from other native habitats or were found in an ornamental setting, they were not considered to be a significant biological constraint to development. However, from an aesthetic standpoint, oak trees may require preservation. It was recommended that park designs incorporate all mature oak trees or that removal of trees be mitigated by replanting additional oaks.

Buffer Zones for Riparian and Oak Woodlands. Indirect impacts to riparian woodland and oak woodland can be avoided by preserving a buffer area adjacent to the woodland habitat. The minimum recommended buffer is 25 feet from the dripline of the canopy when the habitat is of limited biological value, but in most cases a 50 foot buffer would be required. In cases where the woodland is part of a major drainage feature or wildlife corridor, the area to be left undisturbed may need to extend 100 feet or more from the edge of the canopy.

Habitat Supporting Sensitive Species. Habitats not otherwise viewed as sensitive may be determined to be as such based on the presence of sensitive species (either significant or representative populations of or the presence of multiple sensitive species) or for the buffering protection or connection they provide to adjacent sensitive habitats. These areas should be preserved to the greatest extent possible. Unavoidable impacts would require mitigation as per CEQA.

Sensitive Species. Proposed impacts to either state or federally-listed species will require review and approval by the resource agencies. No state or federally-listed plant or animal species were detected within any of the proposed project sites,

however, a few of the sites had a potential for such species. Additional information or subsequent detection of state or federally listed species will mandate consideration of any new constraints. All sensitive species known for Escondido are summarized in the Appendix A. The table of sensitive species prepared for that section should be referenced for sensitivity ratings pertinent to the species detected on any of the sites. As mentioned above, assessment of the significance of impacts to sensitive species includes an evaluation of population quality and diversity. Other considerations are population size and existing protection for the species within the project area. These factors were evaluated and noted as they applied to each site. Recommendations are also presented for potential indirect impacts to sensitive wildlife, i.e., limiting construction activities to outside of the breeding/nesting season for species of concern.

All sensitive biological resources should be preserved to the greatest extent feasible. In addition, preserve design for each site should address inclusion of adequate buffers and protective and maintenance measures for sensitive resources. Mitigation for unavoidable impacts to sensitive resources within each site is generally preferred to be conducted within the immediate project area. However, the City of Escondido has the opportunity to evaluate individual impacts and implement a collective mitigation plan to offset combined site impacts. An analysis of mitigation options will be pursued in a subsequent phase of the Master Plan.

B. Recommendations and Analysis of Park Sites

Index of Property Page

The following is to present the specific information for each recommended and alternative park site. First, Neighborhood Parks are presented followed by Community Parks.

Neighborhood Parks

The following information is organized by neighborhood as determined by the General Plan.

1. Mesa Rock, Tier 2C

The Mesa Rock neighborhood is located in the extreme northwestern portion of the City's Planning Area. The area is primarily the Palos Vista Specific Planning Area; a master planned residential project with approximately 700 single-family detached units. The buildout population estimated for the year 2010 is 2,159. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 1.08 acres.

Existing Parks:

None, although the Palos Vista development is to provide a 3.5 acre recreation center which may include such facilities as tennis courts, swimming pool and spa as private park land to meet the needs of their residents.

Recommended Neighborhood Park Sites:

CE 23.Palos Vista Public Facilities Site

1.3 acre site on Bougher Road is at the entry of the Palos Vista residential project. The site is at the bottom of the slope and the residential project is at the top of the hill. The initial intent was that this site would house a public library. The size of the site limits the active use but has potential for a quiet neighborhood park with turf grass for informal games, play areas etc. This location provides access to the residents of Mesa Rock who live outside Palos Vista. The developer states that the City will give much attention to the character of this site to "immediately establish the Spanish Mediterranean and European ambiance of the community." It is recommended that the City also consider the character of the adjacent community, outside of Palos Vista, to create a park representative and serving the entire neighborhood.

Biological Resource Analysis

Biological Setting

The site is a level, vacant, plowed field. It is bordered on the west by a drainage ditch, and the surrounding area is part residential and part native habitat.

Existing Conditions

Vegetation:
This disturbed site consists of ruderal vegetation dominated by Bermuda grass and wild oats (Avena sp.). The drainage ditch appears to be outside the property boundaries. It has been revegetated with newly planted saplings of coast live oak, arroyo willow, and Mexican elderberry (Sambucus mexicana). There are a few coastal sage scrub plants above the ditch, but also apparently are outside the property. One small Mexican elderberry tree is onsite.

No sensitive habitats or plant species are present on the site.

Wildlife:
Animals detected onsite include Anna's hummingbird, yellow-rumped warbler, house finch, rock dove (Columba livia), mourning dove, white-crowned sparrow, and red-tailed hawk. Other animals commonly expected to occur in the habitats onsite include San Diego gopher snake and western meadowlark (Sturnella neglecta).

The red-tailed hawk detected during the survey would be expected to forage occasionally onsite. No other sensitive animal species are expected due to the lack of native habitat onsite.

Biological Constraints:
No significant biological resources exist onsite. The wetland habitat offsite, however, that borders the west side of the site is considered a significant resource. Any proposed impacts to this habitat such as a road crossing to the future park would require mitigation in consultation with the resource agencies.

Recommendations and Development Opportunities:
The entire property may be developed without significant biological impacts.

Cultural Resource Analysis

Environmental Setting
This is a small parcel located on the west side of a steep ridge about 800 feet in elevation. The southern end is slightly disturbed where brush has been cleared. Elsewhere vegetation consists of thick sage and scrub. Visibility was severely limited. The parcel borders new residential construction and another residence exists on the eastern perimeter of the parcel. The remainder of the parcel is surrounded by open land containing a dense cover of sage scrub.

Existing Conditions

No cultural resources were located on the property during ERCE's field survey.

Cultural Resource Constraints

None.

Development Opportunities

No cultural were discovered on this parcel, therefore, there are no developmental constraints.

2. Jesmond Dene, Tier 2B

The Jesmond Dene neighborhood is located in the northern portion of the City's Planning Area. The area supports a variety of land uses from agricultural production to golf courses although the predominate use is single-family residential. The buildout population estimated for the year 2010 is 2,410. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 1.21 acres.

Existing Parks:

None

Recommended Neighborhood Park Sites:

P10.Broadway

2 Acre portion of the proposed Community Park (79.02 Acres) on North Broadway.

The site is flat with the Reidy Creek drainage running through the site. It is currently part of a commercial nursery and is considered an alternative for a Community Park. It is adjacent to an area of undevelopable property due to its slope which is greater than 35%. The park site should provide a trail head and possible equestrian staging area for the SDG&E corridor primary trail which is on the adjacent slope. The Circulation Plan of the General Plan designates North Broadway to be realigned in this area which will improve the safety of park access via roads and trails.

Biological Resource Analysis

Biological Setting

The site encompasses a large portion of the Orange County Nursery within the level lowlands of Reidy Canyon. Nearly the entire site is bare ground covered with potted trees. The Reidy Creek drainage travels through the site from north to south within a 20 to 30 foot wide channel. The channel is quite disturbed and supports scattered trees.

Existing Conditions

Vegetation:

The only vegetated areas onsite lie within the Reidy Creek drainage, a secondary drainage to Reidy Creek that crosses the southwest portion of the site, and an oak woodland that extends slightly onto the property from the east. The habitats that occur include disturbed freshwater marsh (2.7 acres), coast live oak woodland, and ruderal habitat. Dominant species in the marsh include bulrush and cattail; curly dock also is present. A few trees are scattered along the drainage including one small willow, six willow seedlings, three mature sycamores, a row of ornamental alders, and two large eucalyptus trees. The oak woodland is dominated by coast live oak. Only two mature trees are within the boundary of the site. The ruderal habitat occupies the western portion of the secondary drainage and is characterized by Bermuda grass and knot grass (Paspalum sp.).

The freshwater marsh within the drainages onsite is considered a sensitive habitat. Wetland habitats are protected by the resource agencies. Coast live oak woodland is also considered sensitive. The woodland is small, however, and does not connect to larger woodlands offsite. No sensitive plant species were detected and none are expected to occur because of the highly disturbed nature of the habitats onsite.

Wildlife

A single great egret (Egretta alba) was seen near the site. Animals commonly expected to occur in the habitats onsite include pacific treefrog and red-winged blackbird.

No sensitive animal species were detected and none are expected to occur due to the highly disturbed nature of the habitats onsite.

Biological Constraints

- Disturbed freshwater marsh. This habitat does pose a significant constraint to development. Impacts to this lower quality habitat could be mitigated through onsite enhancement of wetlands. This would involve establishing native riparian tree species and designating areas of permanent biological open space.
- Coast live oak woodland. This habitat is a constraint to development. Direct impacts should be avoided and grading within 50 feet of the dripline of oak trees could be considered significant. Coast live oak impacts can be mitigated by establishing replacement plantings in permanent biological open space.

Recommendations and Development Opportunities

Impacts to the wetlands and the oak woodland should be avoided. If wetland and oak impacts are unavoidable, onsite mitigation is a feasible option.

Cultural Resource Analysis
Pending access to the site.

3. North Ridge, Tier 3

The North Ridge neighborhood is located in the northern portion of the City's Planning Area. The area is chiefly rural residential. The buildout population estimated for the year 2010 is 1,042. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 0.52 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:
Utilize a 2 acre portion of the proposed North Broadway Community Park in combination with the Jesmond Dene neighborhood, see previous analysis and recommendation for Neighborhood 2.

4. Daley Ranch, Tier 2C

The Daley Ranch neighborhood is located to the north of the urbanized central Escondido Valley , in the northern portion of the City's Planning Area. The area is primarily within the Daley Ranch Specific Planning Area which is to b developed a gated community. The buildout population estimated for the year 2010 is 4,719. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 2.36 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:
A 2.5 acre Neighborhood Park is to be identified and provided by the developer of the Specific Planning Area for the use as a public Neighborhood Park. The park must meet the location and facilities criteria of the General Plan.

5. Lake Wohlford, Tier 3

The Lake Wohlford neighborhood is located in the northeastern-most portion of the City's Planning Area. The predomi

nant land use is rural residential. Two Indian reservations are within this neighborhood as well as significant environmentally sensitive lands which will limit future development. The buildout population estimated for the year 2010 is 3,313. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 1.66 acres.

Existing Parks:
Lake Wohlford Regional Park provides facilities for parking, fishing, picnicking, with bar-be-que and restrooms.

Recommended Neighborhood Park Sites:

CE34.Lake Wohlford

A 1.7 acre portion of the Lake Wohlford Regional Park north of the dam, north of Lake Wohlford Road, and southwest of the air strip. The site is flat and open grass land, surrounded by eucalyptus trees. Sensitive biological area exists to the west with oak trees. The site is accessible from point at grade with Lake Wohlford Road. It is not large enough for formal recreation such as league softball but should provide for informal games and access to passive recreation of the Regional Park. This site may serve as a trail head and or equestrian staging area but other sites in the Regional Park are better located for the needs of trail users.

Biological Analysis
To be completed

Cultural Analysis
To be completed

6. Country Club, Tier 1

The Country Club neighborhood is located west of I-15, north of Highway 78, and south of the Vista Irrigation Flume. The predominant land use is single-family residential. The buildout population estimated for the year 2010 is 8,537. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 4.27 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:

P14.West of Nutmeg north of El Norte

11 Acres
This site is currently in the County jurisdiction. It is within a newly constructed residential area. The site is accessible by Sunset Heights Road. Recreation facilities for organized sports may be located with consideration of the cultural constraints.

Biological Resource Analysis

Biological Setting

The site encompasses a hill that slopes to the southwest and levels off at the base. Brushing has occurred on the property, and a few small scattered fruit trees exist. There is a dilapidated stone house with no roof on the west side of the site. Orchards and residential development neighbor the site to the south and the west, while residential development lies to the north and the east.

Existing Conditions:

Vegetation

The vegetation types onsite include non-native grassland and disturbed coastal sage scrub (0.3 acre). The non-native grassland covers most of the site and is dominated by such species as slender wild oat, black mustard, and sweet fennel (Foeniculum vulgare). Scattered small fruit trees occur in the habitat and ornamental plantings are located near the house on the west side of the site. A small patch of coastal sage scrub is found in the northern portion of the site and continues offsite. The total amount of sage scrub occurring on and offsite to the north is less than one acre. Dominant species in the sage scrub are flat-topped buckwheat and coastal sagebrush. A few remnant stands of flat-top buckwheat are also found scattered around the site.

Although coastal sage scrub is considered a sensitive habitat, the disturbed sage scrub onsite represents a minute and isolated patch of habitat. No sensitive plant species were detected in this habitat and none are expected to occur.

Wildlife:

Animals detected onsite include western fence lizard, mourning dove, Anna's hummingbird, western meadowlark, common raven, red-tailed hawk, American kestrel (Falco sparverius), and coyote. One adult coyote was seen and a number of individuals were heard howling in response to a siren. Other animals commonly expected to occur in the habitats onsite include white-crowned sparrow, house finch, and house mouse (Mus musculus).

Birds of prey are the only sensitive animal species likely to occur onsite. The red-tailed hawk and American kestrel are expected to forage occasionally in the non-native grassland habitat. Sensitive animal species associated with coastal sage scrub are not expected to occur in the limited and isolated habitat onsite.

Biological Constraints:

- Disturbed coastal sage scrub. The small and isolated patch of sage scrub onsite is not considered significant and does not pose a constraint to development.
- Raptors. Birds of prey would only be incrementally impacted and do not pose a constraint to development.

Recommendations and Development Opportunities:
No significant biological resources have been identified onsite. Therefore, the entire site may be developed with no significant biological impacts.

Cultural Resource Analysis
This parcel contains a knoll and its surrounding base and is 850 to 760 feet in elevation. Current vegetation is dominated by introduced grasses with some low scrub also present. The parcel is surrounded by newly constructed residences, with some unused hillside to the north and open flat terrain to the west. Disturbance on this parcel is minimal. Visibility was restricted to 50 percent due to the grass cover.

Existing Conditions:
One historic cultural resource site (EPS-26H) was discovered on this parcel. The site consists of three foundations. The first contains stone walls, the second is a collapsed wooden frame, and the third foundation consists of concrete with several associated fence posts. Various cans, bottles and ceramics from the 1920s or 1930s were found in association. These structural remains may represent a house and detached garage dating from the 1920s or 30s.

Cultural Resource Constraints:
Site EPS-26H must be considered significant until tested and determined otherwise.

Recommendations for Cultural Resources:
Due to the historic nature of these structures and possible significance, avoidance is recommended. If determined significant after a testing program, avoidance is recommended. If avoidance is not feasible, then a data recovery program is required to mitigate impending impacts.

Development Opportunities Concerning Cultural Resources:
Development is restricted only to the specific area where site EPS-26H is located. This area is small, however, and the remainder of the parcel is under no constraints.

Alternative Site:

P35. Rock Springs @ Deodar Road

2.72 Acres
Across Deodar Road from the future school site, adjacent to I-15.

Biological Resource Analysis

Biological Setting
This site is a highly disturbed, level lot with a low swale through the center. Interstate 15 borders on the east, and houses and open fields lie on the other three sides.

Existing Conditions

Vegetation
The vegetation consists of ruderal habitat, disturbed wetland (0.1 acre), and a grove of the European white poplar (Populus alba) (0.4 acre). The small patch of disturbed wetland is supported by runoff from a ditch on the western edge that terminates in the low swale in the site. This patch consists of one large red willow tree, tamarisk saplings and some wetland weed species, perennial ryegrass (Lolium perenne) and lamb's quarters. The grove of white poplar is an extension of the low swale and is moister than the surrounding habitat. The rest of the site is ruderal vegetation dominated by Bermuda grass, black mustard, telegraph weed, and Russian thistle.

The disturbed wetland is the only sensitive habitat present. No sensitive plant species were detected or are expected because of the highly disturbed nature of the site.

Wildlife
Animals detected on or near the site include scrub jay and turkey vulture. Other animals commonly expected to occur in the habitats onsite include Pacific treefrog, San Diego gopher snake, and red-tailed hawk.

The turkey vulture detected during the survey would be expected to forage occasionally onsite. No other sensitive animal species are expected due to the disturbed nature of the habitats onsite.

Biological Constraints

- Disturbed wetland. The patch of disturbed wetland has little biological value because of its small size and highly disturbed nature, but all proposed wetland impacts are subject to review by CDFG and possible review by the Corps and would require mitigation.

Recommendations and Development Opportunities
Most of the property may be developed, but impacts to the disturbed wetland should be avoided or mitigated by revegetation of riparian plants.

Cultural Resource Analysis
To be completed.

7. North Broadway, Tier 2A

The North Broadway neighborhood is located in the northern portion of the Escondido Valley. A variety of land uses exist from rural and agricultural to suburban and multifamily residential. The buildout population estimated for the year 2010 is 15,189. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 7.59 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:
CE32.Conway Drive @ Lockwood
P20.Lehner Avenue, West of S2. Rincon Elementary School

CE32.Conway Drive @ Lockwood

4.71 Acres
This relatively flat site is covered with a mature grove of eucalyptus. It is within a new residential area and is used as an informal neighborhood park. It opens onto the Reidy Creek riparian corridor of the Leisure Oaks Specific Planning Area. Organized recreation facilities are not appropriate due to the existing stand of trees while open portions should be landscaped for informal play. It is on Conway Drive which provides on street parking.

Biological Resource Analysis

Biological Setting
This site is bordered by a recent residential development on the north, east, and south. Eucalyptus trees form a grove on a gently sloping hill that peaks in the center of the site. The grove extends offsite to the west into a fallow field. Conway street borders the eastern portion of the site.

Existing Conditions
Vegetation:
The vegetation communities onsite are eucalyptus woodland and ruderal habitat. The woodland is composed of eucalyptus approximately 50 feet tall and a few ornamental pepper trees and acacia bushes near the road. As is typical with eucalyptus

woodland there is no understory associated with the habitat. The ruderal vegetation is characterized by Bermuda grass and Russian thistle.

No sensitive habitats or plant species are present onsite.

Wildlife:
Animals detected on or near the site include Anna's hummingbird, turkey vulture, black-shouldered kite, and red-tailed hawk. Other animals commonly expected to occur in the habitats onsite include western fence lizard, house finch, and lesser goldfinch.

Sensitive raptor species detected are expected to forage and roost occasionally onsite. No other sensitive animal species are expected to occur due to the lack of native habitat.

Biological Constraints:

- Black-shouldered kite, turkey vulture, and red-tailed hawk. These species would be incrementally impacted, but do not significantly constrain development onsite.

Biological Recommendations and Development Opportunities:
The entire site may developed with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:
This parcel is located on the northwest slope of a long low knoll, about 760 feet in elevation and is bordered by open fields in every direction but east, where there are houses. Eucalyptus trees and very sparse grass allowed for nearly 100 percent visibility. A foot path may be the only disturbance to the site.

Existing Conditions:
One cultural resource site containing both prehistoric and historic aspects was discovered on this parcel (EPS-29/H). Site EPS-29/H consists of an isolated grinding slick and a possible concrete and stone foundation along with some adobe bricks and clear glass fragments. The site occupies a 30 x 60 meter area at the western edge of the parcel.

Cultural Resource Constraints:
Site EPS-29/H, a prehistoric grinding slick and possible historic foundation with an associated trash deposit dating to the 1930s, must be considered as a significant resource.

Recommendations for Cultural Resources:

Avoidance and/or preservation is recommended for site EPS-29/H. If identified as significant site after a testing program, and avoidance is not feasible, then a data recovery program is required for mitigation of impacts. Avoidance could be accomplished by inclusion of site EPS-29/H into an open space easement.

Development Opportunities:
Development opportunities are restricted on the extreme western perimeter of this parcel due to the presence of site EPS-29/H. The remainder of the parcel, where no cultural resources were discovered, is not constrained.

P20.Lehner Avenue, West of S2. Rincon Elementary School

4.68 Acres
This site is across the street from Rincon Elementary School and surrounded by single family residences. It is flat and could be developed to provide for organized sports in addition to the school's sports facilities.

Biological Resource Analysis

Biological Setting:
The site is currently occupied by a commercial vegetable farm. The site lies adjacent to Rincon Elementary School, low density residential lots, and orchards. The property slopes gently downhill to the north.

Existing Conditions

Vegetation:
The site contains agricultural and ruderal vegetation. Agricultural use occurs over most of the property where crops such as beans and onions are grown. Ruderal vegetation occupies the northeast corner of the site and is represented by Russian thistle, horseweed, and tree tobacco.
No sensitive habitats or plant species occur onsite.

Wildlife:
No animal species were seen onsite. Animals commonly expected to occur in the habitats onsite include western fence lizard, house finch, and house mouse.

No sensitive animal species were detected and none are expected to occur because of the lack of native habitat.

Biological Constraints:
There are no biological constraints onsite.

Biological Recommendations and Development Opportunities:
Development could occur onsite with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:
This property is immediately west of the elementary school. To the north and west are homes, while to the south is vacant land. The site sits on a gentle north-facing slope and is currently being used as a squash farm. Previously, the parcel was used as a duck farm, as evidenced by the numerous bones and broken cages littered about the property. Ground surface visibility was about 60 percent, being better in some areas than others. Disturbance is undoubtedly substantial as it appears there are several small new structures on the property.

Existing Conditions:
No cultural resources were located on the property as a result of ERCE's field survey.

Cultural Resource Constraints:
None.

Development Opportunities:
As there is no cultural resources present on this parcel, there are no restrictions.

Alternative Neighborhood Park Sites:

CE33.Conway @ Glenwood

2.12 Acres
This relatively flat site is covered with a mature grove of eucalyptus. It is within a new residential area and is used as an informal neighborhood park. Active recreation use is limited by existing trees. It is on Conway Street which provides on street parking.

Biological Resource Analysis

Biological Setting:
This small site is surrounded by residential development. Eucalyptus trees onsite form a grove on fairly level terrain. A low swale on the eastern side of the property may once have been a creek, but an onsite drainage has since been directed through an underground culvert. Conway street borders the western side of the site.

Existing Conditions

Vegetation

The vegetation communities onsite are eucalyptus woodland, and ruderal habitat . The woodland is composed of eucalyptus approximately 50 feet tall, and a few ornamental pepper trees and acacia bushes near the road. As is typical in eucalyptus woodland there is no understory associated with this habitat onsite. The ruderal habitat is characterized by Bermuda grass and Russian thistle.

No sensitive habitats are present, and no sensitive plant species were detected or are expected onsite.

Wildlife

A single Anna's hummingbird was detected onsite. Other animals commonly expected to occur in the habitats onsite include western fence lizard, house finch, lesser goldfinch, and red-tailed hawk.

Red-tailed hawk and other lower sensitivity raptor species are expected to perch occasionally onsite. No other sensitive animal species are expected to occur due to the lack of native habitat onsite.

Biological Constraints:

Because no sensitive biological resources exist onsite there are no biological constraints to development.

Biological Recommendations and Development Opportunities:

The entire site may developed with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:

This parcel is located on the southeast slope of a long low knoll, about 760 feet in elevation and is bordered by open fields in every direction. Eucalyptus trees and very sparse grass allowed for excellent visibility, averaging nearly 100 percent throughout.

Existing Conditions:

No cultural resources were discovered on the property during ERCE's field survey, however, aerial photographs show a structure that could be located on the property as early as 1928.

Cultural Resource Constraints:

None.

Development Opportunities:

Because no cultural resources were located on this parcel, there are no development restrictions. However, an archaeological monitor should be present if future park development

takes place in the area where the historic structures are shown on the 1928 aerial photographs. The remainder of the parcel has no constraints and is conducive to park development.

P29.Rincon @ Conway

11.98 Acres

The cultural constraints, steep topography, and tree cover of this property limit its feasibility as an active park site.

Biological Resource Analysis

Biological Setting:

This site is located in the southwest corner of the intersection of Rincon Avenue and Conway street. The site slopes downward to the north with moderate steepness. A large house is located in the southeastern portion of the site, and much of the remainder is a eucalyptus woodland that continues offsite to the south. Residential land and orchards border the site to the south, east, and west. Land north of the property (north of Rincon Avenue) exists as open space with a field and a riparian woodland.

Existing Conditions

Vegetation:

The vegetation communities onsite are eucalyptus woodland, disturbed coastal sage scrub (0.3 acre), and ruderal habitat. The woodland is composed of eucalyptus and a few ornamental fruit and olive trees near the house. The landscape near the house includes a large coast live oak. The disturbed sage scrub occurs in an area of rock outcrops in the center of the site. This habitat is characterized by laurel sumac and slender wild oat. Scrub oak and Mexican elderberry are also present. The ruderal habitat is dominated by Bermuda grass, western ragweed, and rip-gut grass. Included in this habitat are various bare dirt clearings and dirt roads.

Although disturbed coastal sage scrub is sometimes viewed as a sensitive habitat, the small amount of highly disturbed and isolated habitat onsite is of low biological value. However, as a single, large specimen, this tree does provide perch and nest area for birds, and a food source for some small mammals. No sensitive plant species were detected or are expected on the site.

Wildlife

Animals detected on or near the site include yellow-rumped warbler, California towhee, and red-tailed hawk. Other animals commonly expected to occur in the habitats onsite include western fence lizard, house finch, and lesser goldfinch.

No sensitive animal species are expected to occur onsite due to the lack of undisturbed native habitat.

Biological Constraints:

There are no biological constraints, but the following sensitive biological resources should be considered in park design.

- Disturbed coastal sage scrub. This habitat exists onsite in a small, disturbed, and isolated condition. Such habitat does not pose a significant constraint to development, but should be preserved if possible.

- Coast live oak. A single individual in an ornamental setting does not significantly constrain development, but should be preserved if possible.

Biological Recommendations and Development Opportunities:

The site may be developed with no significant biological impacts. However, retention of the disturbed coastal sage scrub with rock outcrops and the oak tree is recommended.

Cultural Resource Analysis

Environmental Setting:

This parcel is located over an east-west trending ridgeline and extends downward on the north, west and south sides. The parcel is situated at about 850 feet in elevation and contains numerous bedrock outcrops on the top and sides of the ridge. An occupied house sits on top of the ridge and large eucalyptus trees provide shade over most of the ridge. Paved roads provide obvious disturbance on the top and very deep grading cuts along the southern and western slopes. Ground surface visibility was good over most of the area with an average of 60 percent.

Existing Conditions:

One newly discovered cultural resource site was found on this parcel (EPS-28/H). Site EPS-28/H is extremely large, measuring over 100 meters wide and at least 150 meters long, with the easternmost portion continuing off of the property. Site EPS-28/H consists of a dense habitation site with dozens of milling features and along with numerous fragments of pottery, quartz and metavolcanic flakes of chipping waste, marine shellfish remains, and burned stones. In addition, there is an historic component including purple glass fragments, adobe bricks and possible adobe melt with an associated foundation.

Two sites previously recorded in 1962, CA-SDi-1051 and CA-SDi-1052 are present on adjacent properties and form the west and east boundaries(respectively) of the newly recorded site EPS-28/H.

Cultural Resource Constraints:
The presence of this large site, EPS-28/H, that contains an extensive prehistoric deposit as well as an additional historic component must be considered as a significant cultural resource.

Recommendations for Cultural Resources:
From all preliminary indications, this site appears to be highly significant, however it has never been tested for a significance determination. Avoidance and/or preservation is recommended for site EPS-28/H. If identified as significant sites after a testing program, and avoidance is not possible, then a data recovery program is required to for mitigation of impacts. Avoidance could be accomplished by inclusion of the sites into an open space easement.

Development Opportunities:
Development is severely limited on this parcel where site EPS-28/H is located. The remainder of the parcel, however, where no cultural resources were discovered has no constraints.

8. Midway, Tier 1

The Midway neighborhood is located in the central portion of the Escondido Valley adjacent to the downtown area. A multitude of land uses of this neighborhood include single-family, multifamily, commercial and office. The buildout population estimated for the year 2010 is 27,286. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 13.64 acres.

Existing Parks:

CE 1. El Norte Neighborhood Park

2.5 Acres
Facilities provided include picnic tables, bar-b-que, play area, open turf.

P 2.Big Bear Community Center and Library
Parking lot to serve the facilities. Portions of the structures may be leased by the city to commercial uses. A small play area should be incorporated out of the automobile traffic.

Recommended Neighborhood Park Sites:

P26.El Norte @ Midway
P59.Lincoln @ Daisy, NW corner

P60.Harding Median
P68. San Pasqual @ Birch
P58.Rose @ Granger
P65.Midway @ Manchester

P26.El Norte @ Midway

4.13 Acres
Site is open and flat allowing for approximately two sports fields. It is bounded on three sides by single family residential with commercial across El Norte. Access could be from the intersection of Midway and El Norte.

Biological Resource Analysis

Biological Setting:
This fairly level site is a vacant field that has been brushed or disced. The property is bordered by residential land on all sides.

Existing Conditions

Vegetation
No native habitat exists onsite. The vegetation is comprised of ruderal habitat dominated by ripgut brome and slender wild oat. Russian thistle and western ragweed also occur. There are no trees or shrubs onsite, except for one citrus that is about 10 feet in height.

No sensitive plant species are expected to occur onsite, due to the lack of native habitat.

Wildlife
Animals detected on or near the site include common raven, mourning dove, black phoebe, and killdeer. Other animals commonly expected to occur in the habitats onsite include western fence lizard, western meadowlark, and red-tailed hawk.

No sensitive animal species are expected to inhabit the site, due to the lack of native habitat.

Biological Constraints:
There are no constraints onsite due to the lack of significant biological resources.

Recommendations and Development Opportunities:
Development could occur onsite with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:
This parcel is a disced field located just north of El Norte Street and is surrounded by residential neighborhoods to the west,

north, and east. The property is on a low rise facing south about 740 feet in elevation at the edge of the flood plain. Visibility was very good at the time of the field survey, as the field had recently been disced. Disturbance was not immediately evident but filling may have occurred at one time.

Existing Conditions:
No cultural resources were discovered on the property.

Cultural Resource Constraints:
None.

Development Opportunities:
Because no cultural resources were discovered on this parcel, there are no restrictions.

P59.Lincoln @ Daisy, NW corner

0.94 Acres
Two homes exist on large flat lots, one may be historically significant. Site is too small for organized sports but can provide for informal play. It is surrounded by single family residential.

Biological Analysis
Formal analysis was not completed for this site. Significant biological constraints are not anticipated but analysis is recommended prior to implementation.

Cultural Analysis
Formal analysis was not completed for this site. Significant cultural constraints are not anticipated but study is recommended prior to implementation.

P60.Harding Median, between Lincoln and Mission

1 Acre
The median is area of turf and trees approximately 66 feet wide, from Kent south to Washington, it is above the San Diego Aquaduct and is maintained by the Department of Parks and Recreation. Neighborhood park facilities along the median between Mission and Lincoln would serve the surrounding area's single family residents. Facilities along the median could include a fitness course, play equipment (fenced from street), picnic Harding has one lane of traffic and street parking on each side of the median. The connection to El Norte Neighborhood Park is blocked by single family residents.

Biological Analysis
Formal analysis was not completed for this site. Significant biological constraints are not anticipated but analysis is recommended prior to implementation.

Cultural Analysis
Formal analysis was not completed for this site. Significant cultural constraints are not anticipated but study is recommended prior to implementation.

P68. San Pasqual @ Birch

1.9 Acres
This is a flat vacant site surrounded by single family residential. It is too narrow for organized sports fields but could provide for informal play.

P65.Midway @ Manchester

1.83 Acres
Two properties with small, older houses on large, flat lots adjacent to Oak Hill Elementary School. Single family residents on other sides. Potential for small park with access to school's sport's fields.

Alternative Park Site:

P27.El Norte @ Midway

7.08 Acres
Property is sloped but may allow for organized sports fields.

Biological Resource Analysis

Biological Setting:
The southern gradually sloping portion of the site is a vacant lot that has been scraped recently. The northern portion has an avocado orchard and is slightly steeper. The entire site is bordered by residential housing on three sides and avocado orchards on the north which continue for miles.

Existing Conditions

Vegetation:
There is an avocado orchard and ruderal vegetation onsite. The portion with ruderal vegetation has been scraped recently and is 80 percent barren. The only dominant plant is black mustard.

No sensitive habitats or plant species are present on the site.

Wildlife
Animals detected on or near the site include yellow-rumped warbler and Anna's hummingbird. Other animals commonly

expected to occur in the habitats onsite include western fence lizard, white-crowned sparrow, and mourning dove.

No sensitive animal species were detected and none are expected due to the lack of native habitat onsite.

Biological Constraints:
There are no biological constraints to development on this site.

Recommendations and Development Opportunities:
The entire property may be developed with no significant biological impacts.

Cultural Resource Analysis

Pending access to the site.

9. East Grove, Tier 2A

The East Grove neighborhood is located at the eastern edge of the Escondido Valley. A variety of land uses exist within this neighborhood from agricultural production to low density residential development. The buildout population estimated for the year 2010 is 11,617. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 5.81 acres.

Existing Parks:
None

Recommended Neighborhood Park sites:
P1.Washington Avenue east of Citrus Avenue
P37.820 Falconer Road at Slivkoff Drive

P1.Washington Avenue east of Citrus Avenue

4.5 Acres
Acquisition was recently completed. The site is flat and unimproved with several rentals located on the property. Future continuation of El Norte Parkway will provide a second access to the north side of this parcel.

P37. 820 Falconer Road at Slivkoff Drive

2.0 Acres

Across the street from Hidden Valley Middle School and surrounded by single family residential. This vacant site is flat but too small to provide for organized sports fields. Joint use agreement with Hidden Valley Middle School may provide an additional source of sports fields allowing this site to be used for practice and informal play.

Biological Resource Analysis

Biological Setting:

This vacant lot is highly disturbed and has been used for motorcross riding and dumping of fill dirt. A school yard, residential land, and vacant land border the site.

Existing Conditions

Vegetation:

The entire site consists of ruderal vegetation dominated by Bermuda grass and long-beak filaree with some western ragweed and vinegar-weed (Trichostemma lanceolata). There is a drainage ditch along the northern edge and it is a non-wetland, also dominated by Bermuda grass.

No sensitive habitats or plant species are present on the site.

Wildlife

Animals detected onsite include Anna's hummingbird, common raven, and scrub jay. Other animals commonly expected to occur in the ruderal habitat include house finch and mourning dove.

No sensitive animal species are expected due to the lack of native habitat onsite.

Biological Constraints:

There are no biological constraints to development on this site.

Recommendations and Development Opportunities:

The entire property may be developed without significant biological impacts.

Cultural Resource Analysis

Environmental Setting:

This parcel is surrounded by homes within a residential area. It is a cleared, disced field that currently contains 1 new structure. The parcel is 740 feet in elevation and is a flat parcel situated at the top of flood plain. Visibility was excellent during the field survey, averaging nearly 100 percent.

Existing Conditions:
No cultural resources were located on the property during ERCE's field survey.

Cultural Resource Constraints:
None.

Development Opportunities:
No cultural resources were discovered on this property, therefore there are no restrictions.

10. Vineyard, Tier 1

The Vineyard neighborhood is located west of I-15, south of Highway 78 and north of Valley Parkway. Land use includes industrial, commercial and multifamily residential. The buildout population estimated for the year 2010 is 8,540. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 4.27 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:

Redesignate the Avenida Del Diablo Community Park as a Neighborhood Park.

CE11.2300 Avenida Del Diablo.

11.0 acres
The park site is adjacent to the waster water treatment plant who's negative impacts from the proposed activities may cause the park to be relocated. The current park site is to be bisected by future Citracado Parkway and contains significant biological and cultural resources limiting park use. The remaining area is recommended for use as a Neighborhood Park. It is too constrained to provide for organized sports fields but could serve as a fundamental site in relation to the primary trails system and introduction to the biological and cultural resources of the region.

Biological Resource Analysis

Biological Setting:
The site is hilly and consists of fields with scattered clusters of oak trees. Eucalyptus and pecan trees line the east and north sides of the property respectively. Open space continues offsite to the north and the west including the Escondido creek riparian woodland. A sewage disposal facility borders the site on the east and residences exist to the south.

Existing Conditions

Vegetation

The vegetation communities onsite include coast live oak woodland (3.8 acres), eucalyptus woodland, pecan woodland, and non-native grassland. The oak woodland consists of scattered clusters of coast live oak trees (Quercus agrifolia) that are generally mature and large in size. Some eucalyptus (Eucalyptus sp.) are mixed into the oak stands and the understory is comprised of slender wild oat (Avenida barbata), ripgut brome (Bromus diandrus), and black mustard. The eucalyptus woodland occurs along the eastern side of the property and consists of tall trees with very little understory. The pecan woodland is located in the northeastern corner and is also composed of large trees. Non-native grassland occurs throughout most of the site and is represented by slender wild oats and black mustard. Some rock outcrops are present. A few sage scrub remnants also occur such as coastal sagebrush (Artemisia californica) and flat-topped buckwheat (Eriogonum fasciculatum).

Coast live oak woodland is a sensitive habitat that occurs onsite. No sensitive plant species were detected onsite, but a potential exists for occurrence of Engelmann oak (Quercus engelmannii). Other sensitive plant species listed in Attachment 1 as associates of oak woodland are possible but unlikely to occur onsite because of the degraded nature of the habitat.

Wildlife

The only wildlife detected during the survey were killdeer (Charadrius vociferus). Other animals commonly expected to occur in the habitats onsite include San Diego alligator lizard (Gerrhonotus multicarinatus), acorn woodpecker (Melanerpes formicivorus), plain titmouse (Parus inoranatus), and striped skunk (Mephitis mephitis).

No sensitive animal species were detected during the survey but black-shouldered kite (Elanus caeruleus) and and Cooper's hawk (Accipiter cooperii) may occur. These sensitive species likely inhabit the oak woodlands onsite and the open space areas offsite along Escondido creek.

Biological Constraints:

Coast live oak woodland. This habitat is highly valuable to wildlife and is considered a significant constraint to development.

- Black-shouldered kite and Cooper's hawk. These species are potential nesters in the oak woodlands onsite. If oaks are to be impacted during the breeding season, 1 February to 1 July, further surveys would be needed for kites and Cooper's hawks. Any nesting individuals onsite would

preclude development of oak woodland habitat until after the breeding season.

Recommendations and Development Opportunities:
Development could occur onsite in all areas except the oak woodlands. Unavoidable impacts to coast live oaks would require mitigation as per CEQA.

Cultural Resource Analysis
To be completed.

11. Central, Tier 1

The Central neighborhood of Escondido represents the urban core, historically and for the future.. Land use includes industrial, commercial and multifamily residential. The buildout population estimated for the year 2010 is 43,114. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 21.56 acres.

Neighborhood Park sites have been located in this neighborhood based upon the geographical relation to the residential population. Parks tend to be smaller to allow for more parks spread throughout the neighborhood.

Existing Parks:

CE 2 Elmwood Neighborhood Park

1.2 Acres
Unimproved land adjacent to Grant School. The city is considering the exchange of this property to the school district.

CE 3Youth Activity

2.5 Acres
Facilities include play equipment, open turf and restrooms.

CE 4Westside Neighborhood Park

2.3 Acres
Facilities include handball court, picnic tables, bar-b-que, play equipment, open turf and restrooms.

CE 5Rock Springs Neighborhood Park

4.0 Acres
Unimproved site with steep topography which the city is considering selling the site for the purchase of the nearby Rock Springs property, P9.

CE 10Grape Day Community Park

11 Acres
The park is complete. Facilities include: 1 recreation building,

1-25 yard swimming pool, picnic tables, bar-b-que, open turf, Heritage Walk historical display, and restrooms.

Recommended Neighborhood Park Sites:
CE19.Center City Parkway at Lincoln, Reidy Creek
P9. Rock Springs
P32. El Norte at Fig
P33. 13th @ Broadway
P42.9th @ Escondido Boulevard, SE corner
P43.Quince @ 11th, SE corner
P44.764 15th Street
P46.450 Hickory Street
P55.Lincoln @ Fig
P57.Ash between Mission and Lincoln, east side

CE19.Center City Parkway at Lincoln, Reidy Creek

8.95 Acres (20 acres adjacent to 5 acre site is improved as environmental flood control channel)

Acquired with State Division of Water Resources funds. This site provides for a Neighborhood Park with a focus on passive activities and small game areas such as basketball, volley ball, fitness trail etc. Its configuration and topography limit the location of large organized sports fields but could be landscaped for informal play with potential access to secondary recreation trails along Reidy Creek. The noise from the automobile traffic on the bordering Center City Parkway may detract from the passive experience. Access from adjacent multi-family residential area is across Morning View Drive.

Biological Resource Analysis

Biological Setting:
This linear site includes one stretch of Reidy Creek and is part of an improved environmental flood control channel. It currently serves as a greenbelt and pedestrian walkway. It is surrounded by residential and commercial development and is bordered on one side by highway 78.

Existing Conditions

Vegetation
The vegetation consists of wetland scrub/marsh (2.2 acres), non-native grassland with planted riparian trees, and ruderal habitat. The wetland scrub/marsh vegetation occurs in Reidy Creek and is dominated by cattails (Typha sp.). Scattered along the thickets of cattails are patches of black willow (Salix gooddingii), arroyo willow (Salix lasiolepis), mulefat (Baccharis glutinosa), California bulrush (Scirpus californicus), umbrella sedge (Cyperus sp.), spike-sedge (Eleocharis sp.), tamarisk (Tamarix sp.), and salt marsh fleabane (Pluchea purperascens).

The edges of the marsh/scrub vegetation have facultative wetland species including curly dock (Rumex crispus), common horseweed (Conyza canadensis), and bristly ox-tongue (Picris echioides). The slopes above the creek have been planted with riparian trees and semi-native shrubs. The plantings include western cottonwood (Populus fremontii), western sycamore (Platanus racemosa), an oak species not indigenous to southern California (Quercus sp.), and cultivars of California-lilac (Ceanothus sp.). These slopes currently are dominated by components of a non-native grassland, including Bermuda grass, plantain (Plantago sp.), and lotus (Lotus sp.). The planted trees eventually may grow to form an open semi-native riparian woodland, if irrigation is continued. A level strip of ruderal habitat occurs above and along the east side of the channel. The dominant plants include Russian thistle (Salsola australis), black mustard (Brassica nigra), ripgut grass (Bromus diandrus), and Australian saltbush (Atriplex semibaccata).

The wetland scrub/marsh habitat in the channel bed is considered sensitive. No sensitive plant species were detected and none are expected to occur based on the disturbed nature of the habitats.

Wildlife

Animals detected on or near the site include red-shouldered hawk, red-tailed hawk, turkey vulture (Cathartes aura), red-winged blackbird (Agelaius phoeniceus), yellow-rumped warbler, mourning dove (Zenaida macroura), and black phoebe (Sayornis nigricans). Other animals commonly expected to occur in the habitats onsite include pacific treefrog (Hyla regilla), song sparrow (Melospiza melodia), and house finch.

Sensitive animal species are not expected to inhabit the site at present, but could occur in the future if the trees mature and form riparian woodland habitat. The future woodland would likely be too narrow and sparse to support least Bell's vireo (Vireo beliipusillus), but may be used by such sensitive animal species as two-striped garter snake (Thamnophis hammondii), yellow warbler (Dendroica petechia morcomi), and yellow-breasted chat (Icteria virens auricollis). The creek is surrounded by development and flows into a lengthy concrete channel. These factors preclude the site from being valuable as a wildlife corridor.

Biological Constraints:

Wetland scrub/marsh--The wetland habitat which runs down the center of the site is a constraint to development.

Recommendations and Development Opportunities:
A park could be designed to include the wetland corridor in its natural state as one of the park features. The ruderal habitat may be developed without constraint to incorporate park features. It is recommended that the non-native grassland with riparian plantings act as a buffer to the wetland and that active park uses are located away from the channel.

Cultural Resource Analysis
Environmental Setting:
This parcel is highly disturbed. The eastern area has been terraced off and modern road gravel, concrete, and fill cover the area. The creek to the west is also modified and it appears that many round granite boulders have been brought in for erosion control and/or decorative purposes. The ground is currently covered with turf, severely limiting visibility to less than 20 percent. The surrounding area is fairly disturbed as well. Center City Parkway forms the eastern border. The western and northern boundaries are defined by new homes.

Existing Conditions:
No cultural resources were located on the property during ERCE's field survey.

Cultural Resource Constraints:
None.

Development Opportunities:
Because no cultural resources were found on this parcel, there are no restrictions as to development.

P9.Rock Springs Water Property

7.91 Acres
The site formerly housed the "Indian Rock Springs" water business. This is a beautiful site with a mix of terrain and vegetation, including some mature trees and riparian areas. Interesting cultural resources have been identified on a portion of the site which require additional testing to determine the extent of mitigation necessary. If these areas are avoided with necessary precaution, the remainder of the site could probably provide for one sports field with areas for informal play, picnicking etc. The site is almost across the street from the City's unimproved "Rock Springs Park Site". It is not currently on the market. The recommendation is to exchange this site for the nearby City owned 4.0 acre Rock Springs park site.

Biological Resource Analysis
Biological Setting:
This site is relatively flat and has been plowed recently. One residence, many ornamental plantings, and a drainage characterize the site. Medium to high density residences surround the site with no connections to undisturbed open space.

Existing Conditions

Vegetation

The vegetation consists of non-native grassland, ornamental plantings, eucalyptus woodland, and wetland scrub/marsh (0.6 acres). The non native grassland is dominated by slender wild oat and San Diego ragweed with Bermuda grass, telegraph weed, wild radish (Raphanus sativus), and lamb's quarters occurring commonly. The entire area has been plowed except the wetland, eucalyptus woodland, and areas with rock outcrops in the non-native grassland. The ornamental plantings around the residence consist of palm, pine, olive, pepper, and eucalyptus trees with an understory of non-native grassland. The eucalyptus groves are monotypic stands of eucalyptus trees. The northern portion of the wetland scrub/marsh is dominated by cattail with some pampas grass (Cortaderia atacamensis) and cocklebur; the southern portion is dominated by curly dock and salt heliotrope (Heliotropum curvassavicum) with patches of bulrush and yerba mansa.

The only sensitive habitat onsite is the wetland scrub/marsh. No sensitive plant species occur or are expected to occur.

Wildlife

Animals detected on or near the site include red-shouldered hawk, Anna's hummingbird, white-crowned sparrow, and black phoebe. Other animals commonly expected to occur in the habitats onsite include western fence lizard, house finch, and red-tailed hawk.

No sensitive species are expected to inhabit the site due to the lack of native habitat onsite and the surrounding urbanization.

Biological Constraints:

Wetland scrub/marsh. The small area of wetland onsite is the only constraint to development.

Recommendations and Development Opportunities:

The majority of this site could be developed with no significant impacts to biological resources. Park designs should accommodate the drainage and wetland habitat; however, impacts to this habitat could be mitigated by creation or restoration of wetlands either onsite or elsewhere. All proposed wetland impacts must be reviewed and approved by the resource agencies.

Cultural Resource Analysis

Environmental Setting:

This parcel is located on either side of a creek and is surrounded by eucalyptus and olive trees. As the name suggests, this is the site of a natural spring that is located about 650 feet above sea level. The parcel is surrounded by resi-

dences on the north, south, and west, while Rock Springs Road forms the eastern boundary. A natural spring is present and a paved entryway leading from Rock Springs Road cuts into the local bedrock where an archaeological site has been previously recorded (CA-SDi-1520, Locus B/ SDM-W-236). Considerable disturbance has occurred in the form of the previously mentioned road, residences, and agricultural discing. A tenant of the residence purports that several boulders were removed during construction of the entryway; reportedly these boulders contained several mortars and other grinding features. He also said that the southern area of the site was used for horse racing some years ago. In addition, he noted that many people frequently visited the site to collect arrowheads. The latter observation seems confirmed, as the field survey team noted numerous potholes throughout much of the site area. Visibility on this parcel was good (60 to 75 percent visible) due to the discing, especially in the eastern half of the property. Visibility was restricted to less than 30 percent in the western portion, due to the presence of dense grasses.

Existing Conditions:

This property contains the prehistoric habitation site CA-SDi-1520 Locus B/SDM-W-236, originally recorded by M.J. Rogers in the 1920s. As a result of the current ERCE survey, the site boundaries have been extended to the locus to the southern edge of the project area, very close to another locus of the site. Site CA-SDi-1520 is a dense habitation area with several mortars and grinding slicks noted as well as a high density of lithic and food remains. The ERCE survey also identified an historic component consisting of purple, aqua and clear glass fragments, as well as ceramics from the 1800s and 1900s. An early schoolhouse has also been reported for the site area dating from the period of the 1850s to the 1930s. If the schoolhouse was present, this site might be considered one of the earliest of that area and of extreme historic significance. All totalled, this site extends from the creek to the southern edge of the parcel 150 meters south of the north border.

Cultural Resource Constraints:

Site CA-SDi-5210 Locus B/SDM-W-236 is present on this parcel. The site is identified as a dense habitation site with associated milling features, and newly discovered additions include an historic component from as early as 1850s. This cultural resource must be considered significant until tested.

Recommendations for Cultural Resources:

Testing is necessary prior to an evaluation for significance, however, for a site of this magnitude, complete avoidance and preservation is recommended. Designation of this parcel into an

open space easement is an accepted method of preservation. If avoidance is not feasible, then a program of data recovery is required for mitigation. Since considerable pothunting has occurred on this property, a program implementing some form of preservation at this point would ensure that the research potential of this resource is protected from complete loss.

Development Opportunities:
The presence of a potentially significant cultural resource site on this parcel restricts development on the eastern side of the stream, but, since no cultural resources are present elsewhere on the property, the remainder of this parcel may be used without constraints.

P32. El Norte at Fig

4.33 Acres
A flat site surrounded by single family residences could provide for organized sports fields. The site is not as accessible as recommended sites.

Biological Resource Analysis

Biological Setting
The property includes several residences and a level plowed field. The field is vacant and there has been some dumping along the northern edge. High density residential housing borders the site on all sides.

Existing Conditions

Vegetation
The site consists of ruderal vegetation and a few ornamental plantings around the houses. The ruderal habitat is dominated by morning glory (Calystegia macrostegia), western ragweed, saltgrass, and slender wild oat. The ornamental plants include Peruvian pepper-tree, pines, and eucalyptus.

No sensitive habitats or plant species are present on the site.

Wildlife
Animals detected on or near the site include common raven and Anna's hummingbird. Other animals commonly expected to occur in the habitats onsite include western fence lizard, white-crowned sparrow, and mourning dove.

No sensitive animal species were detected and none are expected due to the lack of native habitat onsite.

Biological Constraints
There are no biological constraints to development on this site.

Recommendations and Development Opportunities
The entire property may be developed with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting
This parcel is surrounded by homes in this residential area. It is a cleared, disced field containing no existing structures. It is 660 feet in elevation and is a flat parcel situated in the flood plain. Visibility during the ERCE field survey was good, averaging about 80 to 90 percent.

Existing Conditions

No cultural resources were located on the property during ERCE' field survey.

Cultural Constraints
None.

Development Opportunities
Because no cultural resources were discovered on this parcel, there are no restrictions as far as park development.

P33. 13th @ Broadway

2.3 Acres
Four homes exist on these lots with vacant property in between. A softball field could be located on this site with area for informal play. It This property is zoned single family and may be a more effective purchase than the nearby site P6, Juniper at 15th Avenue.

Biological Resource Analysis

Biological Setting:
This site is level and has been graded recently. There are five houses within the property. A church and school lie to the north and residential development borders the other sides.

Biological Constraints:
There are no biological constraints to development on this site.

Recommendations and Development Opportunities:
The entire property may be developed with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:
This parcel, surrounded by homes in this residential area, is a long, semi-triangular parcel with tall grasses in parts but is generally sparsely vegetated. The property is 780 feet in elevation and consists of a flat parcel located on a flood plain. Visibility is averaged 50 to 60 percent and disturbance was evident on the southern portion of the parcel in the form of a shallow dirt road where several large piles of fill soil was also observed. The parcel contains no existing structures.

Existing Conditions:
No cultural resources were located on the property during ERCE's field survey.

Cultural Resource Constraints:
None.

Development Opportunities:
No cultural resources were discovered on this parcel, therefore, there are no developmental restrictions.

P42.9th @ Escondido Boulevard, SE corner
0.45 Acres
A car sales lot, paved, with one small building and adjacent vacant property with mature oak tree. A few steel drums present may indicate industrial waste could be a potential problem. The site is in the General Commercial land use as designated by the General Plan. Single family homes are adjacent to the site. The other street corners have older commercial uses. The site is too small for organized sports fields but could provide for informal play.

This area is zoned for high density residential redevelopment. Should this development take place the City will require an allocation of public park land and recreation facilities to meet the needs of new residents.

P43.Quince @ 11th, SE corner
0.23 acres
Vacant site with bus stop on Quince. Single family residential surround. The site is too small for play fields but could serve as a pocket park.

P44.764 15th Street
0.41 Acres
Existing home (small-old unlikely historic) on a relative large lot that backs onto Felicita Elementary School playground. Single family homes on both sides along 15th. The site is mid-block and could serve as a pocket park providing joint use recreational access to the school yard.

P46.450 Hickory Street

0.08 Acres

Vacant lot between single family and multi-family residential properties. The site is on an alley and a local street with on-street parking. As a pocket park it could provide a turf area for informal play with play structures etc.

It is recommended that an alternative park site should be located to serve this area. The ideal location is in the historic district of Old Escondido along the Primary Urban Trail on the west side of Juniper Street. To meet this goal it may be required to remove a building, unless it is of historical significance. A park site in such a location provides the opportunity for interpretation of the area's history represented in its historic homes, gardens and associated structures.

P55.Lincoln @ Fig NE corner

3.18 Acre

This site is composed of a group of large lots with older homes of improbable historical significance. As a Neighborhood Park it could possibly provide an unlighted softball or soccer field, play equipment and picnic areas.

P57.Mission @ Ash (Northwest Corner)

A flat site surrounded by single family homes, a gasoline service station at the corner and electrical substation across Ash Street. There are two single family residences. The site could provide for organized sports fields.

Biological Resources Analysis

The property includes two residences and a level field. the field is vacant and there has been some dumping on the property. Single family residential borders the site on the north and west sides as well as across Mission Avenue and Ash Street. An electrical substation is located at the northeast corner of Mission Avenue and Ash Street.

Existing Conditions

Vegetation

The site consists of ruderal vegetation and a few ornamental plantings around the houses. The ruderal habitat is dominated by morning glory (Calystegia macrostegia) western ragweed, saltgrass and slender wild oat.

No sensitive habitats or plant species are present on the site.

Wildlife

Animals detected on or near the site include common raven and Anna's hummingbird. Other animals expected to occur in the habitants include western fence lizard, white-crowned sparrow and mourning dove.

No sensitive animal species were detected and none are expected due to the lack of native habitat on site.

Biological Constraints

There are no biological constraints to development on this site.

Recommendations and Development Opportunities

The entire property may be developed with no significant biological impacts.

Cultural Resource Analysis

Formal was not completed for this site. Significant cultural constraints are not anticipated but study is recommended prior to implementation.

Alternative Park Sites:

P31. Ferrara Winery, Upas at 15th Avenue
P30. 5th at Chestnut
P6. Juniper at 15th Avenue
P5. Lincoln Avenue west of Fig
CE28. Park Hill Lane
CE24. Broadway at Lincoln, portion of 10.4 acre site
P48. Hickory @ Washington
P50. 643 Fig
P51. Lincoln between Ash & Harding
P52. Lincoln @ Ash, portion of 2.25 acre site
P54. Fig @ Mission, NW
P67. Gamble south of El Norte

P31.Ferrara Winery, Upas @ 15th

6.43 Acres

This is a historic site which may be considered for a future park. An .8 acre property just to the north of this site has been designated open space and may be available for inclusion.

Biological Resource Analysis

Biological Setting:

This fairly level site is in current use as the Ferrara Winery. The vineyard and winery building occupy the entire site. The site is bordered by residential property on all sides.

Biological Constraints:

There are no constraints onsite due to the lack of significant biological resources.

Recommendations and Development Opportunities:
The entire site may be developed as needed.

Cultural Resource Analysis

Environmental Setting:
This parcel is located in the Ferrara Winery and consists of numerous existing structures and associated grape vineyards. The parcel is situated at the eastern base of a knoll at the edge of a flood plain about 680 feet above sea level. Only the grape vineyards were surveyed, as the remainder of the property is currently covered with fill soil and blacktop. Visibility in the vineyards was extremely good, averaging nearly 100 percent.

Existing Conditions:
The winery is itself of great historical value. It is currently listed as an official State of California Historical Point of Interest. ERCE's field survey of the vineyards produced 1 thin historic trash scatter, probably dating to the same era as the winery, i.e., 1920-1930s. The newly discovered historic trash scatter is designated as site EPS-27H. The site contains aqua, white, and clear glass fragments, porcelain, white and transfer wares, and 1 adobe brick. The site is confined to an area of 30 x 60 meters in size and is in the southeast portion of the vineyards.

Cultural Resource Constraints:
Newly discovered site EPS-27H, 1930s trash scatter, must be considered as a significant cultural resource.

Recommendations for Cultural Resources:
Avoidance and/or preservation is recommended for the historic Ferrera Winery which is present on this parcel. The Ferrera Winery is most likely eligible for nomination to the National Register of Historic Places due to its importance to the history of the City of Escondido. Additionally, avoidance is also recommended for the newly discovered historic resource EPS-28/H. This site must also be considered as a significant resource until a testing program either confirms or denies the significance of this site. If identified as significant sites after a testing program, and avoidance is not possible, then a data recovery program is required to for mitigation of impacts. Avoidance could be accomplished by inclusion of the residence into an open space easement.

Development Opportunities:
Development is limited on this parcel due to the presence of the Ferrera Winery, an historic resource already recognized as significant by its inclusion as an official State of California Historic Point of Interest. The winery is certainly eligible for nomination to the National Register of Historic Places. Site

EPS-28/H may be associated with the Winery and therefore may place further development restrictions on this parcel. Development of a park on this parcel must be designed to incorporate these important historic resources, and could provide educational benefits to the community through a well designed interpretative program.

P 30.5th @ Chestnut

4.0 Acres
A sloped site with an existing structure that may have historic merit and cultural resources are present, each of which limit potential active park use.

Biological Resource Analysis

Biological Setting:
The site slopes uphill to the east and has a house in the center. Avocado and citrus orchards occur onsite with some oak trees intermixed. The property is surrounded by residential land.

Existing Conditions

Vegetation
The vegetation communities onsite include orchards and ruderal habitat. The orchards are composed of avocado and various other fruit trees. There are about 6 scattered coast live oaks which are 20 feet in height. Large toyon shrubs and a rock outcrop occur. The ruderal habitat occurs in an area that was previously orchard. Dominant plant species include black mustard, rip-gut grass, and Bermuda grass. Scattered Peruvian pepper trees exist along with living and dead fruit trees.

No sensitive habitats occur onsite, and no sensitive plant species are expected because of the degraded nature of the habitat. The few coast live oaks onsite are not considered a significant biological constraint because of their isolation, though they provide some value to wildlife species.

Wildlife
Animal species detected onsite include western fence lizard, red-shouldered hawk, American kestrel, common raven, Anna's hummingbird, black phoebe, bushtit, scrub jay, and house wren. Other animals commonly expected to occur in the habitat onsite include Brewer's blackbird and mourning dove.

The lower sensitivity raptor species detected are expected to forage occasionally onsite. No other sensitive animal species are expected to occur due to the lack of native habitat.

Biological Constraints:
The only sensitive biological resource detected onsite was several isolated coast live oaks. Because of the small number

and size of the individuals combined with their isolation from native habitat, the oaks onsite are not a significant biological constraint.

Recommendations and Development Opportunities:
Development could occur onsite with no significant biological impacts. It is recommended, however, that the oak trees be retained.

Cultural Resource Analysis

Environmental Setting:
This parcel is located on a west-facing hillside and has a long, thin entry corridor from Chestnut Street. The average elevation is 780 feet above sea level. There is a large house in the middle of the parcel which may be indicated on the 1928 aerial photographs. Vegetation on the parcel varied from grass in the south, east and west portions, to a tilled orchard located to the north. Visibility was good, averaging over 75 percent throughout. Disturbance was high around the residence and particularly in the entryway to the parcel.

Existing Conditions:
The house located in the central portion of the parcel is of historical significance although no actual site number was assigned to this resource because access was restricted by the current residents. The area located just east of the residence may also be of note, possibly containing buried historic trash deposits and privies, although this area was not scrutinized during the survey due to problem of access. No other cultural resources sites were found during ERCE's survey.

Cultural Resource Constraints:

Recommendations for Cultural Resources:
The house present in the central portion of this parcel is considered a significant cultural resource.

Avoidance and/or preservation is recommended for the historic residence present on this parcel If identified as significant sites, and avoidance is not possible, then a data recovery program is required to for mitigation of impacts. Avoidance could be accomplished by inclusion of the residence into an open space easement.

Development Opportunities:
Development is limited on this parcel only in the area where the current historic residence is located and possibly the area directly east of the house. The remainder of the parcel where no cultural resources were discovered has no constraints.

P6.Juniper at 15th Avenue, Southwest corner

3.09 Acres

The site is flat and undeveloped with the exception of one rental unit. Cultural resources limit the park use. It is a attractive as it is the only relatively feasible site in this highly urbanized area. This site is not currently on the market and the owner is not willing to sell, city has considered condemnation. It is zoned multi-family. Recommended sites may be more effective use of resources.

Biological Resource Analysis

Biological Setting:

This site is a vacant lot that has been plowed and is highly disturbed. It is surrounded on all sides by residential development.

Existing Conditions

Vegetation

The vegetation is ruderal with some ornamental plantings. The site has been plowed and is dominated by long-beak filaree (Erodium botrys), wild oat, Russian thistle, saltgrass (Distichlis spicata), and western ragweed. Ornamentals have been planted around the edges of the site and include California fan palm (Washingtonia filifera), date palm (Phoenix sp.), Peruvian pepper-tree, pines, eucalyptus, and pomegranates. There is a hedge of prickly pear and cholla cactus (Opuntia spp.) along the eastern edge of the site.

No sensitive habitats or plant species are present on the site.

Wildlife

Animals detected onsite include California towhee, white-crowned sparrow, and mourning dove. Other animals commonly expected to occur in the habitats onsite include western meadowlark and red-tailed hawk.

No sensitive species are expected to inhabit the site due to the lack of native habitat onsite and the surrounding urbanization.

Biological Constraints:

There are no biological constraints to development on this site.

Recommendations and Development Opportunities:

The entire property may be developed with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:
This parcel is located in the central portion of old downtown and is surrounded by a variety of historic buildings. The elevation of the property is 680 feet above sea level and is bordered by residences and surface streets. Ground visibility in this parcel consisted of a variety of manicured lawns interspersed infrequently with areas that contained no vegetation. Visibility of the ground surface was at best 20 percent and large portions of it were not at all visible.

Existing Conditions:
Site EPS-8H was discovered on this parcel. It consists of an old collapsed structure of probable historical time frame that is located on the northern perimeter of the property. Aerial photos from 1928 concur that this and the house on the corner may be of historical significance. It measures approximately 10 x 15 feet and consists of milled lumber with round nails sitting on a concrete foundation.

Cultural Resource Constraints:
Site EPS-8H is present on this parcel. The site consists of historic structures which date from the early 1900s. Since little is known of this site at present, it must be tested for significance.

Recommendations for Cultural Resources:
Because of the potential historic significance of this site, avoidance is recommended. If avoidance is not feasible, a testing program must be undertaken to determine age, possible uses, size of utilized area, and any subsurface deposits that might exist.

Development Opportunities:
Development may be limited by the presence of a potentially significant historic site on the northern perimeter of this property. Development opportunities in the remaining portions of this parcel are not constrained.

P5.Lincoln Avenue west of Fig

1.73 Acres
The site is on Lincoln, a very busy street; however, it has access points from Grape and Wanda Court, which are not busy. The site is currently for sale.

Biological Resource Analysis

Biological Setting:
This level site is a vacant lot that has been disced. The property is bordered by residential land on all sides.

Existing Conditions

Vegetation

No native habitat exists onsite. The vegetation is comprised of ruderal habitat dominated by slender wild oats and Bermuda grass. black mustard and western ragweed also occur. There are three Peruvian pepper trees, three walnut trees, and one California fan palm.

No sensitive plant species are expected to occur onsite, due to the lack of native habitat.

Wildlife

House finch were the only animal species detected onsite. Other animals commonly expected to occur in the habitat onsite include Brewer's blackbird and mourning dove.

No sensitive animal species are expected to occur onsite, due to the lack of native habitat.

Biological Constraints:

There are no constraints onsite due to the lack of significant biological resources.

Recommendations and Development Opportunities:

Development could occur onsite with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:

This property is bordered by residences along the east and west and paved roads on the north and south. The parcel is part of a flat flood plain about 670 feet in elevation. The field had been disced and visibility was generally good throughout, however, there was a substantial amount of discrete modern trash deposits scattered over the area which occasionally inhibited visibility. Scattered concrete suggest that this area may have been used for dumping or that structures may have been removed from the premises. No cultural resource sites were found on this property.

Existing Conditions:

No previously recorded or newly discovered sites were found on the property.

Cultural Resource Constraints:

At this time there are no constraints on this parcel.

Recommendations for Cultural Resources:

No cultural resources were located, therefore there are no recommendations.

Development Opportunities:
No restrictions on development are identified for this parcel.

CE28.Park Hill Lane

1.8 Acres
Park Hill Lane Reservoir #2. The site is flat and the tank is above ground. The city does not consider fencing and vegetation of the tank to be a problem that would eliminate park use. Access is from a private street.

Biological Resource Analysis

Biological Setting:
This site is a level field situated in a low density residential area with some open land and avocado orchards. A water tank is located adjacent to the site and the site appears to serve as the grounds of the water tank.

Existing Conditions

Vegetation
The entire site is a mowed field that is classified as ruderal vegetation. The Dominant plants are Bermuda grass and slender wild oat.

No sensitive habitats or plant species are present on the site.

Wildlife
Animals detected on or near the site include California towhee, white-crowned sparrow, scrub jay, northern flicker (Colaptes auratus), northern mockingbird (Minus polyglottos), and yellow rumped warbler. Other animals commonly expected to occur in the habitats onsite include western meadowlark and red-tailed hawk.

Because of the lack of native habitat onsite, the surrounding urbanization, and disturbance by mowing no sensitive species are expected to inhabit the site.

Biological Constraints:
There are no biological constraints to development on this site.

Recommendations and Development Opportunities:
Development could occur onsite with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:
This parcel is located on the terraced south side of a ridge overlooking Idaho Road. It is currently fenced off and is covered with turf. The parcel is 820 feet in elevation and has a reservoir and an old structure, possibly a pump house, on the

eastern portion of the property. Visibility averaged 50 percent throughout.

Existing Conditions:
Both the reservoir and the small structure immediately to the south are visible on 1928 aerial photographs and are of historic significance, however, they were not assigned a temporary site number.

Cultural Resource Constraints:
The historic reservoir and adjacent structure must be considered as significant resources.

Recommendations for Cultural Resources:
Avoidance and/or preservation is recommended for the historic reservoir and associated structure. If identified as significant site after a testing program, and avoidance is not feasible, then a data recovery program is required for mitigation of impacts. Avoidance could be accomplished by inclusion of this site into an open space easement.

Development Opportunities:
Development opportunities are restricted on this parcel due to the presence of an historic reservoir and associated structure. The remainder of the parcel, where no cultural resources were discovered, has no constraints and is conducive to park development.

CE24.Broadway and Lincoln

10.4 Acres
Vacant land. To be used for freeway access with the balance of the site for commercial use. 2 - 3 acres may be available for an urban park. Park access is feasible from Juniper Street.

Biological Resource Analysis

Biological Setting:
This vacant lot has been plowed recently, but part of the site is bare dirt and pavement. There has been some dumping of trash on the site. It is bordered by residential and commercial development.

Existing Conditions

Vegetation
All the vegetation onsite is ruderal. The dominant plants are Russian thistle, Bermuda grass, and wild oat. There are several clumps of giant reed along the eastern edge next to some houses, and two eucalyptus trees and an oleander hedge are rooted offsite along the southern edge.

No sensitive habitats or plant species are present on the site.

Wildlife

Animals detected onsite include Anna's hummingbird, rock dove, yellow-rumped warbler, and Say's phoebe (Sayornis saya). Other animals commonly expected to occur in the habitats onsite include mourning dove and Brewer's blackbird.

No sensitive animal species are expected due to the lack of native habitat onsite.

Biological Constraints:

There are no biological constraints to development on this site.

Recommendations and Development Opportunities:

The entire property may be developed without significant biological impacts.

Cultural Resource Analysis

Environmental Setting:

This is a relatively flat cleared parcel surrounded by major roads and houses. It is about 660 feet in elevation and is located on a broad flood plain. The existing grasses are at times quite thick, and occasionally inhibit visibility. On the whole, though, visibility was a good, averaging about 60 to 70 percent. A substantial portion of the parcel was disturbed, particularly on the western end.

Existing Conditions:

No cultural resources were located on the property during ERCE's field survey.

Cultural Resource Constraints:

None.

Development Opportunities:

No cultural resources were discovered on this parcel, therefore, there are no developmental restrictions.

P48. Hickory @ Washington

>.01 Acres

Existing building seems insignificant historically. Single family residential on adjacent sites, streets are rather busy.

P50. 643 Fig, between Washington and Mission

1.64 Acres

Property has a potentially historic home on large open lot surrounded by single and multi-family residences. It is too small for organized sports fields, but the site could be designed to maintain the historic house and provide area for informal active park use.

P51. Lincoln between Ash & Harding

1.75 Acres
The site contains older single family houses and is too small for sports fields but could provide informal active park facilities.

P52. Lincoln @ Ash
1.45 Acres, portion of 2.45 acre site to be used for road improvements.

Existing house is small with low probability for historical significance on large open property. Across from Future elementary school, currently under construction.

P54. Fig @ Mission, NW

0.23 Acres
This is vacant lot surrounded by single and multi-family residential at the intersection of busy streets. It is too small for sports fields but could serve as a pocket park if nearby recommended parks are not implemented.

P67.Gamble south of El Norte

4.58 Acres
Group of large lots with older homes of improbable historical significance, all are under separate ownership except for two.

12. East Canyon, Tier 2B

The East Canyon neighborhood is east of Bear Valley Parkway and south of San Pasqual Valley Road (Highway 78). Land use includes rural or semi-rural residential densities. The buildout population estimated for the year 2010 is 3,594. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 1.8 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:
Combine the Neighborhood Park facilities with those proposed for the Kit Carson neighborhood, see analysis and recommendations for Neighborhood 18.

13. San Pasqual, Tier 3

The San Pasqual neighborhood is located in the southeastern portion of the City's Planning Area. It provides a transition from the agricultural land uses in the San Pasqual Valley to rural and urban land uses of the city. Land use includes Rural II and a small Planned Commercial area. The buildout population estimated for the year 2010 is 1,827. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 0.91 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:
Combine the Neighborhood Park facilities proposed for the Cloverdale neighborhood, see analysis and recommendations for Neighborhood 14.

14. Cloverdale, Tier 2C

The Cloverdale neighborhood is located in the eastern portion of the City's Planning Area. It is entirely master planned as the Eaglecrest Specific Plan. The buildout population estimated for the year 2010 is 1,415. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 0.71 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:

CE22.Eagle Crest Open Space Dedication

5 Acres of the 32 acres
The native plants of this site have been damaged which limits its value as habitat mitigation land. A neighborhood park in this site may support an organized sports field if located to minimize disturbance and allow restoration in passive areas. The strips of disturbed riparian habitat on the north border and coastal sage scrub on the west should be restored and maintained. Rockwood Road planned along the northern border of the property will provide public access but could impact the wetland habitat.

Biological Resource Analysis

Biological Setting:
This site has varied topography with a fairly level portion, some steeper slopes, and a drainage that recently has been modified. The property is bordered by a golf course on the north and extensive tracts of coastal sage scrub habitat on the other three sides. The entire site has been highly disturbed; the soil was disturbed to the degree that no regeneration of native vegetation has occurred. It appears that the drainage was constructed as a wetland mitigation area.

Existing Conditions

Vegetation
Almost the entire site is composed of ruderal vegetation. This habitat is dominated by chest high tumbleweeds (Salsola australis), Bermuda grass, lamb's quarters (Chenopodium

album), willow-herb (Epilobium adenocaulon), and cheeseweed (Malva parviflora). A small strip of disturbed coastal sage scrub remains along the western border (0.8 acres). This area is dominated by flat-topped buckwheat, white sage (Salvia apiana), and black mustard. The modified drainage which runs along the northern boundary is currently composed of ruderal vegetation with several remnant western sycamore and coast live oak trees (4.7 acres). It appears to have been graded down to expand the channel area, and preliminary plantings, primarily mulefat, are in place. This drainage is not currently a wetland, but with time would probably develop wetland vegetation. Currently the dominant plants are Bermuda grass and goosefoot (Chenopodium spp.). The lowest parts of the channel also have some evening primrose (Oenothera hookerii), and in one spot, a few black willow saplings have volunteered.

Because the native habitats have been removed from the site, the biological value of the site is low. The drainage, however, has the potential to develop as a wetland. No sensitive plant species were detected onsite and none are likely to occur given the highly degraded state of the site. However, several sensitive plants may have occurred here previously, based on the remnants of sycamore alluvial woodland, and there is some chance that they could regenerate with time.

Wildlife

Animals detected onsite include white-crowned sparrow, rock wren (Salpinctes obsoletus), mourning dove, Brewer's blackbird (Euphagus cyanocephalus), and turkey vulture. Other animals commonly expected to occur in the habitats onsite include Pacific treefrog, San Diego gopher snake, and red-tailed hawk. No sensitive animal species were detected during the survey. The site is not expected to be a major use area for any sensitive species, but because of the high quality and large extent of native habitats bordering the site, several sensitive wildlife species may pass through or use the site peripherally. Additionally, over time the wetland mitigation area is expected to support sensitive riparian bird species.

Biological Constraints:

Wetland mitigation area. Although this modified drainage currently is not a wetland, it has the potential to develop as a wetland with time. Further proposed impacts to this drainage may require coordination and review by the resource agencies.

Disturbed coastal sage scrub/ California gnatcatcher. The small area of highly disturbed coastal sage scrub would not pose a significant constraint to development unless it is being utilized by California gnatcatcher. Directed surveys for California gnatcatcher would need to be completed the season before the proposed development.

Recommendations and Development Opportunities:
Development may occur in the majority of the site without significant impact to biological resources. The drainage/wetland mitigation area should be avoided as feasible. Unavoidable impacts may be mitigated through consultation with the resources agencies. Although development of the strip of disturbed coastal sage scrub would not be a significant loss, it is recommended that it be retained. This strip of habitat may act as a buffer between the site, which is a weed source and potential high human use area, and the extensive tracts of coastal sage scrub bordering the site.

Cultural Resource Analysis
Environmental Setting:
This parcel is located immediately south of a very small or unfinished golf course. A disturbed drainage exists just south of the golf course. A concrete channel exists at the bottom of the drainage and the banks have been altered. The western boundary of the parcel is defined by the San Diego Corporate Boundary. line, while the southern perimeter is defined by Sections 20 and 29. The eastern boundary is a local ranch road. The hillside is covered with grasses and particularly the lower section had very poor visibility. Visibility on the ridge lines was generally good, averaging to about 50 percent throughout the parcel.

Existing Conditions:
No cultural resources were located on the property during ERCE's field survey,. however, a structure is shown on the 1901 topographic maps in the southwest corner of the parcel. No surface evidence of this structure was located during the ERCE survey.

Cultural Resource Constraints:
None.

Development Opportunities:
As no cultural resources were found on this parcel, there are no developmental restrictions. However, if park development proceeds in the southwestern portion of the property, an archaeological monitor is recommended in the event that buried historic remains may be present.

15. Valley View, Tier 3

The Valley View neighborhood is located in the extreme eastern portion of the City's Planning Area. The entire area is designated as the Valley View Specific Planning Area. The buildout population estimated for the year 2010 is 793. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 0.40 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:
Combine the Neighborhood Park facilities proposed for the Cloverdale neighborhood, see analysis and recommendations for Neighborhood 14.

16. West Ridge, Tier 3

The West Ridge neighborhood is located in the southwestern portion of the City. Land use includes industrial, agricultural, and residential within the Rural I and Estates I and II designations of the General Plan. The buildout population estimated for the year 2010 is 2,781. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 1.39 acres.

3 acres needed for the three neighborhoods

Existing Parks:
None

Recommended Neighborhood Park Sites:

P16.Del Dios

3.03 Acres
This property is owned by the San Diego Water Utilities Department which has allowed the community of Del Dios to use the site for a small passive park. The existing park facilities include old play equipment and picnic facilities within the oak woodland. Utilization of the site for a City of Escondido park would require enhancement and maintenance of the sensitive resources. Organized sports fields are not appropriate due to limited size and sensitive resources.

Biological Resource Analysis

Biological Setting:
The site is located just north of Lake Hodges and is connected with a major riparian corridor. Residential development with many trees borders the north and west sides. This site is currently a community park.

Existing Conditions

Vegetation
The site is comprised of coast live oak woodland (3.5 acre) and several wetland habitats including riparian woodland (0.2 acre), riparian scrub (0.9 acre), and freshwater marsh (0.6 acre). A

grove of eucalyptus and ruderal vegetation are also present in the eastern part of the site. The coast live oak woodland extends through both the active use area, where an understory is lacking and to the less disturbed eastern portion where oak leaf litter and an understory provide additional value for animals. Coast live oak is by far the dominant species, but Engelmann oak is also present. A small area of riparian woodland dominated by black willow occurs on the southern edge in addition to an extensive corridor offsite to the east. The area of riparian scrub is dominated by mulefat with some eucalyptus and giant reed invading. An open freshwater marsh which is currently dry occurs next to the other wetland habitats and is dominated by bulrush.

Most of the site is covered with sensitive habitats including coast live oak woodland, riparian woodland, riparian scrub, and freshwater marsh. One sensitive plant species was detected, Engelmann oak, and several others are likely to occur (Attachment 1).

Wildlife

Animals detected on or near the site include black phoebe, Anna's hummingbird, and common raven. Other animals commonly expected to occur in the habitats onsite include Pacific treefrog, acorn woodpecker (Melanerpes formicivorus), western tanager (Piranga ludoviciana), and Virginia opossum (Didelphis virginiana).

No sensitive animal species were detected during the survey but several are expected to occur. Black-shouldered kite and Cooper's hawk are very likely inhabitants of the oak woodland. Bobcat and mountain lion may use this habitat as well. Least Bell's vireo may occur in the riparian woodland onsite, but the small amount of habitat likely precludes this species.

Biological Constraints:

- Coast live oak woodland. Because of the recognized sensitivity of oak woodlands, the onsite oak woodland will pose a constraint to intensive development. Impacts to oaks should be avoided to the greatest extent possible. Any proposed impacts to oaks will require appropriate mitigation as per CEQA.
- Wetlands. All proposed wetland impacts will require review by CDFG and possible review by the Corps. Wetland habitats onsite are riparian woodland, riparian scrub, and freshwater marsh. An attempt to avoid all wetland impacts should be made. Unavoidable impacts must be mitigated through consultation with the resource agencies.

- Least Bell's vireo. Further surveys would be needed to determine this species presence or absence onsite. The presence of least Bell's vireo would significantly development around the riparian woodland habitat.

- Black-shouldered kite Cooper's hawk, bobcat, and mountain lion. Further surveys would be needed to determine these species presence or absence onsite. If they are present then some of the oak woodland habitat should be retained in biological open space. The open space area should be connected to oak woodlands offsite.

- Sensitive plants. The Engelmann oak onsite, as a part of the oak woodland, is a significant constraint to development. Several other sensitive plant species potentially occur and their presence or absence would need to be determined in a focused spring survey if additional park development is pursued.

Recommendations and Development Opportunities

Development may occur in the ruderal habitat and eucalyptus grove in the eastern portion of the site. The remainder of the site, however, is occupied by sensitive habitat and should be left intact. If impacts to oak trees or the wetland habitats are unavoidable, mitigation in consultation with the resource agencies would be required. The understory in a portion of the oak woodland has been disturbed by current park uses. It is recommended that any additional disturbance in the oak woodland be mitigated by constructing a split rail fence around some portion of the woodland and replanting understory shrubs and, perhaps, additional oaks.

Cultural Analysis

To be completed

17. Felicita, Tier 2A

The Felicita neighborhood is located in the southwestern portion of the City, west of I-15, east of Del Dios Highway , north of Via Rancho Parkway, and south of 9th Avenue. Land use include single-family and multifamily residential. The buildout population estimated for the year 2010 is 9,208. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 4.6 acres.

Existing Parks:

None

Recommended Neighborhood Park Sites:

P3.Hamilton Lane at Bernardo Avenue, Southeast corner

6.28 Acres

The site has a gradual slope which is within walking distance of a future elementary school site. It is a highly visible site within the neighborhood with access from the street. The site is too small for organized sports fields but could be landscaped for informal active use. This park site has potential for interpretation of the historic and prehistoric activities of the area. Cultural resources present will require additional testing for significance and potential mitigation. Environmental problems of the nearby hazardous waste site may affect this site. A portion (3 acres)of this site may be acquired by developers and the city would purchase the remaining 3.5 acres.

Biological Resource Analysis

Biological Setting:

The property has been brushed in the past and has been plowed recently around the edges. It is vacant and is contiguous with an oak riparian corridor offsite to the south. Low density residential areas lie to the north and east. The site is gradually sloping and granite rock outcrops are scattered across the site.

Existing Conditions

Vegetation

The vegetation is ruderal with some ornamental plantings. The site has been plowed and is dominated by long-beak filaree (Erodium botrys), wild oat, Russian thistle, saltgrass (Distichlis spicata), and western ragweed. Ornamentals have been planted around the edges of the site and include California fan palm (Washingtonia filifera), date palm (Phoenix sp.), Peruvian pepper-tree, pines, eucalyptus, and pomegranates. There is a hedge of prickly pear and cholla cactus (Opuntia spp.) along the eastern edge of the site.

No sensitive habitats or plant species are present on the site.

Wildlife

Animals detected onsite include California towhee, white-crowned sparrow, and mourning dove. Other animals commonly expected to occur in the habitats onsite include western meadowlark and red-tailed hawk.

No sensitive species are expected to inhabit the site due to the lack of native habitat onsite and the surrounding urbanization.

Biological Constraints:

There are no significant biological constraints to development on this site. The oak tree occurs as a single individual in a non-native habitat and is not considered biologically significant.

Recommendations and Development Opportunities:

The entire site may be developed, but avoidance of the one oak tree is recommended. If the tree can not be avoided, mitigation by planting oaks elsewhere is recommended. Although the non-native grassland, which covers this site, is not significant, the site has more biological value than other park sites with no biological constraints because of its proximity and connectivity to an oak woodland corridor.

Cultural Resource Analysis

Environmental Setting:

This property is located on a gradual slope and displays evidence of recent discing, attesting to use of the property for agricultural purposes. Discing has occurred over most of the property with the exception of the areas immediately around granite outcrops in the southeast portion of the property. Currently, wheat grass is evident throughout the parcel. Several residences form the south and east borders, whereas there are open fields to the north and west.

Existing Conditions:

No previously recorded sites are present on the parcel. During the current ERCE field survey one prehistoric site with an historic component was discovered (EPS-3). The site is identified as a habitation site containing 25 grinding slicks located on 17 individual boulders. Most slicks averaged about 20 cm in diameter. In addition to the milling slicks, approximately 25 flakes, well over 100 pieces of marine shell, two mano fragments and one metate fragment were found were found. The majority of chipping debris was metavolcanic material, while a few were manufactured from quartz. The site is large, extending over a 100 meters (N-S) x 200 meters (E-W) area and may be even larger on the north and south ends, however, this is conjecture, as these portions extend out of our survey area and therefore could not be examined. The site also contains an historic component that is only about 20 meters (N-S) x 50 meters (E-W) in area located in the southeast corner of the parcel. Two concrete foundations and a very thin scatter of clear, aqua and purple glass fragments were observed, indicating that the site may date from the early 1900s. Aerial photos from 1928 also show a possible structure in the site area.

Cultural Resource Constraints:

Site EPS 3/H contains both a prehistoric habitation site and historic foundations with an associated trash deposit dating from the early 1900s, and must be considered significant until a testing program is implemented for significance evaluation. If testing identifies the site as non-significant, no further archaeological work is required. On the other hand, if testing confirms the site as a significant resource, a plan of avoidance or data

recovery must be designed.

Recommendations for Cultural Resources:
Because of the age of the historic aspect of ESP-3/H and the potential significance of the prehistoric component, avoidance can be accomplished by placing the site area into an open space easement. If avoidance is not possible, a testing program will be necessary to determine site boundaries, presence and depth of an intact cultural deposit.

Development Opportunities:
Because of the potential significance of the site, development may be limited in the area of site EPS-3/H, but unrestricted elsewhere on this parcel.

Alternative Park Sites:

CE27.West 11th Avenue, A-11 Reservoir

8.6 Acres
The reservoir tank is on top of a hill overlooking the Escondido valley. The remaining area is biologically and culturally significant which limits park use. Potential exists to provide Neighborhood Park facilities within these constraints mitigating impacts. A small area is leased to Pacific Bell. The Committee for Public Art has also studied the site's potential for their use.

Biological Resource Analysis

Biological Setting:
This site lies about 800 feet west of Interstate 15. The property is located on the top and upper slopes of a hill. Two water tanks are located within the property, and the remainder is natural brushland habitat. The site is bordered on the south and west sides by residential development. Fallow fields and orchards occur to the north and the east.

Existing Conditions

Vegetation
The habitats detected onsite include coastal sage scrub (7.5 acres), disturbed coastal sage scrub (1.9 acres), and non-native grassland. Coastal sage scrub covers the majority of the site. Representative species in this habitat are coastal sagebrush, flat-topped buckwheat, and white sage. Star-thistle (Centauria melitensis) and black mustard are also present. The disturbed coastal sage scrub occurs in brushed areas near the water tanks. Here, young sprouts of buckwheat and sagebrush occur, as well as deerweed (Lotus scoparius), Russian thistle, and black mustard. Non-native grassland onsite is dominated by red brome (Bromus rubens) and Russian thistle.

Coastal sage scrub is a sensitive habitat in the study area.

The habitat onsite is surrounded by residential development and orchards. Some of the habitat is subjected to high noise levels from the adjacent freeway. Such habitat is considered moderately valuable for plant and animal species. No sensitive plant species were detected onsite. Several species that are not detectable during the season the survey was conducted, however, have a potential for occurring in the coastal sage scrub onsite (Attachment 1). None of these species are state or federally-listed as endangered.

Wildlife

Animals detected onsite include California gnatcatcher, turkey vulture, Anna's hummingbird, Bewick's wren, house finch, common raven, bushtit, mourning dove, greater roadrunner, black phoebe, white-crowned sparrow, and desert cottontail. Other animals commonly expected to occur in the habitats onsite include San Diego gopher snake, California side-blotched lizard, and California towhee.

One pair of California gnatcatcher was detected near the top of the hill on the west facing slope. The coastal sage scrub habitat onsite could also harbor orange-throated whiptail, San Diego horned lizard, and loggerhead shrike. Coastal cactus wren, although known for the area, are not expected onsite due to the scarcity of cactus thickets.

Biological Constraints:

Coastal Sage Scrub. Together with offsite adjacent sage scrub, this habitat exists as an isolated shrubland in the project area. The onsite and connected offsite sage scrub totals approximately 11 acres. Because this habitat is surrounded by residential development and orchards, and the eastern portion is subjected to high noise levels from the adjacent freeway, it is considered moderately valuable for wildlife. However, the presence of the sensitive species within the sage scrub onsite warrants mitigation for proposed impacts to this habitat.

- California gnatcatcher. The presence of California gnatcatcher onsite is a significant constraint to development.
- San Diego horned lizard, orange-throated whiptail, and loggerhead shrike. Suitable habitat for these species occurs onsite. However, the amount of habitat is small and the impacts would only be incremental. The potential presence of San Diego horned lizard, orange-throated whiptail, and loggerhead shrike does not significantly constrain development.
- Sensitive plants. The potential occurrence of several sensitive plant species within the coastal sage scrub onsite warrants focused spring surveys for these species if park development within this habitat is pursued.

Recommendations and Development Opportunities:
The intact and disturbed coastal sage scrub habitat should be preserved as biological open space. This would leave very little area available for development, however. Unavoidable impacts to coastal sage scrub and California gnatcatcher may be compensated for through mitigation.

Cultural Resource Analysis

Environmental Setting:
This parcel is located at 800 feet in elevation at its highest point and consists of the top and sides of a knoll including the A-11 Reservoir on the east. Homes are present to the south and west ,while an orchard is located to the north and parcel P8 is situated to the east of this parcel. The terrain around the reservoir consists of fill soil extending outward to about 10 meters on all sides. A disturbed slope was surveyed to the west as was a relatively undisturbed knoll to the east. Vegetation on the knolls was low scrub and sparse grasses which allowed for 80 to 90 percent visibility. A shallow road was cut into the knoll and a few granite boulders were overturned.

Existing Conditions:
One newly discovered site was located on this parcel (EPS-5). Site EPS-5 consists of a quartz and metavolcanic lithic scatter containing about a dozen flakes and 1 tool fragment. The site is confined to an area measuring only 50 x 30 meters and is located on the very eastern edge of the parcel, on top and south slope of a knoll.

Cultural Resource Constraints:
Site EPS-5, identified as a light quartz and metavolcanic lithic scatter, must be considered as a significant resource.

Recommendations for Cultural Resources:
Avoidance and/or preservation is recommended for site EPS-5. If identified as significant site after a testing program, and avoidance is not feasible, then a data recovery program is required to for mitigation of impacts. Avoidance could be accomplished by inclusion of this site into an open space easement.

Development Opportunities:
Development opportunities are restricted on this parcel due to the presence of one cultural resource site located along the extreme eastern boundary of this property. The remainder of the parcel is not constrained.

18. Kit Carson, Tier 1

The Kit Carson neighborhood is located in the southern portion of the City. The neighborhood has a variety of land uses from commercial to single-family and multifamily residential. The buildout population estimated for the year 2010 is 9,167. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 4.58 acres.

Existing Parks:
Kit Carson Regional/Community Park, but no existing Neighborhood Parks.

Recommended Neighborhood Park Sites:

P24A.Juniper @ Helen Way

7.18 Acres
Organized sports fields may be located in this site with the remaining are for informal play. Access is from Juniper. The surrounding area designated in the General Plan as single family residential and Estate 2.

Biological Resource Analysis

Biological Setting:

This site is comprised of active agricultural uses and the larger southeastern rectangle has both active avocado groves and vacant land, much of which is abandoned avocado orchards. Residential developments lie to the north, west, and south, and an oak woodland borders on the east.

Existing Conditions
Vegetation
The vegetation types include coast live oak woodland (2.2 acres), avocado/oak woodland (3.4 acres), disturbed coastal sage scrub (0.3 acre), tamarisk scrub, orchards, vegetable garden, and ruderal vegetation. A disturbed coast live oak woodland follows the drainage through the southeastern part of the site. The drainage is a trench approximately 30 feet deep by the same wide with coast live oaks scattered along it. The oak canopy is dense at the eastern end, but upstream is broken by occasional dying avocados, toyon, eucalyptus, and open gaps. An understory is lacking in most areas but a band of coastal sage scrub is found along the banks of the trench. The coastal sage scrub plants form a dense cover in a few patches within the woodland; the species include coastal sagebrush, flat-top buckwheat, white sage, and chalk live-forever (Dudleya pulverulenta). The slopes north and east of the drainage have a scattering of dead and dying avocados with several small coast live oaks and a few larger oaks coming in. This area has

been mapped as avocado/oak woodland. A small patch of disturbed coastal sage scrub also occurs outside the coast live oak woodland among small rock outcrops and is dominated by flat-top buckwheat and rip-gut grass. A second drainage, also a non-wetland, is composed of a monotypic stand of the non-native tamarisk. The ruderal habitat onsite is dominated by rip-gut grass, oats, Russian thistle, and black mustard. Two vegetable gardens occur on the site. The remaining area is covered with orchards including avocado, orange, and mixed fruit.

Two sensitive habitat types are present onsite, coast live oak woodland and disturbed coastal sage scrub. The coastal sage scrub is in a small, disturbed patch and, therefore, is not considered a significant resource. A less disturbed patch of coastal sage scrub is present within the coast live oak woodland and is considered a part of that habitat. The individual coast live oaks occurring outside the oak woodland are small in size and currently not a part of native habitat. For those reasons the individual oaks are not considered a significant biological resource. No sensitive plant species were detected onsite, although several ephemeral sensitive plants have some potential for occurring on the site (Attachment 1). None of these potentially occurring plants is listed by the state or federal governments as endangered.

Wildlife

Animals detected onsite include wrentit, California towhee, mourning dove, Anna's hummingbird, house finch, northern mockingbird, turkey vulture, and scrub jay. Other animals commonly expected to occur in the habitats onsite include arboreal salamander, San Diego alligator lizard, plain titmouse, and striped skunk.

The turkey vulture detected during the survey is expected to forage occasionally onsite. Black-shouldered kite and Cooper's hawk may inhabit the oak woodland. The less disturbed oak woodlands offsite to the east are more likely to harbor these sensitive species.

Biological Constraints:

Because of the lack of sensitive habitat, plant, and animal species onsite, no development constraints exist.

Recommendations and Development Opportunities:

The site may be developed with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:

This parcel is set about 700 feet in elevation and is a relatively

flat, cleared field surrounded by houses. No cultural resources were noted on the property during ERCE's field survey. Visibility was very good at the time of the survey and was restricted by vegetation only 10 percent of the time. Disturbance was minimal with exception of some shallow discing.

Existing Conditions:
No resources were located on the property.

Cultural Resource Constraints:
None.

Development Opportunities:
As there were no cultural resources were discovered on this parcel, there are no restrictions.

19. Del Dios, Tier 2B

The Del Dios neighborhood is located in the extreme southwestern portion of the City. Land use is designated as Rural II residential. The buildout population estimated for the year 2010 is 656. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 0.33 acres.

Existing Parks:
A small area on the shore of Lake Hodges is currently used as a park. It is an environmentally sensitive site and owned by the City of San Diego Water Utilities Department.

Recommended Neighborhood Park Sites:
Combine with the Neighborhood Park facilities proposed for West Ridge and Lake Hodges, see analysis and recommendations for Neighborhood 16, West Ridge.

20. Lake Hodges, Tier 2B

The Lake Hodges neighborhood is located in the extreme south portion of the City's Planning Area, south of Via Rancho Parkway, forth of Lake Hodges and west of I-15. The land use of this neighborhood is primarily residential with some agricultural. The Bernardo Mountain Specific Planning Area is to develop low density residential. The buildout population estimated for the year 2010 is 2,613. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 1.31 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:
Combine with the Neighborhood Park facilities proposed for West Ridge and Del Dios, see analysis and recommendations for Neighborhood 16, West Ridge.

21. East Valley, Tier 2B

The East Valley neighborhood is located in the southeastern portion of the City's Planning Area. Land use designations include Suburban and Estate I and II. The buildout population estimated for the year 2010 is 5,014. The land necessary to meet the General Plan standard (0.5 acres per 1000 residents) for Neighborhood Parks is 2.51 acres.

Existing Parks:
None

Recommended Neighborhood Park Sites:

CE26.Citrus Avenue at Sunny Slope Drive

3.54 Acres
Adobe Creek wells site. The wells are small enclosed structures allowing area for park use. The site does not have sewer service. Access is from the quiet residential streets on the east. The riparian strip through the site limits the potential for locating an organized sports field but is an asset to a park experience. The remaining area allows for informal play areas. Adjacent property owners have shown interest in selling their property for a combined Community/Neighborhood Park, see P66.

Biological Resource Analysis

Biological Setting:
This fairly level site is in current use as a cow pasture. Adobe Creek flows through the site, and a well is located on the property. The site is bordered by native woodland on the south side. Eucalyptus woodland, residential property, and fallow fields border the site on the remaining sides.

Existing Conditions

Vegetation
The habitats detected onsite include riparian woodland (0.1 acres), disturbed wetland (0.4 acres), and ruderal habitat. Riparian woodland occurs along Adobe Creek in the most southern portion of the site. Representative species include black willow, red willow (Salix laevigata), and cattail. Disturbed wetland occurs along Adobe Creek through the greater length of the site. Here, there are 10 mature willow trees scattered around the creek. The creek forms a channel approximately 3 feet deep and 5 feet wide, which is dominated by water cress (Nasturtium officianale), rabbitfoot grass (Polypogon monspe-

liensis), and bulrush (Scirpus sp.). In some areas the wetland extends outward away from the channel. These areas are dominated by yerba mansa (Anemopsis californica). Ruderal habitat occurs throughout most of the site. Representative species include Bermuda grass, western ragweed (Ambrosia psilostachya), and black mustard.

Sensitive habitats that occur onsite are riparian woodland and disturbed wetland. All wetlands fall under the jurisdiction of CDFG and Corps permit processes. The riparian woodland is connected to larger woodlands offsite, and is thus part of a valuable habitat block. The disturbed wetland lacks structural and species diversity. These factors reduce the value of this habitat to wildlife. Adobe creek is channeled north of the site for about 400 feet as it follows citrus avenue. This likely diminishes much of its value as a wildlife corridor.

Wildlife

Animals detected on or near the site include scrub jay (Aphelocoma coerulescens), snowy egret (Egretta thula), great blue heron (Ardea herodias), mallard (Anas platyrhynchos), common moorhen (Gallinula chloropus), and coyote. Other animals commonly expected to occur in the habitats onsite include Pacific treefrog, song sparrow, common yellowthroat (Geothlypis trichas), and striped skunk.

The only sensitive animal species detected during the survey was great blue heron. One individual was seen near a pond offsite to the northwest. The riparian woodland at the south end of the site could harbor least bells vireo. More intensive surveys would be needed to determine this species presence or absence onsite.

Biological Constraints:

- Riparian woodland. This habitat is well developed and highly valuable to wildlife. Such sensitive habitat is considered a significant constraint to development.
- Disturbed wetland. Any impacts to this habitat onsite will require consultations with the resource agencies and appropriate wetland permits.
- East Bell's vireo. This species may inhabit the riparian woodland onsite. If present, least Bell's vireo would pose a significant constraint to development.

Recommendations and Development Opportunities:

The riparian woodland and disturbed wetland habitats should be preserved as biological open space. It is recommended that a 50 to 100 foot wide buffer on either side of the riparian woodland be maintained as open space to protect this habitat

and its function as a wildlife corridor. Unavoidable impacts to the disturbed wetland or riparian woodland may be compensated for through mitigation in consultation with the resource agencies. If wetlands are to be impacted, it is recommended that mitigation include restoration of a continuous strip of riparian woodland where only sparse cover currently exists to improve the functioning of the wildlife corridor. The upland portions of the site, excluding the above mentioned buffer zone may be developed as needed.

Cultural Resource Analysis

Environmental Setting:
This parcel is located in a dense grass field currently being used as pasture land. A shallow creek runs through the center of the parcel. The parcel lies at 640 feet above sea level and has one existing pump house on the property. Relatively little disturbance was noted. Visibility was severely restricted for over 90 percent of the property.

Existing Conditions:
No cultural resources were located on the property, however, due to a severe lack of visibility this parcel cannot be considered adequately surveyed. In addition, there is a structure noted in the 1928 aerial photographs which would have been located in the northwest corner of the parcel.

Cultural Resource Constraints:
None. However, the property was not adequately surveyed due to a dense grass cover.

Recommendations for Cultural Resources:
Since cultural potential of this parcel remains unknown, due to the inability to survey because of a dense grass cover, a resurvey is recommended.

Development Opportunities:
Development opportunities for this parcel are unknown at present, due to the inability to survey the property.

P66.Bear Valley Parkway @ San Pasqual Road

10.39 Acres
Adjacent to CE26, sightly sloped with riparian strip through the center. Potential for organized sports fields.

Alternative Park Site:

P18.Citrus & Idaho

5.61 Acres
Within County jurisdiction. This site is a corner of a recommended Community Park.

Biological Resource Analysis

Biological Setting:
This site is a highly disturbed level lot that has been plowed and covered with a bark mulch. It is used for horseback riding and there are horse corrals nearby. This site is nested within P 25, another proposed park site. Surrounding land use is a mixture of orchards, residential, and Adobe Creek.

Existing Conditions

Vegetation
This disturbed site consists of ruderal vegetation with a few ornamental plantings. The dominant plants are Bermuda grass and lamb's quarters.

No sensitive habitats or plant species are present on the site.

Wildlife
Animals detected on or near the site include scrub jay, common raven, turkey vulture, house finch, black phoebe, and northern flicker. Other animals commonly expected to occur in the habitats onsite include western meadowlark and red-tailed hawk.

No sensitive species are expected to inhabit the site. The turkey vulture sited during the survey would likely forage occasionally in the ruderal habitat onsite.

Biological Constraints:
There are no biological constraints to development on this site.
Recommendations and Development Opportunities:

Development could occur onsite with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:
This parcel is located along Citrus Avenue and is on a flat flood plain immediately adjacent to a creek. Its elevation is about 680 feet above sea level. The property is part of a larger parcel (P25) which could not be surveyed as of this time. This property has a house in the southeast corner and a horse corral (still in use) in the northeast corner. Visibility during the field survey was about 50-75 percent except for a long stretch along the road covered with wood chips where visibility was severely limited to less that 5 percent.

Existing Conditions:
One historic cultural resource site was discovered on this parcel (EPS-2H). It consists of a light-to-moderate turn-of-the-century trash scatter containing purple, aqua, white, and clear glass

fragments. Some brick and plaster fragments, as well as whiteware, transferware and porcelain typical of the late 1800s-early 1900s was also found. The historic debris is concentrated on the top of a rise located among a group of mature olive and palm trees. Aerial photographs from 1928 depict a possible structure in or near the site area, as well as a second structure which could be the main house on the property. No other sites are recorded for this area.

Cultural Resource Constraints:
Site EPS-2H, described as a late 1800s-early 1900s trash scatter, is present on this parcel. EPS-2H must be considered significant until tested.

Recommendations for Cultural Resources:
If, after testing, the site is determined to be a non-significant resource, then no further archaeological work is required, however, if identified as a significant resource, avoidance through project redesign or incorporation into an open space easement is recommended. If avoidance is not feasible, a data recovery program is required for mitigation of impacts.

Development Opportunities:
Development opportunity at this parcel is limited to the area where site EPS-2H is located. The remainder of the parcel, however, has no constraints.

Community Parks

Existing Community Parks

CE6.Jesmond Dene, 2401 North Broadway.

38.0 acres
The park is partially completed, facilities are currently in use. Facilities include: 3 softball fields (2 lighted), hiking trail, picnic tables, bar-b-que, play equipment, open turf, restrooms, and parking.

CE7.Rod Mcleod, 1791 South Iris Lane.

18 acres
The park is complete. Facilities include: picnic tables, bar-b-que, play equipment, open turf, restrooms, and parking.

CE8.Washington, 501 North Rose.

11 acres
The park is complete. Facilities include: 1 Recreation building, 1-25 yard swimming pool, 2 basketball courts, 1 softball field, 4 lighted tennis courts, picnic tables, bar-b-que, play equipment, open turf, restrooms, and parking.

CE9.Mountain View, 116 South Citrus.

23 acres
The park is partially completed, facilities are currently in use. Facilities include: 2 softball fields, 1 soccer field, 3 unlighted tennis courts, picnic tables, concession stand, play equipment, open turf, restrooms and parking.

Adjacent property owners are interested in selling historic house. These properties were included in the Master Plan but should be purchased by Historical Society.

CE10.Grape Day, 321 North Broadway.

11 acres
The park is complete. Facilities include: 1 recreation building, 1-25 yard swimming pool, picnic tables, bar-b-que, open turf, Heritage Walk historical display, and restrooms.

CE11.Avenida Del Diablo, 2300 Avenida Del Diablo.

11.0 acres
The park is to be bisected by future Citracado Parkway. The park is planned adjacent to the waste water treatment plant. Negative impacts from the proposed activities at the waste water treatment plant may cause the park to be relocated. It is recommended that this park be redesignated as a neighborhood park see Neighborhood 10, Vineyard.

CE12.Dixon Lake/Picnic Area, 1700 La Honda.

8 acres (total 519 acres including 70 acre lake)
The park is complete. Facilities include: concession stand, picnic tables, bar-b-que, open turf, restrooms, volleyball court, horseshoe pit, and parking.

CE13.Kit Carson Active Recreation Area, 3333 Bear Valley Parkway.

100 acres (total 285 acres)

The park is partially complete. Facilities include: 3 concession stands, amphitheater, 13 softball fields (9 lighted), 8 soccer fields (2 lighted), 10 tennis courts (4 lighted), horseshoe pits, picnic tables, bar-b-que, play equipment, open turf, restrooms, and parking.

Recommended Community Park Sites:
P11.North Avenue
P38. North Avenue @ Kaywood Drive
P22. Country Club Road
P4.Valley Parkway @ Wanek
P19AB.San Pasqual Valley Road @ Idaho to Birch, NE corner
P25. Citrus @ Idaho to Birch

P11.North Avenue

31.24 Acres

The site is flat and accessible from local streets although future streets are planned to bisect the site limiting its use as an active park site. The San Diego Aquaduct runs under the site which should not pose significant limitations but must be considered. Environmental and cultural constraints must be effectively avoided and or enhanced through site design. Organized sports fields may be located on this site. A Community Park should incorporate both sites P11 and P38 to meet the recreation needs of the community. The site is accessible to a large portion of the population but as single family residences surround the property residents may object to the lights and noise of organized sports.

Biological Resource Analysis

Biological Setting:

The mostly level site is bordered by residential lands, orchards, and vacant fields. A narrow wetland drainage is located in the northwest corner; whereas, the remainder of the property has been plowed or disced and now lies fallow. Proposed park site P38 lies adjacent to the site on the opposite side of North Street.

Existing Conditions

Vegetation

The vegetation communities existing onsite are riparian scrub (0.3 acres), disturbed wetland (0.1 acres), and ruderal habitat. Riparian scrub is found in the northwestern portion of the site where a narrow drainage supports young willows, bulrush, and mulefat. Disturbed wetland occurs in the same drainage in an area that lacks tree cover and is dominated by bristly ox-tongue, cocklebur, plantain, and bulrush. The fallow field contains ruderal habitat represented by Bermuda grass, black mustard, and western ragweed. A drainage ditch has been created in the southern portion of the site within the ruderal habitat. The ditch is about one foot deep and contains ruderal vegetation such as western ragweed and black mustard.

The riparian scrub and disturbed wetland habitats are considered sensitive. All wetland habitats are protected by the resource agencies. No sensitive plant species were found or expected to occur onsite, because of the disturbed nature of the habitats.

Wildlife

Animals detected on or near the site include white-crowned sparrow, house finch, common yellowthroat, killdeer, common raven, mourning dove, brewer's blackbird, red-tailed hawk, black-shouldered kite, and desert cottontail. Other animals commonly expected to occur in the habitats onsite include Pacific treefrog, San Diego gopher snake, and western meadowlark.

One pair of black-shouldered kite was detected foraging nearby on proposed park site P38. The combined ruderal habitat onsite and the adjacent non-native grassland habitat in proposed park site P38 provide a total of 43 acres of foraging habitat for the kite pair. The pair likely nests in oak woodland habitat somewhere nearby and has additional foraging grounds in the open fields near Broadway Street. No other sensitive animal species were detected and none are expected due to the disturbed nature of the habitat onsite. The riparian channel onsite does not connect to natural open space and thus is not considered valuable as a wildlife corridor.

- Black-shouldered kite. The loss of foraging habitat onsite combined with potential loss of foraging habitat in adjacent proposed park site P 38 would be considered an adverse incremental impact. The likely future development of nearby fields together with onsite impacts would be considered cumulatively significant.

Biological Constraints:

Riparian scrub and disturbed wetland. Impacts to these wetland habitats would be considered significant.

Recommendations and Development Opportunities:

Development could occur throughout much of the site. Impacts to wetlands should be avoided; however, unavoidable impacts may be mitigated after review and approval by the resource agencies.

Cultural Resource Analysis

Environmental Setting:

This parcel is surrounded by open fields and consists of grasses running over a relatively flat alluvial plain about 760 feet in elevation. Recent discing of the agricultural fields permitted good visibility throughout, except for a deep arroyo that runs through the parcel where the presence of dense vegetation severely restricted visibility. Overall, the ground surface was visible about 75 percent of the time.

Existing Conditions:
Site EPS-30H is present on this parcel and is described as an existing adobe structure possibly dating from the 1930s, with associated trash deposit including whiteware, glass and tar paper roofing. It is 20 x 25 meters in area and is located in the east-central portion of the property and is on a very low rise to the east of the drainage.

Cultural Resource Constraints:

Site EPS-30H must be considered significant until a testing program confirms its significance or identifies the site as a non-significant resource.

Recommendations for Cultural Resources:
Preservation and/or avoidance is recommended in the case of site EPS-30H. If avoidance or preservation is not feasible, a testing program must be implemented to determine the significance, depth, and boundaries of the site. If the site is determined a significant resource, a program of restoration and preservation could be included in future park planning for this parcel. Inclusion as a passive park site is feasible, perhaps as part of an open space design, as long as protection of the adobe can be assured.

Development Opportunities:

The presence of site EPS-30H restricts development on this location of the site only. Other areas of this parcel, however, have no constraints since no additional cultural resources were discovered.

P38.North Avenue at Kaywood Drive

17.73 Acres
In conjunction with P11 this site could provide organized sports fields. Biological constraints must be considered. The site is accessible to a large portion of the population but as single family residences surround the property residents may object to the lights and noise of organized sports.

Biological Resource Analysis

Biological Setting:
The property is a disturbed, fairly level lot. This long narrow site is bordered by residential development on the east and west sides and is open to ornamental plantings with native habitat beyond on the northern edge. The south is bordered by proposed park site P 11.

A County Water Authority pipeline restricted right-of-way exists down the center of the property. There has been some dumping of mulch and fill dirt.

Existing Conditions

Vegetation

The vegetation types include disturbed coastal sage scrub (1.2 acre), non-native grassland, and eucalyptus woodland. The grove of eucalyptus trees in the southwestern area is surrounded by non-native grassland. The latter habitat is composed of rip-gut grass, Bermuda grass, curly dock, slender wild oat, black mustard, and western ragweed. A few scattered flat-top buckwheat occur in the non-native grassland, and a patch of disturbed coastal sage scrub extends almost to the northern boundary. The disturbed coastal sage scrub is dominated by flat-top buckwheat with a few coastal sagebrush plants; slender wild oat, dove-weed, and long-beak filaree fill the openings between shrubs.

The disturbed coastal sage scrub is not considered a significant biological resource because it is highly disturbed, being composed of almost entirely one species, and the patch is fairly small. One plant species considered sensitive by the California Native Plant Society (CNPS), Engelmann oak, is growing outside the property with part of its canopy inside the site. There are only two individual trees in the immediate area and they are growing among scattered ornamental trees. The potential for other sensitive plant species is low because of the disturbed nature of the site.

Wildlife

Animals detected on or near the site include black shouldered kite, house finch, Anna's hummingbird, scrub jay, red-tailed hawk, turkey vulture, western meadowlark, rock dove, black phoebe, yellow-rumped warbler, and California towhee. Other animals commonly expected to occur in the habitats onsite include western fence lizard and lesser goldfinch.

One pair of black-shouldered kite was detected foraging onsite while red-tailed hawk and turkey vulture were observed nearby. No other sensitive animal species were detected and none are expected due to the disturbed nature of the habitat onsite. The kite pair stayed onsite during much of the survey, foraging in the non-native grassland and perching in eucalyptus trees. The combined grassland habitat onsite and the adjacent ruderal habitat in proposed park site P11 provide a total of 43 acres of foraging habitat for this pair. The pair likely nests in oak woodland habitat somewhere nearby and has additional foraging grounds in the open fields near Broadway Street. The red-tailed hawk and turkey vulture are expected to forage occasionally onsite.

Biological Constraints:

There are no significant biological constraints, but the following sensitive biological resources should be considered.

- Black-shouldered kite. The loss of foraging habitat onsite combined with potential loss of foraging habitat in adjacent proposed park site P 11 would be considered an incremental impact. The likely future development of nearby fields together with onsite impacts may be considered cumulatively significant.

- Red-tailed hawk and turkey vulture. These species are lower in sensitivity and impacts are considered incremental but not significant.

- Disturbed coastal sage scrub. This patch of habitat is not a significant constraint to development, but it has some biological value and should be considered in park design.

- Engelmann oak, rooted offsite. Two Engelmann oak trees, rooted offsite do not pose a significant constraint to development, but a 25 foot setback from the edge of the canopy is recommended.

Recommendations and Development Opportunities:
Although there are no significant biological resources, it is recommended that at least the northernmost patch of disturbed coastal sage scrub be avoided. This patch currently is linked with an extensive area of coastal sage scrub to the north via a scattered grove of ornamental trees. It is also recommended that the canopy of the Engelmann oak tree rooted offsite be avoided.

Cultural Resource Analysis

Environmental Setting:
This parcel is a cleared, disced field containing one new structure and surrounded by homes. The parcel is 740 feet in elevation and is located at the top of a floodplain. Visibility is was excellent throughout, averaging nearly 100 percent.

Existing Conditions:
No cultural resources were located on the property during ERCE's field survey.

Cultural Resource Constraints:
None.

Development Opportunities:
No cultural resources were discovered on this parcel, therefore, there are no restrictions.

P4.Socin Property, Valley Parkway at Wanek, North side

11.07 Acres
This relatively flat site, which parallels the flood control channel. The location provides easily accessible recreation to many

residents. Organized sports fields could be located with minimal disturbance to surrounding residents as only two sides are residential. A pedestrian bridge spanning the channel would make it accessible to homes on the north side of the flood control channel. Site is not on the market.

Biological Resource Analysis

Biological Setting:
This vacant lot is highly disturbed and has been recently plowed. The eastern side of the site contains a citrus orchard and the western side is bordered by the concrete channel of Escondido creek. The site is very level and is surrounded by residential land and orchards.

Existing Conditions
Vegetation:
The vegetation communities onsite are orchard and ruderal habitat. The eastern end of the property contains an orange orchard and the remainder of the site is mostly bare with some black mustard. Four large western sycamores are scattered along the channel in the western portion of the site.

No sensitive habitats or plant species are present on the site. However, the mature sycamore trees are remnants of past riparian woodland habitat.

Wildlife
No animals were detected onsite during the survey. Animals commonly expected to occur in the habitats onsite include mourning dove and common raven.

No sensitive animal species are expected due to the lack of native habitat onsite.

Biological Constraints:
There are no biological constraints to development on this site.

Recommendations and Development Opportunities:
The entire site may be developed with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:
This parcel is located on a broad flood plain immediately west of a flood control channel and is bordered on the north by homes and on the south and east by paved roads. Elevation of the parcel is 710 feet above sea level. The western 75 percent is a disced field, while orchards and two existing structures are present in the remainder of the parcel. The field survey was limited to the disced field only, as complete access was denied to the survey team by the property owner. Visibility in the

survey area was very good; the agricultural discing and installation of a well near the flood control channel were the only signs of disturbance in the surveyed area. At least two, and perhaps three structures are visible in aerial photographs from the 1920s, however, no evidence was found of such structures during the current field survey.

Existing Conditions:

One prehistoric site (EPS-25) was discovered on the property. It is located on the northern perimeter near the western boundary of the parcel. Artifacts observed include 1 slab metate fragment, 2 mano fragments (all of granitic origin), and 1 flake metavolcanic flake of chipping debris. Additionally, several early 1900s fragments of clear, aqua, and purple glass were observed scattered over the western half of the field. The presence of scattered historic trash combined with 2 or 3 structures visible on the 1928 aerial photographs suggests a high probability that this area may be considered of historic significance. Because no surface evidence of the historically mapped structures was found, this area was not identified as an historic site.

Cultural Resource Constraints:

Site EPS-25, identified as an prehistoric artifact scatter, is present and must be considered tentatively significant until testing is conducted for an evaluation of significance. Additional historic resources may be present in the western portion of the property, although no surface evidence of the former structures was encountered.

Recommendations for Cultural Resources:

If testing identifies the site as non-significant, no further archaeological work is required. On the other hand, if testing confirms the site as a significant resource, a plan of avoidance should be employed. The testing program would also identify boundaries, as well as confirming the presence of a subsurface cultural deposit. If avoidance is not feasible, a data recovery program must be designed. Due to its size and location, avoidance and monitoring is recommended. An archaeological monitor is recommended for any development in the western portion of the property.

Development Opportunities:

The presence of site EPS-25 provides developmental constraints in the western portion of this parcel. The presence of scattered historic debris in the western portion of the property may also present developmental constraints due to the possibility of unknown buried historic remains.

P22.Country Club Road

38.94 Acres

Located at the western edge of the sphere of influence in an area designated rural this site could provide for organized sports fields. Biological resources limit the active park area but are an asset to the park experience.

Biological Resource Analysis

Biological Setting:

A rolling hill extends into the western half of the site and a low-lying seasonal creek runs north to south through the site. Part of the site appears to have been cleared while other areas have intact native vegetation. Cattle currently are run throughout much of the site and grazing is heavy in many areas. The surrounding land uses include an egg ranch to the south with open space and light residential and agricultural use on the other sides.

Existing Conditions

Vegetation

Vegetation types on the site include non-native grassland, coast live oak woodland (4.2 acres), coastal sage scrub, (3.3 acres) and disturbed coastal sage scrub (0.2 acre), riparian/eucalyptus woodland (4.5 acres). The non-native grassland is heavily grazed. One small patch of purple needlegrass (Stipa pulchra) indicates at least some native perennial grassland formerly occurred here. Plants dominating the non-native grassland are slender wild oat, ripgut grass, western ragweed, doveweed, black mustard, and long-beak filaree. Oak woodland dominated by coast live oak blankets the top of the hill and extends into the north western corner in a low swale. Associated species include Mexican elderberry, coyote brush and some coastal sage scrub elements including white sage and spiny redberry (Rhamnus crocea). Disturbed and relatively undisturbed coastal sage scrub occurs in several patches and is dominated by flat-top buckwheat with coastal sagebrush or coyote brush and coast monkey flower occurring in some patches. Vinegar weed, long-beak filaree, fascicled tarweed, and wild oat occupy the gaps between shrubs. The riparian/eucalyptus woodland is comprised of an assortment of native riparian trees, such as coast live oak and arroyo and black willow, and non-native ornamental trees, such as eucalyptus and elm. Overall, the woodland is dominated by eucalyptus and coast live oak. The northern portion of the drainage is mostly eucalyptus and the interior of the grove is devoid of other plants The southern portion contains a wider variety of the above mentioned species and a small pond lined with willow trees. A break in the woodland occurs near the northern

edge of the site where a patch of disturbed wetland vegetation can be found. This habitat is dominated by the weedy annual plants, western ragweed and cocklebur. Other species in this wetland include rush (Juncus sp.), lamb's quarters, ox-tongue, salt heliotrope, curly dock, spike-sedge, and rabbitfoot grass.

Three of the habitats found onsite are considered to be sensitive--oak woodland, coastal sage scrub, and wetland including both wetlands and disturbed wetland. Although the coastal sage scrub and riparian woodland have been disturbed by heavy grazing and altered in species composition (encroachment of eucalyptus in the riparian woodland), they still are valuable to wildlife, and some portions are relatively undisturbed. No sensitive plant species were detected onsite. Three sensitive plants species could potentially occur in the oak or riparian woodlands onsite (Attachment 1). However, the survey time was inappropriate for determining their presence or absence within the property. None of these species have been listed by the state or federal governments as endangered.

Wildlife

Animals detected on or near the site include western rattlesnake, common raven, red-tailed hawk, turkey vulture, American kestrel, red-shouldered hawk, California quail, scrub jay, black phoebe, house finch, mourning dove, and woodrat. Other animals commonly expected to occur in the habitats onsite include arboreal salamander (Aneides lugubris), California side-blotched lizard, acorn woodpecker, California towhee, white crowned sparrow, Virginia opossum, and coyote.

There are several sensitive animal species that have the potential to occur onsite. The coastal sage scrub habitat could potentially harbor California gnatcatcher and coastal cactus wren, as well as San Diego horned lizard and orange-throated whiptail. However, the small quantity of sage scrub would be less likely to harbor these sensitive species than would more extensive amounts of habitat. The oak woodland, and non-native grassland habitats may be inhabited by black shouldered kite and Cooper's hawk.

Biological Constraints:

Coast live oak woodland. Because of the recognized sensitivity of oak woodlands and the inherently long replacement time required after disturbance, the 4.2 acres of this habitat plus a 50 foot wide buffer zone should be preserved. All unavoidable oak impacts will require appropriate mitigation as per CEQA.

- Coastal sage scrub. This habitat is considered sensitive and the 3.3 acres onsite would pose a constraint to development. Although small in extent the coastal sage scrub onsite is connected to other patches of this habitat offsite.

Proposed impacts to the coastal sage scrub will require mitigation as per CEQA.

- Wetlands. All proposed wetland impacts will require review by CDFG and possible review by the Corps. An attempt should be made to avoid all wetland impacts; however, unavoidable wetland impacts may be mitigated through consultation with the resource agencies. Because much of the riparian woodland contains eucalyptus woodland, some development with restoration may be viewed as favorable by the resource agencies.

- California gnatcatcher. Additional surveys would be required to determine this species presence or absence onsite. The presence of California gnatcatcher onsite would be a significant constraint to development.

- Black-shouldered Kite and Cooper's Hawk. These species are potential nesters in the oak woodlands onsite. If oaks are to be impacted during the breeding season, 1 February to 1 July, further surveys would be needed for kites and Cooper's hawks. Any nesting individuals onsite would preclude development of oak woodland habitat until after the breeding season.

- San Diego horned lizard, orange-throated whiptail, and Coastal cactus wren. Somewhat suitable habitat for these species occurs onsite. If development of the coastal sage scrub habitat is pursued, focused surveys for these species would need to be conducted.

- Sensitive plant species. Several sensitive plant species have some chance of occurrence in the already constrained coast live oak woodland, coastal sage scrub, and wetland habitats. If development of these habitats is pursued, a focused spring survey for sensitive plants should be conducted.

Recommendations and Development Opportunities:
Development opportunities are greatest in the northern and eastern segments of the property. It is recommended that the oak woodland, riparian woodland, and coastal sage scrub be preserved, but some opportunity exists for development in the disturbed portions of these habitats. The eucalyptus-dominated portion of the riparian woodland is concentrated through the northern portion of the site, and this habitat could be modified and restored to native riparian trees and shrubs through consultation with the resource agencies. The northern patch of coastal sage scrub and some portions of the southern patch are disturbed. Some development could occur in the disturbed coastal sage scrub with onsite restoration of coastal sage

scrub. Coastal sage scrub species could be planted to restore the disturbed portions of the sage scrub, the non-native grassland, or the interspaces and understory of the oak woodland.

Cultural Resource Analysis

Environmental Setting:
This parcel is to the west of the city and is reflected by more open land surrounding it. There are some homes to the north of the parcel, but all other directions have very sparse habitation. On the parcel there is a minor seasonal drainage with eucalyptus trees around it and a small reservoir at the south end of the property. The parcel contains a long knoll which makes up the southeast portion of the property. A house and a large corral are located on the southern border near the eucalyptus trees. Visibility was, for the most part, a little better than 50 percent throughout, except in the eucalyptus trees where it was less than 5 percent.

Existing Conditions:
No resources were located on the property.

Cultural Resource Constraints:
No newly discovered sites were found, nor were any previously recorded sites present on this parcel, however, there is an extensive series of milling features located immediately to the east of this parcel which may require further investigation.

Development Opportunities:
Due to the proximity of the extensive milling features located on the adjacent property to the east, monitoring of the eastern portion of this parcel is be required if any of the proposed park structures are planned for this area. The remainder of the parcel, however, has no constraints.

P19ASan Pasqual & Idaho, northeast corner

10.28 Acres
Recommended to be considered with site P19B for an alternative Community Park. A highly visible site with access from local and collector streets. Located near a large portion of the city's population and surrounded by land designated Estate 2. Organized sports fields could be located on this site with consideration of the biological and cultural constraints.

Biological Resource Analysis

Biological Setting:
The site is a vacant plowed field with a dying avocado grove and a house in the northern portion. It slopes upward to the north and east. Low density residential land and another vacant parcel, proposed park site P 21, border the property.

Existing Conditions

Vegetation

The vegetation is ruderal habitat dominated by slender wild oat, black mustard, and rip-gut grass. There is one grove of dead and dying avocado trees. Several large Peruvian pepper-trees are scattered across the site.

No sensitive habitats or plant species are present on the site.

Wildlife

Animals detected onsite include Anna's hummingbird, mourning dove, and turkey vulture. Other animals commonly expected to occur in the habitats onsite include San Diego gopher snake and western meadowlark.

The turkey vultures detected during the survey would be expected to forage occasionally onsite. No other sensitive animal species are expected due to the lack of native habitat onsite.

Biological Constraints:

There are no biological constraints to development on this site.

Recommendations and Development Opportunities:

The entire property may be developed without significant biological impacts.

Cultural Resource Analysis

Environmental Setting:

This parcel is located on a western slope and adjacent flood-plain overlooking Idaho Road. The field is covered with grasses from possible earlier agricultural use and visibility was limited to about 50 percent throughout the parcel. There are occasional fruit trees present and there are a few cisterns in the southwestern portion of the property. Another open field is located to the south and residences surround the remainder of the parcel. Disturbance is present in the form of a few road cuts that have caused minor erosional problems on the parcel. The lower fields appears to have been disced sometime in the past.

Existing Conditions:

One site, containing both prehistoric and historic components was discovered on this parcel (EPS-1/H). At the top of the hill at the very eastern part of the parcel there lies a foundation of concrete with anchor bolts and an associated trash scatter containing purple glass fragments and other items indicating a possible 1900s-1920s origin. There is also a prehistoric component consisting of a quartz lithic scatter located at the top of the hill, extending down the slope to the north. This lithic scatter may extend into the adjacent property to the east,

however this area was not surveyed as it is outside the project boundary. Located downslope, on the west side of the hill, is the second part of the historic site that contains two more foundations. These also have the same style construction as the other historic structures mentioned, but has more modern trash overlying it. All three of these structures appear on 1928 aerial photographs, suggesting they are of historical importance.

Cultural Resource Constraints:
This parcel contains one cultural resource site (EPS-1/H). Site EPS-1/H must be considered significant until tested and determined otherwise.

Recommendations for Cultural Resources:
If, after testing, the site EPS-1/H is determined to be a non-significant resource, then no further archaeological work is required, however, if identified as a significant resource, avoidance through project redesign or incorporation into an open space easement is recommended. If avoidance is not feasible, a data recovery program is required for mitigation of impacts.

Development Opportunities:
Development opportunity at this parcel is limited to the area where site EPS-1/H is located. The remainder of the parcel, however, has no constraints.

P19B.San Pasqual Valley Road @ Idaho, to Birch

11.08 Acres
Considered with site P19A,

Biological Resource Analysis

Biological Setting:
The site is a vacant plowed field with a dying avocado grove and a house in the northern portion. It slopes upward to the north and east. Low density residential land border the property.

Biological Constraints:
There are no biological constraints to development on this site.

Recommendations and Development Opportunities:
The entire property may be developed without significant biological impacts.

Cultural Resource Analysis

Environmental Setting:
This parcel is located on a western slope. The field is covered with grasses from possible earlier agricultural use and visibility was limited to about 50 percent throughout the parcel. There are occasional fruit trees present and there are a few cisterns in

the southwestern portion of the property. Disturbance is present in the form of a few road cuts that have caused minor erosional problems on the parcel.

Existing Conditions:
One site, containing both prehistoric and historic components was discovered on this parcel (EPS-1/H). At the top of the hill at the very eastern part of the parcel there lies a foundation of concrete with anchor bolts and an associated trash scatter containing purple glass fragments and other items indicating a possible 1900s-1920s origin. There is also a prehistoric component consisting of a quartz lithic scatter located at the top of the hill, extending down the slope to the north. This lithic scatter may extend into the adjacent property to the east, however this area was not surveyed as it is outside the project boundary. Located downslope, on the west side of the hill, is the second part of the historic site that contains two more foundations. These also have the same style construction as the other historic structures mentioned, but has more modern trash overlying it. All three of these structures appear on 1928 aerial photographs, suggesting they are of historical importance.

Cultural Resource Constraints:
This parcel contains one cultural resource site (EPS-1/H). Site EPS-1/H must be considered significant until tested and determined otherwise.

Recommendations for Cultural Resources:
If, after testing, the site EPS-1/H is determined to be a non-significant resource, then no further archaeological work is required, however, if identified as a significant resource, avoidance through project redesign or incorporation into an open space easement is recommended. If avoidance is not feasible, a data recovery program is required for mitigation of impacts.

Development Opportunities:
Development opportunity at this parcel is limited to the area where site EPS-1/H is located. The remainder of the parcel, however, has no constraints.

P25.Citrus, between Idaho and Birch

32.19 Acres
This site contains P18 which is an alternative Neighborhood Park. Organized sports fields could be located with consideration for the biological and cultural resources and the adjacent residents. The General Plan has designated the surrounding land use and Estate 2. The location is near a large population and is accessible from public streets.

Biological Resource Analysis

Biological Setting:

The site is fairly level but slopes upward in the southeastern portion. Adobe Creek bisects the property from the northeast to the southwest. It is characterized by a variety of uses including a vineyard, a horse ranch, a residence, and orange and mixed fruit orchards, some of which are abandoned and now occupied by people living in tents and shacks. The property is bordered by low density residential and orchards.

Existing Conditions

Vegetation

Vegetation types present onsite include riparian woodland (1.3 acre), riparian scrub (1.2 acre), freshwater marsh (0.1 acre), disturbed wetland (0.4 acre) ruderal vegetation, non-native woodland, and fruit orchards. Adobe Creek supports three types of wetland habitats on the property. Mature riparian woodland dominated by red willow, western sycamore, and arroyo willow with yerba mansa and cattails below the canopy occupies the southern reach of the creek onsite. Many young California fan palms are invading the woodland. The creek has been channeled upstream through the central part of the site and supports a dense cover of cattails. This reach with the narrower earthen channel is classified as freshwater marsh. Further upstream, in the northeastern half of the creek onsite, a younger riparian scrub community has formed. This habitat is composed of scattered red willow trees and a low weedy cover of Bermuda grass, umbrella sedge, spike-sedge, curly dock, water cress, and rabbitfoot grass. Another patch of riparian woodland occurs just west of and disjunct from the riparian scrub. This patch of woodland contains arroyo willow, western cottonwood, and sandbar willow (Salix hindsiana). A small strip of disturbed wetland occurs in the western portion just north of the P 18 site. Blackberry (Rubus sp.) and Japanese honeysuckle (Lonicera japonica) dominate with some cattails, bulrush, and plantain intermixed. The non-wetland vegetation onsite includes a mulberry (Morus alba) grove, a grape vineyard, mixed fruit orchards including orange, persimmon, fig, and peach, ornamental plantings, and ruderal vegetation. The ruderal habitat is dominated by Bermuda grass and rip-gut grass with black mustard and various other weeds.

All wetland habitats are considered sensitive and will be subject to regulation by the resource agencies. The wetlands onsite include riparian woodland, riparian scrub, freshwater marsh, and disturbed wetland. No other sensitive habitats are present, and no sensitive plant species were detected. A few sensitive ephemeral plants not detectable during the season of the survey have a chance of occurring in the native riparian habitats. They are listed in Attachment 1 as potential associates of

those habitats.

Wildlife

Animals detected on or near the site include common raven, yellow-rumped warbler, common yellowthroat, white-crowned sparrow, mourning dove, song sparrow, house finch, scrub jay, and California ground squirrel. Other animals commonly expected to occur in the habitats onsite include Pacific treefrog, red-winged blackbird, and California vole (Phenacomys californicus).

No sensitive faunal species were detected during the surveys. Some sensitive species may occur in the riparian habitats, however. Additional surveys at the appropriate time of year would be necessary to determine the presence or absence of sensitive riparian animal species, including least Bell's vireo.

Biological Constraints:

Wetlands. All proposed wetland impacts will require review by CDFG and possible review by the Corps. The wetlands onsite include riparian woodland, riparian scrub, freshwater marsh, and disturbed wetland. An attempt to avoid all wetland impacts should be made. Unavoidable impacts must be mitigated through consultation with the resource agencies.

- Least Bell's vireo and sensitive riparian animal species. The presence of vireo onsite would significantly constrain development in the riparian woodland habitat and a buffer zone of 50 feet around this habitat.

Recommendations and Development Opportunities:

Development may occur throughout the non-wetland portions of the site without constraint. Impacts to wetland would need to be mitigated in consultation with the resource agencies. A buffer zone extending approximately 50 feet on either side of the riparian woodland is recommended for open space protection. The northern part of the creek onsite is more disturbed and impacts to the riparian scrub and freshwater marsh habitats could be mitigated by restoring riparian woodland.

Cultural Resource Analysis

Pending access to the site.

Alternative Community Park Sites:

P10 North Broadway
P12.North Bear Valley Parkway
P23.San Pasqual Valley Road @ Idaho, NW corner
P21.San Pasqual Valley Road @ Idaho, SE corner
P41.East end of Lehner Avenue
P8South of A-11 Reservoir
CE29.Valley Center Road under Dixon Dam

P10.North Broadway

79.02 Acres

The site is flat with the Reidy Creek drainage running through the it. It is currently part of a commercial nursery with 2 acres considered a recommended Neighborhood Park. It is adjacent to an area of undevelopable property due to its slope which is greater than 35%. The park site should provide a trail head and possible equestrian staging area for the SDG&E corridor primary trail which is on the adjacent slope. The Circulation Plan of the General Plan designates North Broadway to be realigned in this area which will improve the safety of park access via roads and trails. The site is in the northern portion of the city at a distance from the population but may allow noise and lighting impacts of organized sports fields.

Biological Resource Analysis

Biological Setting

The site encompasses a large portion of the Orange County Nursery within the level lowlands of Reidy Canyon. Nearly the entire site is bare ground covered with potted trees. The Reidy Creek drainage travels through the site from north to south within a 20 to 30 foot wide channel. The channel is quite disturbed and supports scattered trees.

Existing Conditions

Vegetation

The only vegetated areas onsite lie within the Reidy Creek drainage, a secondary drainage to Reidy Creek that crosses the southwest portion of the site, and an oak woodland that extends slightly onto the property from the east. The habitats that occur include disturbed freshwater marsh (2.7 acres), coast live oak woodland, and ruderal habitat. Dominant species in the marsh include bulrush and cattail; curly dock also is present. A few trees are scattered along the drainage including one small willow, six willow seedlings, three mature sycamores, a row of ornamental alders, and two large eucalyptus trees. The oak woodland is dominated by coast live oak. Only two mature trees are within the boundary of the site. The ruderal habitat occupies the western portion of the secondary drainage and is characterized by Bermuda grass and knot grass (Paspalum sp.).

The freshwater marsh within the drainages onsite is considered a sensitive habitat. Wetland habitats are protected by the resource agencies. Coast live oak woodland is also considered sensitive. The woodland is small, however, and does not connect to larger woodlands offsite. No sensitive plant species were detected and none are expected to occur because of the highly disturbed nature of the habitats onsite.

Wildlife

A single great egret (Egretta alba) was seen near the site. Animals commonly expected to occur in the habitats onsite include pacific treefrog and red-winged blackbird.

No sensitive animal species were detected and none are expected to occur due to the highly disturbed nature of the habitats onsite.

Biological Constraints:

- Disturbed freshwater marsh. This habitat does pose a significant constraint to development. Impacts to this lower quality habitat could be mitigated through onsite enhancement of wetlands. This would involve establishing native riparian tree species and designating areas of permanent biological open space.

- Coast live oak woodland. This habitat is a constraint to development. Direct impacts should be avoided and grading within 50 feet of the dripline of oak trees could be considered significant. Coast live oak impacts can be mitigated by establishing replacement plantings in permanent biological open space.

Recommendations and Development Opportunities:

Impacts to the wetlands and the oak woodland should be avoided. If wetland and oak impacts are unavoidable, onsite mitigation is a feasible option.

Cultural Resource Analysis

Pending access to the site.

P12.North Bear Valley Parkway

Park Zone within Specific Planning Area 5

Approximately 10-15 acres

This alternative for Community Park is within Specific Planning Area 5. 3 Acres are expected as dedication from the property owners. The city could negotiate for 7 acres to increase the park size. The owners are interested in development of a golf course within approximately 150 residential units. The park must meet the siting and facilities criteria set forth by the General Plan. The City may consider negotiation for in lieu fee to be utilized for improvements for the recommended site P4 or for a staging area on site CE29 or for trail and open space dedication in private ownership.

P23. San Pasqual Valley Road @ Idaho, NW corner

10.35 Acres

This site is considered small for a recommended Community

Park but could provide for organized sports fields if cultural constraints are considered. It is a highly visible site but accessible from busy streets.

Biological Resource Analysis

Biological Setting:
The site is characterized by a gently sloping hill that rises to the west. An abandoned grove of avocado trees exists on the western half of the site. Because of past disturbances, the eastern half of the site has converted to non-native grassland vegetation. The site is bordered by residential development on the north and west sides. A private school lies south of the site, and to the east are a nursery, open fields, and orchards.

Existing Conditions

Vegetation
The vegetation types onsite include non-native grassland, ornamental plantings, and old orchard. The non-native grassland is characterized by slender wild oats and black mustard. A drainage ditch approximately one foot deep runs through this habitat from north to south. The ditch was dry at the time of the survey and oats and mustard were the dominant plant species. Peruvian pepper trees exist in the southwest corner of the site, and large pecan trees were detected in the southeastern corner of the site. A grove of dead avocado trees remains in the western half of the site. The understory is dominated by wild oats and black mustard and a few laurel sumac shrubs. The sumac remnants indicate that the original vegetation was likely coastal sage scrub.

No sensitive habitats or plant species occur within the P 23 site.

Wildlife
Animals detected on or near the site include scrub jay, red-tailed hawk, and California ground squirrel. Nearby residents reported past observations of Cooper's hawks and coyotes. Other animals commonly expected to occur in the habitats onsite include western meadowlark and house mouse.

No sensitive faunal species are expected to inhabit the site, due to the lack of native habitat.

Biological Constraints:
Because of the lack of sensitive habitat, plant, and animal species onsite, no development constraints exist.

Recommendations and Development Opportunities:
The site may be developed with no significant biological impacts.

Cultural Resource Analysis

Environmental Setting:
This parcel consists of an east sloping knoll that is bordered on all sides by low density residential neighborhoods. The property slopes downward toward a flood plain and averages an elevation of about 740 feet. The terrain is one of tall grasses toward the top of the rise and short, sparse grass at the bottom. The visibility is generally between 50 to 60 percent, but is nearly zero at the top, where an extremely dense grass cover obscures the surface. The southeast corner of the lot appears to be covered with fill soil that contains a great deal of gravel. An old concrete reservoir is present in this area.

Existing Conditions:
This parcel contains one historic cultural resource site (EPS-12/H). The site is large, comprising an area of about 40 x 100 meters. A moderate trash scatter containing fragments of purple, aqua, white, and clear glass is located to the south and west of an existing house and garage which are themselves historic in nature. The reservoir, the house, and the garage are all visible on 1928 aerial photographs. Also found just north of the reservoir was 1 fine-grained metavolcanic flake of chipping debris and piece of marine shell.

Cultural Resource Constraints:
Site EPS-12/H must be considered significant until a testing program determined otherwise.

Recommendations for Cultural Resources:
If, after testing, the site EPS-12/H is determined to be a non-significant resource, then no further archaeological work is required, however, if identified as a significant resource, avoidance through project redesign or incorporation into an open space easement is recommended. If avoidance is not feasible, a data recovery program is required for mitigation of impacts.

Development Opportunities:
Development opportunity at this parcel is limited to the area where site EPS-12/H is located. The remainder of the parcel, however, has no constraints.

P21.San Pasqual Valley Road @ Idaho, SE corner

10.28 Acres
This site is considered small for a recommended Community Park but could provide for organized sports fields if biological constraints are considered. It is a highly visible site but accessible from busy streets.

Biological Resource Analysis

Biological Setting:

A small citrus orchard, an abandoned avocado orchard, and disturbed vacant land occupy this site. The property is gradually sloping with a drainage running along the western edge. The surrounding land uses include orchards, low density residential, a church, and another vacant lot.

Existing Conditions

Vegetation

The vegetation types include disturbed riparian woodland (0.4 acre), disturbed wetland (0.1 acre), eucalyptus woodland, baccharis scrub, ruderal habitat, and orchards. The drainage along the western edge of the site parallel to San Pasqual Valley Road supports some riparian woodland dominated by red willow. There are five large willows and several ornamental trees, including date palm and pecan. A small stretch of disturbed wetland with herbaceous weedy plants occurs south of the riparian woodland and has such plants as western ragweed, curly dock, Johnson grass (Sorghum halepense), common knot grass (Paspalum paspalodes), black mustard, and slender wild oat. A eucalyptus woodland occurs along the drainage in the southwestern corner of the site. The baccharis scrub is dominated by coyote brush (Baccharis pilularis) and broom baccharis. The ruderal vegetation which covers most of the site is a weedy field of slender wild oat and black mustard.

As wetland habitats, both the disturbed riparian woodland and disturbed wetland are considered sensitive and are subject to federal and state regulations. No sensitive plant species are present on the site.

Wildlife

Animals detected on or near the site include scrub jay, yellow-rumped warbler, California towhee, common raven, red-tailed hawk, and turkey vulture. Other animals commonly expected to occur in the habitats onsite include pacific treefrog, song sparrow, western meadowlark, and house mouse.

No sensitive species are expected to inhabit the site. The turkey vulture detected during the survey would likely forage occasionally in the ruderal habitat onsite. Because the disturbed riparian woodland is small and isolated it is not expected to support least Bell's vireo and other sensitive bird species. For the same reasons, the woodland is not expected to be a valuable wildlife corridor.

Biological Constraints:

- Disturbed riparian woodland and disturbed wetland. These wetland habitats pose the only constraint to development.

All proposed wetland impacts will require review by the Corps. An attempt to avoid all wetland impacts should be made; however, unavoidable wetland impacts may be mitigated through consultation with the resource agencies.

Recommendations and Development Opportunities:
Impacts to the wetland habitat onsite should be avoided. Unavoidable wetland impacts may be mitigated which could include onsite restoration of riparian woodland. The remainder of the site may be developed as needed.

Cultural Resource Analysis

Environmental Setting:
This parcel is located on Idaho Road immediately across from parcel P19 and has much the same makeup. The parcel is a relatively flat floodplain that is surrounded by residential subdivisions on all directions but the north. A minor creek is present in the western portion of this parcel. Visibility during the survey was limited to about 40 to 50 percent due a cover of tall, dense grasses throughout. Disturbance is minimal.

Existing Conditions:
No cultural resources were located on the property.

Cultural Resource Constraints:
None.

Development Opportunities:
As there no cultural resources were discovered on this parcel, there are no restrictions.

P8.South of A-11 Reservoir

33.44 Acres
This site is adjacent to Interstate 15. The topography may allow for organized sports fields within the biological and cultural constraints which are at the extreme east and west edges of the property.

Biological Resource Analysis

Biological Setting:
This site lies adjacent to Interstate 15 on the west side of the highway. Level terrain characterizes the eastern portion of the property, and the western half of the site slopes uphill. The majority of the site is abandoned orchards, with dead trees. The site is bordered on the south by residential development and additional orchards. Residential development and natural open space (park site CE 27) neighbor the site on the west. Fallow fields and more orchards occur to the north.

Existing Conditions

Vegetation

The vegetation types consist of coastal sage scrub (3.3 acres), disturbed coastal sage scrub (0.2 acre), non-native grassland, old dying orchard, and a patch of toyon. The coastal sage scrub is of high quality and is connected with a larger patch of this habitat on the adjacent CE 27 site to the north. The community is dominated by coastal sagebrush, laurel sumac, black sage, and white sage with some coast monkey (Diplacus puniceus) flower and coastal cholla. Two disjunct patches of disturbed coastal sage scrub occur on the site and are dominated by flat-topped buckwheat, coastal sagebrush, and black mustard. The large area of non-native grassland in the northern part of the site is composed primarily of slender wild oat and black mustard. The southern patches of this habitat are closer to ruderal vegetation with Bermuda grass and Russian thistle dominating. A dying avocado orchard with a non-native grassland understory occupies much of the site. A currently maintained and healthy avocado orchard also occurs onsite. There is one patch of mature toyon shrubs next to the avocado grove in the southern portion. These native shrubs form an open canopy in a matrix of disturbed habitat.

The coastal sage scrub onsite is a sensitive habitat. It is fairly undisturbed and is part of a patch on the adjacent park site, CE 27, that was found to harbor California gnatcatchers. It is considered a significant biological resource. The small amount of disturbed coastal sage scrub onsite is separated by non-native grassland. It is not considered a significant biological resource because of its high level of disturbance and small size. No sensitive plant species were detected, however, several species not detectable during the season of the survey have a potential for occurrence in the coastal sage scrub onsite. These species are listed in Attachment 1.

Wildlife

Animals detected on or near the site include yellow-rumped warbler, house finch, common raven, bushtit, mourning dove, greater roadrunner, black phoebe, and white-crowned sparrow. Other animals commonly expected to occur in the habitats onsite include San Diego gopher snake, western meadowlark, red-tailed hawk, and house mouse.

No sensitive animal species were detected onsite. However, California gnatcatcher were detected offsite to the west in proposed park site CE 27. The coastal sage scrub habitat onsite could harbor gnatcatcher as well as orange-throated whiptail and San Diego horned lizard. Coastal cactus wren are not expected onsite due to the scarcity of cactus thickets.

Biological Constraints:

- Coastal sage scrub. This habitat exists onsite as a relatively small patch that is connected to larger areas of sage scrub offsite. The on and offsite sage scrub totals approximately 11 acres. This habitat is surrounded by residential development and orchards. Much of the habitat is subjected to high noise levels from the adjacent freeway. Such habitat is considered moderately valuable for wildlife and poses a constraint to development.

- California gnatcatcher. This species occurs nearby and may also occur onsite. More detailed field surveys would be required to document the presence or absence of this species onsite. If present, California gnatcatcher would pose a significant constraint to development.

- San Diego horned lizard and orange-throated whiptail. Suitable habitat for these species occurs onsite. However, the amount of habitat is small and the impacts would only be incremental. The potential presence of San Diego horned lizard and orange-throated whiptail does not significantly constrain development.

- Sensitive plants. The potential occurrence of several sensitive plant species within the coastal sage scrub onsite warrants focused spring surveys for these species if park development within this habitat is pursued.

Recommendations and Development Opportunities:
The coastal sage scrub habitat should be avoided. The use of the site by California gnatcatcher should be determined. Unavoidable impacts to coastal sage scrub may be compensated for through mitigation. The remainder of the site may be developed as needed.

Cultural Resource Analysis

Environmental Setting:
This parcel crosses over several hillsides and stretches from a house on the south border to a fenced off area just north of a water tank on the northern border. Escondido Lane defines the eastern boundary, whereas the western boundary is defined by several new homes on the southern and central portions. Another proposed park parcel is (CE-27), is located on the northern portion of the property. A water tank is located in the northwest portion of the parcel. The elevation varies from 900 to 660 feet. The lot was apparently used at one time for orchards and many small dead or dying fruit or nut trees dot the area. A multitude of roads crisscross the hillsides and have caused severe erosional damage to some areas of the hillside. In addition, substantial terracing has been constructed to

accommodate the trees on this naturally steep terrain. Visibility for much of the parcel was quite poor due to tall grasses and an occasional pile of dumped fill or other modern trash. In other areas, however, visibility was good, and overall it was approximately 50 percent.

Existing Conditions:
Two sites of historic potential were found on this parcel (ESP-4H and ESP-18H). The first site, EPS-4H, consists of a series of three cemented stone road crossings for two of the drainages on the north end of the property and occupies an area approximately 100 square meters. The cemented road crossings are located high on the hillside at about the 750 to 820 foot elevation. A determination of age is difficult, but rough estimates indicate the site likely dates prior to the 1940s. The second site, EPS-18H, has three separate features. The first is a crude 1930s trash dump in a shallow swale on the southern end just west of the main portion of the site. It is about 5 x 15 feet in diameter and contains cans and glass from the depression era, as well as some more modern trash. The other two parts of the site are a 12 x 15 ft. concrete foundation with iron bolts and miscellaneous trash, also dating from the 1930s, and another feature of indeterminate time period consisting of a cut granite foundation about 5 feet square. It should be noted that another cultural resource site was discovered during the survey on an adjacent parcel (CE-27). The site in CE-27 may, upon further investigation, encroach upon the area of P8.

Cultural Resource Constraints:
Two newly recorded cultural resource sites were discovered on this property. Site EPS-4H, identified as historic road crossings, is present on this parcel, and site EPS-18H, consisting of a 1930s trash dump and two foundations, is also know to be present. Since little is known of these sites at present, they must be tested for significance. Additional testing of EPS-5 located on adjacent parcel CE-27 may extend the site boundaries and therefore pose a potential problem.

Recommendations for Cultural Resources:
Because of the potential significance of these sites, avoidance is recommended. Avoidance can be accomplished by placing the sites area into open space easements or into areas to be used as passive parks. If avoidance is not possible, a testing program will be necessary to determine site boundaries, presence and depth of an intact cultural deposit prior to inclusion of this property into the plans for active park use.

Development Opportunities:
Because of the potential significance of these sites, development may be limited in the site areas depending upon the testing results. Areas of this parcel outside the identified cultural

resource site areas are open to development and free of constraints.

CE29.Between Valley Center Road and Dixon Dam

80.73 Acres

Portions of the site are leased to the Charros and Valley Riders equestrian groups. The city is considering development of a golf course on part of the property. The site is adjacent to Dixon Lake Regional Park and would be a valuable addition. Steep topography and associated biological resources limit active park use although there is potential for the location of an organized sports field. The site may have greater value to the system of Parks, Trails and Open Space as a trail head/equestrian staging area in cooperation with private enterprise.

Biological Resource Analysis

Biological Setting:

Most of the site is characterized by steep slopes including several hilltops and deep canyons. The eastern portion extends into a low valley that carries Escondido Creek. The onsite reach of the creek is funneled through an open concrete channel. Most of the site is undisturbed but a water treatment facility occupies the hilltop in the western portion and the valley bottom in the eastern portion has been cleared. Dixon Reservoir and its dam lie to the west, citrus orchards border on the south and southeast, and the rest of the site adjoins with open rugged terrain.

Existing Conditions

Vegetation

The vegetation types include coastal sage scrub (44.0 acres), mixed chaparral (1.3 acres), Engelmann oak woodland (3.6 acres), riparian woodland (1.5 acres), riparian scrub (0.2 acres), orchard, eucalyptus woodland, and ruderal habitat. The coastal sage scrub covers most of the site including the steep slopes. The dominant plants include coastal sagebrush, flat-top buckwheat, and laurel sumac. Other plants commonly encountered are white sage, black sage, California bricklebush (Brickellia californica), our Lord's candle (Yucca whiplii), and yellow bush penstemon (Keckiella antirrhinoides). Mixed chaparral dominated by chamise and Ramona lilac (Ceanothus tomentosus) occurs on a slope in the northwestern corner of the site. The Engelmann oak woodland occupies several slopes onsite. It takes the form of an open canopy of Engelmann oaks with coastal sage scrub components and large boulders in between the oaks. Riparian woodland has developed in one steep canyon and portions of two other canyons onsite. It is charac-

terized by a dense cover of coast live oak and arroyo willow with scattered individuals of western sycamore, black willow, western cottonwood, mulefat, and broom baccharis (Baccharis sarothroides). A small patch of riparian scrub has developed as a result of irrigation from a grove of avocado trees below the water treatment facility. Another patch of riparian scrub is present near the confluence of a drainage with the concrete channel. The riparian scrub patches contain a dominance of mulefat and western ragweed with arroyo willow and some weedy annual species. A grove of avocados is present below the water treatment facility at the west end, and a small grove of eucalyptus occurs on the northern border. The relatively level eastern portion is comprised of ruderal vegetation with the following species, jimson weed (Datura sp.), telegraph weed (Heterotheca grandiflora), black mustard, Russian thistle, and wild oat. Escondido Creek runs through this area in a concrete channel.

Sensitive habitats onsite include coastal sage scrub, Engelmann oak woodland, riparian woodland, and riparian scrub. The only sensitive plant species detected onsite is Engelmann oak. Several others have the potential for occurring and include those listed in Attachment 1 associated with coastal sage scrub, chaparral, and oak and riparian woodlands. More extensive surveys conducted in the spring to determine presence or absence of these species would be needed if development within native habitats is pursued.

Wildlife

Animals detected onsite include harvester ants, California towhee, rufous-sided towhee (Pipilo erythrophthalmus), white-crowned sparrow, house wren (Troglodytes troglodytes), bushtit, lesser goldfinch, scrub jay, wrentit, yellow-rumped warbler, Bewick's wren, California quail, California ground squirrel (Spermophilus beechyi), desert cottontail, and coyote. Other common animals expected in the habitats onsite include California side-blotched lizard, San Diego gopher snake, and dusky-footed woodrat.

During the limited survey there were no sensitive animal species detected. However, there are several sensitive animal species that are likely to occur onsite, and more extensive surveys would be needed to determine their presence or absence. The coastal sage scrub habitat probably harbors California gnatcatcher, San Diego horned lizard, orange-throated whiptail, loggerhead shrike, and bobcat (Felis rufus). The sage scrub onsite is of high quality with respect to the requirements of these species. The habitat is also valuable because it is connected to larger areas of natural open space. Additional sensitive animal species that may occur onsite

include black-shouldered kite, Cooper's hawk, ringtail (Bassariscus astutus), and mountain lion (Felis concolor).

Biological Constraints:
Coastal sage scrub. An extensive block of high quality undisturbed coastal sage scrub habitat occurs onsite and is connected to larger tracts of open space. Development should be avoided as much as possible in this sensitive habitat. If development is proposed, detailed surveys should be conducted on the use of this habitat by the California gnatcatcher.

- Engelmann oak woodland. Slopes supporting this habitat should be preserved to the greatest extent possible. Oak woodland is considered sensitive and a valuable resource to wildlife. In addition, the Engelmann oak itself is considered a sensitive plant species.

- Riparian woodland. This sensitive wetland habitat is especially well developed and undisturbed on the site and should be preserved to the greatest extent possible.

- Riparian scrub. Although the riparian scrub onsite represents a constraint to development, the habitat is disturbed and impacts to it could be mitigated by restoring or creating additional wetland. All proposed wetland impacts must be reviewed and approved by the resource agencies.

- California gnatcatcher. Additional surveys would be required to determine the presence or absence of this species onsite. If present, all potential habitat (coastal sage scrub) should be avoided to the greatest extent possible.

- San Diego horned lizard and orange-throated whiptail. Additional surveys would be required to determine the presence or absence of these species onsite. If present, some of the coastal sage scrub habitat should be preserved onsite. Preserved habitat should connect to offsite natural open space.

- Black-shouldered kite and Cooper's hawk. These species are potential nesters in the oak woodlands onsite. If oaks are to be impacted during the breeding season, 1 February to 1 July, further surveys would be needed for kites and Cooper's hawks. Any nesting individuals onsite would preclude development of oak woodland habitat until after the breeding season.

- Loggerhead shrike, bobcat, black-shouldered kite, Cooper's hawk, ringtail, and mountain lion. These species are either lower in sensitivity or only would be impacted incrementally if the habitats onsite were developed. Their potential pres-

ence onsite does not significantly constrain development.

- Sensitive plants. The potential occurrence of several sensitive plant species within each of the native habitats onsite warrants focused spring surveys for these species if park development within these habitats is pursued.

Recommendations and Development Opportunities:
Only the eastern disturbed portions of the site (ruderal habitat and eucalyptus woodland) and the northwestern corner (mixed chaparral and avocado grove) could be developed without significant impacts to the biological resources. The significant biological resources on the site generally occur on the steeper slopes.

Cultural Resource Analysis
To be completed.

P66.San Pasqual Valley

10.39 Acres
Adjacent to recommended Neighborhood Park site CE26. The property is sightly sloped away from Bear Valley Parkway to with riparian strip running through the center. There exists some potential for organized sports fields within the biological constraints.

RECOMMENDED COMMUNITY CENTERS

P2.Big Bear shopping center, 2245 East Valley Parkway

5.67 Acre, 43,000 square feet of building space with the remaining site in parking and landscape.

The site has been purchased by the City for the City's first community center (20,000 square feet) and branch library (13,000 square feet). Cost was approximately 3.7 million dollars. Renovation should take 18 months. The city is considering selling undeveloped building padsportions and leasing some existing space to private enterprises. It is recommended that the unbuilt portions of the site be reconsidered to provide for Neighborhood Park recreation facilities.

P15.9th Avenue at Valley Parkway

The General Plan calls for a portion of this 4.5 acres of this 26.46 acre site site to be planned commercial / community facility. The proposed facility is to be negotiated through the developer.

Biological Resource Analysis

Biological Setting:
The majority of the site consists of a pasture currently used for

cattle. There are two residences onsite and some cattle pens. It is a nearly level, highly disturbed site bordered by commercial and residential developments on all sides.

Existing Conditions

Vegetation

The vegetation types onsite include ruderal vegetation, ornamental plantings, and eucalyptus woodland. The ruderal vegetation or pasture is dominated by Bermuda grass barley (Hordeum sp.), and willow-herb. Other plants occurring in the ruderal habitat include the alkaline-loving species alkali weed (Cressa truxillensis), alkali mallow (Malvella leprosa), and doveweed (Eremocarpus setigerus) and several other weedy species. The eucalyptus woodland is a grove of small stump-sprouting trees, mostly under 6 inches trunk diameter and about 40 feet tall. A small house onsite is surrounded by a thicket of giant reed which constitutes a shrubby component of the ruderal vegetation.

No sensitive habitats or plant species were detected or are expected onsite.

Wildlife

Animals seen onsite include Brewer's blackbird, house finch, common raven, red-tailed hawk, mourning dove, and killdeer. Western fence lizard and lesser goldfinch are also expected to be common inhabitants onsite.

Few sensitive species are expected to occur on the site because of the complete lack of native habitat. A large nest was found in a eucalyptus tree in the woodland. The nest was likely used by a red-tailed hawk. This is a common raptor in the study area, and its presence onsite would be considered sensitive if it were nesting onsite.

Biological Constraints:

Raptor nest. Although no sensitive habitats or species occur on the site, the presence of a raptor nest (probably red-tailed hawk) will require careful consideration. Development should be timed to avoid removal of the raptor nest during the breeding season.

Recommendations and Development Opportunities:

It is recommended that some large eucalyptus trees be retained. No significant biological resources were identified, and the entire site may be developed, but if the eucalyptus are to be eliminated, this should be done outside of the nesting season of raptors. An early spring survey is recommended to assess whether the nest is active in the year that development is planned.

Cultural Resource Analysis

Environmental Setting:

This parcel is situated on a gentle east facing slope that continues down toward a broad alluvial plain. The elevation is about 640 feet above sea level and property is composed of agricultural grassland. A large eucalyptus grove is present in the north-central portion and structures associated with a dairy farm are located at the west end of the property. Recent development forms the northern, southern, and eastern boundaries, while older homes are present to the west. Cattle grazing on the property has reduced the grass cover allowing for good ground surface visibility. Visibility was more restricted in the eucalyptus grove.

Existing Conditions:

Three historic sites were discovered on the parcel (EPS-6-H, EPS-7H, and EPS-13H) as a result of ERCE's field survey. One of these historic sites also contained 1 prehistoric metavolcanic flake. Site EPS-6H is described as an early 1900s trash scatter containing purple, aqua and clear glass fragments, ceramics, including porcelain, as well as whiteware and transferware. A small amount of brick and old concrete was also observed at EPS-H. The site occupies a relatively small area of 20 x 30 meters and is located along the northern parcel boundary, approximately 175 meters from 9th St. An examination of the 1928 aerial photograph indicates a possible structure in this area.

Site EPS-7H is described as an historic trash scatter containing similar types of artifacts as those described for EPS-6H and also representative of the early 1900s. This trash deposit is more dense and is confined to a 60 x 30 meter area that is located at the southwest corner of the existing eucalyptus grove, near some old water troughs. These troughs or a structure are visible on 1928 aerial photographs.

Site EPS-13/H is a series of existing structures, some of which are visible on the 1928 aerial photographs. In addition to the four structures, there is historic trash containing one piece of purple glass and several pieces of clear and aqua glass fragments. Also present are a number of ceramics from the early 1900s. The majority of this deposit is located immediately east of the structures. This site also contains a prehistoric component that consists of a lithic scatter of 8-10 metavolcanic and quartzite flakes of chipping debris. The prehistoric component is located to the north and east of the houses.

Cultural Resource Constraints:

This parcel is constrained by the presence of three cultural resource sites. These sites include EPS-6H, an early 1900s

historic trash scatter, EPS-7H, also an early 1900s historic trash scatter, and EPS-13/H, which represents an early-to-mid 1900s historic trash scatter, but also contains a prehistoric lithic component. All three of these newly discovered sites must be considered significant until a testing program is implemented that either confirms or denies significance.

Recommendations for Cultural Resources:
Avoidance and/or preservation is recommended for all three of these sites. If identified as significant sites after a testing program, and avoidance is not possible, then a data recovery program is required to for mitigation of impacts. Avoidance could be accomplished by inclusion of the sites into an open space easement.

Development Opportunities:
Development is limited in areas of this parcel where the three cultural resource sites are located. The remainder of the parcel, however, is under no constraints as no further resources were discovered.

APPENDIX C

Trail Alignment Analysis and Recommendations

A. Trail Design and Construction

Trail systems can be designed to avoid most impacts to the environment. General mitigative measures are outlined below and are listed under each trail segment as needed. The primary alternatives include rerouting portions of the trail, reducing the trail width, using hand equipment along particularly sensitive segments, and installing fencing at select locations to keep trail users from veering off the trail into sensitive areas. These measures are discussed below.

Preconstruction Biology Check. Field-checks along trail-ways that are adjacent to existing roads or that use existing dirt lanes or trails are not mandatory if encroachment into adjacent native habitat is not proposed. Trail construction should be confined to the existing disturbed road shoulder wherever possible. Where road/trail widening extends into adjacent sensitive habitat, a biologist should assess the alignment to determine whether sensitive plant species are present. It is also recommended that proposed trail placement throughout all newly constructed segments be flagged by surveyors and then assessed in the field by a biologist. Focused surveys for sensitive plant and animal species should be conducted for the newly constructed segments at that time. The sensitive species surveys along proposed flagged new alignments and along areas where road widening will encroach into adjacent sensitive habitats will allow minor adjustments to be made to avoid or minimize impacts to the fullest extent possible.

Trail Monitoring. The City of Escondido should evaluate the portions of its trail system that traverse sensitive resources at some set interval. Trail monitoring would identify areas where trail misuse is more common and remedial protective measures should be added to prevent the continued impacts. Old trail segments that are meant to be discontinued may require temporary blockage by fencing and discing and revegetation of the old trail to reclaim the area and discourage continued trail use. These needs should be evaluated on a regular basis.

Fencing

When fencing is used to protect a finite resource (small sensitive plant population or small wetland) the fence should cover the length of the resource and extend an appropriate distance beyond the entry and exit points; this extension will force trail users back on the trail (if they have ventured off) before approaching the sensitive area.

B. Biological Analysis of Proposed Rural and Urban Trails

The proposed trail system encompasses a total of approximately 35.7 miles of urban trails and approximately 41.4 miles of rural trails, plus 9.4 miles of connective spur trails between the urban and rural interface. Biological features along all trail lengths were mapped by using 1"=400' color 1990 aerial photographs to determine vegetative habitats. No ground-truthing was conducted other than in areas where the trail coincided with proposed park sites where detailed site surveys of the existing biological resources had been conducted in October and November 1991 as part of the Master Plan. Use of the 400' scale aerials allowed definitive habitat identification throughout most of the trail system, and habitat mapping is provided as a supplement to this analysis. However, photo-interpretation is not always clear; therefore, along select trail segments absolute habitat determinations could not be made. These instances are few and the consultant is conducting field surveys to address these specific areas. Particular areas where photo-interpretation of habitats is less definitive includes: 1) shallow drainages or topographic draws and determination between the presence of riparian scrub, disturbed wetland, or upland species, and 2) determining whether some tree occurrences are ornamental plantings or are naturally-occurring oaks. Because the need to identify potential project constraints is of priority in this analysis, instances of habitat uncertainty are identified in the text with recommendations for impact minimization if the sensitive resource is found to be present. the consultant will field-check portions of trail segments 1, 8, SB, and SD to determine the presence or absence of wetland habitat, and portions of trail segments R1 and R3 for final determination of presence or absence of oak woodland. Variances from the habitats described may lead to alternative or reduced mitigative measures or omission of mitigation need.

Sensitive vegetation habitats and plant and animal species are discussed in Appendix A, and again under the analysis of the proposed park sites. Sensitive habitats include coastal sage scrub, oak woodlands, and wetlands. Summary tables of sensitive plant and animal species known or potential for the Escondido area are included for reference as an attachment to this report. All sensitive biological resources should be preserved to the greatest extent feasible. This includes protection from both direct and indirect impacts. Direct impacts from trail systems are relatively small compared to other developments. However, the relative threat of indirect impacts is high. All unavoidable impacts to these habitats from the construction of the trail system should be included with the impacts that will result from construction of the final park sites. Select local mitigation may be appropriate for some impacts; however, the City of Escondido should evaluate individual impacts and implement a collective mitigation plan for the project's combined impacts.

C. Cultural Analysis of Proposed Rural and Urban Trails

As with the refined biological analyses conducted for the proposed trails, the focus of the cultural resources analysis is on existing cultural resource sites and measures by which to avoid impacts. The accompanying tables list the proposed trail segments and whether they intersect with or are adjacent to an existing cultural resources site. For existing trails where no archaeological sites are present and where no widening or other improvements are proposed, no significant direct impacts to cultural resources are anticipated. The existing trail segments that intersect with or are adjacent to cultural resources sites may require mitigation depending on the sites' location, extent and type of trail improvement proposed. Site-specific cultural resources surveys will also be necessary for proposed future trail segments.

The following presents the results of an archaeological investigation whose purpose was to evaluate the present condition of previously recorded cultural resources located directly within trail and proposed trail alignments. The fieldwork consisted of a walkover of trail routes where they coincided with recorded cultural resources.

Field Reconnaissance Methods. The walkover consisted of survey by two people walking parallel along the trail alignment; adjacent areas of high potential were also checked for resources. The interval between the two surveyors was largely defined by private property limitations such as fenced yards and never exceeded 10 meters. Visibility was highly variable but was poor overall, with an average of approximately 50 percent due to the landscaped nature of many areas and the presence of annual grasses in others. Access to several of the sites was limited by restricted roads and private property and these sites could not be completely examined. Where possible these areas were examined at a distance to determine if land use was consistent with the preservation of cultural resources. Fieldwork was conducted on January 6, 1992. Notes were kept on resources identified along trail routes and resource locations were marked on a series of 1"=400' aerial photographs. The project included the evaluation of 21 areas where cultural resources were recorded as intersecting trail alignments.

D. Recommended Trail Alignments and Analysis

The following information addresses the opportunities and constraints of each recommended segment of the primary trail system. The numbers coincide with those of the Trails Plan. The lengths for trail segments are approximate and provided only for planning purposes.

Urban Trails

Urban Axis

1. North Axis, North Broadway from North Avenue south to Grand Avenue.

   3.59 miles

   Broadway is a heavily trafficked street with an existing five foot sidewalk at the curb and varied planting in the adjacent right-of-way.

   Biological Resources and Constraints

   This trail segment passes through developed or disturbed lands with ruderal vegetation and ornamental plantings. It crosses, however, a creek with riparian woodland (200 ft) and parallels a channel that probably supports disturbed wetland vegetation (350 ft). There is a potential for occurrence of a few plant species with a low sensitivity rating in the riparian woodland. Several sensitive bird species also may be present in the riparian woodland.

   Development of this trail may require widening on the west side of North Broadway and would remove approximately 200 linear feet of riparian woodland vegetation. The trail also would potentially impact the disturbed wetland (350 ft) but would probably parallel the channel rather than alter it. The trail alignment should be designed to avoid significant impacts. If these wetland impacts are unavoidable, mitigation would be developed in coordination with the resource agencies within the context of the entire Master Plan of Parks, Trails and Open Space. The indirect impacts on the riparian woodland and associated sensitive species from increased human usage should be minimized by erecting a protective fence along the woodland side of the trail. The fencing would discourage trail-users from wandering off the main trail into the woodland.

   Cultural Resources and Constraints

   Site CA-SDi-4,944 is located adjacent to trail segment 1, however, this site will not be impacted by the proposed trail. This site was not examined as part of the current field reconnaissance.

2. Valley Parkway, from Escondido Creek Channel at Quince, south to Valley Parkway, east to Broadway, south to Grand Avenue, east to Juniper Street

   0.85 miles

   Along busy streets with existing sidewalks at the curb and some vegetation in the adjacent right-of-way.

   Biological Resources and Constraints

   This trail segment passes through entirely developed land. Some ruderal habitat and ornamental plantings exist, but most of the area is paved.

No significant biological impacts will result from trail designation.

Cultural Resources and Constraints

There are no cultural resources recorded either within or adjacent to the trail corridor 2.

3. South Axis, Juniper at Grand Ave. south to 17th west to Escondido Blvd. south to Kit Carson Creek access.

2.08 miles

This segment passes through the historic district of Old Escondido. In most cases the right-of-way is composed of a planted strip containing mature California Pepper trees at the curb with the sidewalk between the trees and the private property. In theses cases the sidewalk is narrow requiring signage to warn users and residents of the constrained conditions. Some portions do not have paved sidewalks and are not considered a priority by the City Traffic Department which means additional costs for the trails system.

Biological Resources and Constraints

The South Axis trail passes through completely developed land with some areas of ruderal habitat and ornamental plantings. The last 100 feet of trail would encroach into the riparian woodland of Kit Carson Creek; this is at the northern terminus of trail 4.

New trail would be cut 100 feet (0.02 acre) into the riparian woodland and would continue through the woodland as trail 4. This would be a significant impact and would add to the cumulative losses from the Master Plan of Parks, Trails and Open Space. The trail alignment should be designed to avoid significant impacts. Impacts to wetlands should be avoided when possible, and in this case an alternate route around the west end of the woodland next to the road appears feasible. If unavoidable, the impact could be mitigated in the context of the Master Plan of Parks, Trails and Open Space with coordination from the resource agencies.

Cultural Resources and Constraints

Newly discovered site EPS-8H (temporary designation) is located adjacent to trail segment 3, however, this cultural resource will not be impacted by the proposed trail. This site was not examined as part of the current field reconnaissance.

4. Kit Carson Creek, from Escondido Blvd. south to Kit Carson Creek, east to Bear Valley Parkway

1.3 miles

A path exists along panhandle drainage but must be improved and located on city property, recent surveys indicate that some portions of the trail are not on City property.

Biological Resources and Constraints

This alignment would follow an existing path along Kit Carson Creek through riparian woodland (900 ft), oak woodland (3,500 ft), and coastal sage scrub (1,200 ft). It

appears, however, that new trail may be cut through undisturbed habitat or that the path may need widening. The entire alignment passes through sensitive habitats except a small segment at the southeastern terminus which follows a road through developed lands.

The potential removal of some amount of riparian woodland, oak woodland, and coastal sage scrub with path widening or cutting of new trail would be a significant impact. The trail alignment should be designed to avoid significant impacts. There is potentially additional impacts to sensitive plant and animal species which may inhabit the scrub and woodland habitats. Focused surveys for sensitive plant and animal species (e.g., least Bell's vireo and California gnatcatcher) should be conducted before trail designs are finalized. The biological impacts can be reduced to some degree by choosing an alignment that follows existing paths through the most disturbed areas of habitat or staying completely outside the sensitive habitats (i.e., oak and riparian woodlands and coastal sage scrub) where possible. If new trail is constructed through high quality riparian or oak woodland the impacts would exceed the direct loss of vegetation within an 8 foot wide strip. Trail penetration of undisturbed woodlands would allow a step-by-step degradation of the understory to occur. Additionally, there would be an increase in disturbance to sensitive wildlife species from noise and the physical presence of people and their pets. The use of protective fencing to discourage trail users from wandering off the main trail is recommended for reducing indirect biological impacts.

Cultural Resources and Constraints

Cultural resource sites CA-SDi-4,659 and SDM-W-2,016 are located within trail segment 4, however, both sites are adjacent to the proposed trail and will not be impacted by its implementation. These sites were not examined as part of the current field reconnaissance.

5. West Axis, Escondido Creek Channel, from Waste Water Treatment Plant east to Quince Street, south to 2nd Avenue, east to Broadway and north to the Channel.

2.08 miles

Maintenance roads exists on both the south and north banks of the channel. In this segment the south bank is recommended for locating the trail. The trail passes under the interstate. Fencing is required to separate the trail from the channel slope. Some pavement repair is required.

Biological Resources and Constraints

This trail would follow the Escondido Creek concrete channel through developed and disturbed land with ruderal habitat and ornamental plantings. The western end of the trail, however, parallels the unchannelized Escondido Creek for 0.4 miles where oak woodland and riparian woodland are well developed.

The trail would remain on dirt road next to the riparian and oak woodlands, and therefore no direct removal of native habitats would occur. The indirect impacts to sensitive biological resources of increased trail usage should be mitigated by erecting protective fencing or informative signage along segments of the trail next to the native woodlands.

Cultural Resources and Constraints

Site SDM-W-239 was originally recorded as both a San Dieguito and Late Period resource on the south side of Escondido Creek. Examination of the site area revealed that the majority of the site area has been developed into a shopping center and Escondido Creek in this area has been channelized. This probably included grading of the higher elevation San Diego component and destruction or burial of the Late Period component on the creek terrace. Fill banks and all exposed soil along the trail (bicycle route) in this area were examined for secondary deposits or any indication of the site. No cultural material was identified within the trail area. Surface soils were predominantly fill. A buried deposit may remain depending on the nature of earlier grading in the area. If any future improvements become necessary for this trail segment in the area where site SDM-W-239 exists, testing must be conducted to determine if any subsurface deposit is present, determine site significance, and to mitigate potential impacts. If no improvements are proposed, this site will not be impacted.

6. East Axis, Escondido Creek Channel from Broadway east to El Norte Parkway

3.21 miles

Maintenance roads exists on both the south and north banks of the channel. In this segment the north bank is recommended for locating the trail. Fencing is required to separate the trail from the channel slope. Some pavement repair is also required. The trail crosses streets designated as local at grade, mid-block. To avoid at grade crossings of the heavily trafficked streets, until underpasses are constructed, the trail diverts from the channel for a few blocks to utilize existing traffic signals. At Ash Street the trail turns north to Washington Street the northeast to Rose Street where it turns south to meet the channel.

Biological Resources and Constraints

The trail alignment follows the concrete channel passing through developed land with only ruderal habitat and some ornamental plantings. A few scattered oak trees may be present.

No significant biological impacts would result from the development of this trail segment. The trail alignment should be designed to avoid oak trees. Any individual oak trees near the trail should be left as a part of the trail landscape. The concrete channel supports wetland vegetation, but no alterations to the channel are needed for trail development.

Cultural Resources and Constraints

No cultural resources are located within trail segment 6, therefore there will be no impacts to cultural resource sites.

Urban Ring

7. Northeast Ring, North Avenue from North Broadway east to Conway, south to Vista Avenue to Vista Verde Drive, south to El Norte Parkway

2.59 miles

Some of these streets are proposed allowing the trail construction to be a part of the street installation. A The segment on the proposed alignment of Conway between North Avenue and Cleveland Street runs through the recommended park site P 11 and will be reconsidered prior to the submittal of the Administrative Draft Master Plan.

Biological Resources and Constraints

The habitats existing along the proposed trail alignment include coastal sage scrub/oak woodland (650 ft), coastal sage scrub (1,000 ft), oak woodland (500 ft), riparian scrub (40 ft), orchard, and ruderal habitat. The native habitats occur on only one side of the trail alignment with orchard or ruderal habitat on the opposite side.

The proposed streets and trails would impact a portion of each of the above habitats, but the area impacted will depend on the exact placement of trails. The trail alignment should be designed to avoid significant impacts. Much of the oak woodland and coastal sage scrub could be avoided by routing the trail slightly west through orchard and ruderal habitat. Mitigation for removal of riparian scrub, coastal sage scrub, or oak woodland will be required as per CEQA.

Cultural Resources and Constraints

Two cultural resources sites are intersected by trail segment 7 (CA-SDi-4,942 and CA-SDi-9,907. Site CA-SDI-4,942 was originally recorded as a bedrock milling station. The site location is on the margin of a housing development and it appears that the site was destroyed by construction of the development. The field check identified several boulders used in landscaping but they did not appear to be originally from that location based on water rounding and scaring and no milling was identified. A single patinated felsite flake was identified within the site area approximately 3 m north of the existing street. Other than the isolated flake, site CA-SDi-4,942 appears destroyed.

Another site, CA-SDi-9,907, is also present within trail segment 7 and was originally recorded as a series of bedrock milling features. The current field reconnaissance identified several features and associated artifacts as present along both sides of Sheridan Avenue within the proposed trail route. If any future improvements become necessary for this trail segment in the area where site Ca-SDi-9,907 exists, testing must be conducted to determine if any subsurface deposit is present, determine site

significance, and to mitigate potential impacts. If no improvements are proposed, this site will not be impacted.

Site CA-SDi-4,488 is also present along trail segment 7, however, this site is adjacent to the trail route and will not be directly impacted. This site was not surveyed during the current field reconnaissance.

8. Northeast Ring, El Norte Parkway from Vista Verde Drive east to Bear Valley Parkway

1.98 miles

Sidewalk at curb, a segment of El Norte Parkway is proposed.

Biological Resources and Constraints

The majority of this trail would pass through ruderal habitat along existing roads and through fields. The trail would cross a disturbed drainage that probably supports wetland vegetation (40 ft). Two isolated western sycamore trees (Platanus racemosa) occur along the alignment and should not be impacted.

The only impact would be to a small segment of disturbed wetland (40 ft length); this would add to the project's cumulative wetland impacts and mitigation in consultation with the resource agencies will be required. The trail alignment should be designed to avoid significant impacts. The sycamore trees should be avoided if possible.

Cultural Resources and Constraints

No cultural resources are located within trail segment 8, therefore there will be no impacts to cultural resource sites.

9. Southeast Ring; Bear Valley Parkway from El Norte Parkway south to North County Fair loop, with a connection across Bear Valley Parkway to the San Dieguito Park.

6.15 miles

This segment is a passes through a diverse range of existing conditions. Portions of this road require widening, sidewalks existing at some curbs. This trail is also to provide access across Bear Valley Parkway at the intersection of North County Fair Loop to reach the San Dieguito River Park staging area and trail network.

Biological Resources and Constraints

This trail is in a fairly urbanized area, but a substantial portion of it from San Pasqual Valley Road south parallels Adobe Creek, a major riparian woodland. The trail passes through ruderal habitat, ornamental plantings, orchards, riparian woodland, riparian scrub, and disturbed wetland. The riparian woodland is a fairly extensive high quality habitat and could support the federally-listed least Bell's vireo and other sensitive bird species.

The road is proposed to be widened to include the trail; therefore, riparian woodland and riparian scrub vegetation would be impacted in several areas. This is considered to be a significant impact and all wetland impacts should be

avoided to the greatest extent possible. The length of riparian habitat to be impacted depends upon which side of the road is to be widened. The maximum length of riparian habitat that may be impacted is 7,150 feet, but this could be reduced substantially by routing the trail to the opposite side of the road from the riparian woodland. Approximately 800 feet of riparian scrub would be impacted by the proposed road widening at the south end of the trail segment. Indirect impacts to the riparian habitats can be reduced or avoided by the use of protective fencing and informative signs to discourage trail users from wandering off the main trail. If the least Bell's vireo is found to be nesting in the riparian woodland, the trail should be re-routed away from the woodland to allow a 100-foot buffer zone between the trail and the edge of the woodland.

Cultural Resources and Constraints

One cultural resource site and one isolated artifact are located within an area that will be intersected by trail segment 9 (CA-SDi-4,227 and CA-SDi-1,038) and two sites are located adjacent to the proposed trail segment 9. The first site, CA-SDI-4,227, was investigated during the field reconnaissance and found to be destroyed by a housing project. The trail route through the site area was walked and no cultural resources were identified. Visibility was low due to dense vegetation and the presence of road fill, but the alluvial nature of the area suggests that the potential for cultural resources is low, therefore, no impacts are anticipated. The second site, CA-SDI-1,038, refers to the location of an isolated artifact that was previously discovered in the area of trail segment 9, but was collected. The presence of an isolated artifact poses no further constraint. This area is presently covered by a housing development and the likelihood that further cultural resources are present is low.

Two recently discovered cultural resource sites, temporarily designated as EPS-19/H and EPS-22 (temporary designations) are located adjacent to trail segment 9, but impacts from the proposed trail are not anticipated.

10. Southwest Ring, from North County Fair Loop at Bear Valley Parkway along the southern edge of Kit Carson Park over Interstate I-15, west at Via Rancho Parkway, north at Felicita Road, northwest at Park Drive, north on Bernardo Avenue to Citracado Parkway.

3.78 miles

Portions of this road require widening, sidewalks existing at some curbs.

Biological Resources and Constraints

This trail segment follows paved road through the following habitats: coast live oak woodland, ruderal, ornamental plantings, and developed.

There is a potential for impacting oak woodland along a 2,450-foot length depending on how far the road would need

to be widened to incorporate the new trail. The trail alignment should be designed to avoid significant impacts. It is recommended that all oak trees be avoided, but unavoidable impacts would add to the cumulative total impacts for the Master Parks, Trails, and Open Space Plan and would be mitigated in conformance with CEQA.

Cultural Resources and Constraints

Two cultural resource sites will be impacted by trail segment 10. At the first, SDM-W-1,028, milling features and a lithic scatter were confirmed as present as a result of the current field reconnaissance. Site SDM-W-1,028 refers to a large village complex recorded within Felicita Park. The trail route around the margin of the park was surveyed identifying two bedrock milling stations and a lithic scatter along the trail route. Several other potential site locations were noted to the north along the same trail route. If any future improvements become necessary for trail segment 10 in the area where site SDM-W-1,028 exists, testing must be conducted to determine if any subsurface deposit is present, to record known milling features, to determine site significance, and to mitigate potential impacts. If no improvements are proposed, this site will not be impacted other than by the potential damage done by increased visitors. Evidence of pothunting was noted at one of these sites and the potential for pothunting related to increased trail access within other portions of the park should be considered.

The field spot check also identified site CA-SDi-8,700 as present within trail segment 10, however, this site was confirmed as destroyed during the construction of a housing project and road through the area and, therefore, will not be impacted by the proposed trail segment. Site CA-SDI-8,699 was identified to the northeast approximately 35 meters from the trail route. The route itself appears to have been graded but the site form for CA-SDI-8,699 notes several artifacts located west of the site close to the project route, although no artifacts were observed within the route during the current survey.

Sites CA-SDi-10,884, CA-SDi-8,463, CA-SDi-8,698, and CA-SDi-8,699 were also noted as located adjacent to trail segment 10, however, none of these sites will be impacted by the proposed trail route. Because these sites are located adjacent to the trail route, rather than being intersected by it, none were investigated during the current field reconnaissance.

11. West Ring, Citracado Parkway from Bernardo Avenue to overpass of Highway 78.

3.88 miles

A large portion of this road is proposed, a few small segments exist with sidewalk at curb. Neighborhood residents are interested in providing a rural (equestrian trail as well as a paved trail along this segment.

Biological Resources and Constraints

The trail is divided into a northern half, north of Escondido Creek, and a southwestern half, southwest of the creek. The northern end of the north segment traverses developed land and ruderal habitat with ornamental plantings. The rest of the northern trail segment is within the Specific Planning Area (SPA) 8 and would be developed at the same time as the proposed road. This segment cuts through roadless areas including coastal sage scrub, disturbed coastal sage scrub, oak woodland, riparian woodland, nonnative grassland, orchard, and ruderal habitat. The southwestern segment passes through developed and disturbed lands, including ruderal habitat, orchard, and ornamental plantings. The removal of coastal sage scrub, oak woodland, and riparian woodland for the proposed road and trail within SPA 8 would be a significant biological impact. The environmental review of the proposed trail, however, will be part of the analysis for the road alignment. The trail alignment should be designed to avoid significant impacts. There are no significant biological impacts on the remaining trail segment, southwest of Escondido Creek.

Cultural Resources and Constraints

Two sites are identified as being intersected by trail segment 11 (CA-SDi-8,330 and CA-SDi-155), but neither will be impacted by the proposed trail route. Site CA-SDi-8,330 was recorded as a large habitation site. The current field reconnaissance of the route through the area was limited to a narrow strip next to the existing roadway due to an adjacent posted fenceline. No cultural resources were identified along the route proposed for trail segment 11 and it may be the case that CA-SDi-8,330 represents a series of cultural loci that, while located within this area, are, nonetheless, not situated along the route for trails segment 11. The varied topography within the recorded site area suggests the likelihood that this is the case. Site CA-SDi-155 is recorded as a small site located on a ridge. An update to the site form suggests it was destroyed by a trailer park development and the present field reconnaissance confirmed this evaluation. A trailer park is located on the site area and examination of the trail route failed to identify any cultural material on the margin of the site location. The current field reconnaissance reveals that no cultural resources will be impacted by trail segment 11.

Sites CA-SDi-8,280 and CA-SDi-12,209 are located adjacent to trail segment 11, but will not be impacted by the proposed trail route. Neither of these sites were investigated during the current field reconnaissance.

12. Northwest Ring, from overpass of Highway 78 at Nordahl Road to Montiel Road, west to Deodar Road, north to Rock Springs Road, northwest to Nordahl Road, north to Country Club Road, east under Interstate 15 to North Broadway.

4.16 miles

This segment passes along the northwestern edge of the city at the border of San Marcos. Portions of this road require widening, sidewalks existing at some curbs.

Biological Resources and Constraints

This proposed trail alignment traverses mostly developed land with roadside habitats of ruderal vegetation, ornamental plantings, eucalyptus woodland, and disturbed coastal sage scrub in the Interstate 15 right-of-way.

No significant biological impacts are anticipated with trail development. It appears that the road is wide enough for the 8-foot trail in the segment of disturbed coastal sage scrub and, therefore, would not remove native vegetation.

Cultural Resources and Constraints

No cultural resources are located within trail segment 12, therefore there will be no impacts to cultural resource sites.

SA. Jesmond Dene - This spur trail links the North Axis Urban Trail (1) from North Broadway northwest along Jesmond Dene Road to the intersection of the Mesa Rock (R1), and SDG&E (R2) regional trail sections.

0.85 miles

No sidewalks exist. Trail is to provide concrete sidewalk at curb and unpaved path separated by planting.

Biological Resources and Constraints

This trail would follow roads and dirt paths through or adjacent to the following habitat types: oak woodland (1,950 ft), disturbed riparian woodland (2,000 ft), coastal sage scrub (800 ft), and ruderal habitats. One proposed segment appears to cut through intact oak woodland for at least 500 feet.

The trail would run lengthwise along the oak woodland, and although direct removal of oaks could probably be avoided, impact to the understory would probably occur. The trail alignment should be designed to avoid significant impacts. The trail should be routed next to the paved road and away from the oak and riparian woodlands as much as possible. Restoration of a nearby oak woodland by planting understory species is recommended to mitigate the direct loss of oak understory habitat. Indirect impacts to oak and riparian habitats and coastal sage scrub can be reduced by the use of split-rail fencing and informative signs.

Cultural Resources and Constraints

No cultural resources are located within trail segment SA, therefore there will be no impacts to cultural resource sites.

SB. North Broadway - From the North Axis (1) and Northeast Ring (7) Urban Trails at North Avenue, connecting to the intersection of the SDG&E (R2) and Reidy Canyon (R3) regional trail segments to the north.

1.13 miles

Portions of this road require widening with inclusion of paved trail.

Biological Resources and Constraints

Vegetation types existing along this trail alignment are coastal sage scrub (550 ft), riparian scrub, eucalyptus woodland, and ruderal habitat with ornamental plantings and possibly individual oaks. The riparian scrub along this trail is a 50-foot strip at the southern terminus and possibly a 250-foot strip along the east side of the road.

Widening of the road to include a paved trail would impact both coastal sage scrub and riparian scrub habitat. A maximum of an approximate 550-foot length of coastal sage scrub would be removed. This would add to the significant cumulative impact from this project and should be reduced to the greatest extent possible by narrowing the trail and routing it as close to the existing road as possible. Several sensitive plant species potentially occur in the coastal sage scrub (Attachment 1) and their removal or disturbance during construction should be avoided to the extent possible. By minimizing impacts to sensitive plant species along all trail segments, total project losses would be cumulatively adverse, but not significant. Impacts to riparian scrub may require consultation with the resource agencies and shall require mitigation.

Cultural Resources and Constraints

Site CA-SDI-1,055 is identified as intersected by trail segment SB. This site was originally recorded by D. True as a habitation site. The current field reconnaissance identified this site location as presently developed but a bedrock outcrop was noted as present in private yards, but not examined. The proposed route for trail segment SB is located on the margin of CA-SDi-1,055, but the present survey of this area failed to locate any cultural material. Since no cultural resources were located, it must be assumed that no impacts will occur.

SC. Rincon Avenue - From Rincon Avenue at Conway Drive Urban Trail (7), East to Daley Ranch Western Perimeter Trails (R4, R5) at La Honda Drive.

SD. La Honda Drive - Connecting the Northeast Ring (7) Urban Trail along Conway Drive, east to the intersection of the Daley Ranch Western Perimeter (R4) and Guacamole Ridge (R5) regional trail segments.

1.51 miles

Portions of this road require widening, sidewalks existing at some curbs.

Biological Resources and Constraints

Trail alignment is along eastern side of La Honda Drive and potentially encounters the following habitats: oak woodland (500 ft), chaparral (650 ft), riparian scrub (0 to 350 ft), ruderal, and orchard.

The road would be widened to accommodate the new trail; impacts to the above native habitats could be minimized by using the existing dirt shoulder and dirt trails. The trail alignment should be designed to avoid significant impacts. Impacts to potentially occurring sensitive plant species such as Engelmann oak likewise would be reduced or eliminated. Removal of coastal sage scrub, oak woodland, or riparian scrub would require mitigation as per CEQA.

Cultural Resources and Constraints

No cultural resources are located within trail segment SD, therefore there will be no impacts to cultural resource sites.

SE. Escondido Creek Spur - Northern extension of the Escondido Creek Urban Trail (6) and linking the Northeast Urban Ring (8) along El Norte Parkway, northeast along maintenance road to intersection of Daley Ranch (R5), Lake Dixon (L2) and Cloverdale Road (R6) trail segments at Lake Wohlford Road and Bear Valley Parkway.

0.75 miles

Maintenance road on north bank of channel. An equestrian staging area is recommended in the city owned property currently leased to Chollas riding club. A joint venture with a private group is a positive solution. This trail is to provide access to the staging area and adjoining trails.

Biological Resources and Constraints

This alignment follows the Escondido Creek concrete channel and passes through ruderal habitat and citrus orchards. No sensitive habitats are encountered along the proposed trail.

No significant impacts to biological resources would result from trail development.

Cultural Resources and Constraints

No cultural resources are located within trail segment SE, therefore there will be no impacts to cultural resource sites.

SF. Glenridge/Reed Road - Northeast along Glenridge and Reed Road from Southeast Ring Urban Trail (9) to Cloverdale Road (R7) regional trail. This trail provides a link with Mountain View Drive (L9) local rural trail.

1.89 miles

Portions are paved, some with sidewalk at curb, portions are dirt roads closed by private gates.

Biological Resources and Constraints

The western portion of the proposed trail alignment is surrounded by development and habitats along the remaining route include ornamental with scattered oaks (320 feet), orchard, and ruderal vegetation. Any oaks that may occur within the ornamental plantings would not be considered sensitive given the overall absence of native habitat.

Any trail widening that may occur could potentially impact individual oaks through soil disturbance in the root zone. Impacts to individual oaks in an ornamental setting would be

considered adverse, but not significant. It is recommended, however, that individual oaks be retained as part of the trail landscape. The trail may be widened and improved as needed with no significant biological impacts.

Cultural Resources and Constraints

There are no cultural resources located within trail segment SF, therefore, there will be no impacts.

SG. San Pasqual Road - Along the south side of San Pasqual Road linking the Urban Trail (9) at Bear Valley Parkway adjacent to the City Golf Course (Vineyard) and Thomas Yeager Winery to the San Diego Regional Open Space Trail network.

1.25 miles

SH. Bernardo Mountain - From the Southwest Urban Trail (10) along Via Rancho Parkway south through SPA #7 to the San Dieguito Regional Open Space Trail segment along West Lake Hodges. The Bernardo Mountain Peak (L6) trail branches off this spur trail overlooking the San Pasqual River Valley and Lake Hodges.

1.42 miles

To be provided by the developer. A secondary trail to the summit of Bernardo Mountain would be an asset to the community.

Biological Resources and Constraints

The majority of this trail alignment, except for the northern most section, lies within the Bernardo Mountain development area. Habitats present along this route include coast live oak woodland and coastal sage scrub. Both of these habitats onsite are considered sensitive due to their wildlife value and their connection to a large area of natural open space. Near Via Rancho Parkway, the oak woodland occurs on the west side of the trail (840 ft). Then the trail would cross through the woodland (920 feet) and join an existing dirt road for the remainder of the route. The road is bordered by coastal sage scrub on the west side and oak woodland and coastal sage scrub along the east side.

Outside of the Bernardo Mountain development area, the proposed trail would impact coast live oak woodland habitat if a new road were to be created in the northern section. An alternative alignment should be sought to reduce or eliminate project impacts to oak woodland. The trail alignment should be designed to avoid significant impacts. Impacts to this sensitive habitat would be considered significant and mitigation would be required in conformance with CEQA. Indirect impacts to oak woodlands from increased human disturbance adjacent to the existing trail can be reduced by strategic placing of protective fencing. The trail segment that is within the Bernardo Mountain development area is to be completed by the developer and would connect with the San Dieguito River Valley Regional Park Trail.

Cultural Resources and Constraints

The location of site SDM-W-2,019 is intersected by trail segment SH, however this site could not be relocated during the field study. The existing trail through this site area was surveyed during the current field reconnaissance, but no cultural resources were identified. A residential area exists here and it is possible that any cultural resources that may have been present here at one time were subsequently destroyed by the housing development. Because site SDM-W-2,019 could not be relocated, no impacts are anticipated for trail segment SH.

SI. Light Rail Right-Of-Way - This spur trail links the Western Urban Trail (11) along Citracado Parkway, west to the Regional Escondido to Oceanside Light Rail/Bicycle Trail.

0.56 miles

Paved roads exist.

Biological Resources and Constraints

This trail segment passes through ruderal habitat with a few ornamental plantings. No native habitats are present and no sensitive species are expected.

There would be no significant biological impacts from trail development.

Cultural Resources and Constraints

No cultural resource sites will be intersected by trail segment SI, however, site CA-SDi-12,046 is located adjacent to the trail route. Since these sites are adjacent to trail segment SI, no impacts are anticipated. Because of its peripheral location this site was not investigated during the current field reconnaissance.

SJ. Country Club/Vista Irrigation - Providing a regional connection to San Marcos and their community trails network from Northwest Urban Trail (12) along Country Club Lane west to the Vista Irrigation Flume.

2.74 miles

Sidewalk exists at curb along Country Club Road. Dirt maintenance roads exist along flume. Vista Irrigation is considering trails on maintenance road when pipe is put underground, though private gates incumber.

Biological Resources and Constraints

The trail would parallel Country Club Road at the edge of the golf course; the trail portion which follows paved road would lie next to golf course with ornamental plantings and possibly oak trees, eucalyptus woodland, ruderal habitat, and riparian scrub. The riparian scrub habitat consists of willow and mulefat plantings in a roadside channel along Bougher Road. The rural portion of the trail within a Specific Plan Area follows the Vista flume and would remain on existing dirt maintenance roads. This portion traverses through primarily coastal sage scrub (5,600 ft) with a few patches of chaparral (130 ft). Several sensitive plant and

animal species are documented for this area, including the California gnatcatcher (see park site report CE18).

No significant impacts for the trail portion along existing paved roads are anticipated; however, if the riparian scrub habitat needs to be altered to widen the road, mitigation by revegetation of riparian habitat may be required by the regulatory agencies. The rural segment of trail SJ that follows Vista flume is not proposed to remove any of the native vegetation along its length; however, indirect impacts to sensitive plant and animal species from increased human disturbance are anticipated; the placing of protective fencing in areas where the California gnatcatcher is nesting and in places where new trails have begun to form is recommended to reduce these impacts. It is also recommended that no dirt roads or paths be paved, as this would impact two federal candidate lizard species, San Diego horned lizard and orange-throated whiptail.

Cultural Resources and Constraints

No cultural resource sites will be intersected by trail segment SJ, however, site CA-SDi-5,366 and temporarily designated site EPS-17H are located adjacent to the trail route. Since these sites are adjacent to trail segment SJ, no impacts are anticipated. Because of its peripheral location CA-SDi-5,366 was not investigated during the current field reconnaissance. Since site EPS-17H was so recently recorded during the park survey portion of this project, it was not reexamined during the current trail reconnaissance study.

The following predictive table provides an indication of which trail segments cross areas where archaeological sites may occur based on proximity to drainages.

L1. Daley Ranch, Southeast Perimeter - Primary Rural Trail connecting Regional Trail Section (R5), north to the intersection of trails segments (Da) and (L3). A short spur branches off this trail to a peak overlooking Valley Center Road.
1.59 miles

L2. Lake Dixon Area - This Rural Trail provides a scenic route along the northern perimeter of Lake Dixon and connects trail segments (SD) and (SE). A small spur branches off this trail north to trail segment (R5).
1.5 miles

L3. Mutual Water Property, Loop - From the eastern edge of the Daley Ranch East Perimeter Trail (Da) and north terminus of trail (L1), east across Valley Center Road through the City's Mutual Water Property and south across Lake Wohlford Road to the Lake Wohlford Shores trail (I4). A 1.8 mile loop branches off to the south into a small valley adjacent to Valley Center Road.

3.21 miles/with loop 5.04 miles

Existing dirt road with private access from Daley Ranch east across Valley Center Parkway into Mutual Water Property (city gate). New trails must be cut to reach existing dirt roads which go south to Lake Wohlford Road.

Biological Resources and Constraints

Traveling from west to east, the first 2.7 miles of trail uses existing dirt roads and passes primarily through chaparral with a few small segments of coastal sage scrub (1,050 ft), coast live oak woodland (850 ft), and orchard. The trail turns southward for the last 2.6 miles and passes primarily through oak woodlands with a few segments of coastal sage scrub (1,800 ft) and chaparral. Of this southeastern half of the trail 3,000 ft is coast live oak woodland and 6,100 ft is oak woodland with chaparral or coastal sage scrub and probably a dominance of Engelmann oak. One portion of this trail would be cut through native habitat from the existing dirt road south to Lake Wohlford dam. This segment of proposed trail includes coastal sage scrub (500 ft) and chaparral with some potential for Engelmann oaks (500 ft).

Direct biological impacts from construction of trail segment L3 include removal of coastal sage scrub habitat within a 500-foot segment and oak woodland/chaparral within a 500-foot segment. Additional direct impacts may occur and should be evaluated if trail widening is needed at any point along the alignment. Several sensitive plant species are potentially present in all the habitats except orchard (Appendix 1). The trail alignment should be designed to avoid significant impacts. Focused surveys for sensitive plant species should be conducted in areas where new trail construction is planned. Mitigation for loss of coastal sage scrub and oak woodland habitats is required as per CEQA. Indirect impacts in coastal sage scrub and oak and riparian woodlands can be reduced by strategic placing of protective fencing.

Cultural Resources and Constraints

There are no cultural resource sites that are intersected by trail segment L3, although, site CA-SDi-1,062 is located adjacent to this proposed trail route. Since this is a peripheral location, no impacts are anticipated. Because site CA-SDi-1,062 is located adjacent to the trail system, it was not investigated during the current field investigation.

L4. Lake Wohlford Shores, trail around the lake. Several trails link up to and branch off this scenic trail.

4.35 miles

A road exists along south shore and partially on north shore. The segment of the road from Oak Dale to the eastern edge of the lake should be improved as a demonstration rural trail with signage, benches etc.. A new trail is to be constructed on north shore to complete the loop. It should utilize the existing road where feasible and with new segments con-

structed to reach the maintenance road that will serve as a trail across the dam. An equestrian staging area is recommended to serve this and adjoining trails. Opportunities exist for it to be located on the south shore in the equestrian facilities of Oak Dale and leased to a private concessionaire.

Biological Resources and Constraints

Habitats present along the trail loop travelling from the dam in a clockwise direction include riparian woodland, oak woodland, chaparral, Engelmann oak woodland, ruderal, developed, coastal sage scrub, and ornamental. A new trail segment would be cut along the shore in the northwest corner through coastal sage scrub. Other segments may be newly cut or widened such as the trail along the northern portion of the lake and a small stretch along the most southerly portion of the trail. These potential new trail segments/widening areas may occur within coastal sage scrub/oak woodland, oak woodland, and chaparral/ Engelmann oak woodland habitats.

The proposed trail would impact coastal sage scrub habitat in the northwest segment where new trail would be constructed. The sage scrub habitat onsite is considered sensitive because of its high wildlife value, rarity, and connection with large areas of natural open space. The trail alignment should be designed to avoid significant impacts. An alternative alignment should be sought to reduce or eliminate project impacts to coastal sage scrub habitat such as along Lake Wohlford road to trail L3 (Mutual Water Property). Impacts to this sensitive habitat would be considered significant and mitigation would be required in conformance with CEQA. Additional new trail construction or widening may be required within coastal sage scrub/oak woodland, oak woodland, and chaparral/Engelmann oak woodland habitats. Impacts to these sensitive habitats would be considered significant. Within chaparral/Engelmann oak woodland habitat, impacts can be mitigated below the level of significance by avoiding direct impacts to Engelmann and coast live oaks. Indirect impacts to coastal sage scrub, riparian woodland, and oak woodland habitats from increased human disturbance adjacent to the existing trail can be reduced by strategic placing of protective fencing.

Cultural Resources and Constraints

There are no cultural resource sites that are intersected by trail segment L4, although, site CA-SDi-758 is located adjacent to this proposed trail route. Since this is a peripheral location, no impacts are anticipated. Because site CA-SDi-758 would not be directly intersected by the trail system, it was not investigated during the current field investigation.

L5. Guacamole Ridge - From Old Guejito Grade at Cloverdale Road Regional Trail (R6 & R7), north to Lake Wohlford trail and lake.

2.17 miles

Dirt roads exist along entire segment. City access from Lake Wohlford, and private access from Old Guejito Grade. Secondary trail to follow existing trail to the summit of Bottle Peak.

Biological Resources and Constraints

Habitats present along trail from north to south include chaparral, oak woodland/chaparral (550 ft), Engelmann oak woodland (550 ft), nonnative grassland with scattered Engelmann oak trees (1,000 ft), and orchard. Existing dirt roads would comprise the trail, but one new trail segment would be cut through disturbed chaparral along the eastern edge of an avocado orchard (2,100 ft).

Indirect impacts to oak woodland can be minimized by erecting protective fencing along those segments of the trail. The trail alignment should be designed to avoid significant impacts. Direct removal of disturbed chaparral for the new trail segment is not considered a significant impact; however several sensitive plant species (Appendix 1) have the potential for occurrence and should be avoided as much as practicable. It is assumed that any significant impacts (e.g., presence of Encinitas baccharis) could be avoided by alterations in the trail alignment.

Cultural Resources and Constraints

Two cultural resource sites are present along trail segment L5 and both are intersected by the trail route (CA-SDI-8,674 and CA-SDi-8,673). Attempts were made to examine these sites during the field reconnaissance, but access was not possible. Two roads were noted on the aerial photograph leading to the site area and both roads were checked and found to be blocked by locked gates. Because site CA-SDi-8,674 could not be accessed during the current field reconnaissance this site was not examined. Thus, the current condition of site CA-SDi-8,674 remains unknown at the present. Another site, CA-SDI-8,673, is also intersected by trail segment L5, and similar to the situation with CA-SDi-8,674, access to this site was also denied. Two roads were observed on the aerial photograph leading to the site area but these proved to be blocked by locked gates. Because access was not possible for site CA-SDi-8,673, the present condition of this site remains unknown at the present time.

If future improvements to trail segment L5 are planned, sites CA-SDi-8,674 and CA-SDi-8,673 must be tested for an evaluation of significance and to mitigate potential impacts. If no improvements are planned, there will be no impacts to these sites.

L6. Bernardo Mountain Peak - This short trail branches off the Bernardo Mountain Trail (SH), to the peak of Bernardo Mountain providing a scenic point overlooking Lake Hodges and the San Pasqual River Valley.
0.50 miles

L7. San Elijo Canyon, from Avenida Del Diablo Park to the regional facility at Mt. Israel Recreation Area Trail Head
2.46 miles
New trail to be cut in many segments. City Utilities would like a maintenance road along their Land Outfall pipe from the wastewater Treatment Plant, although residents will have a fit. Dirt roads exist, though private gates incumber.
Biological Resources and Constraints
The eastern part of the proposed trail appears to follow existing trails through chaparral, riparian woodland, oak woodland, eucalyptus woodland, and ruderal habitat; although it is unclear whether existing paths would be used throughout. The western trail portion would cut through new areas impacting riparian woodland and chaparral (400 ft). This alignment would remove riparian woodland vegetation for approximately 3,200 feet as mapped on sheet 3A and up to 5,600 feet on sheet 4A. The trail alignment should be designed to avoid significant impacts. A biologically preferred alternate route would cross to the north side of the creek where the riparian woodland is broken (see sheet 3A) and follow the existing road on the north and west side of the creek. Several sensitive plant and animal species potentially occur in the chaparral and riparian woodland (Appendix 1).
Significant impacts to riparian woodland and potentially to sensitive species would occur with the proposed trail alignment. The trail is proposed to be built with a maintenance road for the Land Outfall pipe that the City Utilities would like to see developed. The biological impacts and mitigation, therefore, may be evaluated as part of the City Utilities road development. However, the biological impacts of a trail from Avenida Del Diablo Park to Mt. Israel Recreation Area trail head can be substantially reduced if existing trails and roads are chosen as the alignment. If new trail is constructed through the high quality riparian woodland, the impacts would exceed the direct loss of vegetation within an 8-foot wide strip. Trail penetration of undisturbed riparian woodland would allow a step by step degradation of the understory to occur. Additionally, there would be an increase in disturbance to sensitive wildlife species from noise and the physical presence of people and their pets. Whether the trail is newly constructed or follows existing roads, use of protective fencing and informative signs to discourage trail users from wandering off the main trail is recommended. If the federally endangered least Bell's vireo is found to be nesting in the riparian woodland, the trail

should be re-routed away from the woodland to allow a 100-foot buffer zone between the trail and the edge of the woodland.

Cultural Resources and Constraints

No cultural resources are located within trail segment L7, therefore, no impacts are anticipated.

L8. Harmony Pass - Connecting the San Dieguito River Park Trail at West Lake Hodges northwest to the San Elijo Canyon Trail (L7) in Harmony Grove.

1.89 miles

New trail must be cut in small segment. Dirt roads exist, though private gates incumber from the south.

Biological Resources and Constraints

The trail cuts through a segment of nonnative grassland and chaparral (600 ft) at the northern end, but is confined to dirt roads for the remaining length. The habitats present along the Harmony Pass trail include chaparral, coastal sage scrub, oak woodland, nonnative grassland, ruderal, and potentially a short segment of riparian scrub. Several sensitive plant and animal species are potentially present in the habitats along this segment (Appendix 1).

No direct loss of sensitive habitat would result from trail development, however, there is a potential for sensitive plant species in the areas of nonnative grassland and chaparral to be impacted. The trail alignment should be designed to avoid significant impacts. Removal of chaparral vegetation can be avoided by moving the trail about 20 feet to the north to the open ruderal habitat. A survey to identify sensitive plants and help determine the least impactive final trail alignment should reduce any direct impacts to a level of non-significance. Indirect impacts to sensitive habitats and species can be minimized by placing protective fencing in strategic locations along the undisturbed portions of oak woodland and coastal sage scrub habitats.

Cultural Resources and Constraints

Three cultural resource sites will be intersected by trail segment L8 (CA-SDi-6,732, CA-SDi-7,731, and CA-SDi-6,733), however, this trail segment is considered part of the San Dieguito Trail System and is not included in this study. None of these sites were examined during the current field reconnaissance. Information regarding this portion of the trail system will be provided in the San Dieguito Trail System study.

L9. Mountain View Drive - From Spur Trail (SF), at Glenridge Road southeast along Mountain View Drive to the Regional Urban Trail along Cloverdale Road. This trail also provides access to the Dead horse Trail (L10).

1.68 miles

L10. Dead Horse, North - The northern portion of the Dead Horse Canyon Trail from Mountain View Trail (L9) south to the Tepee Mountain Trail (L11) at Summit Drive. The San Pasqual Valley Trail (G) branches off this trail and provides a connection to the San Dieguito River Valley and trail system to the east.

2.38 miles

Dirt road exists along Dead Horse Creek to San Pasqual, part of this road serves gas line. San Diego aquifer below segment from Bear Valley Parkway to Summit Drive. New trail required to make connections between San Pasqual and Idaho, and from X Street to Mountain View Drive.

Biological Resources and Constraints

Habitats present along this route from north to south include orchard, coastal sage scrub, riparian woodland, ruderal,, disturbed wetland, coast live oak woodland, and ornamental plantings. New trail may be cut through riparian woodland near Skyline Drive (280 feet), San Pasqual Valley Road (800 feet), Summit Drive (200 feet), Bear Valley Parkway (80 feet), and Canyon Road (1400 feet). This riparian woodland is generally of high quality throughout the alignment and is composed of coast live oak and willow trees. The coastal sage scrub along the alignment is high quality habitat that is relatively undisturbed.

New trail impacts to riparian woodland would be considered significant and it is strongly recommended that these impacts be reduced wherever possible. For example, trail crossings of the woodland should use existing roads such as those present near Bear Valley Parkway and Summit Drive. Indirect impacts to riparian woodland and coastal sage scrub habitats from increased human disturbance adjacent to the trail can be reduced by strategic placement of protective fencing.

Cultural Resources and Constraints

Three cultural resource sites will be intersected by trail segment L10. Evidence of site CA-SDI-5,340 was relocated during the current field reconnaissance of the area and was noted as a large habitation site with extensive evidence of vandalism and pothunting. Site CA-SDI-10,311 and CA-SDi-11,047 will also be intersected by trail segment L10. Access to both of these sites was restricted during the present reconnaissance study due to private property constraints (in the form of fenced and posted areas). Thus, these sites were not directly examined during the current field study but were observed from a distance. Several bedrock outcrops consistent with the bedrock milling sites recorded at these locations were observed as present. Neither site appears to be disturbed, but their current condition remains unknown.

If future improvements to trail segment L10 are planned, sites CA-SDi-5,340, Ca-SDi-10,311, and CA-SDi-11,047 should be tested and evaluated to determine significance

and to mitigate potential impacts. If no improvements are planned, there will be no impacts to these sites. It should be noted that by establishing a trail through the site areas may encourage additional pothunting and vandalism that has already been observed in this area.

Four additional cultural resource sites are adjacent to trail segment L10 (CA-SDi-5,426, CA-SDi-10,308, CA-SDi-10,309, and temporarily designated site EPS-20). Since these sites are adjacent to trail segment L10, no impacts are anticipated. Because of their peripheral location these sites were not investigated during the current field reconnaissance.

L11. Tepee Mountain, from Summit Drive at Dead Horse Canyon Trail southeast to San Pasqual Road and the San Dieguito River Park Trail.

2.14 miles

Dirt roads exist, though private gates incumber.

Biological Resources and Constraints

Habitats present along this route from north to south include coast live oak woodland, ornamental, ruderal, orchard, riparian scrub (potentially), and disturbed wetland. Ground truthing would be required to determine the presence or absence of riparian scrub and one of the two areas mapped as oak woodland (the northern one). Sensitive habitats present include coast live oak woodland, riparian scrub, and disturbed wetland. Of these, the oak woodland along the southern segment of the trail is considered most sensitive because of its proximity to the San Dieguito River Valley.

Impacts to riparian scrub and coast live oak woodland habitats may occur from trail construction or widening. These habitats are considered potentially occurring as described above. The trail alignment should be designed to avoid significant impacts. Any impacts to riparian scrub habitat would add to the project's cumulative wetland impacts and mitigation in consultation with the resource agencies would be required. Any impacts to the potentially occurring oak woodland habitat in the northern segment would be considered significant and mitigation would be required in conformance with CEQA. Indirect impacts to oak woodland from increased human disturbance adjacent to the existing trail can be reduced by strategic placement of protective fencing. This protective measure is particularly recommended where oak woodland occurs near the southern segment of the trail.

Cultural Resources and Constraints

No cultural resources are located within trail segment 34, therefore, no impacts will occur.

L12. Dead Horse Canyon South - The southern portion of the Dead Horse Canyon Trail from the Southeast Urban Ring Trail (9) along Bear Valley Parkway, south through the canyon making a semi-loop back to the southern section of Urban Trail (9).
1.51 miles

R1. North Ridge, from Jesmond Dene at Ivy Del to Centre City Parkway, north to Interstate 15 underpass, north on Mesa Rock Road to Dear Springs Road.
2.46 miles
Section from Jesmond Dene north to Centre City Parkway is on existing dirt roads. Highway underpass and Mesa Rock Road is paved requiring trail marking on the pavement to the curb.
Biological Resources and Constraints
Habitats that may be affected by widening of Mesa Rock Road include chaparral (3,750 ft), oak woodland (475 ft), disturbed oak woodland (400 ft), and ruderal habitat. The trail would follow a dirt road to the southeast between Centre City Parkway and Jesmond Dene through coast live oak woodland (1,900 ft) and chaparral.
Potential impacts include removal of chaparral and oak woodland habitats along the west side of Mesa Rock Road and indirect impacts to oak woodland on the existing dirt road. Direct impacts to chaparral would not be considered significant, but impacts to sensitive plants which may occur there (Appendix 1) and oak woodland may be significant. These impacts can be reduced to below a level of significance or avoided by narrowing the trail in the biologically sensitive areas and placing protective fencing and signs along the oak woodlands.
Cultural Resources and Constraints
Two cultural resource sites are intersected by trail segment R1. Site CA-SDI-4,563 is recorded as located under the present I-15 freeway and appears to have been destroyed by its construction. The route for trail segment R1 through the site CA-SDi-4,563 location was investigated during the present field reconnaissance and no cultural resources were identified, however, the area was highly disturbed by freeway development. Site CA-SDI-4,562, located in an existing on-ramp and along a street, is similar to CA-SDI-4,563 in that it also was destroyed by freeway construction. The trail route through this area was surveyed during the current field reconnaissance and since no cultural resources were identified as present, it is assumed that no impacts will occur on trail segment R1.
Two other sites, CA-SDi-4,558 and CA-SDi-5,396 were also identified as being located adjacent to trail segment R1, however, because of their location, no impacts are anticipated. Neither of these adjacent sites were examined as part of the current field reconnaissance.

R2. SDG&E, South - Southern extension of the SDG&E Ridge Road Trail from Jesmond Dene Road north to the northern section of his trail segment (A) and Reidy Canyon Regional Trail Segment (R3).

1.42 miles

Existing SDG&E maintenance road. A portion of this segment is private property requiring Grant of Easement. SDG&E considers trails a common joint use and not a potential problem. Access is from end of Canyon Drive in the community of Jesmond Dene.

Biological Resources and Constraints

Segment R2 follows existing dirt road for its entire length. It traverses through coastal sage scrub (7,390 ft), riparian woodland (700 ft), chaparral, and ruderal habitat.

It is presumed that widening or paving of the dirt road would not be necessary and therefore the only impacts to biological resources would be indirect. The trail alignment should be designed to avoid significant impacts. Human disturbance from increased trail use could be minimized by using protective fencing in sensitive areas including riparian woodland, habitat with sensitive plant species, and coastal sage scrub occupied by the California gnatcatcher.

Cultural Resources and Constraints

No cultural resource sites are intersected by trail segment R2, however, site CA-SDi-11,899 is located adjacent to the proposed route. Since this is a peripheral location, no impacts resulting from trail segment R2 will occur. This site was not surveyed during the current field reconnaissance.

R3. Reidy Canyon - From SDG&E Trail (R2) to Deer Park and Daley Ranch Perimeter Trail (R4). This trail also provides a connection to several northern perimeter trails (C & Da).

2.78 miles

Portions of this trail are dirt, some are along existing paved roads requiring addition of sidewalk. An equestrian staging area is recommended at Neighborhood Park site P10 to provide access to this and the adjoining trails. The staging area may be a joint venture with a local private stable.

Biological Resources and Constraints

This alignment would include a segment of new trail through coastal sage scrub habitat (300 ft), segments along existing dirt roads, and a segment next to paved road that may be widened into oak/eucalyptus woodland (250 ft) and coastal sage scrub (625 ft) as well as ornamental plantings and ruderal habitat. The dirt road at the western end of the trail passes through coastal sage scrub (1,525 ft) and a short stretch of chaparral, and the eastern portion traverses through coastal sage scrub (4,625 ft), oak woodland (1,850), and chaparral.

Impacts would include direct loss of up to a 925-foot length of coastal sage scrub habitat and a 250-foot length of eucalyptus/oak woodland, adding to the cumulative losses from

the Master Plan of Parks, Trails and Open Space. The trail alignment should be designed to avoid significant impacts. Mitigation would be required as per CEQA. The eastern end of the trail is not defined and is proposed to connect with the Daley Ranch trail system. It is recommended that the trail follow existing dirt roads even if the route is more circuitous, to avoid significant impacts to coastal sage scrub and oak woodland. Indirect impacts to coastal sage scrub and oak woodlands can be minimized by the use of protective fencing and informative signs.

Cultural Resources and Constraints

No cultural resource sites are intersected by trail segment R3, however, site CA-SDi-3,625 is located adjacent to the proposed route. Since this is a peripheral location, no impacts resulting from trail segment R3 will occur. This site was not surveyed during the current field reconnaissance.

R4. Daley Ranch, West Perimeter - This rural trail provides a continuing link in the Regional Trail network. The Daley Ranch Mid-link trail also branches off this trail segment.

1.91 miles

R5. Daley Ranch, South Perimeter - A continuing link in the Regional Trail network. Several trails link into this section including the Lake Dixon Area rural trail (L2).

2.24 miles

R6. Cloverdale Road, North - Northern extension of the Cloverdale Road Regional link from Valley Center Road to Old Guejito Grade Road. Several trails link into the southern terminus of this rural trail.

1.32 miles

R7. Cloverdale Road - Southern extension of this regional link from Old Guejito Grade Road south to Rockwood Road and the recommended Neighborhood Park (CE22) and equestrian staging area. Several trails link into this segment along its north/south route.

2.74 miles

Dirt roads exist along most of segment. It is a service road for the Specific Planning Area. Currently it has only private access from Cloverdale Specific Planning area and from Old Guejito Grade. This trail is to connect to the recommended equestrian staging area in Neighborhood Park CE22. The staging area may be in conjunction with private stables located outside the planning area providing equestrian trails connect to the park and adjoining trails.

Biological Resources and Constraints

The majority of this segment lies adjacent to riparian woodland and avocado orchards on existing dirt roads. Riparian scrub, chaparral, and ruderal habitats are also present. The trail follows the high quality riparian woodland of Cloverdale Creek where the federally-listed endangered least Bell's vireo and other sensitive riparian bird species are expected

to inhabit the riparian woodland adjacent to the trail. A new segment of trail is proposed to cross Cloverdale Creek, removing riparian woodland vegetation in a stretch of approximately 100 feet.

The clearing of riparian woodland vegetation for one segment of the trail would be a significant impact. Impacts to riparian woodland should be avoided to the greatest extent possible. Unavoidable impacts must be mitigated in consultation with the resource agencies. Presence or absence of the least Bell's vireo should be determined for this area; a Section 7 consultation with the U.S. Fish and Wildlife Service (USFWS) may be required if this species is detected. It is recommended that the proposed trail alignment be re-routed to the north near the golf course where a creek crossing already exists. Indirect impacts to the riparian woodland are also anticipated as a result of increased noise and disturbance off the main trail which is expected to come with increased trail use. Protective fencing is recommended along the segments adjacent to the riparian woodland to keep trail users focused on the main trail. In areas where least Bell's vireos are found to be nesting, the trail should be re-routed away from the woodland to allow a 100-foot buffer zone between the trail and the edge of the woodland.

Cultural Resources and Constraints

There are no cultural resources located within trail segment R7, therefore, there will be no impacts to this portion of the trail route.

A. SDG&E, Ridge Road

1.85 miles

Northern extension of Trail Segment R2 which runs along an existing SDG&E maintenance road. SDG&E considers trails a common joint use and not a potential problem. Segment A follows an existing dirt road for its entire length and traverses through coastal sage scrub, riparian woodland, chaparral, and ruderal habitat.

B. Mountain Meadow, Deer Springs Road at Mesa Rock Road east across Interstate 15 overpass to Mountain Meadow Road to avocado road cutoff, east to northwest edge of Daley Ranch and trail segment C.

2.74 miles

Portions of this road require widening with inclusion of paved trail. Trail also passes through avocado grove on existing dirt roads.

Biological Resources and Constraints

The western portion of this trail would follow Mountain Meadow Road on its southern shoulder and would run adjacent to and possibly impact the following habitats: coastal sage scrub (1,900 ft), chaparral (1,100 ft), nonnative grassland, and ornamental plantings. The eastern portion of the trail follows existing dirt roads through coastal sage scrub (segments total 5,750 ft), riparian woodland (2,825 ft), chaparral, avocado orchards, and nonnative grassland.

Additionally, one segment of new trail would be cut along the boundary between avocado orchard and native habitat (325 ft).

Potential impacts include removal of coastal sage scrub with the widening of Mountain Meadow Road and construction of a 325-foot link of new trail. It may be possible to avoid all direct removal of coastal sage scrub by confining road widening along segments of native habitat to the disturbed road shoulder area and constructing the new trail segment through avocado orchard. Direct impacts to coastal sage scrub will add to the cumulative losses of this habitat from the entire Master Plan of Parks, Trails and Open Space and must be mitigated as per CEQA. Cumulative losses of sensitive plants are expected to be adverse but not significant if the final trail route is selected for minimizing impacts to sensitive plants. Surveys for sensitive plant species along the flagged proposed trail alignment may need to be completed in the spring by a biologist before finalizing trail designs. Paving of dirt shoulders or roads should be minimized to reduce impacts to San Diego horned lizard and orange-throated whiptail. Focused surveys for these species should be done in areas of proposed paving. Indirect impacts of increased human disturbance to an extensive link of riparian woodland and coastal sage scrub may be minimized by the placing of split-rail fencing and informative signs.

Cultural Resources and Constraints

The current investigation revealed that one site, SDM-W-4,396 will be intersected by the proposed trail segment 18 and that another site, CA-SDi-4,558, is located adjacent to the proposed trail route. Site SDM-W-4,396 refers to the location of a previously collected isolated ceramic sherd. This location was checked for additional cultural resource during the present study but the results were negative. The presence of an isolated artifact does not constitute a significant resource, therefore, no impacts will occur. Because site CA-SDi-4,558 is located adjacent to the proposed trail route, it was not investigated as part of the current field reconnaissance. Due to the peripheral location of this site, no impacts are anticipated.

C. Daley Ranch, Western Perimeter (North)
1.49 miles
This is a public trail to be completed by developer.

Da. Daley Ranch, North/East Perimeter
4.01 miles
A public trail to be completed by developer.

Db. Daley Ranch Specific Planning Area, Mid-link Trail, Alternate Route
2.27 miles
A public trail is to be completed by developer.

E. Old Guejito Grade; from Bear Valley Parkway northeast to the eastern end of Lake Wohlford.

5.49 miles

Dirt roads exist along entire segment. This road was public until recent property owners had it closed. A segment extends outside the Planning Area which provides access to regional trails.

Biological Resources and Constraints

Traveling from southwest to northeast, the first one quarter of this trail segment winds through avocado orchards, the second quarter traverses through chaparral with two crossings of oak woodland, and the last (northeast) half follows an oak woodland drainage. In this northeast half of trail segment E, smaller amounts of chaparral, nonnative grassland, ruderal, and agricultural lands intervene.

The entire segment of trail is proposed to follow existing dirt roads and paths. No direct impacts to biological resources are anticipated; however, if trail widening is needed at any point along the alignment, an evaluation of those impacts should be made. Indirect biological impacts of trail designation would include increased human disturbance in the oak woodland habitat. Although not significant, this indirect impact should be minimized by erecting protective fencing and signs to discourage trail users from wandering off the trail through the oak woodland.

Cultural Resources and Constraints

Site CA-SDI-752 is intersected by trail segment E. This site was originally recorded by D. True as a large habitation site. During the current field reconnaissance, cultural material, including quartz flakes and debitage, was noted within the site area near the basketball courts and several buildings. While the information is not revealed in the record search for this area, it was learned that a previous testing program has been conducted for portions of this site. If future improvements to trail segment E are planned, site CA-SDi-752 should be evaluated to determine what previous work has been conducted and to mitigate potential impacts. If no improvements are planned, there will be no impacts to this site.

Fa. East County/Valley View

5.87 miles

A public trail connection to the regional trails to the east of the property is recommended. This trail is to connect to the recommended equestrian staging area in Neighborhood Park CE22. The staging area may be in conjunction with private stables located outside the planning area providing equestrian trails connect to the park and adjoining trails.

Biological Resources and Constraints

Habitats present along the trail from north to south include orchard, nonnative grassland, oak woodland, Engelmann oak woodland, chaparral, coastal sage scrub, and ruderal

vegetation. Much of the trail alignment is comprised of existing dirt roads, but three new trail segments would be cut and some of the existing dirt roads may be widened. The new trail segments would impact coastal sage scrub within the Valley View SPA and Engelmann oak woodland/chaparral habitat in the northern end which is outside the SPA (400 feet). Potential road widening would further impact these two habitats. The trail alignment should be designed to avoid significant impacts.

Outside of the Valley View SPA, direct biological impacts from construction of trail segment Fa include removal of Engelmann oak woodland/chaparral habitat. Several sensitive plant species are potentially present in this habitat (see attachment) and should be avoided. Mitigation would not be required for impacts to chaparral with scattered oaks provided that trail construction minimizes damage to intact habitat and avoids removing any oak trees. Indirect impacts from increased human access to oak woodlands adjacent to the trail can be reduced by strategic placing of protective fencing. The trail segment that is within the Valley View SPA is to be completed by the developer.

Cultural Resources and Constraints

Trail segment Fa lies within the Valley View SPA and is not considered as part of this project. Information concerning trails within the Valley View SPA will be provided by the developers.

Fb. Valley View SPA, Alternate Route

2.75 miles

A public trail to be completed by developer. This trail is to provide an alternate connection to the recommended equestrian staging area in Neighborhood Park CE22.

G. San Pasqual Valley Road

1.74 miles

Connecting trail segment L10 to rural areas to the east county area and beyond.

Predictive Table of Potential conflicts with Cultural Resources along the Primary Trails

Trail Segment	Constraints	Trail Intersects (I) / or is Adjacent to (A)	Sensitive Area? (Y/N)*	Comments
1	CA-SDi-4,944	A	Y	
2	none		N	
3	EPS-8H	A	Y	
4	CA-SDi-4,659	A	Y	
	SDM-W-2,016	A		
5	SDM-W-239	I	Y	
	CA-SDi-7,871	A		
6	none		N	
7	CA-SDi-4,942	I	Y	
	CA-SDi-9,907	I		
	CA-SDi-4,488	A		
8	none		N	
9	CA-SDi-4,227	I	Y	CA-SDi-1,038 consists of an area in which an isolated artifact was found and removed**
	CA-SDi-1,038	I		
	EPS-19/H	A		
	EPS-22	A		
10	SDM-W-1,028	I	Y	CA-SDi-8,700 was tested in 1982 but its current significance is unknown
	CA-SDi-10,884	A		
	CA-SDi-8,463	A		
	CA-SDi-8,700	I		
	CA-SDi-8,698	A		
	CA-SDi-8,699	A		
11	CA-SDi-8,280	A	Y	CA-SDi-155 has been covered by development**
	CA-SDi-8,330	I		
	CA-SDi-12,209	A		
	CA-SDi-155	I		
12	none		N	
SA	none		N	
SB	CA-SDi-1,055	I	Y	
SD	none		N	
SE	none		N	
R1	CA-SDi-4,558	A	Y	CA-SDi-4,563 has been destroyed by freeway development**
	CA-SDi-4,563	I		
	CA-SDi-4,562	I		
	CA-SDi-5,358	A		
B	CA-SDi-4,558	A	Y	SDM-W-4,396 is an isolated artifact.
	SDM-W-4,396	I		
A	CA-SDi-11,899	A	Y	
R3	CA-SDi-3,625	A	Y	
R4	within SPA area†			Daley Ranch SPA
Da	within SPA area†			Daley Ranch SPA
Db	within SPA area†			Daley Ranch SPA
Da	within SPA area†			Daley Ranch SPA
R5	within SPA area†			Daley Ranch SPA
SF	none		N	
L3	CA-SDi-1,062	A	Y	
L4	CA-SDi-758	A	Y	
L5	CA-SDi-8,674	I	Y	
	CA-SDi-8,673	I		

Trail Segment	Constraints	Trail Intersects (I) / or is Adjacent to (A)	Sensitive Area? (Y/N)*	Comments
E	CA-SDi-752	I	Y	
	CA-SDi-1,043	A		
	CA-SDi-1,039	A		
R7	none		N	
Fa	within SPA area†			Valley View SPA
L10	CA-SDi-5,340	I	Y	CA-SDi-11,047 was tested in 1988 but its current significance is unknown
	CA-SDi-5,426	A		
	CA-SDi-10,311	I		
	CA-SDi-11,047	I		
	CA-SDi-10,308	A		
	CA-SDi-10,309	A		
	EPS-20	A		
L11	none		N	
SH	SDM-W-2,019	I	Y	partially within San Dieguito Park††
L7	none		N	
L8	CA-SDi-6,732	I	Y	
	CA-SDi-6,731	I		
	CA-SDi-6,733	I		
SI	CA-SDi-12,046	A	Y	
SJ	CA-SDi-5,366	A	Y	
	EPS-17H	A		

*This column is based only on available site information. Sensitivity is determined by presence or absence of sites. None of these trail segments have been surveyed for cultural resources, and it is possible that there are sites located within or adjacent to these trails. Please refer to the 400" scale trail location map for site locations.

**Although some sites have been destroyed, covered, or removed, the fact that sites have been previously located in these areas makes them sensitive.

†SPA=Specific Planning Area. Information concerning trails within these areas will be provided by the developers.

††San Dieguito River Valley Regional Park. Information concerning trails within this area will be provided by the developer.

APPENDIX D

Open Space Analysis and Recommendations

Biological Mitigation and Criteria Opportunities

The following section provides selection criteria for potential native habitat restoration/ mitigation sites within the Escondido Planning Area. The need for mitigation sites is anticipated for expected biological impacts associated with future development in the City. Specific impacts are not known; however, the early identification of suitable mitigation areas will enable the City to plan for acquisition or preservation of sites to offset anticipated needs. In addition to the City's park plan, several private specific plans have been approved through the City's development review process. These specific plans and other future proposed developments will mandate a variety of biological mitigation needs to offset the cumulative proposed impacts. The collective biological analyses conducted for the Open Space, Parks and Trails Master Plan can also serve as the basis for the City's regional planning for selection of additional open space areas, critical preservation needs, prioritizing mitigation objectives, and identifying "allowable" development impacts.

Because detailed mitigation plans can only be developed after specific impacts are known, only general criteria for biological mitigation are provided here. Discussion focuses on the primary types of mitigation, critical habitat, and the criteria for determining the appropriateness of an area for use as a mitigation site. All project-specific mitigation plans must be reviewed by the resource agencies and must demonstrate that only unavoidable biological impacts are proposed for mitigation and that mitigative measures reduce those impacts to below significance as determined by CEQA.

Mitigation Approaches and Legal Dictates

Through environmental regulations, the preparation and implementation of detailed mitigation plans have become conditions for approval of projects with significant impacts. Typically, mitigation measures are adopted and the implementation of the plans runs concurrent with the development, and therefore, offsets the loss of the biological resource. Mitigation banking involves acquisition and restoration of native habitat in advance of development to offset several separate or phased impacts. Credit for the mitigation must be recognized by the resource agencies and may be stored in a "bank" toward the eventual loss of comparable resources. This technique of mitigation banking requires thorough review and written agreement of the proposed mitigation banking measures with all resource agencies to validate the credit anticipated. This approach also

requires that sufficient time is afforded for the mitigation to be conducted in advance of development. Furthermore, stored credits do not automatically permit impacts to biological resources. All proposed impacts still require review by the agencies to assure compliance with the intent of the environmental regulations, and the bank may be debited accordingly.

Both approaches of either mitigation concurrent with accepted impacts or mitigation banking may be employed by the City of Escondido. In both of these approaches mitigation can be categorized as one of three types: 1) purchase and protect whereby quality native habitat is preserved in biological open space and managed in perpetuity; 2)create, enhance, or restore and protect whereby existing habitats are converted or enhanced through revegetation and then preserved and managed in perpetuity, and 3)establish buffer lands whereby area around existing sensitive resources is acquired to protect the internal resources from degradation or loss in the future. Buffer areas may or may not require enhancement.

All mitigation actions are driven by regulatory requirements. The selection of the mitigation type pursued is dependant on federal, state, and municipal laws and policies regarding compensation for biological losses. Escondido has several habitat types which are considered sensitive or are protected by law. The most important of these are wetlands which are protected under all jurisdictional levels with a common policy of "no net loss" of wetland area or quality. Additional habitats include coastal sage scrub which is considered sensitive because it supports several sensitive animal species, in particular, the California gnatcatcher and cactus wren; oak woodlands which are slow growing, relatively rare, and difficult to restore; and native and disturbed grasslands which serve as major raptor foraging areas. Escondido also has a number of sensitive or endangered species which occur within its borders. The most prominent of these is the federal-listed endangered least Bell's vireo found in riparian woodlands which is protected by the Endangered Species Act. However, there are a number of other plant and animal species considered sensitive but not formally protected by law which the City should consider in its land use policies.

Legal requirements, therefore, dictate that the City protects or mitigates for all wetland losses and direct and possible indirect impacts to listed plant or animal species. The only state and federal-listed species presently known to occur in the City is the least Bell's vireo and the Encinitas baccharis. The California gnatcatcher and cactus wren, both associated with coastal sage scrub habitat, are both proposed for listing, and known populations of the state-listed endangered San Diego thornmint found in clay openings in native grassland, while

recently extirpated from the Palos Vista area, may likely be found in suitable habitat elsewhere in Escondido. Finally, the state-listed willow flycatcher, also known from riparian habitat, has the potential to occur in the City. The three main types of habitat which will warrant mitigation from either a local or regional level, therefore, are wetlands and their associated borderlands, coastal sage scrub suitable for gnatcatchers or cactus wrens, and native grassland suitable for the thornmint.

The agencies responsible for regulating these resources and issuing the required permits include the U.S. Army Corps of Engineers (ACOE), U.S. Environmental Protection Agency (EPA), U.S. Fish and Wildlife Service (USFWS), and California Department of Fish and Game (CDFG). The regulatory authority and requirements of each of these agencies are described below.

Regulation of Wetlands

The U.S. Army Corps of Engineers is responsible for the issuance of permits under the Clean Water Act for the discharge of dredged or fill materials into waters of the United States. Waters of the United States is the broad category of the jurisdictional range of the ACOE that may or may not contain vegetated wetland habitats. All wetlands, therefore, are also waters of the United States and are legally defined with respect to the ACOE permitting requirements in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

Aggregate wetland impacts, defined as direct fill or indirect effects of fill greater than 1 acre, require a permit. Certain activities in wetlands or waters of the U.S. are automatically authorized, or granted a Nationwide permit, provided they meet specific conditions. All impacts of 10 acres or more require an Individual Permit, which includes consultation with federal agencies, public notice, and preparation of a project alternatives analysis, under the 404(b)(1) Guidelines, that must address avoidance or minimization of wetland impacts.

All permit applications to the ACOE are evaluated under the EPA's 404(b)(1) Guidelines. The Guidelines are used as the primary environmental criteria for evaluating the necessity of a proposed discharge of dredged or fill material into waters of the United States. Evaluation under the Guidelines determines whether the least damaging and feasible environmental alternative is sought, and whether unavoidable impacts are mitigated appropriately. The basic premise under the Guidelines is that mitigation should not be used to offset avoidable impacts. If it is determined that avoidable impacts will occur from the project, an individual permit including public review and detailed Alternatives Analysis may be required.

The U.S. and Wildlife Service does not have a formal permitting process of their own for wetland habitats, but is advisory to the ACOE under Section 404 of the Clean Water Act and via the federal Fish and Wildlife Coordination Act for all proposed wetland impacts. The Fish and Wildlife Coordination Act provides that the USFWS must be consulted for any proposed impact to wetlands that is under federal review. The USFWS is allowed to comment on all proposed impacts with a view to the conservation of wildlife resources by preventing or reducing the avoidable loss of or damage to wildlife resources.

In addition, proposed impacts to wetlands that may jeopardize a federally-listed threatened or endangered species or destroy or adversely modify the critical habitat of such species, regardless of acreage impacts, may require formal consultation with the Corps and the U.S. Fish and Wildlife Service pursuant to Section 7 of the Federal Endangered Species Act.

Under Sections 1600-1606 of the California Fish and Game Code, the CDFG must be contacted for a Streambed Alteration Agreement for any project that may impact a stream or wetland. The CDFG generally evaluates the information gathered during preparation of the EIR/EIS and attempts to satisfy its permit concerns in these documents. The CDFG often accepts mitigation for stream or wetland impacts as a product of the agreement. The policy of "no net loss" of wetland habitat is maintained by the CDFG. Typically, construction restrictions and mitigation conditions are established for granting of their agreement. Any impact to wetlands will require re-creation of wetlands on at least an acre-for-acre basis. Replacement ratios are generally higher, however, to offset the immediate loss, replacement time, and inherent failures in mitigation attempts.

Endangered Species Acts.

Both the state and federal Endangered Species Acts provide legislation to protect the habitats of listed species as well as the species itself. Projects that may destroy or adversely modify the critical habitat of a federally or state-listed threatened or endangered species, regardless of acreage impacts, require formal consultation with the USFWS, pursuant to Section 7 of the federal Endangered Species Act, or the CDFG, pursuant to the California Endangered Species Act. In either case, impacts would be specifically evaluated and may require mitigation. The federal act requires the USFWS to make a determination with regard to "jeopardy" to the species. If jeopardy is found, the USFWS would likely ask for alternatives and measures to avoid or reduce impacts to the species to the greatest degree possible. Any federal agency action on a project, such as a Section 404 permit, requires that

the federal agency engage the USFWS in a formal consultation per Section 7 of the ESA. Project impacts are reviewed to determine whether the project "may affect" or may "take" federally listed threatened or endangered species.

Similarly, the state act prohibits agencies from approving projects under CEQA that would jeopardize the continued existence of a listed species, and requires the development of alternatives consistent with conserving the species. The "take" of state-endangered species is prohibited without a permit from the CDFG (Fish and Game Code Section 2081), although habitat protection is not guaranteed. The vehicle for CDFG project approval is a Mitigation Agreement.

Land Acquisition as Mitigation

To assure the long term protection of the sensitive species that occur within the City, sufficient habitat for the species and buffer to this habitat must be secured in biological open space. These areas must be of sufficient size and connectivity that population dynamics and genetic vigor can be maintained. This would include all the habitats discussed above plus areas of chaparral which contain sensitive species such as Parry's tetracoccus or the range extension of the California huckleberry found near Lake Wohlford. Another goal for land acquisition that would also assure the protection of sensitive animal species is the preservation or creation of wildlife corridors suitable for these species. As a sole mitigation tool, simple acquisition and preservation alone may not be judged adequate to offset many biological impacts; however, preservation in combination with active restoration may allow for lowered mitigation ratios from the resource agencies. Only through the active preservation of high sensitivity areas can the City assure the survival of sensitive species within its sphere of influence.

Habitat Creation, Restoration, or Enhancement as Mitigation

Because of the strict legal protection of wetlands these habitats are most commonly the subject of habitat creation, restoration, and enhancement. With the likely imminent listing of the California gnatcatcher, restoration or creation of coastal sage scrub will soon also be of critical importance. Therefore, lands suited to these two types of habitat restoration should be a high priority for acquisition within the City.

Habitat restoration is appropriate for degraded habitats that still retain inherent qualities that should assure the general success of the restoration work. On the other hand, habitat creation employs sometimes extreme site modifications to mimic natural conditions favorable to the habitat to be created.

Site modifications, either for restoration or creation, are generally not undertaken unless required by law since they are usually very expensive to implement, maintain, and monitor for success. Parameters involved in both habitat restoration and creation are discussed below.

Restoring Disturbed Habitat

In restoring disturbed habitat to recreate historical native habitat, it can usually be assumed that the proper physical factors (soils, topography, hydrology, etc.) still exist at the site to support the community which was originally there. However, past disturbances can sometimes alter these factors onsite (e.g., favoring exotic weed species) or off-site (e.g., changed watershed, or erosion wash) which may make it difficult, too expensive, or impossible to restore a site to its former vegetative cover. In addition, if wildlife mitigation is the objective then size of the disturbed habitat and remaining connections with wildlife corridors or neighboring undisturbed habitat may affect whether the restored area will ever be suitable to such species again. A typical example of restoration mitigation is the removal of exotic weed covers from disturbed riparian areas and replanting with native wetland species to restore the former wetland cover. In particular, the developed portion of Escondido contains a network of now urbanized stream channels some of which provide willow and oak woodlands of variable quality throughout the City. Still others have been lined with concrete. Current riparian cover should continue to be maintained and non-vegetated portions of these riparian systems may be suitable for restoration or enhancement work if flood control parameters can be maintained. These urbanized stream channels provide mitigation opportunities for wetland impacts and the opportunity to restore the urban landscape and maintain a critical natural connection between the City's interior and its outlying rural lands.

Habitat Creation by Site Conversion

The creation of a habitat type at a location where it would not have naturally occurred requires extensive modification of the project site. Appropriate physical factors must be created to support the target vegetation cover followed by the complete introduction of the new plant species cover. As with habitat restoration, if wildlife parameters are the focus of the mitigation, optimum habitat size and wildlife corridor connection are necessary for project success. Because the extent of the biotic and abiotic factors effecting vegetation communities is so varied and is not completely understood, habitat creation by site conversion bears the greatest risk of failure and is the most expensive to implement. Nevertheless, land development often changes physical factors to such an extent on a site that

landscapers are faced with habitat creation, whether for mitigation or not.

There are limits to habitat creation as certain basic physical factors must exist for a site to be considered for conversion. Thus a native grassland cannot be created in an area with a surface water table, nor can a wetland be created in an area which is steeply sloping. The most common appropriate habitat creations involve areas with high water tables which are downgraded or ponded to create new wetlands, or the creation of artificial wetlands by the construction of impermeable soil layers and the trapping of runoff. Other less common habitat creations are the conversion of chaparral covers to grasslands and that of nonnative grasslands into coastal sage scrub.

Mitigation Costs

Aside from the legal or policy requirements which affect the selection of potential mitigation sites, cost of both purchase and implementation form additional criteria which broadly effect the selection of mitigation sites. Public costs can be offset if the City can identify desirable sites and designate them for purchase by private developers to meet their own mitigation requirements. While this will not offset the City's mitigation requirements for its own project driven impacts, private purchase of desirable biological lands for public preservation is an effective means to implement a comprehensive City biological conservation program.

Land Costs

Site acquisition costs as well as the potential costs for restoring a site must be considered before implementing a mitigation program. In general, the more desirable land is for development purposes, the higher its price; however, desirable sites for habitat restoration are not always developable. Because wetlands are protected by law these habitats form a constraint to development. As a site liability to most commercial and residential development, most wetland habitat may be acquired at reasonable cost. In contrast, grasslands and coastal sage scrub lands are often the most expensive sites to acquire because they are the least costly to develop and are not legally protected.

Implementation Costs

Additional costs to consider when selecting potential mitigation lands is that of project installation, maintenance, and monitoring. These costs may be considerable depending on the present condition of the site and the amount of work that will be necessary to prepare the site and implement the plan.

Riparian mitigation with nominal grading can cost over $60,000.00 per acre to install, maintain, and monitor for the typical 5-year period required by the environmental resource agencies. If more substantial grading is involved, these costs will rise proportionately. Non-irrigated approaches to restoration/mitigation, if feasible, will save substantially on initial installation costs; however, most such approaches are, as yet, too unpredictable to be implemented on more than an experimental basis. The costs of implementing habitat restoration, creation, or enhancement as mitigation can be expected to be considerably higher than the cost of the land on which it is conducted. From a cost perspective, land acquisition for preservation is always preferable to active mitigation.

Land Ownership/Jurisdiction Considerations

In addition to the legal and cost considerations for mitigation site selection, site ownership is also a determining factor for choosing sites for acquisition. Publicly-owned properties are accompanied by departmental/agency regulations that often make them difficult to exchange or may be legally restricted from use as mitigation sites (e.g. sewer right-of-ways). Similarly, private landholders are not always amenable to the sale or use of parts of their land for mitigation purposes. As such, the legal biological restrictions, purchase price and project implementation costs, and site ownership/control all need to be assessed in determining the suitability of a site for mitigation use.

Physical Site Selection

Physical site parameters form the last link in the selection of a mitigation site. If preservation of sensitive habitats or species is the goal then identification of lands with such species or habitats present is all that is necessary. If buffer area is to be provided, then generally those sites closest to original cover are preferred. When habitat creation or enhancement is proposed, site selection should be directed toward assuring the best success for the efforts. The following sections of this report will attempt to define the parameters for mitigation site selection for the three most sensitive habitat types in the City of Escondido: wetlands, oak woodlands, and coastal sage scrub. With each of these habitat types, aspect, degree of slope, position on slope, site hydrology, soils, and present cover will be discussed. In addition, factors effecting the conversion of potential sites to the desired habitat type will be delineated.

Wetlands

Wetlands found in the Escondido area are generally of two

types: freshwater marsh or riparian woodlands. There are also several reservoirs, however, because of annual fluctuations in water level most reservoirs do not sustain significant riparian vegetation cover along their edges. Lake Hodges, outside the southern edge of the City, is an exception to this. The most suitable sites for riparian mitigation usually occur adjacent to existing wetlands. Mitigation is achieved either through removing exotic vegetation cover and/or fill materials in degraded wetlands, by damming existing drainages, or by down grading down to the water table at the margins of existing wetlands. The following characteristics should be assessed in evaluating potential sites.

Aspect

Aspect is usually not a significant factor in most riparian mitigations because wetlands occur on generally flat terrain near the water table. However, east and north-facing slopes are naturally more moist than west and south-facing slopes and are preferred where aspect is considered.

Slope

Side Slope: Generally the degree of side slope along an existing drainage is an indication of the appropriateness for downward grading. The steeper such cross slopes, the more likely it is that the water table is restricted to the existing drainage and the bank soils are relatively impermeable. Riparian sites with existing steep side slopes are generally not suitable for downward grading and are better suited for damming.

Bed Slope: Bed slope may also be an issue in the assessment of a site's mitigation potential. Stream beds of greater than 2 to 3 percent slope are generally characterized by bare bedrock as the increased velocity along these stream channels erodes soils or prevents soil layers from depositing. These channel bottoms afford little soil for plant growth; therefore, such sites are not suitable for excavation to create wetlands. Again, however, such steeply sloped sites can be used to create mitigation acreage if dams are placed in the drainage to trap sediment and lower the bed slope in the modified sections.

Hydrology

Water Flow and Watershed Size: Site hydrology may be the most critical factor in wetland mitigation site selection. Because most wetland mitigation plans require a greater than 1:1 replacement of wetland vegetation, the site selector must determine whether sufficient additional flow exists in a drainage to sustain proposed mitigation acreage. If the watershed will have increased runoff after development or if

ponding via artificial damming is possible then sufficient waterflow is usually feasible. Because watershed and drainage patterns are often changed dramatically by development the resulting watershed flow may be decreased especially if surface waters are undergrounded into storm drain systems. The position of the site within the watershed is another important factor which helps to determine flow. Sites in the upper portions of the watershed will have the least amount of flow and therefore the least latitude for use as mitigation sites. Watershed and summer nuisance flow analyses should be conducted on sites to determine these factors.

Depth to Water table: Depth to the water table also effects the suitability of a site for wetland mitigation. To revegetate effectively most finished sites for willow woodland will need to lie within 2 to 3 feet of the water table and marsh sites must be positioned at the elevation of the watertable or slightly below. Sycamore and oak woodlands associated with the upper banks of riparian areas lie at greater heights above the watertable because these species are taprooted. However, in selecting upper bank areas for such mitigation sites, the bank soils must be permeable enough to allow for root penetration to the water table. Depth to watertable is particularly important on sites which are proposed for downward grading. Groundwater studies need to be done on potential sites to determine both the depth to groundwater and to what extent groundwater extends out from the channel.

Soils

Import of soils for riparian enhancement or creation must range from silts to sands to provide an adequate substrate for riparian plants to root. Fine clay soils or impermeable bed rock underlies many riparian systems and maintains the water table near the surface. In some reconstructed situations this clay layer may need to be restored and then covered with suitable plant soils.

Existing Vegetative Cover

Disturbed riparian sites covered with either agricultural lands or exotic weed species such as the giant reed (Arundo donax) or tamarisk (Tamarix spp.) are often the easiest sites to use for mitigation purposes. In most cases removal of the exotic vegetation cover and replanting with appropriate riparian species will suffice for mitigation. Expensive site contouring is typically not needed in such areas.

Oak Woodlands

Two sorts of oak woodlands exist in the City: riparian oak woodlands and southern oak woodlands. In addition, one

sensitive species of oak, Englemann oak (Quercus engelmannii) is a common component within the upland oak woodlands within Escondido. Oak mitigation plans generally require high mitigation ratios because oak trees are slow growing and highly subject to deer damage. Oak woodlands are better left preserved; however, where impacts are unavoidable local agencies, i.e., County of San Diego, have been requesting up to ten acres of new woodland for each acre lost. The following parameters would characterize promising mitigation sites for this habitat type.

Aspect

Oak woodlands are found on north or east-facing aspects because of greater moisture availability. Accordingly, southern and western exposures would not be suitable for oak revegetation.

Position on Slope

Riparian oak woodlands are found from mid to lower slope where the deep tap roots of oaks are able to reach the water table. In more intermittent drainages, where the water table drops below the surface during the summer months, they may be located directly in the drainage. Degree of slope does not appear to be significant.

Depth to Water Table

Oaks are not so much drought tolerant as much as they are deep rooted. When surface moisture disappears they are able to survive by accessing deeper groundwater supplies through their taproots. As long as the existing groundwater table is sufficiently close to the surface, oak revegetation can be anticipated to be successful. Preferable ground water depths will be within 10 to 20 feet of the surface.

Soils

Because oaks are dependant on accessing underground water supplies they need to grow in relatively permeable soils. Fine-particled or impermeable soils (such as clays) that are above the watertable will not be suitable for oak woodland creation. Sandy or gravelly subsoils are best.

Existing Vegetative Cover

Generally, sites selected for oak revegetation should have had a history of such cover in the past. The only exceptions to this may be sites neighboring reservoirs where the groundwater table has been artificially raised to new elevations. In such artificial situations oaks may be able to establish and sustain

themselves if present vegetation cover is removed. Sites with a history of disturbance by agriculture or grazing may be determined to have been oak woodlands. These areas provide ideal revegetation sites where oak restoration should be favorable. Grazing sites may be characterized by only a few old trees as seedlings are continually lost to grazing pressures. When grazing is removed from these sites and additional oaks are planted, viable oak woodlands may be expected to reestablish.

Coastal Sage Scrub

Coastal sage scrub restoration is relatively new and mitigation needs are not as well known. Natural coastal sage scrub occurs on south and west-facing slopes. In addition, different compositions of coastal sage scrub habitats persist depending on site factors and site disturbance history. This includes California sagebrush (Artemisia californica)-dominated scrub, black sage (Salvia mellifera)-dominated scrub, and, particular to areas near the San Diego Wild Animal Park, cactus-dominated scrub. Preferable sites for mitigation will be on sites where coastal sage scrub occurred in the past. The success of type conversion from one composition of coastal sage scrub to another depends on site factors and site disturbance history. Only appropriate sites should be considered for conversion. The following parameters contribute to suitable coastal sage scrub mitigation sites:

Aspect

South and west facing aspects are best. This vegetation type naturally dominates drier sites, therefore, it is unlikely to persist on moister orientations.

Slope

Degree of slope varies in coastal sage scrub but a moderate degree of slope above approximately 10 percent is common to most natural areas. Slopes of less than 10 percent are likely to be too moist and are more readily established by grasses. Likewise very steep slopes with thin soils will not sustain coastal sage scrub cover because they are too dry. Chaparral species are better adapted for steep slopes with thin soil cover.

Elevation

Habitat for California gnatcatchers is most often found below 1000 feet in elevation. If mitigation requires finding suitable gnatcatcher habitat, elevation should be a consideration.

Hydrology

Depth to water table is irrelevant on suitable coastal sage scrub sites as the water table is nowhere near the surface. Sites that lie close to the water table should not be considered for coastal sage scrub mitigation.

Existing Vegetation Cover

As mentioned above, sites preferable for coastal sage scrub revegetation are those with a prior history of sage scrub cover. Existing chaparral sites are not considered suitable for conversion to sage scrub unless long term intensive vegetation management is planned. The most suitable sites for coastal sage scrub restoration/mitigation are areas which have been type-converted from scrub to another vegetative cover through either fire regime or grazing practices. Probably the most suitable lands are recently graded sites which have not yet converted to grass cover. Sites which have become dominated by heavy weed cover (e.g., wild radish or mustard) or nonnative annual grassland are difficult to convert because of the high competitiveness of these species. Fire frequency or intensity can result in a conversion of California sagebrush-dominated scrub to black sage-dominated habitat; these sites may be considered for possible conversion back to sagebrush-dominated cover to favor the California gnatcatcher.

Summary

In conclusion, mitigation site selection is a complex process that has legal goals, high associated costs, and technical constraints. Mitigation programs should concentrate on acquiring existing quality habitats to preserve sensitive species and their habitats. The preservation of wildlife corridors and appropriate buffer lands are also critical to preserving sensitive animal species and their diversity. Active site restoration or habitat creation, on the other hand, involves converting disturbed sites to the historical native habitat or creating conditions that will support new vegetative types. As mitigation techniques, the City should prohibit development within particular areas of high biological sensitivity and then prioritize the acquisition and preservation of these areas to assure their long term integrity and viability.

Because habitat restoration/creation is the only manner by which to accomplish no net loss of existing acreage, is more costly, and may be more difficult to locate and purchase, it is recommended that the City place a strong priority on site selection of this type of mitigation immediately. The sites which will cost the least to purchase and to implement mitigation should be given priority. Generally these will be sites which have been type-converted to non-invasive exotic weed or

agricultural covers. Sites selected for each habitat type must meet the physical parameters required. Only secondarily should consideration be given to the selection of sites which require major modifications to implement.

APPENDIX E

Regulatory, Financing and Contractual Mechanisms

State enabling legislation provides cities with a variety of ways to obtain open space and parks, or finance improvements and maintenance. This section describes the most common measures and their general applicability to Escondido.

Subdivision Map Act

The Subdivision Map Act (SMA) provides for the regulation and control of the design and improvement of subdivisions being vested by the legislative bodies of local agencies; in this case, the Escondido City Council.

Article 3. Dedications:

Section **66475** of the SMA states that "local ordinance may require dedication or irrevocable offer of dedication." This applies to real property within the subdivision for various public rights-of-way, including access rights and "other public easements."

Section **66475.1** states that "local ordinance may require dedication of bicycle paths in subdivisions of 200 or more parcels" whenever a subdivider also dedicates roadways.

Section **66475.4** states that "a dedication requirement imposed as a condition of approval of a tentative map is invalid to the extent to which it is determined by a court to be excessive." A dedication is considered excessive if it is not reasonably necessary to meet public needs arising from the subdivision. Excessive dedications must be purchased or forfeited.

Section **66477**, also known as the Quimby Act, states that "local ordinance may require fees or land dedication for park or recreation purposes." A dedication of land, an in-lieu fee, or a combination of both may be required, per a city ordinance. The ordinance must include definitive standards for determining the park dedication requirement and the basis for the in-lieu fee. The amount of land dedicated is based on the estimated population in the subdivision given the number of housing units and the average household size per the most recent census. The dedication ratio cannot exceed 3 acres per thousand population unless the amount of existing neighborhood and community park area exceeds this limit, in which case the city may adopt a higher park standard not to exceed 5 acres per thousand population. Several cities have been able to increase their park dedication standard to greater than 3 acres per thousand population by reclassifying some existing park and open space land as "community parks." The dedication ratio, however, must be based on the actual acreage (as stated in the General Plan) per thousand population existing as of the last federal census. A question is

whether a city can reclassify some park land that existed at the last census as "community parks," and therefore increase its dedication ratio. According to the State Office of Planning and Research, there has not been a challenge to such a reclassification as far as they know. In-lieu fees collected may only be used to acquire and develop new parks or rehabilitate existing community parks or recreational facilities which serve the subdivision, and must be spent within five years after fees on one-half of the lots have been paid. Only fees can be acquired if the subdivision is 50 or less lots, unless the project is a condominium, cooperative, or community apartment complex. Subdivisions of less than five parcels and land uses other than residential are exempt. If the subdivider provides park and recreation improvements to the dedicated land, the value of the improvements are credited against the payment of additional fees or dedication. Planned developments shall be eligible to receive a credit, as determined by the city council, for private open space within the development which is usable for active recreational uses.

Article 3.5. Public Access to Public Resources:

Sections **66478.1 - 66478.14** provide for the denial of any subdivision map(s) that abridge the public's access to public waterways like rivers or streams, lakes and reservoirs as determined by the local agency. The access, by fee dedication or an easement, may be by highway, foot trail, bike trail, horse trail or any other means of travel. A public easement must also be dedicated along a portion of the waterway within the subdivision. The reasonableness and extent of the public easement shall be determined by the local agency, although the local agency must take into account the size of the subdivision, the type of waterway and its purpose, and the likelihood of trespassing private property. The subdivider is not required to improve the routes which are primarily for the benefit of nonresidents of the subdivision. These sections do not apply to industrial subdividers.

Article 4. Reservations:

Section **66479** states that "local ordinance may require that property be reserved for certain public facilities," including parks and recreational facilities, based on an adopted specific plan or adopted general plan. The reserved area must be designed to permit the balance of the property to be developed in an orderly fashion and will not make development of the remaining land held economically unfeasible. The reserved area must also be designed as to permit future subdivision if it is not acquired within a prescribed period.

Section **66480** states that a "public agency shall enter into binding agreement to acquire reserved area." The reserved area must be acquired within two years after the completion and acceptance of all improvements, unless extended by

mutual agreement. The purchase price shall be the market value at the time of filing the tentative map plus taxes, maintenance costs, and loan costs incurred during the interim.

Open Space Easement Act of 1974

Pursuant to section **51070 et seq.** of the Government Code, cities and counties may acquire open space easements so long as they have an adopted open space plan or element. The land must remain within an easement in perpetuity or at least ten years, renewable each year. The property tax on the land is based on the easement restrictions and not the land's potential development value, thereby reducing the property owner's tax costs.

Conservation Easement Act

Pursuant to sections **815 - 816** of the Civil Code, a city, county, district, or nonprofit organization is enabled to acquire permanent easements for the conservation of agricultural land and open space, or for historic preservation. The easement is binding on successive property owners. Conservation easements do not need to conform to the general plan, although it is advisable.

Quality of Life Standards 6 and 8

Pursuant to the General Plan for the City of Escondido, a system of open space corridors is to be provided that allow for the establishment and maintenance of parks, trails, open space, and other related resources.

FINANCING MECHANISMS

State enabling legislation provides a variety of financing mechanisms for acquiring open space and park land, improvements, and maintenance.

Assessment Districts

Several assessment enabling acts are used to acquire or maintain open space and park land. Although a public vote is not required, formation proceedings must be abandoned if a majority of the affected property owners protest, unless overridden by four-fifths of the local legislative body. The property owners that are assessed must benefit from the open space, and the individual assessment must be proportional to the benefit derived per parcel.

Park and Playground Act of 1909

Pursuant to section **38000 et seq.** of the Government Code, local agencies can establish special assessment districts to finance the acquisition and/or maintenance of open space. The following agencies are examples of those who have done so:

- City of Carlsbad
- City of Chula Vista
- City of Poway
- City of San Diego
- City of Santee
- City of Vista

Landscaping and Lighting Act of 1972

Pursuant to section **22500 et seq.** of the Streets and Highways Code, this legislation authorizes local governments to establish financing districts to fund the purchase of open space. The following agencies have established these special assessment districts:

- City of Anaheim
- City of Claremont
- City of Diamond Bar
- City of Garden Grove
- City of Pomona
- City of Rancho Cucamonga
- City of San Juan Capistrano
- City of Santa Ana
- City of West Covina

Open Space Maintenance Act

Pursuant to section **50575 et seq.** of the Government Code, local agencies can charge property owners an assessment for the benefits they receive from public open space. This measure is used when a city already acquired open space, but needs a way to pay for its maintenance. The following

agencies have exercised this option:

- City of Bakersfield
- City of Berkeley
- City of Davis
- City of Fresno
- City of Merced
- City of Porterville
- City of South San Francisco
- City of Vallejo

Mello-Roos Community Facilities Act

Pursuant to section **53311 et seq.** of the Government Code, local governments are authorized to establish community facilities districts (CFDs) that allow for the levying of taxes and the issuance of bonds to finance open space acquisition, maintenance, and other related programs. A two-thirds vote is required for approval. The vote is by acreage if there are fewer than 12 registered voters in the CFD. The following cities use this mechanism:

- City of Chula Vista
- City of Fairfield

General Obligation Bonds

The city may issue debt for open space acquisition and improvements, but not maintenance, supported by the city's taxing powers. Secured by an ad valorem property tax, the general obligation bond is one of the most secure and least costly forms of public debt financing. Two-thirds voter approval is required. The following jurisdictions recently passed general obligation bonds:

- City of San Juan Capistrano
- East Bay Regional Park District
- County of Alameda
- County of Contra Costa
- City of Laguna Beach

Impact Fees

In addition to the fees for specific purposes identified in the Subdivision Map Act, such as the in-lieu fee for park land dedication and improvements, city's can assess impact fees based on their "police power" authority granted to them by the State Constitution. According to the Nollan Decision which put limits on the ability of local jurisdictions to impose exactions, the exaction or fee charged must "advance a legitimate state interest," and mitigate the adverse impacts to the public interest that the development may cause. According to the Governor's Office of Planning and Research, an exaction may be imposed even if the development will not benefit from it if the exaction is necessitated by the project's adverse impacts.

Due to the Nollan decision, a "nexus" is required which links the exaction or fee to the state interest negatively affected by the project. General plan policies or special ordinances should establish this link. Preferably, the link should be quantified.

CONTRACTUAL MECHANISMS

Negotiated Development Agreements

Contractual agreements between the city and a subdivider can be negotiated to guide development and exchange secure subdivision entitlements for public improvements, including the reservation or dedication of open space and parks. Since the agreement is a contract agreed to by both parties, a city can acquire more than is needed to simply serve the population within the new community. However, a city can also acquire less than it might get through regulatory measures if it does not negotiate effectively. The City of Escondido currently uses negotiated development agreements to guide development and the acquisition of parks and open space. The state enabling law is Article 2.5, "Development Agreements," of the Zoning and Planning Code.

Common Interest Developments

Title 6, Sections 1350 to 1373, of the Civil Code regulate common interest developments such as homeowners associations. Common areas, such as open space and private parks, are managed by the association, usually on a contract basis, with maintenance costs financed through homeowner association fees. While this is an approach for financing the maintenance of open space, the open space managed by a homeowners association is usually not accessible to the general public. Sometimes homeowners associations try to dedicate their open space, and related maintenance costs and liability exposure, to the presiding government agency.

APPENDIX F

Implementation Options and Estimates of Probable Costs

Public Financing Options

The major financing techniques available to the City include the following:

- Park-in-lieu fees
- Public facility fees
- Mello-Roos community facilities district
- City-wide assessment district
- General obligation bonds (G.O. bonds)
- Certificates of participation/revenue bonds
- General taxes
- Mitigation banking
- Williamson Act
- Tax increment financing
- Commercial lease revenue
- Grants
- Volunteers
- Private Maintenance
- General fund

Quimby Act Park Dedication and In-lieu Fees

The City can acquire park land from new subdivisions through its park land dedication ordinance. In lieu of dedicating land for parks, residential developers can pay a fee which the City uses to help acquire park land. Under the state enabling law, commonly referred to as the Quimby Act (Government Code 66477), the City may require park land dedication for neighborhood and community parks based on a standard of 3 acres per 1,000 population. If the City can demonstrate that it has more acres per 1,000 population as of the last federal census, the City may adopt a higher standard not to exceed 5 acres per 1,000 population. The current general plan standard is 2.25 acres of neighborhood and community park area per 1,000 population. Based on the 1990 census, Escondido's current ratio of neighborhood and community parks is only 1.99 per 1,000 population, excluding the City's wilderness parks. Therefore, it appears that the maximum dedication requirement the City will be allowed to assess is 3 acres per 1,000 population.

Given the General Plan's build-out population of 165,000 people, the City will grow by an additional 56,365 people between now and build-out. Based on a ratio of 3 acres per 1,000 population, the City could achieve approximately 168 acres of park land from new subdivisions as the City develops. This is almost sufficient to acquire the amount of new community park land identified in the Park Master Plan.

Although the Quimby Act enabling law is restricted to neighborhood and community parks, it does not define a neighborhood or community park. If the City were able to reclassify its wilderness parks - Lake Wohlford, Dixon Lake, and Kit Carson - as special resource community parks serving the city as a whole in its General Plan, the City may be able to consider the acreage from these parks as part of its neighborhood and community park inventory. In which case, the City's would well exceed the maximum 5 acres per 1,000 population standard and could revise its park land dedication requirement based on this higher standard. At 5 acres per 1,000, the City could obtain 251.5 acres of park land from new development. The City Attorney should be consulted regarding the reclassification of the city's wilderness parks in order to substantiate a higher park dedication standard.

The estimated population a new subdivision will add to the City is based on the average household size for different classes of housing (i.e. multi-family versus single-family, and different densities). The average household size of the last federal census is used for making these projections. According to the 1990 Census, Escondido's average household size was 2.77 persons overall, and 2.68 persons for owner-occupied units and 2.79 persons for multi-family units. The City's existing Park and Recreation Facilities Fee is based on 2.63 persons per household. If the larger household size, based on the 1990 Census, is used for projecting population associated with new subdivisions, the City can require more dedicated park land per housing unit. This revision would have to be coordinated with the City's General Plan assumptions for projecting future population at build-out.

Under Quimby, the City may require the subdivider to provide, without additional credit, full street improvements, utility connections, curbs and gutters, traffic control devices, street trees, sidewalks, drainage improvements, and other site improvements so that the City is given an improved lot on which to build a park.

The City may also establish an in-lieu fee to be paid by the subdivider if the subdivision is too small to provide a park on site or a park is not wanted at the subdivider's location. The fee is based on the value of land needed to purchase a park elsewhere, plus an additional fee (perhaps 20 percent) for off-site improvement costs. If the City already has the park land needed to serve the subdivision, the City may use the fee revenue to finance park improvements instead. If approved by the City, the subdivider can make improvements to dedicated park land and receive credit against additional park land dedication requirements. These fees must be used for parks which will reasonably serve or bear a relationship to the people who will live in the subdivision from which an in-lieu fee

is collected. For subdivisions greater than 50 parcels, the City may choose whether to receive the land dedication or the in-lieu fee; the City may require a combination of land and fees depending on how much additional park land is needed. For subdivisions that are 50 parcels or less, (except for condominiums, stock cooperatives, or community apartments), the subdivider is only required to pay the in-lieu fee or may volunteer the dedication instead if the land is acceptable to the City. The City cannot require dedication or in-lieu fees for subdivisions that involve fewer than five parcels.

There are some caveats to the use of Quimby for acquiring the new parks identified in the Park Master Plan. First, some of the new subdivisions in Escondido have already established how much park land they will dedicate through their individual development agreements. Second, the Quimby enabling law only applies to residential subdivisions, so in-fill residential development that occur without subdividing, residential subdivisions involving fewer than five parcels, and commercial or industrial development do not contribute under this mechanism. Third, there should be a nexus relationship between the park land dedication or in-lieu fees and the subdivision which is dedicating the land or paying the fees. This mechanism could be most useful in acquiring the community parks identified in the Master Plan and the new neighborhood parks identified which are needed to serve new neighborhoods rather than existing neighborhoods.

The City currently relies more on negotiated development agreements and the Park and Recreation Facilities Fee for acquiring new parks. The City should consider more aggressive use of its Quimby ordinance as an option.

Public Facility Fees

The City funds most of its park acquisition and improvements with its Park and Recreation Facilities Fee. Approximately two-thirds of its five-year Capital Improvement Plan's park projects will be funded by this fee. The current fee is based on $2,289 per dwelling unit. Based on 14,850 dwelling units anticipated in the City between now and build-out, the City expects to raise $34,000,000 in fee revenue (in 1991 dollars). Again, this fee per residential unit is based on an estimated household size of 2.63 persons. Since according to the 1990 Census the average household size is larger, the fee per residential unit may be low to serve the population anticipated. The fee revenue may be used for park land or improvements, at the City's discretion, but should be used for park facilities which reasonably serve the development from which fees were collected. The City has established that the park system serves everyone in the city, and therefore uses fees collected to finance improvements to parks in existing neighborhoods as well as new neighborhoods. Since this fee applies to all new

residential units and not just subdivisions, the City can obtain revenue from in-fill residential development as well.

One disadvantage of a Park and Recreation Facilities Fee is keeping the fee current given land costs, improvement costs, and inflation. Since the current fee is based on today's values, yet most of the fee revenue will not be collected until future years as development occurs, the fee revenue will be inadequate to cover future acquisition and improvement costs. The fee should be adjusted each year, and should at a minimum have an escalation clause tied to inflation. This same escalator should apply to the Quimby in-lieu fees too; however, one advantage of Quimby is that in many cases land is dedicated whatever its value at the time.

Park facility fees may be established for commercial and industrial development as well, under the premise that workers, shoppers, and tourists use the City's parks too. In-lieu fees under Quimby cannot be assessed for these land uses. Some cities use Quimby dedication and fees for residential subdivisions, but establish park facility fees for in-fill residential development and commercial and industrial development not covered by Quimby. Also, a fee may be established for park improvements separate from a fee established for park land acquisition. In which case, the park improvement fee could be assessed in addition to the Quimby land dedication required of new subdivisions.

Facility fees could be assessed for trail improvements. A nexus relationship would have to be established to use these fees collected from new residential development for improvements to a trail system which is serving all residents - new and existing. Since existing residents have already paid for the existing public right-of-way which comprise much of the trail system, especially for the Urban Axis and Urban Ring trails, an argument could be made that new residents' contribution would be to fund the trail improvements planned for these rights-of-way. In this case, the trail system would have to be defined as a citywide system of citywide benefit. Given estimated trail improvement costs and potential easement acquisition costs of roughly $7.2 million, the equivalent additional impact fee per new dwelling unit is approximately $250 (in 1991 dollars). Dedication of trail easements and improvements should be credited against this fee if established.

Finally, the use of fees or additional fees must be evaluated within the context of other City and School fees that are assessed, keeping in mind the reasonableness of the total impact fee burden and its effect on housing affordability and marketability.

Negotiated Development Agreements

A negotiated development agreement is a contract between a city and the developer that stipulates the conditions under which development would be approved in exchange for vested rights to subdivide and develop, often unhindered by future changes in zoning or land use policy. Since development agreements are voluntary contracts rather than regulations, cities have used development agreements to negotiate for additional public facilities which benefit populations besides those who will live in the new community, overcoming a strict nexus relationship. The desirability of relying on development agreements versus regulated exactions depends on the city's negotiating position. If a city has a clear policy regarding what facilities it wants, in what locations it wants these facilities, and the timing for providing the facilities, the city is in a stronger negotiating position and can demand specific exactions. If a city has not articulated exactly what it needs, it is in a weaker negotiating position and often must react to offers from the developer. The purpose of the Park Master Plan is to develop a clear policy not only regarding how much park and open space is desired, but the location of the park and open space the City of Escondido wants. Without the Master Plan, the City might receive parks and open space that are not desirable.

The City of Escondido primarily relies on development agreements to obtain public facilities related to specific plan areas and has had mixed success acquiring sufficient amounts of parks and open space through the development agreement process. The Master Plan should help the City in its negotiations.

Mello-Roos Community Facilities District

A community facilities district is a special tax, secured by the underlining properties, which is assessed each year for public facilities acquisition, development, and maintenance. Parks and open space may be funded using a community facilities district for financing. Since the funds raised are used for a specific purpose, the tax requires two-thirds voter approval. If there are more than 11 property owners, each registered voter in the district is entitled to vote for or against the tax. If there are 11 or fewer property owners, the vote is by acreage. A tax approved by landowners may only finance services to the extent that the services are in addition to those provided in the district before the district was established; the tax revenue cannot supplant existing services. This special tax was originally intended for funding public facilities related to new communities, but cities are now looking at the Mello-Roos district as a way to finance public facilities which serve older neighborhoods as well. Mello-Roos districts have been established to finance parks and open space in other cities in

California. Mello-Roos bonds, however, are a more expensive form of debt financing than General Obligation Bonds which also require a two-thirds vote. The advantage of the Mello-Roos is that it can be used for maintenance as well as acquisition and improvements while a G.O. bond cannot.

Benefit Assessment Districts

The City currently has several lighting and landscape maintenance districts established primarily to finance maintenance of greenbelts, medians, and rights of way. Neighborhood-specific assessment districts could be formed for parks, trails, and open space maintenance. A citywide assessment formed to maintain open space could be formed, but a strict association of cost and benefit would be required. The open space system would probably have to be considered a citywide facility if a citywide maintenance district (under the 1972 Lighting and Landscape Act) is utilized. While an assessment district does not require a vote, a protest petition of a majority of property owners within the proposed district could cause the City to abandon forming a district. The Escondido School District recently contemplated a district-wide benefit assessment district for school athletic facilities, but due to public opposition, abandoned the effort.

General Obligation Bonds

A general obligation bond, which is secured by a jurisdiction's taxing powers, is the least expensive form of public debt financing since it is considered one of the most secure forms of financing. A general obligation bond requires two-thirds voter approval. Besides the two-thirds voter approval, the major limitation of a general obligation bond is that it can only be used for acquisition and improvements, and the revenue cannot be used for maintenance. Therefore, the Mello-Roos Community Facilities District, which also requires a two-thirds vote but may be used to raise revenue for maintenance as well as capital improvements, might be preferable. Since the public is more familiar with general obligation bond financing than Mello-Roos financing, a general obligation bond may be easier to sell to the voters.

Certificates of Participation/Revenue Bonds

Certificates of Participation (COPs) need a revenue source to fund the lease payments and amortize the debt. Unfortunately, open space does not generate significant amount of money for lease payments. Some park facilities which generate user fee revenue might generate revenue, but this is probably not a sufficient or dependable source of revenue except for facilities such as golf courses, campgrounds, or water and land leases. Using the general fund to make lease payments would result in a net drain on the City's general fund. The City's land lease revenue from North County Fair, however, could provide funds to service a Certificate of Participation. The revenue from

the North County Fair land lease is not new to the City, so if these funds are used for a COP they could not be used for other intended purposes; however, they do enable the City to raise capital now if cash flow is an issue.

Annexation Fees

There are approximately 7,500 dwellings in the unincorporated area. These properties annexing to the City must by a service benefit fee to offset their impacts on City services and facilities. These fees consist of $2,500 per acre plus $500 per residence. Specific amounts of this fee to be earmarked for Park, Trail and Open Space funding have not been determined. However, annexation fees cannot be considered a reliable source of funding due to the small number of applications processed on a yearly basis.

Other Tax Revenue

State enabling legislation allows the City to assess a utilities user tax, transient occupancy taxes, property transfer taxes, and other general taxes. These tax revenues would require a simple majority vote to approve. However, this tax would have to go to the general fund and not be in any way associated with open space and parks, although this additional revenue may then allow the city council to spend general funds on open space and parks. If the money were to be dedicated to open space and parks it would be considered a special tax and would require a two-thirds vote.

Mitigation Banking

Mitigation banking allows a developer to compensate for sensitive lands that are disturbed by the development. The compensation is sufficient to replicate the sensitive land elsewhere and usually to increase the net amount of sensitive lands. Currently, there is no mitigation banking internally in the city, but there may be future opportunities on a regional basis to compensate for endangered species habitat lost as communities are developed in North County.

Williamson Act

The Williamson Act is state legislation which helps preserve agricultural lands by assessing property according to their current use rather than their potential higher and best use. This results in a lower tax for the property owner in exchange for keeping the land under agricultural use. The Williamson Act is only a temporary restraint since property owners can buy out of the Williamson Act in order to develop the land.

Tax Increment Financing

Tax Increment Financing in the City's redevelopment project areas could be used to finance park improvements in the project areas. We understand that projected tax increment in

the project areas are already committed for current bonds and planned infrastructure and other public facility improvements, including the new performing arts center. At some point, when the redevelopment agency pays back the money borrowed from the City general fund, these monies might be made available for open space and parks acquisition or improvements, but open space and parks will be competing against other City demands for this money. The City currently forecasts that the Escondido Redevelopment Agency will repay the City $80,000,000 over the next 25 years, and that the City intends to use these funds for public facility deficiencies, including parks.

Land Lease Revenue

The City may choose to lease some public land, even potential open space land, to commercial enterprises from whom land lease revenue would be generated. This revenue could then be applied to open space maintenance. Examples of land leases that might generate surplus revenue to the City and that are recreation oriented include golf courses, family recreation centers, water parks, etc. The City may also negotiate land leases to organizations such as non-profit groups who would maintain certain open space areas or trail segments as part of the land lease agreement.

Grants

The City already aggressively applies for State grants for parks and open space. Grants may be used for planning, special facilities, and habitat preservation or restoration. Since grants are competitive, they should not be relied upon for financing future park and open space improvements for planning purposes, but should be pursued aggressively.

Volunteers

The City could rely on volunteers to maintain certain portions of the open space and trail system, thereby reducing the City's maintenance costs. Volunteer groups who have an interest in using the open space or trail system - such as scouting, equestrian groups, nature groups, etc. - are the most likely candidates.

Private Maintenance

Some cities rely heavily on homeowners associations to maintain open space areas and sometimes parks. While this approach reduces the City's cost burden and shifts it to homeowners who benefit from the facility, it raises issues about consistent and adequate maintenance standards, public access or exclusion, and enforcement.

General Fund

The General Fund can be used to finance a portion of the parks, open space and trail system; however, this is the fund of

last resort since its use is at the cost of other public facilities and services. General fund monies will probably have to be used for a portion of the park system. Since new development can generate revenues for their portion of the system, general fund monies should be used only for park facilities added to serve existing residents in the older neighborhoods.

Summary

A variety of methods exist for financing open space acquisition, improvements, and maintenance. However, almost any method requires trade-offs and most major sources of financing require voter approval. While land can be set aside for open space through the city's ordinances and negotiated development agreements, this land is not necessarily publicly accessible and it will be important to decide what lands need to be available to the public. In some cases the land will be made available to the public through fee or less-than fee dedication. In the end, some money will have to be raised for targeted acquisition, general improvements, and on going maintenance unless general fund monies are used. Using general fund monies would result in trade offs between other public demands for general fund monies and open space.

Table 1 Estimate of Park Land Acquisition Costs

NEIGHBORHOOD	TIER	PROPOSED PARKS	ACRES	ACRES DEDICATED	ACRES ALREADY PUBLICLY HELD	ACRES TO PURCHASE	ZONING	GEN. PLAN LAND USE	1991 A.V. LAND	1991 A.V. LAND & IMPROV.	A.V. RECORD DATE	ASSUMED PRICE/ ACRE	ACQSTN. COST ESTIMATE	ACQSTN. COST ESTIMATE
Mesa Rock	2C	CE23	1.30	0.00	1.30	0.00	--	--	--	--	--	--	--	
Jesmond Dene	2B	P10	2.00	2.00	0.00	2.00	A-70	E1	$427,219	$610,309	7/1/76	$40,000	$80,000	
North Ridge	3	Combine w/ P10	0.00	0.00	0.00	0.00	--	--	--	--	--	--	--	
Daley Ranch	2C	Developer Provided	2.50	2.50	0.00	0.00	--	--	--	--	--	--	--	
Lake Wolford	3	Portion of Regional Park	1.66	0.00	1.66	0.00	--	--	--	--	--	--	--	
Country Club	1	P14	11.00	0.00	0.00	11.00	RS4	S	$247,753	$247,753	2/23/84	$170,000	$1,870,000	
North Broadway	2A	P20	4.68	0.00	0.00	4.68	RS1	E2	$320,000	$420,000	8/24/89	$98,368	$460,361	
		CE32	4.70	0.00	4.70	0.00	--	--	--	--	--	--	--	
Midway	1	P59	0.94	0.00	0.00	0.94	R1-7	U1	$39,928	$56,623	5/11/78	$270,000	$253,800	
	1	P60	1.00	0.00	1.00	0.00	--	--	--	--	--	--	--	
	1	P65	0.63	0.00	0.00	0.63	R1-6	U3	$15,943	$23,974	10/1/75	$240,000	$151,200	
		P68	1.90	0.00	0.00	1.90	R1-10/R1-6	E2	$26,608	$26,608	12/20/83	$250,000	$475,000	
East Grove	2A	P1	4.50	0.00	4.50	0.00	--	--	--	--	--	--	--	
		P37	2.00	0.00	0.00	2.00	RE-20	S	$33,272	$49,215	<1958	$178,000	$356,000	
Vineyard	1	CE-11	11.00	0.00	11.00	0.00	--	--	--	--	--	--	--	
Central	1	CE19	1.50	0.00	1.50	0.00	--	--	--	--	--	--	--	
		P9	7.91	0.00	0.00	7.91	RS4		$45,330	$72,752	9/17/86	$170,000	$1,344,700	
		P33	2.30	0.00	0.00	2.30	R1-6	U1				$240,000	$552,000	
		P32	4.33	0.00	0.00	4.33	R1-7	U1				$270,000	$1,169,100	
		P42	0.45	0.00	0.00	0.45	CG/R1-6	U3	$66,672	$69,301	1/31/85	$435,000	$195,750	
		P43	0.23	0.00	0.00	0.23	R2-12	U1	$12,049	$12,049	3/7/77	$420,000	$96,600	
		P44	0.41	0.00	0.00	0.41	R1-7	U1	$38,203	$63,671	11/6/86	$270,000	$110,700	
		P46	0.08	0.00	0.00	0.08	R2-12	U3	$125,000	$125,000	12/22/89	$1,700,000	$136,000	
		P53	5.10	0.00	0.00	5.10	R1-6	U1	$636,722	$636,722	7/24/86	$240,000	$1,224,000	
East Canyon	2B	Combine w/P24A	0.00	0.00	0.00	0.00	--	--	--	--	--	--	--	
San Pasqual	3	Combine w/CE22	0.00	0.00	0.00	0.00	--	--	--	--	--	--	--	
Cloverdale	2C SPA3	CE22	5.00	5.00	0.00	0.00	--	--	--	--	--	--	--	
Valley View	2C	Combine w/CE22	0.00	0.00	0.00	0.00	--	--	--	--	--	--	--	
West Ridge	3	P16	0.00	0.00	0.00	3.03	A70-1	E2	--	--	--	$65,000	$196,950	
Felicita	2A	P3	6.28	0.00	0.00	6.28	A70	E2	$241,424	$241,424	6/17/87	$65,000	$408,200	
Kit Carson	1	P24A	7.18	0.00	0.00	7.18	RS4	S	$86,642	$115,896	8/27/91	$16,142	$115,896	
Del Dios	2B	Combine w/P16	0.00	0.00	0.00	0.00	--	--	--	--	--	--	--	
Lake Hodges	2B	Combine w/P16	0.00	0.00	0.00	0.00	--	--	--	--	--	--	--	
East Valley	2B	P66	10.39	0.00	0.00	10.39	A70-1	E1	$79,988	$79,988	11/23/66	$65,000	$675,350	
		CE26	3.54	0.00	3.54	0.00	A70-1	E1	$70,001	$70,001	12/30/87	--	--	
												Neighoborhood Parks Sub-total:	**$9,791,607**	

Table 1 Estimate of Park Land Acquisition Costs, continued

	TIER	PROPOSED PARKS	ACRES	ACRES DEDICATED	ACRES ALREADY PUBLICLY HELD	ACRES TO PURCHASE	ZONING	GEN. PLAN LAND USE	1991 A.V. LAND	1991 A.V. LAND & IMPROV.	A.V. RECORD DATE	ASSUMED PRICE/ ACRE	ACQSTN. COST ESTIMATE	ACQSTN. COST ESTIMATE
Community Parks:	2A	P11	31.24	0.00	0.00	31.24	A70-4/A70-1	E2				$40,000	$1,249,600	
	2A	P38	17.73	0.00	0.00	17.73	RR-1	E2	$538,706	$538,706	3/22/73&5/6/8	$65,000	$1,152,450	
	3	P22	38.94	0.00	0.00	38.94	A-70	--	$173,936	$173,936	12/19/86	$40,000	$1,557,600	
	2B	P25	32.19	0.00	0.00	32.19	A70-8/A70-1	E2	$198,416	$263,391	11/14/75 & 11/4/75 &11/14/84 & 2/6/74 & 5/12/80 % 3/9/73	$37,000	$1,191,030	
	2A	P4	11.07	0.00	0.00	11.07	R1-6	U1	$182,588	$193,257	1/29/73	$240,000	$2,656,800	
	1	P19AB	21.57	0.00	0.00	21.57	RS-4	E2				$170,000	$3,666,900	
													Community Parks Sub-total:	**$11,474,380**
													Total Parks:	**$21,265,987**
													15% contingency	**$3,189,898**
													TOTAL	**$24,455,886**

Source: Economics Research Associates, January, 1992.

Table 2
Selected Land Sales

Zoning	Parcel #	Jurisdiction	Acres	Map #	Sales Price Per Acre	Record Date	Sales Price in Dec. 1991 $
A70-1	186-321-71	S. D. County	2.15	12L-C3	$51,163	4/15/91	$52,527
A70-1	187-320-83	S. D. County	2.72	17-B1	$62,500	7/03/91	$63,750
A70-1	232-040-21	S. D. County	36.00	22-A3	$77,611	8/06/91	$78,905
						Average	$65,061
A70-2	128-440-03 et.al.	S. D. County	54.30	8K-F1	$17,955	1/09/91	$18,673
A70-2	241-170-03&4	S. D. County	9.43	23-D2	$55,673	3/06/90	$60,795
A70-2	128-410-01	S. D. County	5.63	6L-D4	$29,307	6/27/90	$31,394
						Average	$36,954
A70-4	129-100-66	S. D. County	9.95	8K-F4	$11,307	5/30/91	$11,571
A70-4	190-020-07	S. D. County	44.44	12M-D6	$11,746	8/16/91	$11,903
A70-4	186-601-55	S. D. County	5.43	12L-E4	$24,862	10/17/90	$26,115
A70-4	186-601-56	S. D. County	4.63	12L-E4	$20,302	6/24/91	$20,708
A70-4	186-602-16	S. D. County	22.43	12L-E4	$12,037	8/29/90	$12,769
A70-4	130-120-07 et.al.	S. D. County	528.09	8M-E5	$5,908	12/7/90	$6,144
						Average	$14,868
A70-8	223-110-33	S. D. County	10.00	21-D6	$11,000	9/13/91	$11,147
A70-8	135-190-10&49	S. D. County	337.24	400-F4	$5,930	7/1/91	$6,049
						Average	$8,598
RR-2	232-051-09	S. D. County	0.89	22-B3	$112,360	5/17/91	$114,982
RR-2	232-051-10	S. D. County	2.33	22-B3	$42,918	5/17/91	$43,919
						Average	$79,451
RS-4	228-020-23	S. D. County	4.39	22-C1	$77,334	11/9/90	$81,232
RS-4	234-220-20	S. D. County	7.07	23-A2	$188,331	8/2/90	$200,761
RS-4	186-410-55-00	S. D. County	0.30	12L-B4	$427,000	5/24/91	$436,963
RS-4	187-111-09-00	S. D. County	0.63	17-B2	$261,914	6/10/91	$268,025
RS-4	187-133-21-00	S. D. County	0.06	17-B2	$41,667	3/15/91	$42,917
RS-4	187-470-08-00	S. D. County	0.61	17-D1	$113,115	5/20/91	$115,754
RS-4	225-040-85-00	S. D. County	2.51	18-A4	$16,812	6/17/91	$17,148
RS-4	225-040-86-00	S. D. County	1.56	18-A4	$64,102	7/16/91	$65,170
RS-4	226-290-29&30	S. D. County	0.80	17-B6	$105,125	8/22/91	$106,513
RS-4	186-380-01-00	S. D. County	0.26	12L-A4	$342,304	1/23/91	$354,855
RS-4	186-400-30-00	S. D. County	0.26	12L-B4	$269,231	1/23/91	$279,103
RS-4	186-550-12-00	S. D. County	0.73	12L-A3	$191,780	8/2/90	$204,437
RS-4	186-550-21-00	S. D. County	0.38	12L-A3	$368,421	9/21/90	$388,905
RS-4	187-300-23-00	S. D. County	0.63	17-C3	$119,048	12/31/90	$123,800
RS-4	187-300-36-00	S. D. County	0.77	17-C3	$97,403	12/31/90	$101,299
RS-4	187-400-04-00	S. D. County	0.68	17-D1	$82,353	9/24/90	$86,932
RS-4	187-490-04-00	S. D. County	10.00	17-D1	$8,000	11/9/90	$8,362
						Average	$169,540
RS-1	226-370-11 et.al.	S. D. County	7.14		$49,860	2/14/90	$49,860
R-3	228-073-18&19	Escondido	20.53	$22,162		6/21/91	$22,605
R-3-22	230-041-070	Escondido	0.13	$877,734		12/12/90	$912,333
RE-20	239-220-22	Escondido	2.96	$118,243		3/26/91	$121,790
RE-20	228-020-10&11	Escondido	0.64	$453,460		7/8/91	$462,529
RE-20	240-190-49	Escondido	12.78	$44,992		5/18/90	$48,429
RE-20	187-310-01	Escondido	32.86	$76,080		1/15/91	$79,123
						Average	$177,968
R-17	227-144-41 et.al.	Escondido	2.41	$354,019		5/16/90	$381,066
RE-40	235-203-03	Escondido	11.91	$55,416		12/27/89	$61,091
RA-5	225-160-04 et.al.	Escondido	12.76	$49,765		10/22/90	$52,273
R-12	236-221-12	Escondido	3.13	$129,073		8/24/90	$136,920
PDC	232-260-36	Escondido	1.42	$785,915		12/4/90	$821,438
OG	230-132-13 et.al.	Escondido	0.8	$541,451		8/2/91	$548,670
IP	232-550-13	Escondido	8.09	$258,220		8/3/90	$275,263

Source: Damar, Comps, Inc., and Economics Research Associates.

Table 3 City of Escondido FY 1991-1992 Draft Budget, Public Parks and Recreation

Parks Budget Items	1991-1992 Costs	Existing Total Acres/2	Existing Cost/ Acre	Additional Acres	Additional Cost
Permanent Salaries	$881,810	247.50	$3,563	266.02	$947,794
Temporary/Part-time	$26,400	247.50	$107	266.02	$28,375
Other Overtime	$2,500	247.50	$10	266.02	$2,687
Employee Overhead	$265,430	247.50	$1,072	266.02	$285,292
Management Package	$5,405	247.50	$22	266.02	$5,809
Subtotal	$1,181,545	247.50	$4,774	266.02	$1,269,958
Office Supplies	$100,000	247.50	$404	266.02	$107,483
Tools & Equipment	$1,000	247.50	$4	266.02	$1,075
Facility Repair/Maintenance	$37,010	247.50	$150	266.02	$39,779
Equipment Maintenance	$1,000	247.50	$4	266.02	$1,075
Professional Services/Contracts	$45,670	247.50	$185	266.02	$49,087
Rent	$1,000	247.50	$4	266.02	$1,075
Training/Meetings	$2,700	247.50	$11	266.02	$2,902
Mileage Reimbursement	$700	247.50	$3	266.02	$752
Dues/Subscriptions	$905	247.50	$4	266.02	$973
Motive Equipment Expense	$166,550	247.50	$673	266.02	$179,013
Duplicating	$960	247.50	$4	266.02	$1,032
Utilities	$155,700	247.50	$629	266.02	$167,351
Water	$180,320	247.50	$729	266.02	$193,813
Radio Communications	$6,375	247.50	$26	266.02	$6,852
Insurance	$16,250	247.50	$66	266.02	$17,466
Other Expenses	$700	247.50	$3	266.02	$752
Subtotal	$716,840	247.50	$2,896	266.02	$770,480
Total	$1,898,385	247.50	$7,670	266.02	$2,040,438
X 65%/3	$1,233,950	247.50	$4,986	266.02	$1,326,285

Notes:

/1 Draft budget does not include allocations or capital costs.

/2 Total amount is based on developed acreage only, excluding Lake Wohlford and Dixon Lake regional parks, and assumes 15 acres of city maintained school playground "park space" pursuant to the Quality of Life Standards.

3/ Based on city staff estimate that 65% of budget is spent on parks and 35% is spent on street trees and right-of-way maintenance.

Table 4 City of Escondido FY 1991-1992 Draft Budget, Recreation Division

Recreation Budget Items	1991-1992 Costs	Existing Total Acres/2	Existing Cost/ Acre	Additional Acres	Additional Cost
Permanent Salaries	$189,500	247.50	$766	266.02	$203,680
Permanent Part-Time	$0	247.50	$0	266.02	$0
Temporary/Part-time	$222,660	247.50	$900	266.02	$239,321
Other Overtime	$750	247.50	$3	266.02	$806
Employee Overhead	$78,405	247.50	$317	266.02	$84,272
Management Package	$1,790	247.50	$7	266.02	$1,924
Subtotal	$493,105	247.50	$1,992	266.02	$530,003
Office/Operating Supplies	$27,000	247.50	$109	266.02	$29,020
Building Repairs/Maintenance	$45,505	247.50	$184	266.02	$48,910
Professional Services/Contracts	$191,650	247.50	$774	266.02	$205,991
Advertising & Printing	$37,000	247.50	$149	266.02	$39,769
Training & Meetings	$2,800	247.50	$11	266.02	$3,010
Mileage Reimbursement	$500	247.50	$2	266.02	$537
Dues & Subscriptions	$520	247.50	$2	266.02	$559
Motive Equipment Expense	$4,120	247.50	$17	266.02	$4,428
Duplicating	$7,500	247.50	$30	266.02	$8,061
Other Duplicating	$250	247.50	$1	266.02	$269
Utilities	$0	247.50	$0	266.02	$0
Insurance	$3,250	247.50	$13	266.02	$3,493
Other Expense	$163,000	247.50	$659	266.02	$175,197
Subtotal	$483,095	247.50	$1,952	266.02	$519,244
Total	$976,200	247.50	$3,944	266.02	$1,049,247
Less: Revenues from Fees	$325,000	247.50	$1,313	266.02	$349,319
NET BUDGET	$651,200	247.50	$2,631	266.02	$699,928

Notes:

/1 Draft budget does not include allocations or capital costs.

/2 Total amount is based on developed acreage only, excluding Lake Wohlford and Dixon Lake regional parks, and assumes 15 acres of city maintained school playground "park space" pursuant to the Quality of Life Standards.

Table 5 City of Escondido FY 1991-1992 Draft Budget, Administration Division

Administration Budget Items	1991-1992 Costs/2	Existing Total Acres/3	Existing Cost/ Acre	Additional Acres	Additional Cost
Permanent Salaries	$86,867	247.50	$351	266.02	$93,367
Permanent Part-Time	$9,112	247.50	$37	266.02	$9,794
Temporary Part-time	$7,111	247.50	$29	266.02	$7,643
Other Overtime	$58	247.50	$0	266.02	$62
Employee Overhead	$26,028	247.50	$105	266.02	$27,975
Management Package	$3,068	247.50	$12	266.02	$3,298
Subtotal	$132,243	247.50	$534	266.02	$142,138
Office/Operating Supplies	$1,595	247.50	$6	266.02	$1,714
Building Repairs/Maintenance	$17,136	247.50	$69	266.02	$18,418
Maintenance of Equipment	$612	247.50	$2	266.02	$658
Professional Services/Contracts	$0	247.50	$0	266.02	$0
Training & Meetings	$1,972	247.50	$8	266.02	$2,120
Dues & Subscriptions	$99	247.50	$0	266.02	$106
Auto Allowance	$1,972	247.50	$8	266.02	$2,120
Duplicating	$99	247.50	$0	266.02	$106
Other Duplicating	$2,088	247.50	$8	266.02	$2,244
Telephone	$2,355	247.50	$10	266.02	$2,531
Other Expense	$58	247.50	$0	266.02	$62
Subtotal	$27,985	247.50	$113	266.02	$30,079
Total	$160,228	247.50	$647	266.02	$172,217

Notes:

/1 Draft budget does not include allocations or capital costs.

/2 Administrative costs assume 58% percent total administrative costs apply to neighborhood and community parks.

/3 Total amount is based on developed acreage only, excluding Lake Wohlford and Dixon Lake regional parks, and assumes 15 acres of city maintained school playground "park space" pursuant to the Quality of Life Standards.

Table 6 Estimated Community Center Operating Costs

EMPLOYEE SERVICES	AMOUNT
Full Time Permanent	$86,980
Part Time	$41,000
Employee Overhead	$30,000
subtotal	$157,980
MAINTENANCE & OPERATIONS	
Custodial/Utilities and Building Repair (1)	$63,600
Parking Lot Sweeping	$1,200
Duplicating	$2,500
Telephone	$2,000
subtotal	$69,300
Total Costs	$227,280
Estimated Revenues	$125,000
NET COSTS	$102,280

Source: City of Escondido

Table 7 Ownership of Selected Primary Trails Segments

TRAIL SEGMENT	TOTAL MILES	MILES ON CITY LAND	MILES ON CITY OR WATER UTILITY R.O.W	MILES ON OTHER GOVERNMENT OR UTILTIY LAND	MILES ON DEDICATED EASEMENTS	MILES ON PRIVATE LAND	NOTES
URBAN AXIS:							
1	3.59		3.59				Existing street R.O.W.
2	0.85		0.85				Existing street R.O.W.
3	2.08		2.08				Existing street R.O.W.
4	1.30	0.85	0.85				1/2 in existing park & 1/2 in existing R.O.W.
5	2.08	2.08					Water District maintenance road
6	3.21	3.21					Water District maintenance road
Sub-Total	13.11	6.14	7.37	0.00	0.00	0.00	
URBAN RING:							
7	2.59		2.59				Trail will be part of street R.O.W.
8	1.98		1.98				Portion of trail will be on future street R.O.W.
9	6.15		6.15				Portion of trail will be on future street R.O.W.
10	3.78		3.78				Portion of trail will be on future street R.O.W.
11	3.88		3.88				Trail will be part of future street R.O.W.
12	4.16		4.16				Portion of trail will be within future road widening
Sub-Total	22.54	0.00	22.54	0.00	0.00	0.00	
SPUR TRAILS:							
SA	0.85		0.85				Within existing City R.O.W.
SB	1.13		1.13				Portion of trail will be within future road widening
SD	1.51		1.51				Portion of trail will be within future road widening
SE	0.75	0.75					Water District maintenance road
SF	1.89		1.42			0.47	75% on R.O.W. & 25% on private dirt road
SI	0.56		0.56				Existing R.O.W.
SJ	2.74		1.37	1.37			Half on R.O.W. & half in Irrigation District
Sub-Total	9.43	0.75	6.84	1.37	0.00	0.47	
RURAL TRAILS:							
A	1.85			0.85		1.85	30% on SDG&E land & 70% on SDG&E easement
B	2.74		1.52			1.51	50% on existing R.O.W. & 50% on private dirt road
Da	4.01						Dedicated trail easement maintained by Daley Ranch
Db	2.27						Alternate Trail easement maintained by Daley Ranch
E	5.49			2.65		3.97	40% on County land & 60% on private land
Fa	5.87						Dedicated trail to be maintained by developer
R1	2.46		1.85			0.81	67% on existing R.O.W. & 33% on private dirt road
R3	2.78		1.81	0.80		0.80	50% on R.O.W. 25% in Co. park 25% on private road
R5	2.24					0.80	75% on Mutual Water R.O.W. & 25% on private dirt road
R7	2.74		0.90			1.84	33% future R.O.W. 33% SPA 33% private land
L3	3.21		2.41			0.80	75% on Mutual Water R.O.W. & 25% on private dirt road
L4	4.35	4.35					City owned park
L5	2.17	0.54				1.83	25% on City land & 75% on private property
L7	2.46	2.21				0.25	Most on City utility easement
L8	1.89					1.89	All on large private holdings
L10	2.38					2.38	Many small property owners
L11	2.14					2.14	Many small property owners
Sub-Total	51.05	7.10	8.49	4.30	0.00	20.87	
TOTAL	**96.13**	**13.99**	**45.24**	**5.67**	**0.00**	**21.34**	

Note: Trail links and distribution are estimates
Source: Wallace, Roberts & Todd; ERCE; and Economics Research Associates

Table 8 Estimated Trails Operations and Maintenance Costs

(in 1992 dollars)

	STAFF	BUDGET	PERCENT OF TOTAL
PERSONNEL (Including Benefits)			
Trail Manager - Ranger	1.0	$45,000	33%
Maintenance Crew	1.0	25,000	18%
Clerical	0.5	13,000	10%
Sub-total		$83,000	61%
MAINTENANCE AND OPERATIONS			
Maintenance Supplies - Trails		10,000	7%
Programs		15,000	11%
Insurance		10,000	7%
Other Supplies & Overhead Expenses (15% of Personnel and M&O costs)		18,000	13%
Sub-total		$53,000	39%
DIRECT OPEN SPACE PERSONNEL AND O&M COSTS		$136,000	100%
RELATED CITY DEPARTMENT COSTS (20% of Personnel and O&M)		$27,000	
TOTAL		$163,000	

Source: Economics Research Associates

Table 9 Estimated Open Space Acquisition Costs

LINK	ACRES	ACRES DEDICATED	ACRES TO PURCHASE	ZONING	ASSUMED PRICE PER ACRE	ESTIMATED COST
1	18.36	0.00	18.36	R-2	$40,000	$734,400
2	29.30	0.00	29.30	R-2	40,000	$1,172,000
3	36.73	18.73	18.00	R-1	15,000	$270,000
4	47.70	0.00	47.70	R-1	15,000	$715,500
5 *	3.40	0.00	3.40	R-1	15,000	$51,000
6 *	1.37	0.00	1.37	R-1	15,000	$20,550
7	9.16	0.00	9.16	R-1	15,000	$137,400
8	22.00	0.00	22.00	R-1	15,000	$330,000
9 *	5.10	0.00	5.10	E-1	65,000	$331,500
10	14.69	0.00	14.69	E-1	65,000	$954,850
11	31.22	0.00	31.22	E-1	65,000	$2,029,300
TOTAL	219.03		200.30			$6,746,500
15% CONTINGENCY						1,011,975
TOTAL ACQUISITION ESTIMATE						$7,758,475

Source: City of Escondido staff; Wallace, Roberts & Todd; and Economics Research Associates

* These parcels are recommended for acquisition due to there small size. Other properties listed are recommended for development transfer or clustering techniques to preserve necessary corridor alignments.

Table 10 Estimated Improvement Costs for Selected Parks and Trails

Note:
These figures are based upon the quantities defined in the Master Plan, which have been calculated for planning purposes only.

Unit Costs are estimates based upon the construction of comparable projects.

PARKS, Neighborhood

Active includes landscaping and recreation facilities such as picnic tables, bar-b-que, open turf, unlighted ball fields, fitness course, multi-purpose courts, landscape lighting, road improvements, etc.

Passive includes landscape restoration, park trails, etc.

Item	Qty.	Unit	Unit Cost	Subtotal	
1. Mesa Rock (SPA 1)					
CE23. Palos Vista Public Site	1.30	AC			
Active, 80% of total acerage	1.04	AC	125,000.	130,000.	
Passive	0.26	AC	20,000.	5,200.	
Park Subtotal					$135,200.
2. Jesmond Dene					
P10. North Broadway	2.00				
Active, 80% of total acerage	1.60	AC	125,000.	200,000.	
Passive	0.40	AC	20,000.	8,000.	
Park Subtotal					$208,000.
4. Daley Ranch (SPA 2)					
P40. Provided by the developer	2.36				
Active, 80% of total acerage	1.89	AC	125,000.	236,000.	
Passive	0.47	AC	20,000.	9,440.	
Restroom	1.00	EA	75,000.	75,000.	
Park Subtotal					$0.

Table 10 **Estimated Improvement Costs for Selected Parks and Trails, continued**

Item	Qty.	Unit	Unit Cost	Subtotal	
5. Lake Wohlford					
CE34. Portion of Regional Park	1.66				
Active, 80% of total acerage	1.33	AC	125,000.	166,000.	
Passive	0.33	AC	20,000.	6,640.	
Park Subtotal					$172,640.
6. Country Club					
P14. West Nutmeg & El Norte	6.73				
Active, 80% of total acerage	5.38	AC	125,000.	673,000.	
Passive	1.35	AC	20,000.	26,920.	
Restroom	1.00	EA	75,000.	75,000.	
Park Subtotal					$774,920.
7. North Broadway					
CE 32. Conway & Lockwood	4.70				
Active, 80% of total acerage	3.76	AC	125,000.	470,000.	
Passive	0.94	AC	20,000.	18,800.	
Park Subtotal					$488,800.
P20 Lehner Ave	4.68				
Active, 80% of total acerage	3.74	AC	125,000.	468,000.	
Passive	0.94	AC	20,000.	18,720.	
Park Subtotal					$486,720.
8. Midway					
P26. El Norte @ Midway	4.13				
Active, 80% of total acerage	3.30	AC	125,000.	413,000.	
Passive	0.83	AC	20,000.	16,520.	
Park Subtotal					$429,520.
P59. Lincoln @ Daisy, NW	0.94				
Active, 80% of total acerage	0.75	AC	125,000.	94,000.	
Passive	0.19	AC	20,000.	3,760.	
Park Subtotal					$97,760.

Table 10 **Estimated Improvement Costs for Selected Parks and Trails, continued**

Item	Qty.	Unit	Unit Cost	Subtotal	
P60. Harding Median	1.00				
Play equipment, exercise course, fencing, etc.			Allowance	100,000.	
Park Subtotal					$100,000.
P68. San Pasqual @ Birch	1.90				
Active, 80% of total acerage	1.52	AC	125,000.	190,000.	
Passive	0.38	AC	20,000.	7,600.	
Park Subtotal					$197,600.
P65. Midway @ Manchester	1.83				
Active, 80% of total acerage	1.46	AC	125,000.	183,000.	
Passive	0.37	AC	20,000.	7,320.	
Park Subtotal					$190,320.
9. East Grove					
P1. Washington @ Citrus	4.50				
Active, 80% of total acerage	3.60	AC	125,000.	450,000.	
Passive	0.90	AC	20,000.	18,000.	
Restroom	1.00	EA	75,000.	75,000.	
Park Subtotal					$543,000.
P37. 820 Falconer Road	2.00				
Active, 80% of total acerage	1.60	AC	125,000.	200,000.	
Passive	0.40	AC	20,000.	8,000.	
Park Subtotal					$208,000.
10. Vineyard					
CE11. Avenida Del Diablo	4.27				
Active, 80% of total acerage	3.42	AC	125,000.	427,000.	
Passive	0.85	AC	20,000.	17,080.	
Park Subtotal					$444,080.

Table 10 **Estimated Improvement Costs for Selected Parks and Trails, continued**

Item	Qty.	Unit	Unit Cost	Subtotal	
11. Central					
CE19. Reidy Creek	1.50				
Active, 80% of total acerage	1.20	AC	125,000.	150,000.	
Passive	0.30	AC	20,000.	6,000.	
Park Subtotal					$156,000.
P 33. 13th @ Broadway	2.30				
Active, 80% of total acerage	1.84	AC	125,000.	230,000.	
Passive	0.46	AC	20,000.	9,200.	
Park Subtotal					$239,200.
P 9. Rock Springs	7.91				
Active, 80% of total acerage	6.33	AC	125,000.	791,000.	
Passive	1.58	AC	20,000.	31,640.	
Restroom	1.00	EA	75,000.	75,000.	
Park Subtotal					$897,640.
P32. Fig @ El Norte	4.33				
Active, 80% of total acerage	3.46	AC	125,000.	433,000.	
Passive	0.87	AC	20,000.	17,320.	
Park Subtotal					$450,320.
P42. 9th @ Escondido, SE	0.45				
Active, 80% of total acerage	0.36	AC	125,000.	45,000.	
Passive	0.09	AC	20,000.	1,800.	
Park Subtotal					$46,800.
P43. Quince @ 11th, SE	0.23				
Active, 80% of total acerage	0.18	AC	125,000.	23,000.	
Passive	0.05	AC	20,000.	920.	
Park Subtotal					$23,920.

Table 10 **Estimated Improvement Costs for Selected Parks and Trails, continued**

Item	Qty.	Unit	Unit Cost	Subtotal	
P44. 764 15th St.	0.41				
Active, 80% of total acerage	0.33	AC	125,000.	41,000.	
Passive	0.08	AC	20,000.	1,640.	
Park Subtotal					$42,640.
P46. 450 Hickory, west side	0.08				
Active, 80% of total acerage	0.06	AC	125,000.	8,000.	
Passive	0.02	AC	20,000.	320.	
Park Subtotal					$8,320.
P55. Lincoln @ Fig NE corner	3.18				
Active, 80% of total acerage	2.54	AC	125,000.	318,000.	
Passive	0.64	AC	20,000.	12,720.	
Park Subtotal					$330,720.
14. Cloverdale (SPA 3)					
CE22. Eagle Crest	5.00				
Active, 80% of total acerage	4.00	AC	125,000.	500,000.	
Passive	1.00	AC	20,000.	20,000.	
Restroom	1.00	EA	75,000.	75,000.	
Park Subtotal					$595,000.
16. West Ridge					
P16. Del Dios Park	3.03				
Active, 80% of total acerage	2.42	AC	125,000.	303,000.	
Passive	0.61	AC	20,000.	12,120.	
Park Subtotal					$315,120.
17. Felicita					
P3. Hamilton @ Bernardo	6.28				
Active, 80% of total acerage	5.02	AC	125,000.	628,000.	
Passive	1.26	AC	20,000.	25,120.	
Restroom	1.00	EA	75,000.	75,000.	
Park Subtotal					$728,120.

Table 10 **Estimated Improvement Costs for Selected Parks and Trails, continued**

Item	Qty.	Unit	Unit Cost	Subtotal	
18. Kit Carson					
P24A. Juniper @ Helen Way	7.18				
Active, 80% of total acerage	5.74	AC	125,000.	718,000.	
Passive	1.44	AC	20,000.	28,720.	
Park Subtotal					$746,720.
21. East Valley					
P66. Bear Valley Pkwy, NE	10.39				
Active, 80% of total acerage	8.31	AC	125,000.	1,039,000.	
Passive	2.08	AC	20,000.	41,560.	
Park Subtotal					$1,080,560.
CE26. Citrus Ave. @ Sunny Slope	3.54				
Active, 80% of total acerage	2.83	AC	125,000.	354,000.	
Passive	0.71	AC	20,000.	14,160.	
Park Subtotal					$368,160.
Subtotal Neighborhood Parks					$10,505,800.

Table 10 Estimated Improvement Costs for Selected Parks and Trails, continued

PARKS, Community

Active includes landscaping and recreation facilities such as picnic tables, bar-b-que, open turf, unlighted ball fields, fitness course, multi-purpose courts, landscape lighting, road improvements, etc.
Passive includes landscape restoration, park trails, etc.

Item	Qty.	Unit	Unit Cost	Subtotal	
P11. North Avenue	31.24				
Proposed for active use	24.99	AC	125,000.	3,124,000.	
Passive	6.25	AC	20,000.	124,960.	
Restroom	1.00	EA	75,000.	75,000.	
Lighting for sports fields	10.00	EA	58,000.	580,000.	
Concession stand	1.00	EA	120,000.	120,000.	
Park Subtotal					$4,023,960.
P38. North @ Kaywood Drive	17.73				
Proposed for active use	14.18	AC	125,000.	1,773,000.	
Passive	3.55	AC	20,000.	70,920.	
Restroom	1.00	EA	75,000.	75,000.	
Lighting for sports fields	8.00	EA	58,000.	464,000.	
Park Subtotal					$2,382,920.
P22. Country Club Road	38.94				
Proposed for active use	31.15	AC	125,000.	3,894,000.	
Passive	7.79	AC	20,000.	155,760.	
Restroom	1.00	EA	75,000.	75,000.	
Lighting for sports fields	2.00	EA	58,000.	116,000.	
Park Subtotal					$4,240,760.
P4. Valley Parkway @ Wanek	11.07				
Proposed for active use	8.86	AC	125,000.	1,107,000.	
Passive	2.21	AC	20,000.	44,280.	
Restroom	1.00	EA	75,000.	75,000.	
Lighting for sports fields	3.00	EA	58,000.	174,000.	
Park Subtotal					$1,400,280.

Table 10 **Estimated Improvement Costs for Selected Parks and Trails, continued**

Item	Qty.	Unit	Unit Cost	Subtotal	
P19AB. San Pasqual / Idaho	21.57				
Proposed for active use	17.26	AC	125,000.	2,157,000.	
Passive	4.31	AC	20,000.	86,280.	
Restroom	1.00	EA	75,000.	75,000.	
Lighting for sports fields	5.00	EA	58,000.	290,000.	
Park Subtotal					$2,608,280.
P 25. Citrus & Idaho / Birch	37.80				
Proposed for active use	30.24	AC	125,000.	3,780,000.	
Passive	7.56	AC	20,000.	151,200.	
Restroom	1.00	EA	75,000.	75,000.	
Lighting for sports fields	4.00	EA	58,000.	232,000.	
Park Subtotal					$4,238,200.
Subtotal Community Parks					$18,894,400.
Community Centers	2.00	EA	1,500,000.	3,000,000.	3,000,000.
TOTAL PARKS					$32,400,200.

Table 10 Estimated Improvement Costs for Selected Parks and Trails, continued

TRAILS, Urban

Urban trail improvments include:

Elements	Qty.	Unit	Unit Cost	Cost Per Mile
Benches	6	EA	500.00	3,000.
Waste receptacle	6	EA	500.00	3,000.
Signage	Allowance		500.00	2,000.
Total improvement cost per mile of urban trail				8,000.

Note:

Paving costs which are not a part of normal street improvements are not included and are to be identified in a future study.

Notes:

1 Planting is to be implemented through the City Street Tree Ordinance.
2 Irrigation may be provided by adjacent property owners in some segements or will not possible due to urban conditions.

Item	Qty.	Unit	Unit Cost	Subtotal
1. North Axis, North Broadway	3.59	Miles	8,000.	28,720.
2. Valley Parkway	0.85	Miles	8,000.	6,800.
3. South Axis, Juniper Street	2.08	Miles	8,000.	16,640.
4. Kit Carson Creek	1.30	Miles	8,000.	10,400.

Table 10 **Estimated Improvement Costs for Selected Parks and Trails, continued**

Item	Qty.	Unit	Unit Cost	Subtotal
5. West Axis, Escondido Creek	2.08	Miles	8,000.	197,683.
Repair of pavement			5,280/Mile	
Fencing/Signage			42, 240/Mile	
6. East Axis, Escondido Creek	3.21	Miles	8,000.	305,078.
Repair of pavement			5,280/Mile	
Fencing/Signage			42, 240/Mile	
Underpasses	7.00	EA	250,000.	1,750,000.
7. Northeast Ring	2.59	Miles	8,000.	20,720.
8. Northeast Ring	1.98	Miles	8,000.	15,840.
9. Southeast Ring	6.15	Miles	8,000.	49,200.
10. Southwest Ring,	3.78	Miles	8,000.	30,240.
11. West Ring, Citricado Parkway	3.88	Miles	8,000.	31,040.
12. Northwest Ring.	4.16	Miles	8,000.	33,280.
Subtotal of Urban Trails	35.65	Miles		$2,495,641.

Table 10 Estimated Improvement Costs for Selected Parks and Trails, continued

TRAILS, Spur

Spur trail improvements include:

Elements	Qty.	Unit	Unit Cost	Cost Per Mile
Benches	3	EA	500.00	1,500.
Waste receptacle	3	EA	500.00	1,500.
Signage	Allowance		400.00	1,000.
Total improvement cost per mile of urban trail				4,000.

Note:

Paving costs which are not a part of normal street improvements are not included and are to be identified in a future study.

Notes:

1 Planting is to be implemented through the City Street Tree Ordinance.
2 Irrigation may be provided by adjacent property owners in some segements or will not possible due to urban conditions.

Item	Qty.	Unit	Unit Cost	Subtotal
SA. Jesmond Dene	0.85	Miles	4,000.	3,400.
SB. North Broadway	1.13	Miles	4,000.	4,520.
SD. La Honda Drive	1.51	Miles	4,000.	6,040.
SE. Escondido Creek Spur	0.75	Miles	4,000.	3,000.
Equestrian staging area	1.00	EA	250,000.	250,000.

Table 10 **Estimated Improvement Costs for Selected Parks and Trails, continued**

Item	Qty.	Unit	Unit Cost	Subtotal
SF. Glen Ridge Road	1.89	Miles	4,000.	7,560.
SI. Light Rail Right-of-Way	0.56	Miles	4,000.	2,240.
SJ. Country Club/Vista Irrigation	2.74	Miles	4,000.	10,960.
SC. Rincon Avenue	2.65	Miles	4,000.	10,600.
Subtotal of Spur Trails Including Staging Areas	12.08	Miles		$298,320.

TRAILS, Rural

Costs for new rural trails include:	Unit	Cost Per Mile
Clear and grub, grading, signage, fencing, bridging, engineering, and habitat restoration as required by state and federal agencies.	LF	10,500.
Total improvement cost per mile of new rural trail		10,500.

Improvements to existing roads:	Unit	Cost Per Mile
Signage, benches, trail repair, etc. assuming volunteer labor and donation of materials.	LF	500.

* Costs for new perimeter rural trails:	Unit	Cost Per Mile
8' wide, clear & grub, grading, signage, fencing and habitat restoration. fencing, bridging, engineering, and habitat restoration as required by state and federal agencies.	LF	10,500.

Item	Qty.	Unit	Unit Cost	Subtotal
R1. Mesa Rock	2.46	Miles	500.	1,230.
New trail	0.00	Miles	10,500.	0.

Table 10 **Estimated Improvement Costs for Selected Parks and Trails, continued**

Item	Qty.	Unit	Unit Cost	Subtotal
B. Mountain Meadow	2.74	Miles	500.	1,370
New trail	0.00	Miles	10,500.	0.
R2. SDG&E Ridge Road	1.42	Miles	500.	710.
New trail	0.00	Miles	10,500.	0.
20. Reidy Canyon	2.78	Miles	500.	1,390
New trail	0.50	Miles	10,500.	5,250.
Equestrian staging area	1.00	EA	250,000.	250,000.
R4. Daley Ranch, Western Perimeter	1.91	Miles	By Developer	
Da. Daley Ranch, N/E Perimeter	4.01	Miles	By Developer	
Db. Daley Ranch Mid-link	2.27	Miles	By Developer	
R5. Daley Ranch, South Perimeter	2.24	Miles	By Developer	
L3. Mutual Water Property	3.21	Miles	500.	1,605
New trail	1.00	Miles	10,500.	10,500.
L4. Lake Wohlford Shores	4.35	Miles	500.	2,175
New trail	1.50	Miles	10,500.	15,750.
Equestrian staging area	1.00	EA	250,000.	250,000.
L5. Guacamole Ridge	2.17	Miles	500.	1,085.
New trail	0.00	Miles	10,500.	0.
E. Old Guejito Grade	5.49	Miles	500.	2,745.
New trail	0.00	Miles	10,500.	0.

Table 10 **Estimated Improvement Costs for Selected Parks and Trails, continued**

Item	Qty.	Unit	Unit Cost	Subtotal
R7. Cloverdale Road	2.74	Miles	500.	1,370.
New trail	0.00	Miles	10,500.	0.
Equestrian staging area	1.00	EA	250,000.	250,000.
Fb. Valley View SPA	2.75	Miles	By Developer	
L10. Dead Horse	2.38	Miles	500.	1,190
New trail	0.00	Miles	10,500.	0.
L11. Tepee Mountain	2.14	Miles	500.	1,070
New trail	0.00	Miles	10,500.	0.
SH. Bernardo Mountain	1.42	Miles	By Developer	
L7. San Elijo Canyon	2.46	Miles	500.	1,230
New trail	1.00	Miles	10,500.	10,500.
L8. Harmony Pass	1.89	Miles	500.	945.
New trail	0.40	Miles	10,500.	4,200.
Subtotal of Rural Trails by City	48.37	Miles		64,315

APPENDIX G
General Plan Policies Related to Parks, Trails & Open Space

This section of the Master Plan for Parks, Trails and Open Space is a compilation of the Escondido General Plan Policies. The first section lists policies related to all three components, the following sections list policies directed more toward individual components.

Parks, Trails and Open Space Policies

Specific Planning Area
Policy B7.1

Specific planning areas are intended for areas which require submittal of specific plans prior to development, as described in California Government Code Sections 65450 through 65507. In Chapter VIII, Specific Planning Areas, each Specific Planning Area is described in terms of its location, intended land use and building intensity, and development concept.

The application of the Specific Planning Area is not limited to those shown on the Land Use Plan. Additional areas may be defined by the City or can be requested by landowners/property owners. If a new Specific Planning Are is proposed, its approval shall require designation on the Land Use Plan and text appended to Chapter VIII, Specific Planning Areas, defining the location of the project, the character of the intended development, proposed land uses and intensities, and pertinent conditions or restrictions on development and demonstration of how the proposed SPA furthers the goals and objectives of the General Plan more effectively than existing designations.

V. Community Open Space and Conservation

A. Introduction

The Community Open Space and Conservation section establishes policies for development of a comprehensive open space system and for protection of Escondido's numerous natural assets. The first subsection, Open Space Concept, provides policies which will guide development of a comprehensive open space and environmental overlay map. The remaining subsections provide policies related to the visual impression of the City and to preservation of significant natural resources. These policies are intended to provide additional guidelines for the open space overlay and for development of individual projects.

9. Objectives Regarding Community Facilities and Service Areas

Community Facilities and Services
Obj. B9.1

Planning and development of the overall open space system shall be closely coordinated with other public facilities and services within Escondido.

Community Facilities and Services
Obj. B9.2

An adequate system of neighborhood, community, and regional parks and related recreational facilities/services shall be provided and incorporated into the open space system to the maximum extent feasible. Special attention shall be given to delineated service areas or neighborhoods in the older, central area of Escondido. The conceptual trail system depicted in the Open Space Opportunities and Resources Exhibit will be refined in a master plan of trails.

10. Objective Regarding Vacant Land

Vacant Lands
Obj. B10.1

Vacant land in the community shall be recognized as a potential resource for parks and recreational facilities as well as included within the open space element.

1. Policies Regarding Natural Resources

Natural Resources
Policy G1.2

The City shall establish environmental protection policies to protect sensitive habitat areas such as wetlands and oak woodlands, including coordination with State and Federal agencies having jurisdiction over such areas.

Biological
Policy K1.1

Development shall be sensitive to significant biological resources within the Planning Area (including any flora or fauna of rare and/or endangered status, depleted or declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation), and appropriate measures shall be implemented to minimize potential adverse, impacts. Development proposals for projects in such areas, identified as environmentally sensitive must include a detailed inventory of these resources conducted by an independent and professionally

qualified wildlife biologist. The proposal shall include appropriate mitigation measures, such as buffering and setbacks and revegetation plans, to protect sensitive habitat areas to the extent feasible. In the event habitat is adversely affected, adequate replacement shall be proposed.

Biological
Policy K1.2

Escondido's significant riparian habitat areas shall be identified by survey and/or the environmental review process, and measures must be taken to ensure their proper management and protection.

Biological
Policy K1.3

Development proposals for sites containing riparian habitat areas shall include a survey of the riparian resources as well as appropriate methods for mitigating any adverse impacts of development in these resource areas. This includes mitigation of impacts associated with flood control measures. Appropriate mitigations shall be determined in consultation with the State Department of Fish and Game (U.S. Fish and Wildlife, if applicable) and at a minimum , include buffering and/or setback requirements.

Biological
Policy K1.4

If the presence of humans and domestic animals will be detrimental to riparian habitat, appropriate barriers shall be constructed and maintained by the property owner of homeowners' association to restrict access to the sensitive area.

Biological
Policy K1.6

Significant stands of trees shall not be removed unless needed to protect public safety. Removal shall be limited to the minimum amount necessary. At a minimum, the replacement value shall be equal to the vegetation removed. Replacement may occur on and/or off site subject to City approval.

P.D. Zoning
Policy C3.2

Development proposals involving Planned Developments shall address and/or include, if applicable:

a. visual impacts of the development from the Valley floor and from adjoining properties;

b. preservation of the natural setting by minimizing earth movement and removal of native vegetation and by suing compatible building materials, textures, and colors;

c. grading, erosion control and revegetation/landscaping requirements;

d. preservation of the creeks and their adjoining vegetation in a natural state and the use of buffering techniques to control undesired access;

e. implementation of appropriate management techniques in areas of rare and endangered plan and animal species;

f. adequate buffers and separations from adjacent properties;

g. superlative architectural design features of all structures;

h. adequate separation between structures and attention to the bulk and scale to avoid a monotonous streetscape; and

i. preservation/maintenance of common open space or community areas.

The Planned Development zoning ordinance may require further detailed information to achieve General Plan goals and objectives.

Env. Review
Policy C5.1

The City shall maintain its Environmental Quality Regulations in accordance with the California Environmental Quality Act, which requires environmental review of projects (public and private), including analysis and mitigation of on- and off-site impacts, as defined by CEQA.

Env. Review
Policy C5.2

Environmental review for specific projects shall be accompanied by sufficient technical data to determine consistency with General Plan policies related to the physical environment including, but not limited to: traffic, biology, air quality, noise, drainage, archaeological sensitivity, visual impacts, geotechnical and public facilities and services. This policy shall particularly apply in areas of sensitivity and constrained lands as identified in the

Open Space Concept.

Env. Review
Policy C5.3

Mitigation measures specified in the General Plan Environmental Impact Report shall be applied for proposed development throughout the Planning Area.

Env. Review
Policy C5.4

Thresholds and special/sensitive areas shall be periodically reviewed and updated as more specific and recent information becomes available.

Permit Review
Policy C6.1

The City shall review its guidelines and procedures for development to conform with the General Plan recommendations, Subarea Facilities Plans, Area Plans, and Quality of Life Standards.

Permit Review
Policy C6.2

For areas within environmentally sensitive areas, the City shall consider the location, extent, and quality of the resource and appropriate mitigation measures.

3. Policies Regarding Development Agreements

Development agreements allow the City to enter a contract with a developer in which the City effectively promises not to change its planning or zoning laws applicable to the development for a specified period of time. In return, the developer would commit to construct specific improvements, provide public facilities and/or services, develop according to a specified time schedule, or make other commitments which the City ordinarily cannot require of the developer.

Parks Policy

Human Services
Policy B1.3

The City shall encourage the joint use of public facilities for educational, recreation, and cultural activities for youths, adults, and seniors.

1. Policies Regarding Parks and Recreation

Parks and Rec.
Policy C1.1

The City of Escondido shall assist in the coordinated planning, development, and, where appropriate, maintenance of unique regional amenities within and adjacent to the community. These amenities include: Kit Carson Park, Lake Wohlford Regional Park, Lake Dixon Regional Park, San Dieguito Corridor Regional Park, and Felicita County Park. This regional recreational and open space amenity system shall be planned, developed, and implemented in coordination with the existing system of "Neighborhood" and "Community" parks throughout the City of Escondido and the Planning Area.

Parks and Rec.
Policy C1.2

The City of Escondido shall plan for 2.25 acres of developed "Neighborhood" and "Community" parks per 1,000 residents within the City. A minimum of 0.5 acres of neighborhood parks per 1,000 residents shall be located within each neighborhood (subarea) designated in the Land Use and Growth Management Elements.

Parks and Rec.
Policy C1.3

Priority shall be given to acquiring and developing neighborhood (and pocket) parks in urban areas with the greatest need. School playground areas may be included as park acreage provided, however, that neighborhood park amenities and facilities are provided and open to the public.

Parks and Rec.
Policy C1.4

A master plan of trails shall be adopted in coordination with the County, City of San Diego, City of San Marcos, and San Dieguito River Valley Regional Open Space Park. The master plan will address specific trail alignments, standards, types of trails,

signage, implementation strategies, and other factors as determined by the City Council.

Parks and Rec.
Policy C1.5

The City of Escondido shall also undertake a parks acquisition and improvement program to accommodate future growth needs and shall develop an improvement program for future growth through General Plan buildout.

Parks and Rec.
Policy C1.6

Site being considered for development as new active "Community" parks should meet all the following standards:

a. The topography and land configuration should be suitable to accommodate the park's proposed uses. A minimum of 65 percent of the park land area should be useable for active recreation areas;

b. Site should have or be able to achieve safe pedestrian and bicycle access;

c. Sites should be visible from the street to enhance enjoyment of the park by people driving by and to facilitate security surveillance;

d. A minimum site area of fifteen (15) acres is desired;

e. Noise and light generated by park use should be mitigated to avoid disturbing adjacent residents;

f. Parks should be buffered from adjacent residences through the use of landscaping, berms, or other treatments; and

g. "Community" parks should be located in residential neighborhoods with at least one access point on a Collector road or larger street classification. Whenever possible, these facilities should be located adjacent to public schools.

Parks and Rec.
Policy C1.7

"Community" parks may include, but shall not be limited to, the following activity areas/facilities:

a. Multipurpose turf areas;

b. Play equipment for both pre-school and elementary school-age children;

c. Opportunities for passive recreation;

d. Bike paths which are linked to a citywide bike trail system;

e. Off-street parking facilities;

f. Multiuse court areas and athletic areas; and

g. Restrooms and/or multiuse recreation buildings. Specific activity areas/facilities should be planned, in consultation with area residents in order to respond to the recreational needs of the surrounding residents.

Parks and Rec.
Policy C1.9

If land purchased for use as a public park is taken for another use, the City shall require that the land be replaced on an acre-per-acre basis including park facilities so that there is no net loss in total park acreage or facilities. Revenues generated from the sale of the park land shall be used to acquire the replacement park land.

Parks and Rec.
Policy C1.10

"Neighborhood" parks of approximately 2-5 acres should be developed in residential areas where there is insufficient land to accommodate a 15-acre "Community" park. A large majority of this land shall be useable for active recreation. These parks may include, but are not limited to, the following activity areas/facilities:

a. Multipurpose turf area;

b. Play equipment for both pre-school and elementary school age children;

c. Opportunities for passive recreation;

d. Restroom facilities; and Neighborhood parks shall be located in residential neighborhoods with at least one access point off a Collector road. Whenever possible, these facilities shall be placed adjacent to public schools. Pocket parks shall include similar facilities and characteristics as neighborhood parks but are smaller than 2 acres and typically will not include restroom facilities.

Parks and Rec.
Policy C1.11

The City shall endeavor to maintain joint-use agreements with the Escondido school districts which enable the City to use these facilities for recreational activities for the general public when school is not in session.

Parks and Rec.
Policy C1.12

The City's "Regional" parks will continue to provide opportunities for active and passive recreation also offered in Community parks. In addition, they should serve a broader function of protecting significant landforms providing scenic views, preserving wildlife habitat, and offering Escondido residents access to natural areas. Activities offered in "Regional" parks may include many activities found in "Community parks provided they are compatible with the natural areas of Regional Parks. They may also include the following:

a. Nature-hiking trails;

b. Equestrian centers and trails;

c. Jogging paths;

d. Nature interpretive centers;

e. Areas for rustic tent camping as well as for camping with recreational vehicles;

f. Wildlife sanctuaries;

g. Youth camps; and

h. Retreat centers.

Parks and Rec.
Policy C1.13

The City shall provided a minimum of two (2) community centers and addtional Special Service Facilities that serve a single recreational function, the recreational needs of a special population, and/or indoor recreational activities prior to buildout of the General Plan. These facilities should be on or adjacent to "Regional" and/or "Community" parks, existing school sites, or part of a planned "Community Facilities Cluster." Such facilities may include, but are not limited to, the following:

a. Swimming pools;

b. Lighted or unlighted athletic facilities;

c. Community buildings containing classrooms, meeting rooms, etc.;

d. Satellite senior citizen centers;

e. Branch libraries;

f. Child care centers;

g. Golf courses;

h. Community gardens; and

i. Equestrian centers.

Parks and Rec.
Policy C1.14

The City shall generally collect park development fees to finance acquisition and development of recreational facilities. In lieu of collecting park development fees, the dedication of land for such facilities may be considered subject to City approval.

Parks and Rec.
Policy C1.15

The City may allow a developer to dedicate land for use as a public "Community" park as part of a planned development, if the proposed site meets the specified criteria of these policies. The dwelling units that would have been built on the proposed park site may be built elsewhere within the planned development if the "clustering" conditions of the implementations section and Land Use Element are met. With the planned development process, developers will still be required to pay park development fees.

Parks and Rec.
Policy C1.16

Any park or recreation facility constructed as part of a private development, and intended solely for use by residents of the development, is not considered a public park.

Parks and Rec.
Policy C1.17

Any area which is to be preserved as open space with the expressed purpose of visual and/or natural resource protection, but is

not to be developed for recreational purposes such as hiking trails, shall not be considered a public park, but shall be considered as a component of the Escondido Open Space System.

Parks and Rec.
Policy C1.18

When development proposals involving a minimum of 5 acres are submitted to the City, the City shall review the suitability of the site for a "Neighborhood or Community park." If the City finds that the site would be appropriate for park in accordance with the criteria identified in these policies, consideration shall be given to its acquisition.

Parks and Rec.
Policy C1.19

The City shall encourage development of public and private golf courses. These facilities can be developed in conjunction with large-scale residential developments employing clustering techniques.

Schools
Policy F1.6

The school districts and the City shall give priority to school sites that have the potential for acquisition and for joint development for schools and parks.

Schools
Policy F1.9

The concept of joint Park-School sites shall be strongly encouraged by the City of Escondido, including the provision of open space/trail linkages between school-park sites and residential neighborhoods as a means to implement joint use of playground equipment and ballfields.

V. Community Open Space and Conservation

5. Objective Regarding Environmental Resources

Environmental Resources
Obj. B5.1

Potential archaeological sites, vegetation habitat areas, wildlife habitat features and other natural and cultural resource sites shall be protected encroachment development and shall be included within the open space system.

6. Objective Regarding Special Wildlife and Vegetative Resources

Wildlife/Vegetation
Obj. B6.1

Rare, threatened, or endangered plant and animal communities shall be protected within the Escondido planning areas.

10. Objective Regarding Vacant Land

Vacant Lands
Obj. B10.1

Vacant land in the community shall be recognized as a potential resource for parks and recreational facilities as well as included within the open space element.

Trails Policy

Land Use
Policy B1.3

No development shall be permitted on slopes greater the 35 percent or in natural 100-year floodways. If approved by the City and other appropriate local, state, and federal agencies, an environmental channel may be considered within the floodway. Adequate landscaping, revegetation, flood control measures, and usable open space beyond the embankments of the environmental channel shall be provided as determined by the City.

Residential
Policy B2.2

In the design of both Rural designations and of Estate I single-family residential development, consideration should be given to public improvement standards which allow for a more rural environment, such as flexibility in street rights-of-way, increased setbacks and pedestrian circulation systems such as trails or paths, provided health and safety is not compromised.

Circulation
Policy D1.2

The City shall support a balanced use of travel modes to address the transportation needs of all ages and to provide mobility for a variety of trip purposes. The City shall generally recognize the following priorities for new transportation facilities, in descending order: vehicular, transit, pedestrian, bicycle, and freight movement.

Circulation
Policy D2.9

The City shall adopt Specific Alignment Plans when "standard equal-sided" widening is not adequate for future needs or when special conditions exist which require a detailed implementation plan. The City shall adopt specific alignment plans prior to the acceptance for processing development proposals that affect the alignment. The need for such plans will be indicated by the following:

a. Variable terrain or other environmentally sensitive areas may preclude standard equal-sided widening.

b. Alignment considerations are necessary because of existing street designs and/or land use configurations.

c. Development proposals identify the need for special attention.

Circulation

Policy D4.2

The City shall update and maintain a Bikeway Plan with facilities that connect residential areas with schools, parks, and major employment centers.

Circulation
Policy D4.3

The City shall generally require pedestrian facilities along all classified streets designated on the Circulation Plan.

Circulation
Policy D4.4

The City shall require that adequate off-street parking be provided for properties. This shall assume that on-street parking will not be available on Prime Arterials, Major Roads, and Collector streets in most cases since it is necessary to utilize the curb-to-curb width for vehicle traffic and transit and bicycle uses. In no instance shall required parking be provided on-street.

1. Policies Regarding Parks and Recreation

Parks and Rec.
Policy C1.1

Parks and Rec.
Policy C1.4

A master plan of trails shall be adopted in coordination with the County, City of San Diego, City of San Marcos, and San Dieguito River Valley Regional Open Space Park. The master plan will address specific trail alignments, standards, types of trails, signage, implementation strategies, and other factors as determined by the City Council.

Parks and Rec.
Policy C1.12

The City's "Regional" parks will continue to provide opportunities for active and passive recreation also offered in Community parks. In addition, they should serve a broader function of protecting significant landforms providing scenic views, preserving wildlife habitat, and offering Escondido residents access to natural areas. Activities offered in "Regional" parks may include many activities found in "Community parks provided they are compatible with the natural areas of Regional Parks. They may also include the following:

a. Nature-hiking trails;

b. Equestrian centers and trails;

c. Jogging paths;

d. Nature interpretive centers;

e. Areas for rustic tent camping as well as for camping with recreational vehicles;

f. Wildlife sanctuaries;

g. Youth camps; and

h. Retreat centers.

Parks and Rec.
Policy C1.17

Any area which is to be preserved as open space with the expressed purpose of visual and/or natural resource protection, but is not to be developed for recreational purposes such as hiking trails, shall not be considered a public park, but shall be considered as a component of the Escondido Open Space System.

1. Objectives Regarding Hydrology

   Hydrology
   Obj. B1.1

   Natural and improved drainageways shall be maintained as permanent open space.

   Hydrology
   Obj. B1.2

   Encroachments into wetlands and designated floodways shall be carefully controlled.

5. Objective Regarding Environmental Resources

   Environmental Resources

Obj. B5.1

Potential archaeological sites, vegetation habitat areas, wildlife habitat features and other natural and cultural resource sites shall be protected encroachment development and shall be included within the open space system.

6. Objective Regarding Special Wildlife and Vegetative Resources

Wildlife/Vegetation
Obj. B6.1

Rare, threatened, or endangered plant and animal communities shall be protected within the Escondido planning areas.

7. Objective Regarding Open Space Opportunities

Open Space Opportunities
Obj. B7.1

Existing and/or potential public and private open space resources, including hiking, bicycle, equestrian, multiuse, urban trails, shall be incorporated into the open space system to the maximum extent possible and where appropriate.

8. Objective Regarding Public and Quasi-Public Land Ownership

Public Lands
Obj. B8.1

Existing areas currently in public or quasi-public ownership shall be incorporated into the open space system.

Community Design
Policy C1.6

The City shall establish a street tree planting program intended to identify appropriate varieties, sizes, spacing standards, maintenance and replacement standards, planting schedules, etc. Street trees should be selected and sited to minimize the visual dominance of paved surfaces, to create more appropriately defined and humanly scaled public spaces, and to help distinguish pedestrian environments from vehicular spaces.

Community Design
Policy C1.7

The City shall require new development to landscape street rights-of-way in accordance with the street tree planting program.

1. Policies Regarding Natural Resources

Natural Resources
Policy G1.1

A system of open space corridors, easement and acquisition programs, and trails shall be established. Sensitive lands including permanent bodies of water, floodways, and slopes over 35 percent inclination shall be preserved. Significant wetlands, riparian or woodland, and habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas. Density transfers shall be permitted to preserve such lands as established in the land use designation.

Water Quality
Policy I2.3

Escondido's natural creek system shall be maintained in its natural state with a minimum of 50-foot buffer and setback for development unless the streamcourse, alteration channelization, and/or improvements are approved by necessary state and federal agencies and the City.

Water Quality
Policy I2.4

Public access to the creeks, where consistent with sound resource management practices, shall be permitted and improved by means of pathways, access points, and bridges which will not impact habitat areas.

Water Quality
Policy I2.5

Whenever possible, creeks shall be conserved in, or restored to, their natural states. Areas near channels that have been significantly altered for flood control through the development of an environmental streamcourse design (such as portions of Reidy Creek) shall still be provided used for urban open space as landscaped paths.

Biological

Biological
Policy K1.2

Escondido's significant riparian habitat areas shall be identified by survey and/or the environmental review process, and measures must be taken to ensure their proper management and protection.

Biological
Policy K1.3

Development proposals for sites containing riparian habitat areas shall include a survey of the riparian resources as well as appropriate methods for mitigating any adverse impacts of development in these resource areas. This includes mitigation of impacts associated with flood control measures. Appropriate mitigations shall be determined in consultation with the State Department of Fish and Game (U.S. Fish and Wildlife, if applicable) and at a minimum , include buffering and/or setback requirements.

Biological
Policy K1.4

If the presence of humans and domestic animals will be detrimental to riparian habitat, appropriate barriers shall be constructed and maintained by the property owner of homeowners' association to restrict access to the sensitive area.

Biological
Policy K1.6

Significant stands of trees shall not be removed unless needed to protect public safety. Removal shall be limited to the minimum amount necessary. At a minimum, the replacement valve shall be equal to the vegetation removed. Replacement may occur on and/or off site subject to City approval.

Permanent Zoning
Policy B2.5

Clear and precise definitions of constrained lands and density transfer calculations for slopes, natural floodways, and environmentally sensitive areas shall be included in the Zoning Ordinance.

Env. Review
Policy C5.1

The City shall maintain its Environmental Quality Regulations in accordance with the California Environmental Quality Act, which requires environmental review of projects (public and private), including analysis and mitigation of on- and off-site impacts, as defined by CEQA.

Env. Review
Policy C5.2

Environmental review for specific projects shall be accompanied by sufficient technical data to determine consistency with General Plan policies related to the physical environment including, but not limited to: traffic, biology, air quality, noise, drainage, archaeological sensitivity, visual impacts, geotechnical and public facilities and services. This policy shall particularly apply in areas of sensitivity and constrained lands as identified in the Open Space Concept.

Env. Review
Policy C5.3

Mitigation measures specified in the General Plan Environmental Impact Report shall be applied for proposed development throughout the Planning Area.

Env. Review
Policy C5.4

Thresholds and special/sensitive areas shall be periodically reviewed and updated as more specific and recent information becomes available.

Permit Review
Policy C6.1

The City shall review its guidelines and procedures for development to conform with the General Plan recommendations, Subarea Facilities Plans, Area Plans, and Quality of Life Standards.

Permit Review
Policy C6.2

For areas within environmentally sensitive areas, the City shall consider the location, extent, and quality of the resource and appropriate mitigation measures.

3. Policies Regarding Development Agreements

Development agreements allow the City to enter a contract with a developer in which the City effectively promises not to change its planning or zoning laws applicable to the development for a specified period of time. In return, the developer would commit to construct specific improvements, provide public facilities and/or services, develop according to a specified time schedule, or make other commitments which the City ordinarily cannot require of the developer.

Open Space Policy

II. Land Use
Policy B1.8

The development potential on slopes greater then 35 percent or in natural floodways or in City-approved environmental channels may be transferred to other portions on the site at one dwelling unit per 20 acres in all residential land use categories.

V. Community Open Space and Conservation

A. Introduction

The Community Open Space and Conservation section establishes policies for development of a comprehensive open space system and for protection of Escondido's numerous natural assets. The first subsection, Open Space Concept, provides policies which will guide development of a comprehensive open space and environmental overlay map. The remaining subsections provide policies related to the visual impression of the City and to preservation of significant natural resources. These policies are intended to provide additional guidelines for the open space overlay and for development of individual projects.

1. Objectives Regarding Hydrology

Hydrology
Obj. B1.1

Natural and improved drainageways shall be maintained as permanent open space.

Hydrology
Obj. B1.2

Encroachments into wetlands and designated floodways shall be carefully controlled.

2. Objective Regarding Slopes

Slopes
Obj. B2.1

Land areas with steep topography (generally over 25 percent) shall be protected from intensive urban development and shall be included within the overall open space system.

3. Objective Regarding Soils and Fire Hazards

   Soils/Fire Hazards
   Obj. B3.1

   Development of areas with grading, construction, and landscaping and fire hazard constraints shall be carefully regulated and included within the open space system.

4. Objectives Regarding Elevations

   Elevations
   Obj. B4.1

   Primary and secondary ridgelines as well as other mountain peaks and prominent high points shall be protected from intensive urban development.

   Elevations
   Obj. B4.2

   Views and vistas of natural landmarks within the open space system shall be preserved.

5. Objective Regarding Environmental Resources

   Environmental Resources
   Obj. B5.1

   Potential archaeological sites, vegetation habitat areas, wildlife habitat features and other natural and cultural resource sites shall be protected encroachment development and shall be included within the open space system.

6. Objective Regarding Special Wildlife and Vegetative Resources

   Wildlife/Vegetation
   Obj. B6.1

   Rare, threatened, or endangered plant and animal communities shall be protected within the Escondido planning areas.

7. Objective Regarding Open Space Opportunities

Open Space Opportunities
Obj. B7.1

Existing and/or potential public and private open space resources, including hiking, bicycle, equestrian, multiuse, urban trails, shall be incorporated into the open space system to the maximum extent possible and where appropriate.

8. Objective Regarding Public and Quasi-Public Land Ownership

Public Lands
Obj. B8.1

Existing areas currently in public or quasi-public ownership shall be incorporated into the open space system.

10. Objective Regarding Vacant Land

Vacant Lands
Obj. B10.1

Vacant land in the community shall be recognized as a potential resource for parks and recreational facilities as well as included within the open space element.

1. Policies Regarding Community Design

Community Design
Policy C1.1

The City of Escondido shall maintain a rural residential and open space environment around the perimeter of Escondido to serve as a buffer from urbanizing surrounding areas.

D. Ridgeline and Hillside Conservation

One of the characteristics that distinguishes Escondido from other communities in the region, is its location in a series of valleys which are surrounded by visually distinctive hillsides and ridgelines. The ridges and varied topography have been identified by residents as one of Escondido's most important assets -- one that has helped create a distinct identity for the City. To protect these assets, the policies below are geared toward controlling development on the hillsides and along the ridgelines.

1. Policies Regarding Ridgeline and Hillside Conservation

Ridgeline/Hillside
Policy D1.1

The City shall distinguish skyline ridges from secondary and intermediate ridges. Skyline ridges include those which define the horizon and intermediate ridges are those with visible land behind them which creates a backdrop to the ridge as viewed from the valley floor. Skyline and intermediate ridges shall be identified by ordinance or resolution.

Ridgeline/Hillside
Policy D1.2

Development on skyline ridges shall be prohibited. The City shall seek to obtain dedication of a scenic easement from the property owner for skyline ridges not intended for public access, in conjunction with any development which may occur on the remainder of the property. The granting of a scenic easement will obligate the property owner to retain, maintain, preserve, and protect the public view of these areas in their natural state, without obstruction by structures. A scenic easement shall not prohibit clearing of brush or planting of vegetation which is necessary to reduce fire hazards.

Ridgeline/Hillside
Policy D1.3

Intermediate ridges and hilltops shall be preserved in a natural state to the maximum extent possible. Development should be sited such that buildings do not project above the natural landform. Development applications shall be designed so that:

a. landscaping plans minimize the visual impact of the development from adjoining properties and the Valley floor;

b. site plans concentrate development in subordinate or hidden locations;

c. grading plans minimize disruption of the natural landform and vegetation; and

d. development on intermediate ridges shall only be permitted in association with the preservation of significant open space, habitat, cultural resources, or agricultural uses within the same project.

Ridgeline/Hillside
Policy D1.4

The City shall restrict development on hillsides so that it preserves the natural appearance and landform of the site. Development projects on terrain with a slope greater than 15 percent shall conform with the following standards:

a. All development shall be sited to avoid potentially hazardous areas and environmentally sensitive areas as identified in the Open Space Element, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features.

b. Development shall be designed to minimize grading requirements by conforming to the natural contours of the site.

c. The overall development pattern for a project shall be clustered in accordance with provisions in Chapter VII to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential.

d. The site shall be landscaped with existing trees and other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development.

e. To the extent feasible, development shall be designed to minimize the visual impact on adjoining residential areas.

f. Grading, terracing, padding, and cut-and-fill shall be minimized to protect the visual continuity of the hillsides.

The development potential of those portions of the site considered to be inappropriate for development due to visual quality may be transferred onto other portions of the site subject to the policies of the Land Use Element.

Viewshed
Policy E1.4

In order to protect views of unique landforms such as steep hills and rock outcroppings, buildings should not be permitted on top of or on the upper sides of such formations and should be sited to avoid obstructing views of these scenic features.

Viewshed
Policy E1.5

Development proposals shall maintain public views of creeks, lakes, their shores, and their adjoining riparian features as much as possible. Building siting, scale, and massing, along Bear Valley Parkway and Valley Center Parkway, in particular, should be reviewed to ensure these views are protected.

Cultural Policy
Policy F1.5

The City, in reviewing development proposals, shall be sensitive to the Planning Area's archaeological resources and shall recognize the need for more detailed assessments through the environmental review process.

1. Policies Regarding Natural Resources

Natural Resources
Policy G1.1

A system of open space corridors, easement and acquisition programs, and trails shall be established. Sensitive lands including permanent bodies of water, floodways, and slopes over 35 percent inclination shall be preserved. Significant wetlands, riparian or woodland, and habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas. Density transfers shall be permitted to preserve such lands as established in the land use designation.

Natural Resources
Policy G1.3

The City of Escondido shall strive to develop and implement community-wide resource conservation programs, as well as consider resource preservation areas for open space and habitat protection and enhancement.

Water Quality
Policy I2.3

Escondido's natural creek system shall be maintained in its natural state with a minimum of 50-foot buffer and setback for development unless the streamcourse, alteration channelization, and/or improvements are approved by necessary state and federal agencies and the City.

Water Quality
Policy I2.5

Whenever possible, creeks shall be conserved in, or restored to, their natural states. Areas near channels that have been significantly altered for flood control through the development of an environmental streamcourse design (such as portions of Reidy Creek) shall still be provided used for urban open space as landscaped paths.

Cluster
Policy D1.11

Lands devoted to permanent open space should not be developed with structural uses other than agricultural accessory buildings. Uses should be restricted to agriculture; historic, archaeological, or wildlife preserve; water

storage or recharge area; leach field or spray disposal area; scenic areas; protection from hazardous area; or public outdoor recreation.

APPENDIX H
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