# APPENDIX A

## ENVIRONMENTAL PLANNING OPPORTUNITIES AND CONSTRAINTS REPORT

## SAN LUIS REY RIVER PARK MASTER PLAN

## SAN DIEGO COUNTY, CALIFORNIA

Prepared for:
Hargreaves Associates
398 Kansas Street
San Francisco, CA 94103

and

County of San Diego
Department of Parks and Recreation
5201 Ruffin Road, Suite P
San Diego, California 92123

Prepared by:
Jim Harry
Mooney • Jones & Stokes
San Diego, California

This page intentionally left blank

## TABLE OF CONTENTS


I. Purpose 80

II. Methodology 81

III. Study Results 81
- A. Existing and Future Conditions Within the CSA 81
- B. Constraints Within the CSA 93
- C. Opportunities Within the CSA 95

IV. Recommendations 99


## LIST OF TABLES


Table 1 Existing General Plan Land Use Designations Within Core Study Area 84

Table 2 General Plan 2020 Land Use Designations Within Core Study Area 85

Table 3 Bonsall Community Plan Goals and Policies Relevant to Master Plan 87

Table 4 Fallbrook Community Plan Goals and Policies Relevant to Master Plan 89

Table 5 Tier A Park Sites – Selection and Evaluation Criteria 101

Table 6 Tier B Park Sites – Selection and Evaluation Criteria 103


## LIST OF FIGURES


Figure 1 – Core Study Area and Segments 107
Figure 2 – Existing Land Use 108
Figure 3 – Land Ownership 109
Figure 4 – Existing General Plan 110
Figure 5 – General Plan 2020 111
Figure 6 – Community Planning Areas 112
Figure 7 – Percent Slope 113
Figure 8 – Flood Plain 114
Figure 9 – MSCP Draft Pre-Approved Mitigation Areas 115
Figure 10 – Discretionary Projects 116
Figure 11 – Cultural Resource Areas 117
Figure 12 – Generalized Vegetation 118
Figure 13 – Tier A Constraints 119
Figure 14 – Opportunity Locations 120
Figure 15 – Existing Unofficial Trails 121

## PURPOSE

The County of San Diego Department of Parks and Recreation is pursuing, through the preparation of a Master Plan, the development of a vision for the San Luis Rey River Park. The Master Plan will establish the framework for the development of a river park within the eight-mile corridor of the San Luis Rey River between Interstate 15 (I-15) and the Old Bonsall Bridge. This Environmental Planning Opportunities and Constraints Report is being prepared in support of the San Luis Rey River Park Master Plan, to identify environmental planning constraints and opportunities within the Master Plan Draft Core Study Area (CSA) and presents the results of research, inventory and analysis of environmental planning issues and policies relevant to the San Luis Rey River Park Master Plan process. This report also incorporates information from the other Opportunities and Constraints reports prepared for the project related to Biological Resources (Mooney • Jones & Stokes), Cultural Resources (Mooney • Jones & Stokes), Water Quality/ Water Resources (Ninyo and Moore) and, River Hydraulics and Floodplain Issues (Nasland Engineering). The results of the analysis are intended to assist the planning team in identifying sites for park program elements. For the purposes of this report, the CSA has been separated into four segments (Figure 1). The Constraints and Opportunities analysis (Section III), and associated recommendations for siting active and passive park elements, are presented for each of the individual river corridor segments.

Based on conversations with County staff, public meetings, focus group meetings, and coordination with the Master Plan Advisory Group (MPAG), which was developed to incorporate community members and stakeholders in the master plan process, the following park programming elements were identified as important potential components of the river park: active recreation fields; staging areas; parking lots; equestrian facilities; interpretive centers/ kiosks; bird watching platforms; equestrian, pedestrian, and bicycle trails; and picnic areas. For purposes of this study, the park programming has been divided into three Tiers (Tiers A-C) based upon relative levels of disturbance that each program element requires.

Tier A park sites will accommodate relatively high intensity active park programming requiring significant grading or intensive disturbance of existing terrain. Tier B sites can accommodate medium-low intensity passive park programming that is primarily additive (no significant grading, no significant removal of vegetation, and minimal direct/ indirect impacts on sensitive species and biological resources). Tier C sites will consist of minimal impact hiking, biking, and equestrian trails. These sites will be linear in nature.

This Environmental Planning Opportunities and Constraints Report incorporates the recommendations of the Biological Resources and Cultural Resources Opportunities and Constraints reports. The information from these reports has been combined in order to provide a comprehensive analysis of constraints and to identify specific opportunities areas within the CSA to locate park facilities.

## METHODOLOGY

Information presented in this report is taken from government publications and the SANGIS database. Information on existing land uses and visual resources were verified by field visits in 2004. Exhibits and the analysis are based on the CSA identified by Hargreaves Associates.

Government publications referenced in this study include: 1) The County of San Diego General Plan Regional Land Use Element; 2) Bonsall Community Plan; 3) Fallbrook Community Plan; 4) County of San Diego Resource Protection Ordinance; 5) County of San Diego General Plan 2020 residential baseline maps for both the Bonsall and Fallbrook Community Plans (January 2005); 5) County of San Diego Department of Planning and Land use website information on North County Multiple Species Conservation Program; 6) Federal Emergency Management Agency website; 7) General Plan 2020 Land Use Framework.

The SanGIS database is the source for information on the exhibits and text related to: 1) existing and planned land uses; 2) public and private land ownership; 3) 100-year floodplain; 4) high and very high quality habitat areas; 5) pre-approved mitigation areas; 6) County of San Diego General Plan and General Plan 2020 land use designations; and 7) location of earthquake faults, past landslides and areas subject to liquefaction.

## STUDY RESULTS

### EXISTING AND FUTURE CONDITIONS WITHIN CORE STUDY AREA

**Environmental Setting**

Existing Land Use

The existing land uses within the CSA include agriculture, commercial development, golf courses, dedicated open space, public lands, recreation areas, residential development and undeveloped areas, with agriculture and undeveloped areas the most dominant (Figure 2). The majority of the CSA consists of privately held lands (Figure 3). Parcels characterized by vacant land in primarily the western portion of the CSA are owned by Vessels Limited.

Public lands are limited to land owned by the County of San Diego (County), the City of Oceanside, the State of California, Bonsall and Fallbrook Union School Districts, and the Rainbow Municipal Water District. The San Diego County Water Authority owns an easement for the second California aqueduct, which bisects the river valley near I-15. A water treatment facility owned and operated by the Rainbow Municipal Water District is located in the northeastern portion of the CSA. The County and the City of Oceanside own a number of small parcels throughout the CSA including an operations yard near the SR-76/ Mission Road intersection. Other County owned parcels include land within the river valley preserved as permanent open space as mitigation for other development projects. The Fallbrook and Bonsall Union High School Districts own parcels in the central portion of the CSA.

Existing Visual Resources

As described in latter sections of this report (Bonsall and Fallbrook Community Plan Goals and Policies), preservation of the visual resources of the river valley is critical to the residents in the area. In general, the CSA and the features of the river valley are visible from private residential areas immediately to the north and south of the river valley and from major public vantage points including SR-76 and I-15.

The primary scenic features of the river valley are the mature and semi-mature riparian areas within the valley floor and the steeply sloping terrain of the northern and southern valley slopes. Rural land uses, dominated by low density residential development, agriculture, the Dulin Ranch horse farm, and vacant land reinforce the overall rural character of the river corridor within the CSA. Other critical visual features identified by the residents in the Community Plans include the historic Bonsall Bridge, mature tree stands and major rock outcroppings.

As shown in Figure 1, a majority of the residences within the viewshed are located on large rural

lots. Commercial and non-residential uses are limited to small commercial areas within Bonsall near the Olive Hill/ SR-76 intersection, and those in Fallbrook near the Mission/ SR-76 intersection.

Views of the CSA are available to motorists on many public roadways. As shown in Figure 1, SR-76 extends throughout the CSA. Both eastbound and westbound motorists traveling along SR-76 have expansive views of the river valley floor and the surrounding slopes. Other public roadways with expansive views of the river valley or the steep slopes surrounding the valley floor include East Vista Way, Old River Road, and West Lilac Road.

I-15 is another major public vantage point into the CSA. Foreground views of the valley to northbound motorists on I-15 are fairly expansive and include both the valley floor and upland areas. Views to the valley from southbound motorists are generally restricted to the area where I-15 crosses the river. Given the short distance associated with the I-15 river crossing, the views of the valley features by southbound motorists are not as expansive or in the foreground of motorist's vision.

Existing Public Safety/ Geologic Hazards, Water Quality Issues and, Hazardous Materials

The following information was taken from the Opportunities and Constraints Report on Water Quality/ Water Resources prepared for the Master Plan by Ninyo and Moore (January 2005). The impact of the proposed park on current, potential, and future water quality and water resources was evaluated in this report.

Geologic/ Water Quality Hazards

The San Luis Rey River Valley in the CSA is characterized by two predominant geologic units. Active channel and wash deposits are poorly consolidated sand, silt, clay, and gravel in active washes of streams, and active floodplain deposits are comprised of sand, silt, clay, and gravel in active floodplains of the streams. Older surficial deposits consist of old floodplain deposits that are well consolidated, poorly sorted, permeable floodplain deposits of sand, silt, clay, and gravel.

Outside of the active river valley, within the CSA, five geologic units are represented. South of the river valley three geologic units are present including a coarse-grained massive tonalite of Cretaceous age, metasedimentary and metavolcanic rocks of Cretaceous and Jurassic age, and in the eastern portion of the CSA, a Cretaceous-age, white, fine to medium-grained, massive granodiorite. North of the river valley is Cretaceous-age, dark gray, medium to coarse-grained, massive granodiorite, a coarse-grained, light gray tonalite of Cretaceous age, and on the east side of the CSA the same Cretaceous-age granodiorite is present on the south side of the valley.

Soil types that occur within the CSA are generally conducive to park programming as it is currently envisioned. Five of the six major soil types are slightly to moderately susceptible to erosion, only the riverwash soils within the active river channels have a severe erosion potential. However, the recreation suitability of the soils within the CSA are primarily moderate to severe, indicating that greater than normal effort and expense may be required to develop the areas. Areas with severe suitability problems should only be developed if there is an outstanding aesthetic or other similar reason to develop them. However, with advances in construction technology, construction products, and the availability of a wider range of erosion and sediment control technology, development of even severely restricted soil types may be less difficult than when the soil study was published in 1973. Therefore, some constraints posed by the soil type underlying a given site may be overcome using the best available technology and best management practices to reduce impacts to the river valley.

The amount of use of the park may have an important impact on the water quality of the river. The greater the use of the park, the more opportunity for erosion to occur both during dry and wet periods. The more erodible

soils that are heavily traveled may become dislodged more frequently, causing excessive sedimentation within the river. In areas where trails are created through vegetated areas, the more heavily traveled paths may experience greater vegetative loss and increased erosion. Because multiple groundwater wells are believed to still be present within the CSA, and the status of the wells is unknown, activity nodes should not be located close to the wells in order to prevent the wells from becoming an attractive nuisance. To the extent practicable, the wells should be located, their use and ownership identified, and all inactive wells should be abandoned according to DWR well standards. It could be possible to integrate one or more wells into an activity node or interpretive kiosk with an emphasis on the history of groundwater usage in the basin, if the proper precautions are taken.

The impact of existing surface water and groundwater availability to flora and fauna in sensitive habitat areas or areas that are planned for habitat creation or enhancement may be an issue for some species given the increase in dissolved solids (salts) over the past 60 years. As imported water has been brought into the watershed either directly (e.g., pumping into reservoirs) or indirectly (e.g., irrigation), the level of dissolved solids in ground and surface water has increased.

Hazardous Materials

A total of 119 sites were listed in the hazardous materials database, however several sites had duplicate listings, and some sites listed were not actually located in the search area or were outside the CSA. The only sites listed in the database file of concern to the park would be those with open release cases for hazardous materials. In this case, only the five leaking Underground Storage Tanks (UST) sites fall into that category. If park programming were to occur near the release sites, precautions would be necessary during construction that required significant subsurface excavation. If significant grading is not planned in these areas, then the concerns over the release cases is not significant.

**Regulatory Setting**

The CSA is governed by several planning and environmental documents and state and local policies, plans, and ordinances as described below.

General Plan/ Regional Land Use Element

The San Diego County General Plan land use designations for the CSA and immediate vicinity generally provide for development of residential uses on large estate lots. Land use designations for the CSA include both the General Plan Regional Land Use Element Regional Categories and the General Plan land use designations.

Regional Land Use Element Regional Categories within the CSA include Estate Development Area; Country Residential Development Areas, Special Study Area and Environmentally Constrained Areas. Estate Development Areas are identified throughout the project vicinity in areas outside of the valley floor. Environmentally Constrained Areas are located within the valley floor. Special Study areas are identified along the I-15 corridor. Country Residential Development areas are identified adjacent to the I-15 corridor and within the eastern portion of the river valley. While the Regional Categories indicate general types of land uses, the General Plan land use designations are intended to identify specific land uses on an individual parcel basis.

The General Plan land use designations, which identify the specific land use type and use regulations within the CSA, are illustrated in Figure 4 and outlined in Table 1.

**Table 1**
**Existing General Plan Land Use Designations**
**Within Core Study Area**

| Land Use Designation | Environmental Requirements/ Use Regulations |
|---|---|
| • Estate Residential 1 dwelling unit (du)/2.4 Acres<br>• Residential 1du/ acre, 2du/ acre<br>• Residential 2.9 du/ acre, 4.3 du/ acre, 7.3 du/ acre, 10.9 du/ acre, 14.5 du/ acre | • Minimum residential densities may be required in areas deemed appropriate due to adequacy of public facilities.<br>• Allowable residential densities are determined by slope criteria.<br>• Clustering of residential development is encouraged to preserve steep slopes. |
| • Intensive Agriculture<br>• General Agriculture: | • Intensive agriculture designation promotes a variety of agricultural uses including minor, commercial, industrial and public facility uses.<br>• General agriculture designation is applied to areas where agricultural use is encouraged and facilitated as the dominant uses.<br>• It should be noted that three parcels located adjacent to the CSA are identified as Agricultural Preserves subject to the requirements of Williamson Act contracts. |
| Specific Plan Area | Development is not permitted in this designation without the approval of a Specific Plan by the County. |
| Impact Sensitive 1 du/ 20 acre | • Designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity.<br>• Large-lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction or greenbelts connecting permanent open space may be compatible with this designation.<br>• Designation includes environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat; heavy timber, mineral extraction, watershed and desert. |
| (18) Multiple Rural Use: | Allowable residential densities ranging from one dwelling unit on 4, 8 or 20-acre lots depending on slope. The Multiple Rural Use designation is applied in areas with one or more of the following characteristics: not highly suitable for intensive agriculture; rugged terrain; watershed; desert land; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. This designation is generally applied in remote areas to broad expanses of rural land with overall low population density and with an absence of most public services. The site is zoned as S-92 or General Rural Zone with a minimum lot size of 4 acres. |
| • General Commercial:<br>• Visitor Serving Commercial | • General Commercial Designation provides for commercial areas where a wide range of retail activities and services are permitted.<br>• Designation provides areas reserved for commercial recreation and visitor uses catering primarily to tourists and vacationers. |
| Office Professional: | Designation provides areas for administrative and professional services. |

Source: County of San Diego

General Plan 2020

The County of San Diego is currently in the process of preparing General Plan 2020 (GP 2020), which is a comprehensive update of the General Plan. GP 2020 is intended to provide a framework for future growth and development patterns for the unincorporated areas of the County to accommodate population increases projected for the year 2020. The update process for the General Plan, which had not been comprehensively updated since 1979, began in August 1998. Although substantial modifications and revisions have been performed on the document over the years, the GP 2020 is intended to present a more realistic and up-to-date assessment of growth projections within the County. GP 2020 is still in the draft phase, and, at the time of completion of this Environmental Planning Opportunities and Constraints Report, the Planning Commission and Board of Supervisors have identified a residential, commercial and industrial land use designation map to provide structure for the GP 2020 Environmental Impact Report and to allow the update to progress. It is anticipated that the draft GP 2020 elements will be completed in 2005. The Environmental Impact Report will be completed based on the draft GP 2020 elements. The land use designations anticipated for the CSA by the GP 2020 update are illustrated in Figure 5 and described in Table 2.

**Table 2**
**General Plan 2020 Land Use Designations**
**Within Core Study Area**

| Land Use Designation | Environmental Requirements/Use Regulations |
|---|---|
| • Semi Rural Residential (SR-2)<br>• Semi Rural Residential (SR-4)<br>• Semi Rural Residential (SR-10) | Semi Rural refers to Low density areas that are typically large lot, single family residential developments where residential is combined with small farms. |
| • Rural Lands (RL-40)<br>• Rural Lands (RL-20) | Rural Lands include very low density residential areas that are characterized by rural activities such as agriculture, grazing, outdoor recreation, and open space rather than by residential use. |
| Specific Plan Area | General Plan 2020 proposes to retain the land use designation where a Specific Plan has already been approved. |
| • General Commercial<br>• Rural Commercial | • General Commercial designation provides for commercial areas where a wide range of retail activities and services is permitted.<br>• Rural commercial designation provides for a wide variety of small scale and support services to meet the daily needs of local residents or the traveling public. |
| Village Residential (VR-2.9, VR-2, VR-4.3, VR-7.3, VR-10.9, VR-14.5) | Designation provides for High and Medium density residential development.<br>• High density residential is typically duplexes or multifamily development. Depending on neighborhood size secondary and compatible uses such as neighborhood retail, schools, and parks should be encouraged. High density areas are referred to as a Village Core.<br>• Medium density residential uses are typically single-family developments, although some multi-family housing could be developed within this density range. |

Source: County of San Diego (January 2005)

Bonsall and Fallbrook Community Plans

The Bonsall and Fallbrook Community plans were "developed in conjunction with the Regional Land Use Element of the General Plan to provide guidelines by which land uses can be made." Figure 6 shows the boundaries of the Community Plans within the CSA. Figure 5 illustrates the land use designations from the GP 2020 update proposed within the CSA.

The following is a summary of the intent of Community Plans as described in the Bonsall Community Plan: "Within each chapter of the plan text are goals, findings, policies and recommendations. The term "goal" as used in this Plan Text refers to a purpose or ultimate end toward which an effort is directed. The goals, which follow, reflect a thoughtful analysis of the citizens of Bonsall and the kind of community that is desired. The goals are not regulations, nor do they substitute for detailed analysis of current issues. They are intended to give direction to detailed planning studies, which will result in definitive methods, programs, and recommendations for attaining these goals. The use of the term "findings" in this Plan Text refers to the basic statements of fact. The term "policy" as used in this Plan Text refers to those principles, which guide the allocation of County resources toward prescribed outcomes consistent with the goals. The policies contained within this Community Plan Text should be regarded as applications of broad General Plan policies which are designed to fit the specific or unique circumstances existing in the individual communities."

**Bonsall Community Plan Goals and Policies**

Table 3 summarizes the environmental goals and policies from the Bonsall Community Plan that are relevant to the proposed Master Plan effort.

**Table 3**
**Bonsall Community Plan Goals and Policies**
**Relevant to Master Plan**

| Subject | Goal | Policy |
|---|---|---|
| Community Character | Preserve and Enhance the Rural Character of Bonsall through the protection of agriculture, estate lots, ridgelines and community's natural resources. | • Slopes shall be a significant factor when determining the appropriate Plan designation.<br>• The Bonsall Bridge should be preserved.<br>• Buildings should be sited below ridges or set back to minimize visual impacts. |
| Land Use | To Preserve and Enhance the Rural Community Character of Bonsall, While providing adequate levels of local services to residents, and allowing a diversity of land uses. | • All proposed urban uses shall be confined to Country Town and Specific Plan Areas.<br>• Grading should be contoured to blend with natural topography.<br>• Significant natural resources and features should be protected. Examples include: lakes, ponds, streams, marshes, riparian areas, wetland areas, habitats, large boulder clusters, individual trees or stands, and open space in its wild or natural state.<br>• The floodplain area may not be elevated to provide a buildable area for a habitable or permanent structure, nor may the waterway or natural drainage course be channeled unless it can be shown that they will not be detrimental to any natural resources within the floodplain and will result in a more environmentally sensitive project. |
| Agriculture | Protect and encourage existing and future agriculture/ horticulture as a prominent land use throughout the Bonsall Area. | |
| Circulation | Develop a circulation system, which will preserve the rural character of the community and provide a safe, balanced transportation system, which includes automobile, bicycle, equestrian, pedestrian and mass transit. | • Establish and coordinate a separate system, within the community of bikeways, equestrian and pedestrian trails connecting residential to schools, recreational facilities and the Country Town. Promote safe and attractive pedestrian, bicycle and equestrian crossings at logical points on Circulation Element Roads. |
| Conservation | • Promote an Ecological Approach to the Preservation, Conservation and Management of all natural resources.<br>• Preserve the unique natural and cultural resources of Bonsall and the San Luis Rey River and associated watershed while supporting its traditional rural and agricultural lifestyle.<br>• Preserve native vegetation and wildlife habitat in the Bonsall Plan area and especially in the dominant San Luis Rey River Floodplain and associated drainages to encourage natural processes and maintain genetic resources in a dynamic and evolutionary state. | • Encourage the identification, mapping and preservation of the most important viable agricultural lands in Bonsall. |

| Table 3 Continued | | |
|---|---|---|
| **Cultural Resources** | Identify and preserve historic and prehistoric archeological resources and provide adequate protection of new sites as they are discovered. | |
| **Floodplains** | Preserve all floodplains and watercourses in their natural state whenever feasible while providing protection from loss of life and property preventing or strictly regulating development in floodplains and other wetland areas. | • Provide adequate setbacks from all watercourses.<br>• Avoid the alteration of natural riparian habitat within the San Luis Rey River.<br>• Encourage the creation of "Mitigation Banks" within the floodplains of the Bonsall Plan area for development projects. |
| **Open Space** | • Provide a system of open space, which preserves the unique ecological elements, geologic features, and scenic resources.<br>• Preserve Natural Habitat and Buffer Zones, other sensitive lands inappropriate for development, and active and passive recreation areas to create a healthy well-balanced viable community. | • Recommend that a Comprehensive Resource Management Plan for the San Luis Rey River be established.<br>• Encourage County to cooperate with other jurisdictions to consolidate holdings for conservation, preservation and recreational uses. |
| **Vegetation and Wildlife** | • Identify and preserve Federally and/or state listed endangered, threatened, or sensitive species, both animal and plant, and their associated habitats and communities.<br>• Whenever possible, protect all sensitive lands and habitat as identified by federal, state, and County guidelines such as Oak and Willow Riparian, Coastal and Diegan Sage Scrub, Native Grasslands and Wetlands.<br>• Create Naturally Vegetated opens space corridors of sufficient size to maintain biological diversity and functional access for wildlife between varying habitats and to prevent fragmentation of habitats and the creation of Biological "Islands." | • Avoid the alteration of the natural riparian habitat along the San Luis Rey River.<br>• Consider restoration and rehabilitation of former or degraded riparian areas as a form of mitigation.<br>• Preserve and encourage wildlife corridors including buffer areas, which are essential to the long-term viability of wildlife populations through open space easements or other appropriate means. |
| **Visual Resources** | Prevent the degradation of high quality and unique visual resources of the San Luis Rey River Valley. | • Minimize grading to preserve natural landforms, major rock outcroppings, and mature trees.<br>• Preserve ridgelines.<br>• Encourage floodplains, watercourses and drainages to be protected and maintained in or, if necessary restored to their natural dynamic functional condition with appropriate buffer zones provided. |
| **Parks and Recreation** | Ensure that regional park facilities are compatible with the rural character of the community and that they enhance the recreational experience of the residents. | • Encourage the acquisition and development of park lands which will protect outstanding scenic and riparian areas, cultural, historic and biological resources.<br>• Encourage the use of school sites for active recreation.<br>• The San Luis Rey River and other wetlands will be incorporated into park areas for recreational, educational, and preservation purposes whenever possible.<br>• Promote the location of a cultural information center in Bonsall to facilitate community understanding of the region's cultural history. |

Source: County of San Diego

**Fallbrook Community Plan Goals and Policies**
Table 4 summarizes the environmental goals and policies from the Fallbrook Community Plan that are relevant to the proposed Master Plan effort.

**County Zoning Ordinance**
The Zoning Ordinance applies a land use zone to individual assessors parcels. According to the Zoning Ordinance recreation and park uses are generally allowed in any other zone such as residential, commercial, industrial, agricultural or special purpose either by right or with a use permit.

In San Diego County the zone that underlies a General Plan land use designation may not be the same land use type as the General Plan designation. For example, an area may be designated as residential by the General Plan but may be zoned for agriculture. As a result, the General Plan is considered the appropriate document to identify the land use anticipated for an area by the County. Typically when new development is proposed the parcel is rezoned to match the General Plan land use designation.

The Zoning Ordinance also provides a list of permitted uses within each zone. The permitted uses within a zone are divided into

**Table 4**
**Fallbrook Community Plan Goals and Policies**
**Relevant to Master Plan**

| Subject | Goal | Policy |
|---|---|---|
| **Floodplain and Open Space** | • Preserve Natural Creek Channels.<br>• Encourage preservation, as permanent open space areas unsuitable for intense development. | • Floodplains and natural stream courses should be preserved in permanent open space and uses limited to recreational or light agricultural uses. |
| **Agriculture** | • Support light agricultural uses.<br>• Support agriculture and agriculturally oriented services that promote Fallbrook's Unique Agricultural Specialties. | |
| **Parks and Recreation** | • Encourage provision of recreational facilities.<br>• Encourage provision of a well balanced system of recreational facilities (public and private) to serve the entire area and meet the needs of all ages through both active and passive recreational opportunities. | • Support the continued improvement and development of regional and community parks.<br>• Encourage acquisition of centrally located park sites.<br>• Voluntary dedication and development of equestrian and hiking trails throughout the community should be encouraged.<br>• No public recreational off-road vehicle use area should be designated in the Fallbrook Planning Area due to fire hazard and environmental sensitivity.<br>• Encouragement should be given to private development of local golf course, archery ranges, riding stables and other recreational facilities. |
| **Community Beautification and Design** | Encourage sensitive design for all new development within Fallbrook as well as encourage the upgrading and beautification of existing development. | Mature trees and significant land forms shall be preserved in all public and private development projects. |
| **I-15 corridor** | Preserve to the extent possible, the scenic attributes of the I-15 corridor. | |

Source: County of San Diego

uses that are allowed by right and uses that may be permitted under special circumstances such as in conjunction with approval of a Minor Use Permit or a Major Use Permit (MUP).

In general, passive and active recreational uses and open space uses are permitted in any zone either by right or with the approval of an MUP. Based on the language in the Zoning Code, it is anticipated that the uses proposed by the Master Plan would be covered under the Civic Use Type land use classification (Section 1300 of the zoning ordinance). Within the Civic Use Type it is anticipated that any passive recreation use projects required by the Master Plan would be included in the Essential Services Use Type (Section 1335). Any passive or active recreational facilities would likely be included in the Major Impact Services and Utilities portion of the Civic Use classifications. The Civic Use land use classification includes other categories such as Community Recreation (Section 1325), Cultural Exhibits and Library Services (Section 1330) that may cover other Master Plan uses such as recreation uses within buildings and exhibits of cultural resources.

According to the Zoning Ordinance Use and Enclosure Matrix, Civic Uses are allowed in any other zone such as residential, commercial, industrial, agricultural or special purpose either by right or with a use permit. Passive recreational uses that can be defined as Essential Services are generally permitted by right in any zone. Uses requiring more intensive development such as Community Recreation and Major Impact Services and Utilities typically require approval of a major use permit. If it can be shown that future Master Plan uses can fall under these Civic Use categories it is anticipated that the County could approve an individual project in combination with a Major Use permit without needing a rezone.

**County of San Diego Resource Protection Ordinance**

The County of San Diego adopted the Resource Protection Ordinance (RPO) in 1991 to strengthen guidelines for development within County's wetlands, wetland buffers, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites such that preservation of these sensitive lands would be guaranteed. The RPO applies to Tentative Parcel Maps, Tentative Maps, Major Use Permits, Site Plans, Administrative Permits, Vacations of Open Space Easements, and Certificates of Compliance filed pursuant to County Code Sections 81.616.1 and 81.616.2. However, according to the County of San Diego, this ordinance does not apply to park projects, as they are not required to obtain any of the permits mentioned above.

**Federal Emergency Management Agency – Floodplains**

The following is a summary of the Opportunities and Constraints Report River Hydraulics and Flood Plain Issues prepared by Nasland Engineering (December 2004). The purpose of this study is to determine the regulatory and physical constraints resulting from potential floodwaters, and to identify resulting opportunities and constraints within the CSA.

This study has included a delineation of the 10-year and 100-year floodplains within the Core Study Area. A 100-year flood is one that is predicted to be exceeded in magnitude once in every 100 years on average. Stated another way, a 100-year flood has a 1% probability of occurring in any particular year. The hydrology and the hydraulic model utilized in this study were provided by the County of San Diego. Using that information, Nasland Engineering has evaluated the area inundated by the 100-year and 10-year flood events and compared the limits of inundation by the 100-year flood to current flood plain mapping.

The boundaries of the 10 year flood have also been estimated for the Master Plan. The limits of the 10 year flood are much more sensitive to minor physical changes in the riverbed and banks than are those for the 100 year floodplain.

The Federal Emergency Management Agency (FEMA) identifies areas within floodplains. The Mitigation Directorate's Flood Hazard Mapping Technical Services Division of FEMA maintains and updates the National Flood Insurance Program maps. Flood maps identify flood risk locations based on local hydrology, topography, precipitation, flood protection measures such as levees, and other scientific data.

Federal and County regulations regarding development in flood prone areas are intended to promote public safety and to limit property damage. Some types of activities such as residential structures and structures used as workplaces are clearly prohibited within designated flood hazard zones. Other activities such as agriculture, recreational uses and parking are allowed under certain circumstances. There is room for interpretation and judgment regarding certain non-residential structures. A floodplain must be capable of withstanding flood flows. Grading or anything constructed within a floodplain must not impede flood flows. As an example, a light pole would likely be acceptable, whereas a baseball backstop might not.

State code contains provisions for the alteration of floodplains, and the consequent revision of Flood Hazard Zones. Assuming a proposed physical alteration is acceptable from an environmental standpoint, a Conditional Letter of Map Revision (CLOMR) must first be processed with FEMA. The alteration may be made only if and after the CLOMR is approved. Once the alteration is completed, a Letter of Map Revision (LOMR) must be processed. The FIRM is then changed to reflect the altered floodplain.

Floodplains are better suited to some uses than to others. Even where there is little or no danger to life or property, frequent flooding can present a maintenance problem for highly landscaped areas and certain types of facilities. Some judgment is necessary when planning recreational uses in floodplains. For example, a playing field intended for winter sports should not become inundated with minor rainfall. Similarly, a trail that is frequently under water may be costly to maintain and repair and may become unusable too often. Electrical systems that are subject to inundation need to be waterproofed and require a much higher degree of maintenance than similar systems that remain dry. Where possible, it is best to place such facilities outside the path of frequently occurring storm water flows. For the purpose of this study, the 10-year storm has been selected as a reasonable break point for siting facilities that may be sensitive to frequent inundation.

**North County Multiple Species Conservation Program**

The CSA is located outside of the currently approved boundaries of the County's Multiple Species Conservation Program (MSCP), but is within the Draft North County MSCP (NC-MSCP) subarea of the County's MSCP. The NCMSCP will provide a regional conservation planning framework for the unincorporated portions of northwestern San Diego County. The overall goal of the MSCP is "to maintain and enhance biological diversity in the region and conserve viable populations of endangered, threatened, and key sensitive species and their habitats, thereby preventing local extirpation and ultimate extinction" (County of San Diego MSCP). The MSCP addresses the potential impacts of development to covered species and their habitats and creates a plan to mitigate for such impacts. As part of the development of the MSCP, the wildlife agencies [U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG)] and the County of San Diego developed a Habitat Evaluation Model map, which identifies areas of low, medium, high, and very high habitat value. The MSCP is designed to encourage development within lower habitat value areas and preservation within high and very high habitat value areas or Pre-approved Mitigation Areas (PAMA). The majority of the CSA has been located within a Draft PAMA (Figure 9) due to the presence of sensitive bio-

logical resources including sensitive habitats (i.e., San Luis Rey River and associated riparian habitats) and listed species (arroyo toad, coastal California gnatcatcher, least Bell's vireo, etc.). The San Luis Rey River corridor, and its associated vegetation communities, has been identified as an important preserve area for the NCMSCP.

**Planned Development Within Core Study Area**
Development is currently planned within and adjacent to the CSA. Development projects with applications on file (as of January 2005) with the County of San Diego Department of Planning and Land Use are illustrated in Figure 10.

The projects anticipated in the vicinity of the CSA include primarily tentative maps (TM) and tentative parcel maps (TPM) for residential subdivisions. As shown in Figure 10, the larger planned development projects within and immediately adjacent to the CSA are Tentative Maps that are in various stages of processing. Other projects on file for large parcels within the CSA include modifications to existing Specific Plans associated with the Sycamore golf course on Gird Road, the Vessels Limited property and, the Pala Mesa Golf Resort. A Major Use Permit (MUP) for an existing mobile home park near I-15 is also proposed on a large property within the CSA.

Smaller projects that will not involve any additional land disturbance including plan checks for grading permits, lot line boundary adjustments, minor use permits, and property line variances are also shown on Figure 10. As shown on Figure 10, the minor development projects proposed within the CSA are limited to small parcels near the Mission Road/ SR-76 intersection and the northeastern corner of the CSA in proximity to I-15.

The development projects shown in Figure 10 are at various stages of processing by the County. The timing of project approval and construction will vary. Certain projects may be completed within a year and some have been on file with the County for multiple years and schedules for construction have not been identified.

A major public project proposed in the CSA is the widening and realignment of SR-76 by Caltrans. Caltrans has identified alternatives for the realignment or widening of SR-76 from the East Vista Way/ SR-76 intersection to the SR-76/ I-15 intersection. Caltrans is currently preparing a draft Environmental Impact Report (EIR) for the portion of the project that extends to the SR-76/ Mission Road intersection, which is anticipated to be distributed for public review in 2005. Although the official alignments have not been released, it is understood based on information provided to the County that the realignment or widening alternatives would involve extending the roadway further into the river valley floor. This expanded right-of-way would be adequate to accommodate a 6 lane expressway if future traffic necessitated this additional capacity.

## CONSTRAINTS WITHIN CORE STUDY AREA

The literature and data search and associated analysis resulted in the identification of the following environmental/ planning constraints within the CSA. These constraints may restrict the location of physical improvements. However, features such as steep slopes, sensitive biological resources, visual resources, and cultural resources may also be incorporated into the design of proposed improvements or provide interpretive opportunities.:

**Land Acquisition Potential:** The lack of public property within the CSA creates a fundamental constraint to park development, as the County will have to enter into agreements with private property owners before implementation of any park improvements;

**Steep Slopes:** Areas with a slope gradient over 10% are not suitable for active recreational uses;

**Land Use Considerations:** Presence of existing land uses or restrictions including urban development or land use restrictions such as easements or Planned development of a project on vacant land present a constraint to park development;

**Sensitive Biological Resources:** Presence of sensitive biological resources including wetlands and rare upland vegetation communities, sensitive plant and animal species and their proposed or designated critical habitat, and resources under the jurisdiction of the U.S. Army Corps of Engineers, California Department of Fish and Game, and the Regional Water Quality Control Board present constraints to park development;

**Visual Resources:** Critical visual resources such as historic sites (i.e. Bonsall Bridge), areas of mature native vegetation, wetland habitats, major rock outcroppings, agriculture, and equestrian facilities present constraints to park development; Avoiding visual resources such as rock outcroppings may restrict the location of certain improvements. However, opportunities exist to design proposed improvements to incorporate visual resources such as rock outcroppings, native vegetation, equestrian and agricultural facilities;

**Floodplains:** Presence of 100-year flood plain and 10-year flood present constraints to park development;

**Geotechnical Hazards:** Presence of known geotechnical hazards such as faults, landslides, areas subject to liquefaction, or highly erosive soils present constraints to park development; and

**Cultural and Historic Resources:** Known significant cultural, historic, and prehistoric sites present constraints to park development.

Figure 11 illustrates anticipated opportunities and constraints within the CSA related to existing cultural or historical resources. Cultural sites that are considered to be opportunities may be either stand alone destinations, or smaller components of the overall cultural/ biologic interpretive thread integrated into the trail network. The Master Plan could recommend that these sites be placed in permanent open space and that interpretive kiosks be located in the area to provide information on the sites to park visitors.

The results of the constraints evaluation are presented in Figures 12 and 13. Figure 12 provides additional details on the constraints within the CSA in terms of the vegetation categories within the CSA. The graphic is described in greater detail in the Biological Resources Opportunities and Constraints Report prepared by Mooney • Jones & Stokes (July 2005). As shown on the Figure, vegetation communities present within the CSA can be grouped into the following general vegetation categories: 1) Wetlands; 2) Rare Uplands

(which include native grasslands, scrubs/ chaparral and oak woodlands); and; 3) Common Uplands (which include agriculture, disturbed habitat, eucalyptus woodland and non-native grasslands). In general, areas characterized by non-disturbed wetland and Rare Upland habitat are considered to be precluded from park development that would require significant grading or intensive disturbance of existing terrain. Disturbed land or land containing urban uses is not constrained by the presence of sensitive biological resources.

Figure 13 indicates areas where one or more of the following constraints exist within the CSA: steep slopes (over 10 percent), Wetland and Rare Upland Vegetation Categories (from Figure 12), 10 year flood, and existing development. While Figure 13 identifies areas with constraints to park development, it does not indicate levels of constraints or levels of sensitivity. For example, an area that supports existing slopes with a gradient greater than 10 percent and an area that supports sensitive biological resources do not represent areas with the same level of sensitivity. Park facility site design will differ between an area that is characterized by steep slopes and an area that contains sensitive biological resources. A description of these constraints by segment is presented below.

**Constraints in Segment 1**

As shown in Figures 12 and 13, within Segment 1 areas where constraints exist include the river valley floor and the northern slopes of the valley. Constraints in this area consist primarily of high quality habitat associated with riparian areas, the 10-year floodway and areas containing steep slopes. Where Figure 13 shows areas subject to multiple constraints within Segment 1 those constraints are typically a combination of floodplain and wetland habitat.

Constraints within a major drainage that connects with the river valley are also shown on Figure 13. Two or more constraints also exist along Little Gopher Canyon Road. These constraints consist primarily of riparian habitat and floodway within Little Gopher Canyon Creek.

Areas that include significant archaeological resources are located throughout the valley floor in Segment 1 (See Figure 11). Approximately five prehistoric sites including bedrock milling and campsite features are included in Segment 1. The individual sites do not cover a relatively large area. However, disturbance of the sites with park facilities would be precluded.

The Bonsall Bridge is a historic resource within Segment 1. Existing interpretive features are located in proximity to an area where the bridge can be viewed from an existing public vantage point.

**Constraints in Segment 2**

Constraints within Segment 2 (See Figure 13) include combination of 10-year floodplain, wetland habitat and existing urban development in Bonsall including commercial development, residential development, and the San Luis Rey Downs golf course located near the SR-76/ Olive Hill Road intersection and along Old River Road. Constraints to the north and south of Little Gopher Canyon Creek consist primarily of steep slopes and existing residential development. Constraints located along Camino Del Rey in Segment 2 include primarily riparian and floodway issues associated with Moosa Creek and steep slopes.

Areas surrounding the golf course include significant cultural resources sites (See Figure 11). Approximately two prehistoric bedrock-milling features and campsite features are located in within Segment 2. These sites do not cover a large area and should not present a substantial constraint to implementation of park facilities. However, park facilities should avoid disturbance of these individual sites.

**Constraints in Segment 3**

Constraints in Segment 3 are primarily associated with wetland areas, existing

development and steep slopes. Constraints shown in Figure 13, near the SR-76/ Mission Road and SR-76/ Gird Road intersections include riparian habitat and the boundaries of the 10-year floodplain. Other constraints in the Segment 3 valley floor include: riparian habitat and 10 year flood areas combined with existing development including: 1) the equestrian/ recreation facilities at the Vessels Limited property and 2) the Sycamore Ranch golf course.

Significant cultural resources are located in Segment 3 (See Figure 11). A prehistoric village site is located in proximity to SR-76. Any disturbance of the village site must be avoided in sighting park facilities.

**Constraints in Segment 4**

As shown in Figure 13, Segment 4 consists primarily of vacant land. Constraints within Segment 4 include presence of riparian habitat and 10 year flood. In the northern portion of Segment 4 constraints include steep slopes. Additional constraints in Segment 4 include: riparian habitat and 10 year flood areas combined with existing development including: 1) existing mobile home park and Rancho Monserate Country Club west of Old Highway 395 near I-15; 2) Existing agricultural/ equestrian use near Sage Road/ SR-76 intersection; 3) Rainbow Municipal Water District Facilities; and 4) The San Diego County Water Authority Second Aqueduct easement.

Important archaeological sites are located within Segment 4 (See Figure 11). The specific location of the sites should be considered in sighting any park facilities. Multiple prehistoric bedrock milling and campsite features are located within the valley floor and slope areas within Segment 4. A prehistoric settlement is located immediately adjacent to the CSA east of I-15.

## OPPORTUNITIES WITHIN CORE STUDY AREA

The opportunities for park development must address the goals of the Community as expressed in the public community meetings and in the Bonsall and Fallbrook Community Plans. The primary opportunities for Master Plan programs should take advantage of the natural resources of the river valley by limiting the amount of park development allowed within areas characterized by native vegetation and steep slopes. Opportunities exist to implement low impact passive recreational uses that take advantage of the visual, biologic, and cultural resources within the river valley, including extension of pedestrian/ equestrian trails.

Based on the goals of the community, as expressed in the Community Plans, public meetings, and focus group meetings, the following criteria have been identified for locating park facilities.

**Tier A Park Sites:**

**Tier A** sites can accommodate park programming that requires significant grading or site disturbance. The types of programming that could occur on Tier A sites are athletic fields, staging areas, parking lots, paved roadway access areas, interpretative center, equestrian center, community gathering/ performance venue, etc. In general, these are sites onto which the more intense (active) park program elements, and more intense park use, should be consolidated. Criteria for locating Tier A park programming include the following:

Land that is characterized by a slope gradient of 0-10 percent.

Vacant land consisting of disturbed non-native vegetation or active/ fallow agricultural uses.

Areas outside 10 year flood – Tier A programming between the 10 year flood and 100 year floodplain is generally acceptable, and is a good use of this constrained land.

Accessibility from major roadways by automobile.

Land occupied by school – possible joint use park/ school.

**Tier B Park Sites:**
**Tier B** sites can accommodate relatively low-intensity passive park programming that is primarily additive (no significant grading, no significant removal of vegetation, and minimal direct/ indirect impacts on sensitive species and biological resources). The types of programming that could occur in Tier B sites are picnicking, bird watching, interpretative gardens, interpretive kiosks, etc. These small Tier B park/ program nodes would be dispersed throughout the River Park and integrated into the trail network.

The Tier B park program elements are relatively small (generally less than 0.25-acre), involve minimal grading, minimal removal of existing native vegetation, do not require access by automobile, and would involve minimal maintenance by the County. These sites also have existing pedestrian/ horse access (such as a road edge or unofficial trail), are currently disturbed and/or have minimal vegetative cover. Potential criteria for locating Tier B park programming include the following:

Vacant land within 100 year. floodplain/ riparian areas that has been previously disturbed and remains in a significantly disturbed condition, with minimal native riparian vegetation cover. If within the 10 year. flood, program element must be either raised on piles above 10 year flood, structured to resist flood, or readily replaceable/ maintainable.

Vacant land in upland areas that consist of disturbed vegetation, or minimal cover by native vegetation.
Accessibility from existing unofficial pedestrian/ equestrian trails or road edges (if within riparian zone), or from existing/ potential new trails or road edges (if within upland areas).

Parcels that are partially within constrained areas and partially characterized by vacant developable land.

**Tier C Park Sites:**
**Tier C** sites will consist of the hiking, biking, and equestrian trails. These sites will be linear in nature. The locations of the trails will need to be solidified in coordination with the landowners, although the planning team will make recommendations regarding critical linkages to Tier A and Tier B park sites, surrounding communities, and existing activity nodes, and regional trail connections. Fragments of the existing unofficial trail network could be improved and utilized as the framework of the future official trail system with minimal marginal impacts upon the surrounding biologic communities, as these linear systems are currently in a disturbed state. The construction of new trails or improvement of existing unofficial trails will require minor grading, minimal vegetation clearing, and possibly fence installation. Criteria for locating Tier C park programming include the following:

Vacant land within floodway/ riparian areas or through vacant land within parcels occupied by urban development or disturbed habitat.

Vacant land in areas with a slope gradient of 0-50 percent. Trails can be developed on areas containing steep slopes. Trails on steep slopes can take advantage of views.

Where passing through sensitive habitat, official/ improved trails should be located upon existing unofficial trails when possible, to minimize impacts.

**Opportunities by Segment for Tier A and B Uses**
Based on these criteria and the constraints evaluation in the previous section, general areas where Tier A and B park programming

could be located were identified. These areas and sites are identified in Figure 14. Tier A and B areas identified in Figure 14 are intended to show where multiple small park facilities could be located. Many of the Tier B areas include sensitive vegetation and steep slopes. Impacts to these resources would need to be minimized at the site design level. The Tier B sites are generally small areas of disturbed land surrounded by riparian areas and within the 10 year flood. Tables 5 and 6 show how each Tier A and B area and each Tier B site conform to the opportunity criteria listed above for Tier A and B uses.

As shown in Figure 14 and Table 5, the Tier A areas meet the criteria for locating larger active recreation uses. The terrain on all but two of the Tier A areas consist of slopes with a less than 10 percent gradient. A majority of the areas contain vacant disturbed land that is free of sensitive biological resources. None of the Tier A sites contain wetland or rare upland vegetation. Mitigation for impacts to biological resources, if required, would be limited to offsite preservation of upland habitats. An important factor in choosing Tier A areas is that a majority of the areas are completely or mostly outside of the 10 year flood. It was assumed for purposes of this analysis that structures could not be placed in the 10 year flood.

As shown in Figure 14 and Table 6, it was assumed for purposes of locating Tier B opportunity areas that areas characterized by constraints were not necessarily areas that would be precluded from development. It is anticipated that with many constraints such as riparian habitat, floodway and steep slopes that a project could be designed that addresses these constraints and accommodates the proposed use. For purposes of this analysis it was also assumed that the County would seek to enter into agreements with private landowners to implement park developments. As a result, facilities do not need to be restricted to public land.

Potential locations for Tier B sites related to trails such as trial heads, bird watching areas and small picnic areas within the valley floor and in proximity to established riparian areas are shown in Figure 14. The locations of these Tier B sites are based on review of a recent aerial and are intended to reflect areas where mature riparian vegetation is absent. It is assumed, for purposes of this analysis, that any of the Tier B sites shown on Figure 14 would be limited to extremely small park facilities and that impacts to riparian vegetation associated with site construction would be avoided.

The Tier A and B areas and sites were identified based on the constraints and the opportunity criteria listed above. A majority of the opportunities are on privately owned land and placement of any park facilities in these areas would be subject to approval by the private landowner. The Vessels Limited property was not identified as an opportunity area for Tier A and B sites because the existing recreation, residential and equestrian uses on the site are considered to be examples of the rural visual character of the area.

**Cultural Resources Opportunities and Constraints within CSA**

As shown by comparing Figures 11 and 14, Tier A, Areas A1 and Tier B areas and sites B1 through B9 and B12 are located in an area that contains sensitive cultural and historic resources that could be accessible to park visitors. Historic resources include the original Bonsall Bridge that would be partially visible from these areas. Consideration should be given to connecting these areas with this historical feature. Significant cultural resources are also located in proximity to the Bonsall Bridge that could also be a destination for park visitors. These resources should be placed in an open space easement and potentially an interpretive kiosk and trail could be located in the easement that would provide information on the sites to visitors.

Tier A Areas A5, A6 and A8 and Tier B areas and sites B19 and B20 are located in proximity to significant prehistoric sites (See Figure 11). Although the individual sites must be avoided, interpretive kiosks and a trail could be extended near the sites.

As shown in Figures 11 and 14, an area consisting of cultural resource sites is located south of Tier A areas A9-A11. This site is a large prehistoric village. Opportunities exist to locate an interpretive kiosk at the village site and extend a trail to the site.

As shown in Figures 11 and 14, the area in proximity to Tier A Area A12 and Tier B areas and sites B33 and B34 includes cultural resources sites that could represent an opportunity for park visitors. These sites consist of both surface and subsurface components that, if preserved, in open space could represent a destination for pedestrians on the trail network.

Cultural resource sites are located in proximity to Tier B Area B35 and Tier A Area A-15. These sites consist of fragile prehistoric resources and trails or interpretive kiosks should not be located in proximity to these sites. The specific setbacks from these sites will need to be determined when specific park facilities are proposed near these areas.

As shown in Figures 11 and 14, a cultural resources site is located immediately to the east of Area B39. The site is a large prehistoric settlement. The opportunity exists for trails to be extended to the site and interpretive kiosks to be located at the settlement.

**Opportunities for Tier B and C Trail Uses**

Figure 15 illustrates existing unofficial existing trails where Tier B and C pedestrian/equestrian trail uses could be located. The focus for locating any trail corridors would be to utilize existing trails. As described above, the opportunity criteria for Tier C uses require that trails and trailheads be located in areas devoid of native vegetation where feasible.

However, based on the topography and riparian vegetation characteristics in the valley as well as the extent of the local trails, any interconnected trail system would need to extend partially within areas characterized by native riparian vegetation, the 100 year floodplain and 10 year flood. As discussed previously, potential locations for Tier B uses related to trails such as trial heads, bird watching areas and small picnic areas within the valley floor and in proximity to established riparian areas are shown in Figure 14. It is assumed, for purposes of this analysis, that any of the Tier B sites shown on Figure 14 would be limited to extremely small park facilities and that impacts to riparian vegetation associated with site construction would be avoided. In addition, the Master Plan trail system would not necessarily require use of all of the Tier B sites shown in Figure 14. The availability of these sites would be based on authorization from the landowner. In addition, some of these sites could be considered for wetland restoration efforts.

Based on the vegetation characteristics and topography of the CSA, it appears that a trail corridor could be located along the southern valley floor and upland areas. Locating a trail corridor along the southern portion of the river valley would take advantage of both the accessibility of the valley floor and the adjacent upland areas. As shown in Figure 13, areas characterized by disturbed vegetation or existing agricultural uses are located throughout the southern portion of the valley floor. These areas are accessible by West Lilac Road and Old River Road. Disturbed areas or areas characterized as agricultural uses near the valley floor north of Old River Road should be the focus of any equestrian staging areas or trail heads with parking.

The corridor along the southern portion of the valley floor could include upland areas where trails could also be extended south of Old River Road. Many of these upland areas are characterized by either agricultural lands or native upland vegetation such as coastal sage scrub. Based on the vegetation characteristics

of these areas it is anticipated that a trail could be designed in a sensitive manner to avoid extensive disturbance of existing mature vegetation. However, to take advantage of potential vantage points some trails may need to be extended into areas containing sensitive upland vegetation. Expansive views of the valley floor are available from higher elevations on southern slopes of the valley. Areas with expansive views are primarily located within Segment 3 near Old River Road and north of West Lilac Road.

Another option for a trail corridor could involve placing a trail along the right of way of any SR-76 expansion. The trail could not be located adjacent to the travel lanes considering the amount of traffic that would utilize the expressway. The optimal situation for locating a trail in the right-of –way would be situations where the trail could be located at, above, or below grade from the travel lanes but within the right-of-way.

It is anticipated that the specific alignment of any trail planned within the CSA would be determined by the presence of willing sellers or private property owners that would be willing to place an easement over their property in favor of the County. Considering, as shown in Figure 3, that a majority of the property within the CSA consists of private landowners, extensive public coordination should occur before any trail corridor is included in the Master Plan.

The San Luis Rey River Park presents a unique opportunity to provide a much needed recreational amenity to the North County region. As such, Tier A, B, and C sites and park programming should provide for both local and regional recreational demands.

All park sites should be developed in a manner that minimizes impacts upon sensitive biologic resources, while providing desirable access to, and interpretation of, the diverse biologic, cultural, and hydrologic resources within the San Luis Rey River corridor. Where Tier B and C programming must be inserted within sensitive biologic areas to achieve recreational goals, it is recommended that they are placed on disturbed or sparsely vegetated sites that are currently accessible from the existing unofficial trail network. These park elements will have to be carefully designed to minimize impacts upon the surrounding resources. Any park development in sensitive biologic areas would require coordination with the USFWS and the CDFG and possibly permits in accordance with the Endangered Species Act to allow any disturbance of this vegetation.

It is recommended that a mitigation program be identified in the Master Plan for any specific park development that would involve impacts to sensitive biological resources. By including a general mitigation program for any proposed programming impacts in the Master Plan, the state and federal agencies could be assured that the Master Plan as a whole, if implemented, would not adversely impact how the river valley supports sensitive biological, cultural and hydrologic resources. To assist in the creation of this plan, potential locations for wetland creation and restoration efforts are illustrated in the Biological Opportunities and Constraints Report. As a part of an overall mitigation strategy, disturbed areas within the riparian habitat (unofficial trail/ road areas, and previously disturbed industrial sites) could be restored to riparian habitat.

Tier A programming should be located out of the 10-Year Floodplain, out of the most wetland and Rare Upland vegetation categories (shown in Figure 12), and in low slope areas (under 10%). Structures and lighting should also be located above or out of the 100-year floodplain. Tier B programming should be located in disturbed or unvegetated areas where park facilities can be connected with the Tier C trail network to foster appreciation, and interpretation, of the river corridor's diverse resources. The Tier C trail network should provide access to the diverse range of river corridor environments (and experiences), from exposed upland chaparral hillsides with expansive views over the river to secluded dense riparian woodlands and the river itself. To the extent feasible the official trail network should capitalize upon the existing network unofficial trails, thus minimizing the estab-

lishment of new trail corridors through sensitive biologic areas. Minimal impacts of improved or new trails, and Tier B programming, should be mitigated within the river corridor through the enhancement or recreation of habitat on unnecessary unofficial trails and disturbed areas within the riparian zone.

The Master Plan should be fully coordinated with all current studies and planning initiatives including, but not limited to, the North County Multiple Species Conservation Program, the future expansion or improvement of State Route 76, and the General Plan 2020. Park programming goals of the Master Plan should, where feasible, be incorporated into the text of the North County Multiple Species Conservation Program and the General Plan 2020 update documents including the Regional Land Use element and any community plan updates. Although approval of the Master Plan by the County of San Diego does not require that a development permit be issued, future implementation of park programming recommended by the Master Plan would be subject to the requirements of the California Environmental Quality Act (CEQA).

The exhibits in this analysis provide tools for identifying, siting, and evaluating potential park sites and park programming rather than indicating specific boundaries where park sites will or must be developed.

Table 5

Tier A Park Sites - Selection and Evaluation Criteria

Tier A Programming - (Sports Fields, Staging/ Parking Areas, Equestrian Center, Interpretive Center, Community Performance Venue, etc.)

| | Trigger Criteria | | Existing Physical Criteria | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Site Number | Slope (Under 10%) | (D) Disturbed (A) Agriculture | Vegetation Category | County Mitigation Ratio | Car Access (E) Existing (P) Potential | Unofficial Trail Access | Floodplain 100 YFP | Cultural Resourses | Acreage | Distinguishing Characteristics | Potential Programming |
| SiteA1 | 3/4 is 10% | D | Disturbed Habitat | none | P | yes | outside 100 YFP | no | 10 | vicinity to Oceanside residential population density, off 76 | active recreation, performance/ gathering |
| SiteA2 | yes | D | Disturbed Habitat | none | E | yes | outside 100 YFP | no | 1 | disturbed areas north of Little Gopher Canyon/Old River Road intersection | areas w/o native vegetation, steep slopes near road for staging areas |
| SiteA3 | yes | D | Common Uplands, Developed | 0.5:1 to 1:1 preservation/ none | E | yes | w/ in 100 YFP | no | 18 | vicinity to 76 and river | all programming except performance/ gathering |
| SiteA4 | yes | D | Disturbed Habitat | none | E | yes | outside 100 YFP | no | 1 | Disturbed areas near Old River Road/Detroway intersection | areas w/o native vegetation, steep slopes near road for active recreation |
| SiteA5 | No | D | Developed | none | E | no | outside 100 YFP | no | 1 | vacant area surrounding school | performance/ gathering |
| SiteA6 | yes | D | Disturbed Habitat | none | E | yes | outside 100 YFP | yes | 1 | disturbed area immediately adjacent to road | staging areas |
| SiteA7 | 3/4 is 10% | D | Disturbed Habitat | none | E | NA | outside 100 YFP | no | 16.5 | vicinity to the school, Bonsall center | active recreation, performance/ gathering |
| SiteA8 | yes | A | Disturbed Habitat | none | E | yes | w/ in 100 YFP | no | 6 | vicinity to residential population density, river, bridge and commercial area at Mission Road | all programming except performance/ gathering |

Table 5 (Continued)

| Site Number | Trigger Criteria | | Existing Physical Criteria | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Slope (Under 10%) | (D) Disturbed (A) Agriculture | Vegetation Category | County Mitigation Ratio | Car Access (E) Existing (P) Potential | Unofficial Trail Access | Floodplain 100 YFP | Cultural Resourses | Acreage | Distinguishing Characteristics | Potential Programming |
| SiteA9 | 2/3 is 10% | D | Common Uplands | 0.5:1 to 1:1 preservation | E | yes | outside 100 YFP | yes | 42.3 | views of the river and rolling hills | performance/ gathering |
| SiteA10 | yes | D | Developed | none | E | no | outside 100 YFP | no | 2.5 | off the river corridor and away from the traffic of 76 | active recreation, serving local community |
| SiteA11 | yes | D | Rare Uplands/ Common Uplands | 2:1 preservation/ 0.5:1 to 1:1perservation | E | no | outside 100 YFP | no | 5.8 | off the river corridor and away from the traffic of 76 | active recreation, serving local community |
| SiteA12 | yes | A | Disturbed Habitat | none | E | yes | 1/2 w/in 10 YFP | yes | 17.3 | vicinity to I-15 and 76 and river with trail access, w/in 10 YFP | all programming except performance/ gathering |
| SiteA13 | yes | D | Disturbed Habitat | none | E | yes | 2/3 w/in 10 YFP | yes | 10 | vicinity to I-15 and 76 and river with trail access, 10 YFP | active recreation, staging area |
| SiteA14 | yes | A | Common Uplands | 0.5:1 to 1:1 preservation | E | yes | outside 100 YFP | no | 9.7 | vicinity to housing development and I-15. | active recreation, performance/ gathering |
| SiteA15 | yes | D, A | Disturbed Habitat/ Agriculture | none | P | yes | 2/3 w/in 10 YFP | no | 54.4 | vicinity to housing development and I-15, Site has access issues | active recreation, inerpretive center, staging area |

**Table 6**

**Tier B Park Sites - Selection and Evaluation Criteria**

Tier B Programming - (Picnic Areas, Botanic Native Garden, Bird Watching, Interpretive Kiosks etc.)

| | | | Existing Physical Criteria | | | | | |
|---|---|---|---|---|---|---|---|---|
| Site Number | Slope (Under 50%) | (D) Disturbed (S) Sparsely vegetated | Vegetation Category | County Mitigation Ratio | Unofficial Trail or Road Edge Access | Floodplain 10 YFP 100 YFP | Cultural Resources (A) Amenity (R ) Restricted | Planned Development |
| SiteB1 | yes | D | Wetlands/ Rare Uplands | 3:1 creation, 1:1 enhancement/ 2:1 preservation | yes | no | yes | |
| SiteB2 | yes | S | Rare Uplands/ Disturbed Habitat | 2:1 for Sensitivity 3 | yes | no | yes | |
| SiteB3 | yes | D | Disturbed Habitat | none | yes | no | | |
| SiteB4 | yes | D | Disturbed Habitat | none | yes | 100 YFP | | |
| SiteB5 | yes | S | Disturbed Habitat | none | yes | 100 YFP | | |
| SiteB6 | yes | S | Rare Uplands/ Developed | 3:1 preservation/ none | yes | no | yes | |
| SiteB7 | yes | D | Wetlands | 3:1 creation 1:1 enhancement | uncertain | 10 YFP | | |
| SiteB8 | yes | S | Disturbed Habitat | none | yes | no | yes | |
| SiteB9 | yes | S | Rare Uplands/ Disturbed Habitat | 2:1 preservation/ none | yes | no | yes | |

Table 6 (Continued)

| Site Number | Slope (Under 50%) | (D) Disturbed (S) Sparsely vegetated | Existing Physical Criteria: Vegetation Category | Existing Physical Criteria: County Mitigation Ratio | Unofficial Trail or Road Edge Access | Floodplain 10 YFP 100 YFP | Cultural Resources (A) Amenity (R )Restricted | Planned Development |
|---|---|---|---|---|---|---|---|---|
| SiteB10 | yes | S | Common Uplands | 0.5:1 preservation | yes | no | no | planned tm |
| SiteB11 | yes | S | Rare Uplands | 2:1 preservation | yes | no | no | planned tm |
| SiteB12 | yes | S | Common Uplands | 0.5:1 to 1:1 preservation | yes | 10 YFP | no | |
| SiteB13 | no | D | Disturbed Habitat | none | yes | no | no | |
| SiteB14 | yes | D | Disturbed Habitat | none | yes | 10 YFP | no | |
| SiteB15 | yes | S | Common Uplands | 0.5:1 to 1:1 preservation | yes | 100 YFP | no | |
| SiteB16 | yes | S | Common Uplands | County Mitigation Ratio | yes | 100 YFP | no | |
| SiteB17 | yes | S | Wetlands | 3:1 creation<br>1:1 enhancement | yes | 10 YFP | no | |
| SiteB18 | yes | S | Rare Uplands | 2:1 and 3:1 preservation | yes | no | no | |
| SiteB19 | yes | S | Wetlands | 3:1 creation<br>1:1 enhancement | yes | 10 YFP | no | |
| SiteB20 | yes | S | Rare Uplands/<br>Common Uplands | 2:1 preservation/<br>0.5:1 to 1:1 preservation | yes | no | yes | planned TM |
| SiteB21 | yes | S | Wetlands/<br>Common Uplands | 3:1 creation/<br>1:1 enhancement | yes | 100 YFP | no | |

Table 6 (Continued)

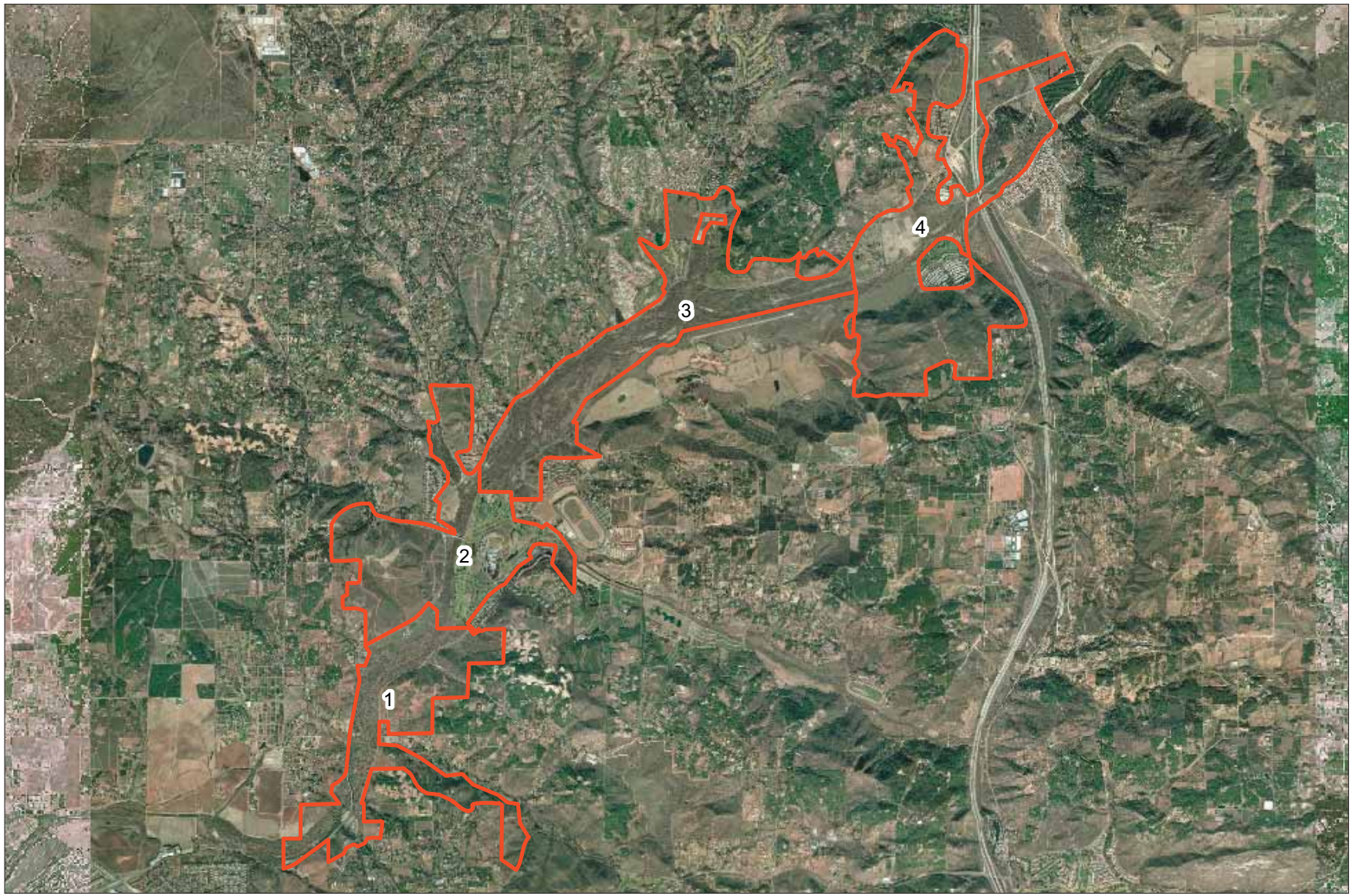
| Site Number | Slope (Under 50%) | (D) Disturbed (S) Sparsely vegetated | Existing Physical Criteria: Vegetation Category | Existing Physical Criteria: County Mitigation Ratio | Unofficial Trail or Road Edge Access | Floodplain 10 YFP 100 YFP | Cultural Resources (A) Amenity (R )Restricted | Planned Development |
|---|---|---|---|---|---|---|---|---|
| SiteB22 | yes | D | Wetlands | 3:1 creation 1:1 enhancement | yes | 100 YFP | no | |
| SiteB23 | yes | S | Rare Uplands/ Common Uplands | 3:1 preservation/ 0.5:1 to 1:1 preservation | no | no | no | planned TM |
| SiteB24 | yes | S | Rare Uplands | 2:1 preservation | yes | no | no | |
| SiteB25 | yes | D | Wetlands | 3:1 creation 1:1 enhancement | yes | 10 YFP | no | |
| SiteB26 | yes | D | Wetlands | 3:1 creation 1:1 enhancement | yes | 10 YFP | no | |
| SiteB27 | yes | S | Common Uplands | 0.5:1 to 1:1 preservation | yes | no | no | |
| SiteB28 | yes | D | Wetlands | 3:1 creation 1:1 enhancement | yes | 10 YFP | no | |
| SiteB29 | yes | D | Wetlands | 3:1 creation 1:1 enhancement | yes | 10 YFP | no | |
| SiteB30 | 4/5 is below 50% | S | Rare Uplands/ Common Uplands | 2:1 preservation/ 0.5:1 to 1:1 preservation | yes | no | no | |
| SiteB31 | 4/5 is below 50% | S | Rare Uplands/ Common Uplands | 2:1 preservation/ 0.5:1 to 1:1 preservation | yes | no | no | |

Table 6 (Continued)

| Site Number | Slope (Under 50%) | (D) Disturbed (S) Sparsely vegetated | Existing Physical Criteria: Vegetation Category | Existing Physical Criteria: County Mitigation Ratio | Unofficial Trail or Road Edge Access | Floodplain 10 YFP 100 YFP | Cultural Resources (A) Amenity (R )Restricted | Planned Development |
|---|---|---|---|---|---|---|---|---|
| SiteB32 | yes | D | Wetlands | 3:1 creation 1:1 enhancement | yes | 10 YFP | no | |
| SiteB33 | yes | S | Wetlands | 3:1 creation 1:1 enhancement | yes | 10 YFP | no | |
| SiteB34 | 3/4 is below 50% | D | Rare Uplands/ Common Uplands/ Disturbed Habitat | 2:1 preservation/ 0.5:1 to 1:1 preservation/ none | yes | no | yes | |
| SiteB35 | 2/3 is below 50% | S | Rare Uplands/ Common Uplands | 3:1, 2:1 preservation/ 0.5:1 to 1:1 preservation | yes | no | yes | |
| SiteB36 | yes | S | Wetlands | 3:1 creation 1:1 enhancement | yes | 10 YFP | no | |
| SiteB37 | yes | D | Wetlands | 3:1 creation 1:1 enhancement | yes | no | no | |
| SiteB38 | yes | S | Wetlands | 0.5:1 to 1:1 preservation | yes | no | no | |
| SiteB39 | 4/5 is below 50% | D | Wetlands/ Rare Uplands/ Common Uplands/ Disturbed Habitat | 3:1 creation,1:1 enhancement/ 2:1 preservation/ 0.5:1 preservation/ none | yes | 1/3w/in 100 YFP | no | |

FIGURE 1

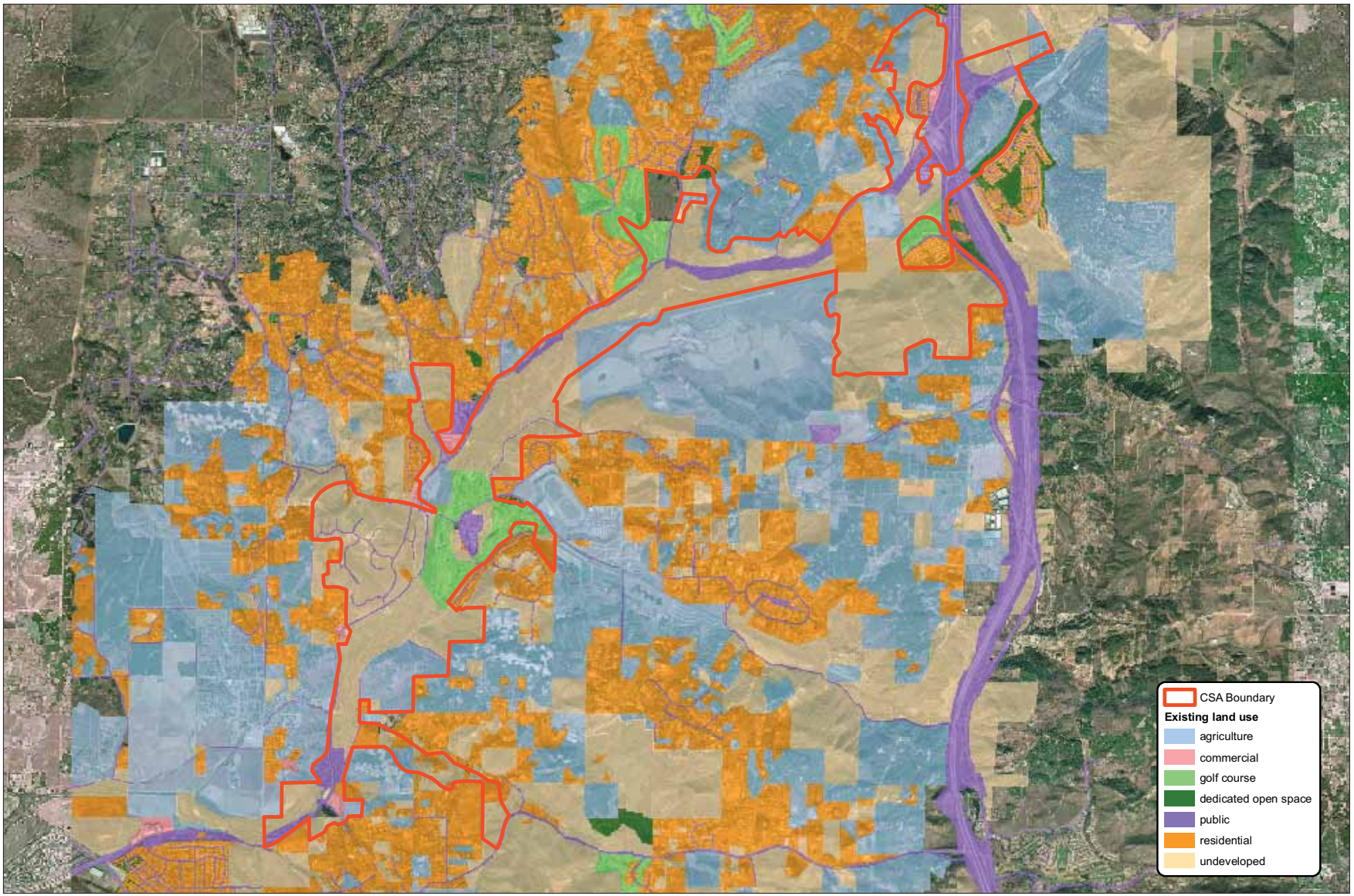
Core Study Area & Segments




Source: Aerial Access (2004)

FIGURE 2

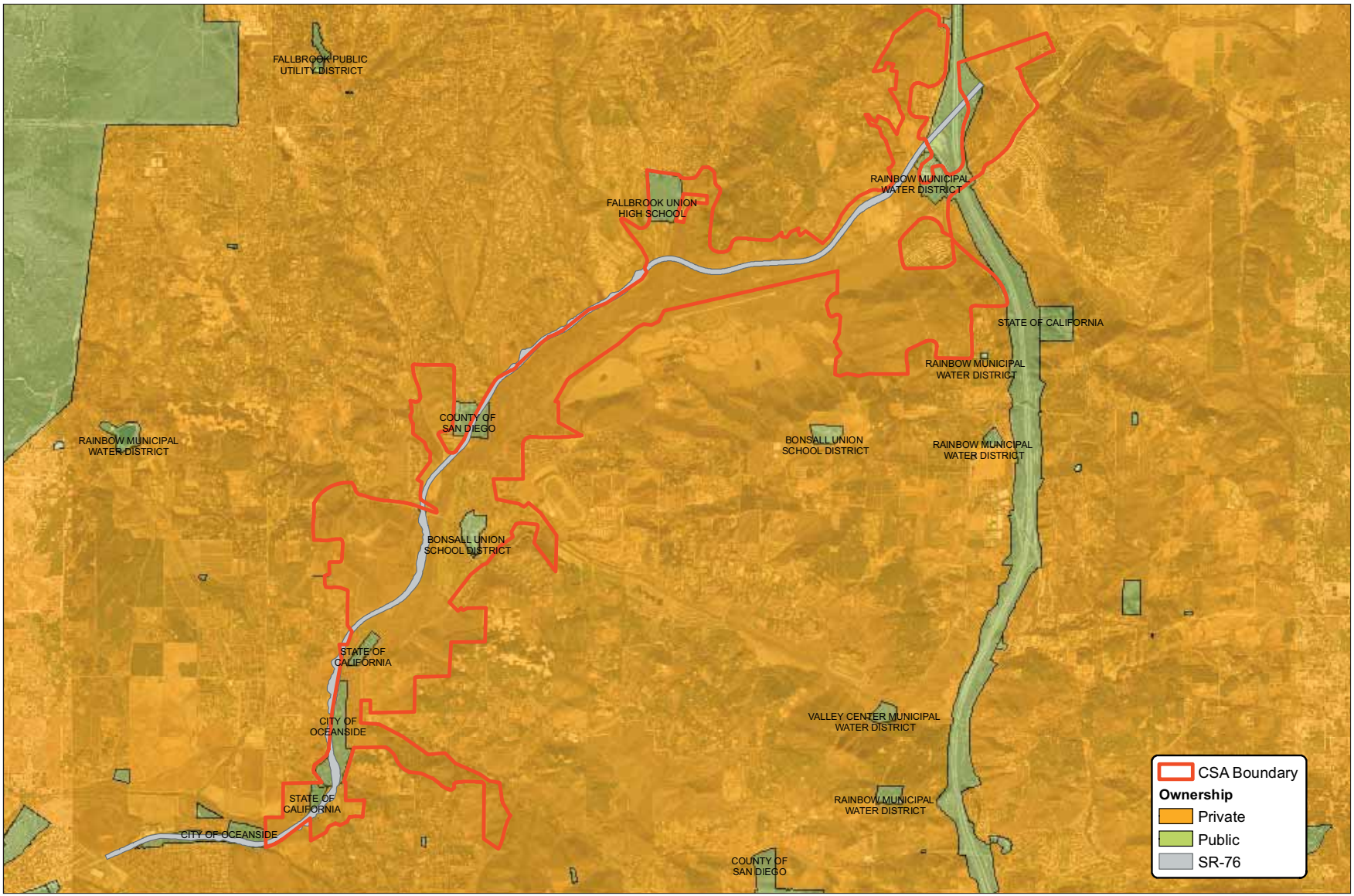
Existing Land Use




Source: Aerial Access (2004), SanGIS

FIGURE 3

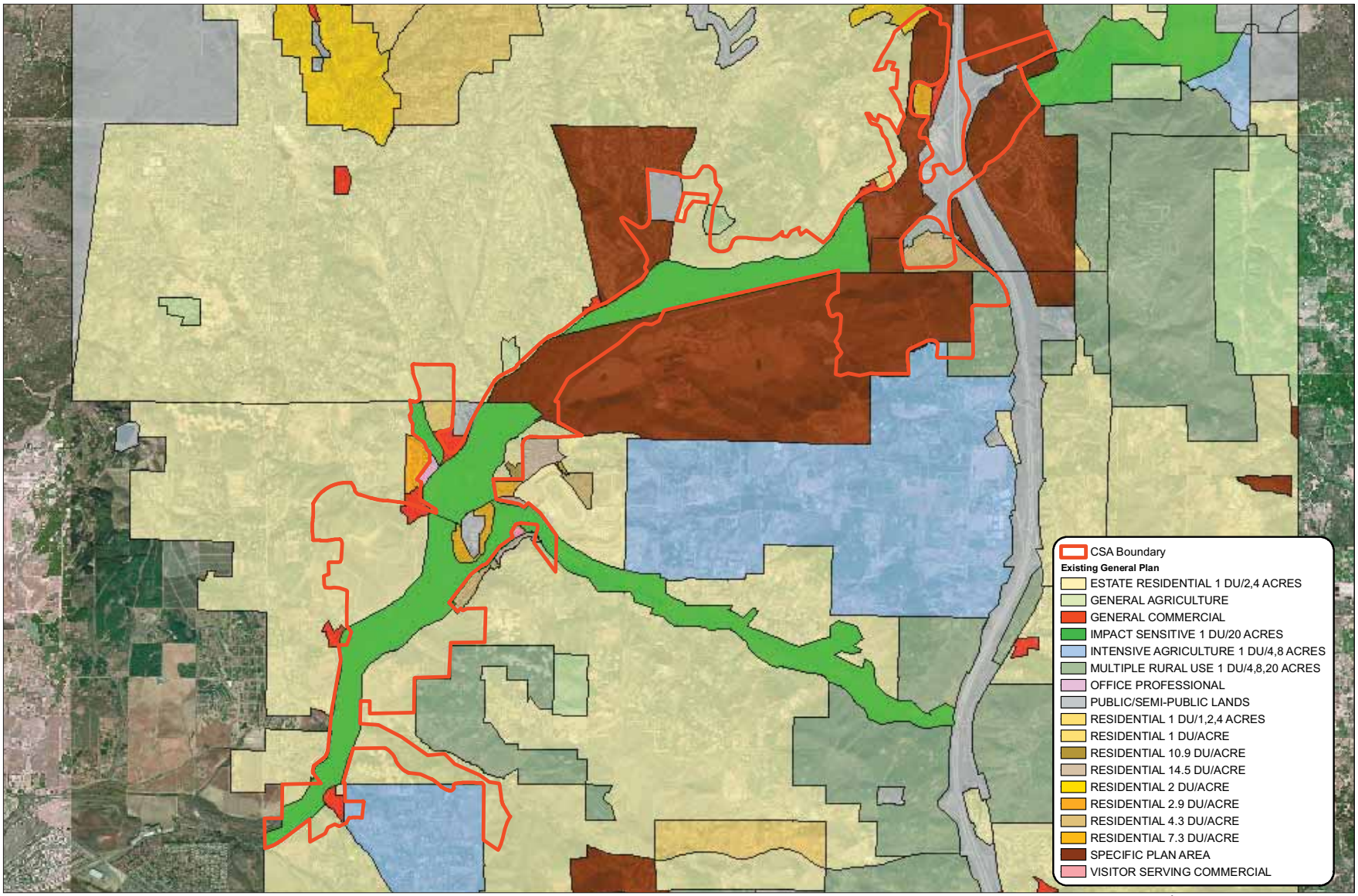
Land Ownership




Source: Aerial Access (2004), SANDAG

FIGURE 4

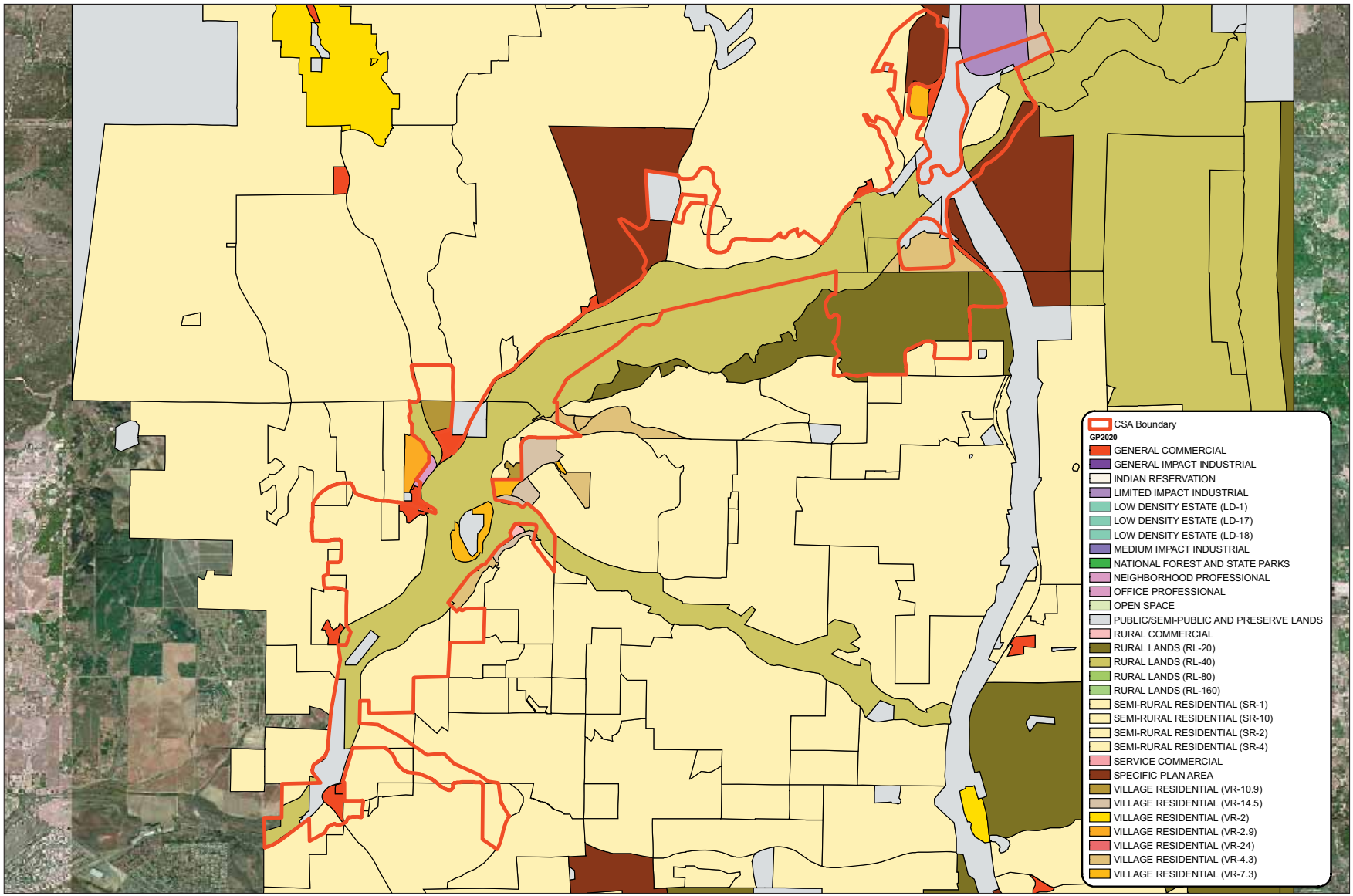
Existing General Plan




Source: Aerial Access (2004), SanGIS

FIGURE 5

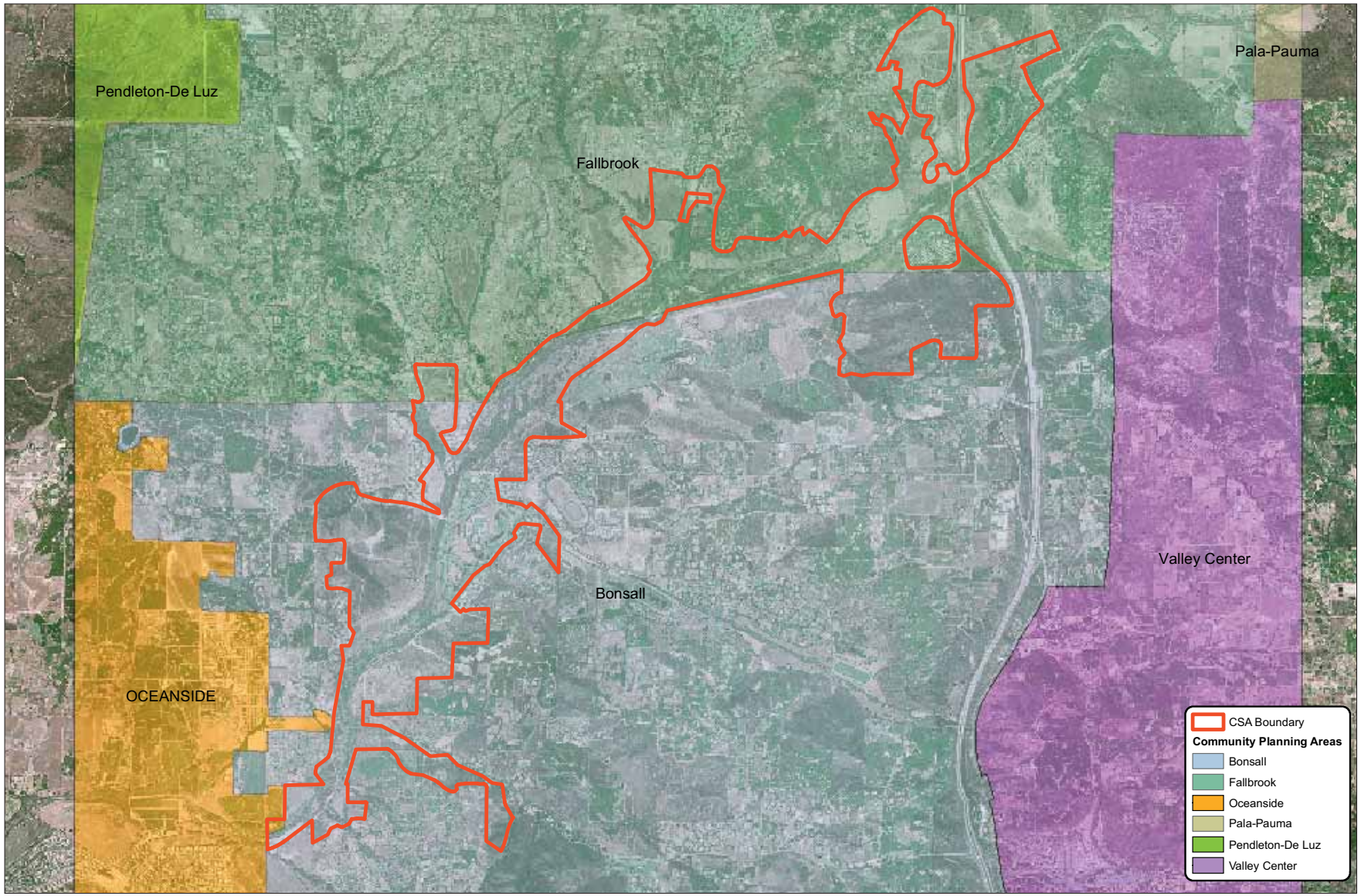
General Plan 2020




Source: Aerial Access (2004), SanGIS

FIGURE 6

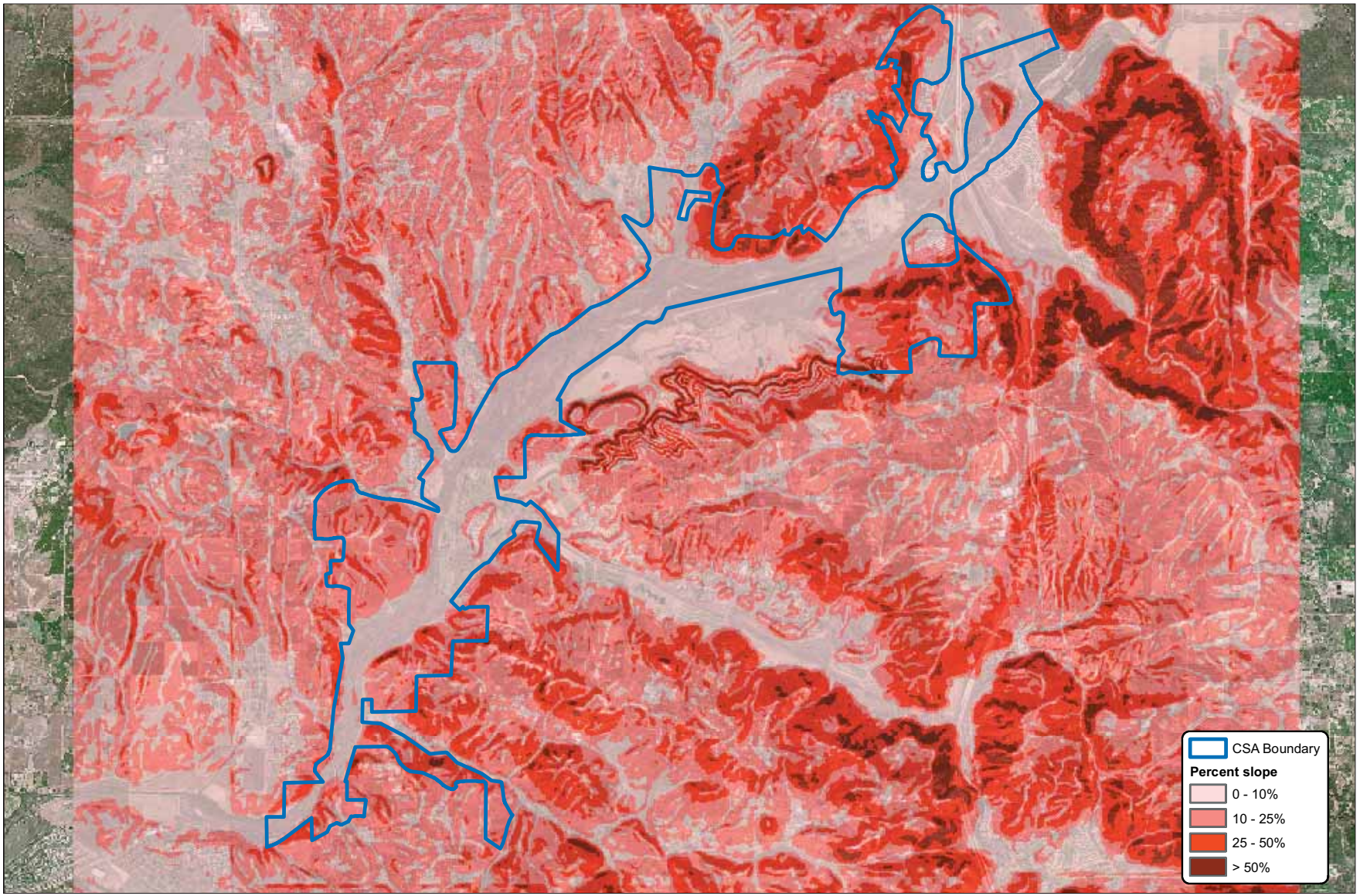
Community Planning Areas




Source: Aerial Access (2004), SanGIS

FIGURE 7

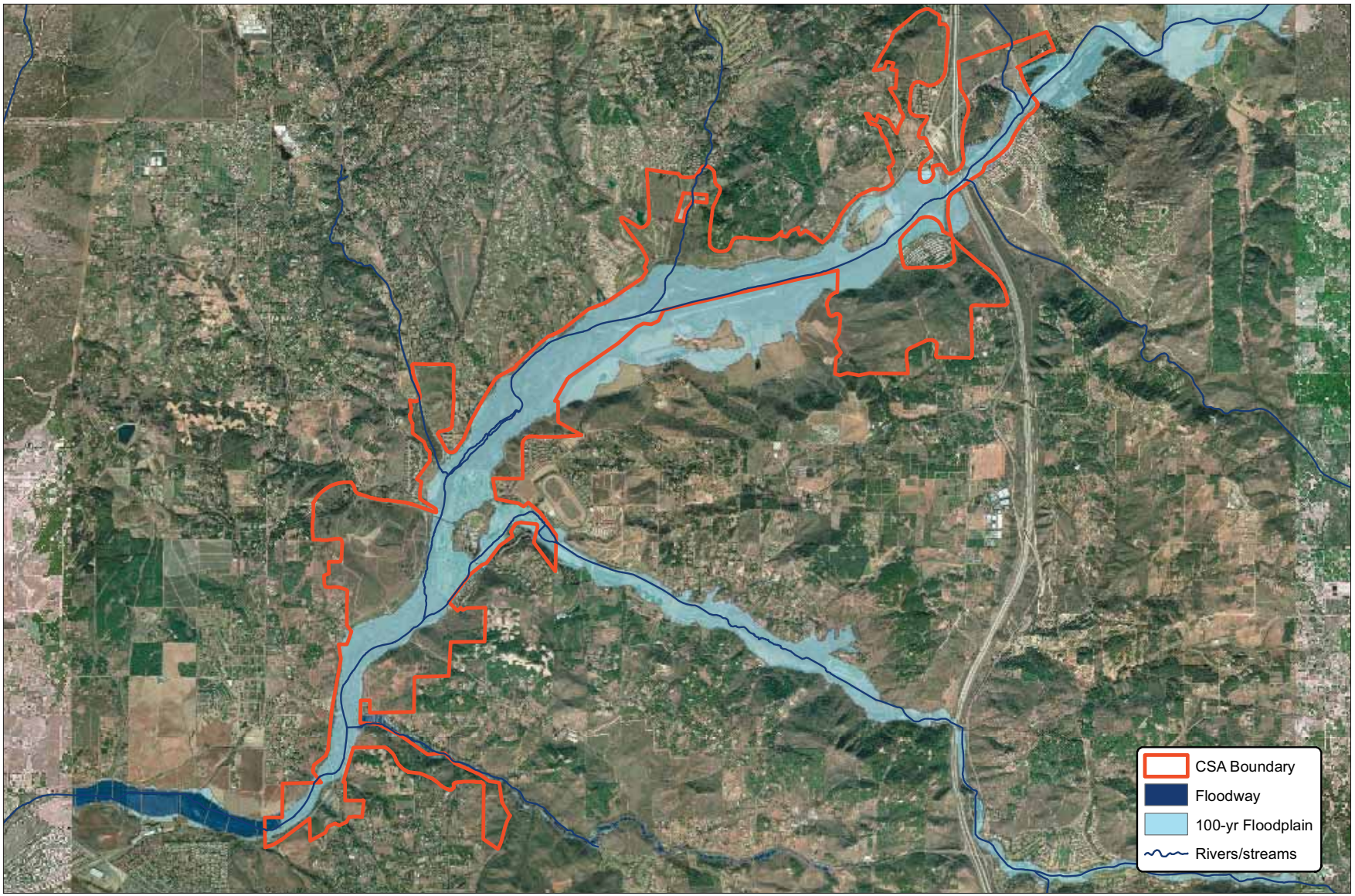
Percent Slope




Source: Aerial Access (2004), SanGIS

FIGURE 8

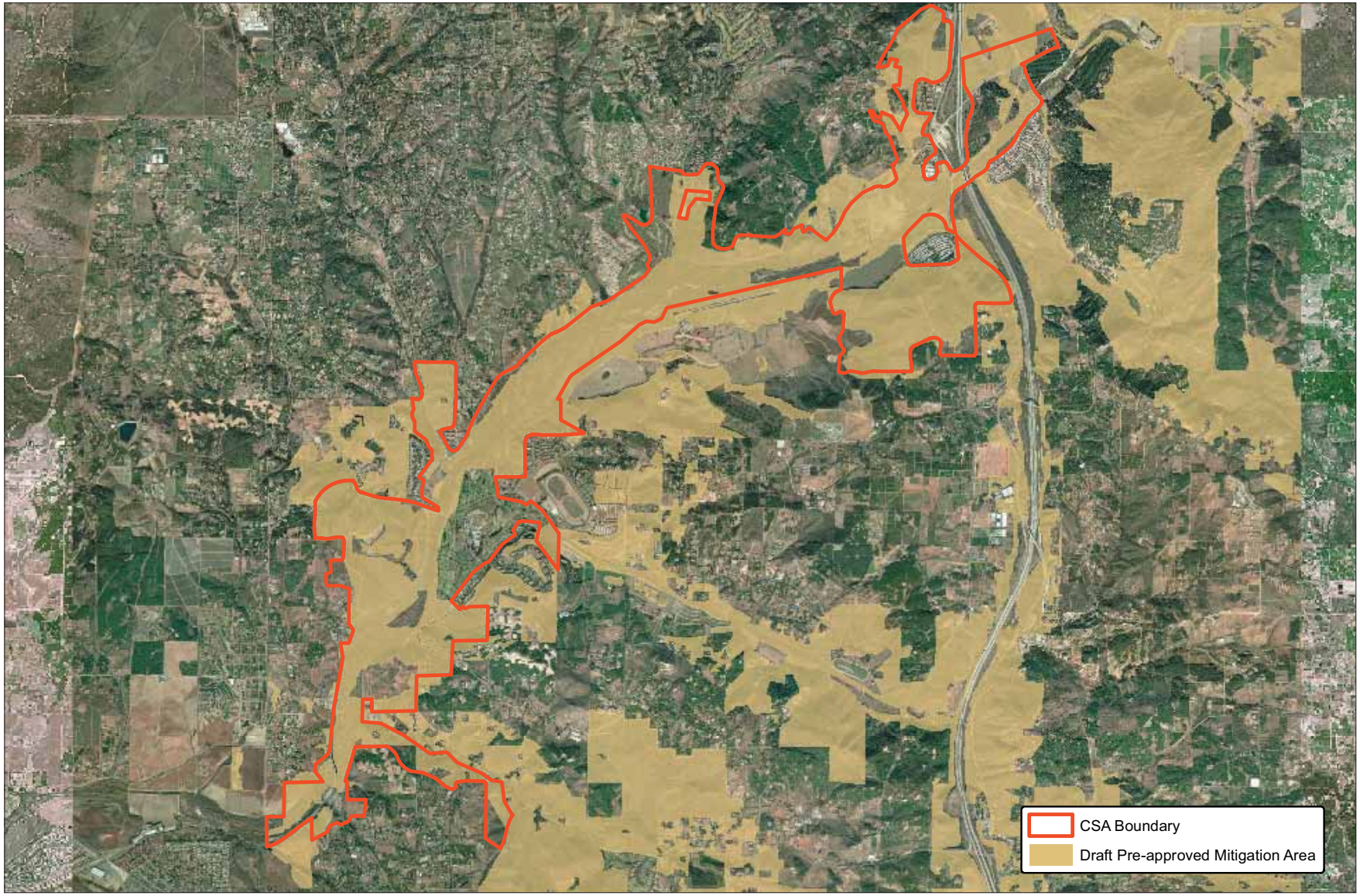
Flood Plain




Source: Aerial Access (2004), SanGIS

FIGURE 9

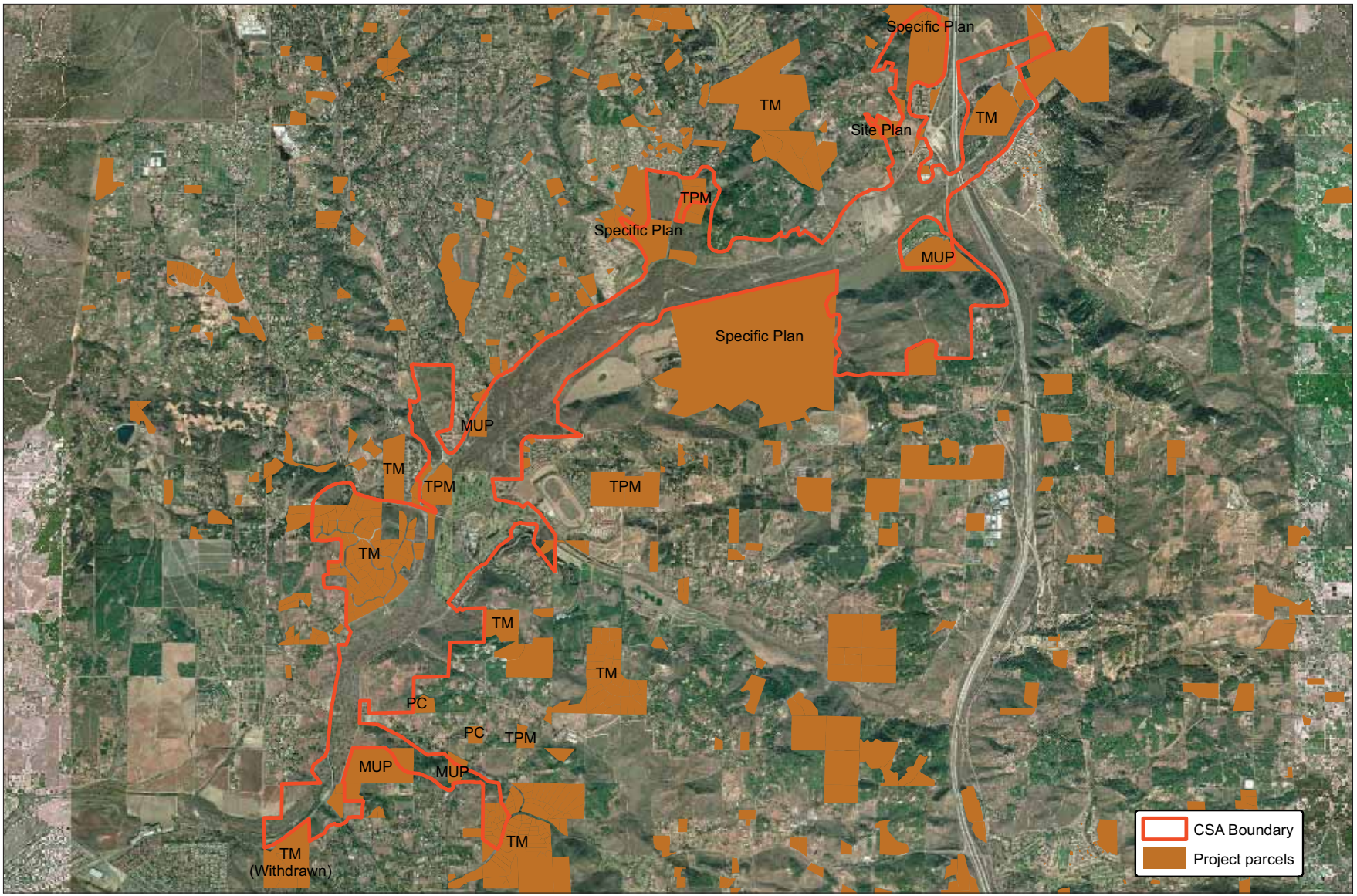
MSCP Draft - Pre-Approved Mitigation Areas




Source: Aerial Access (2004), SanGIS

FIGURE 10

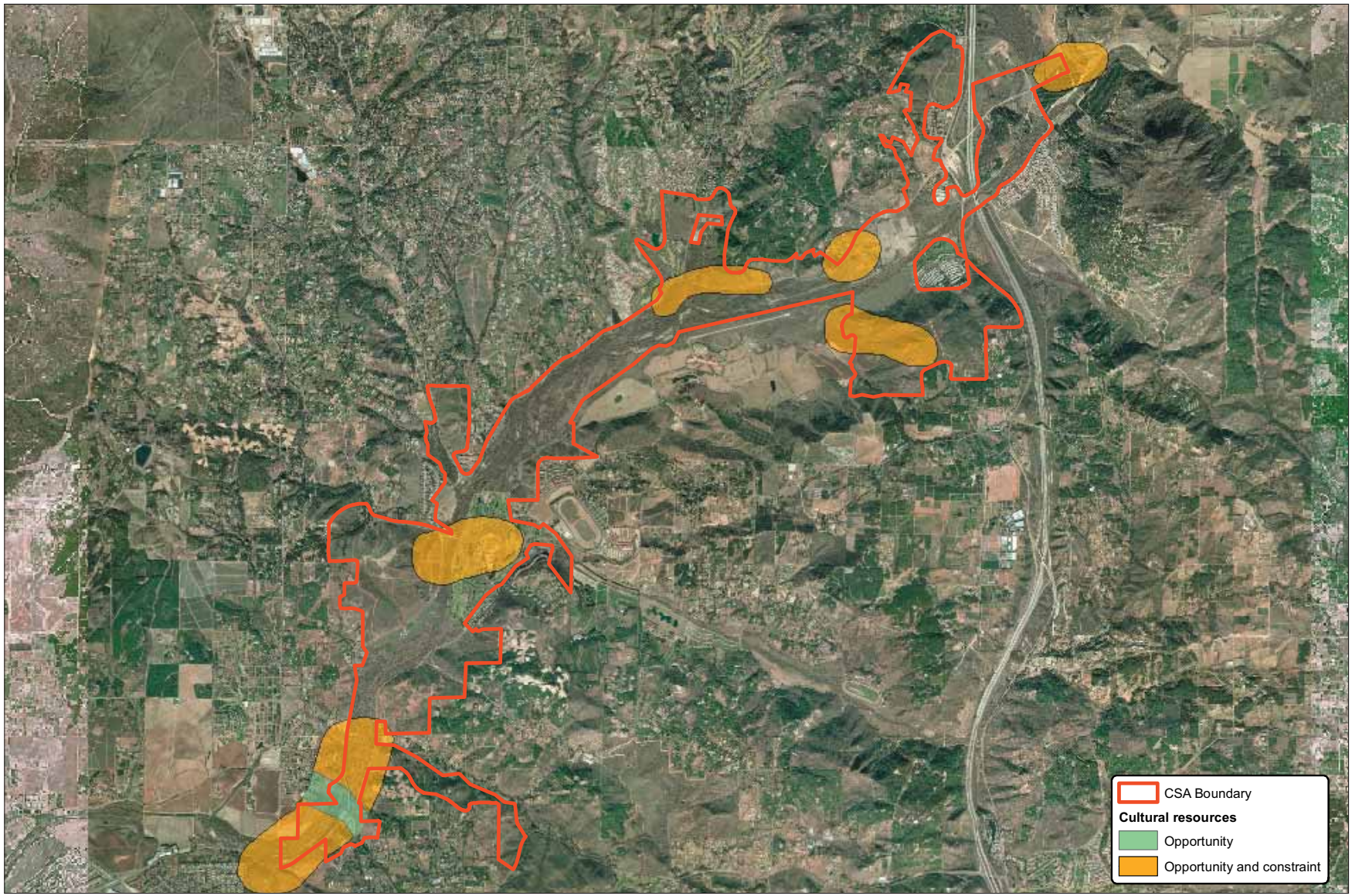
Discretionary Projects




Source: Aerial Access (2004), SanGIS

FIGURE 11

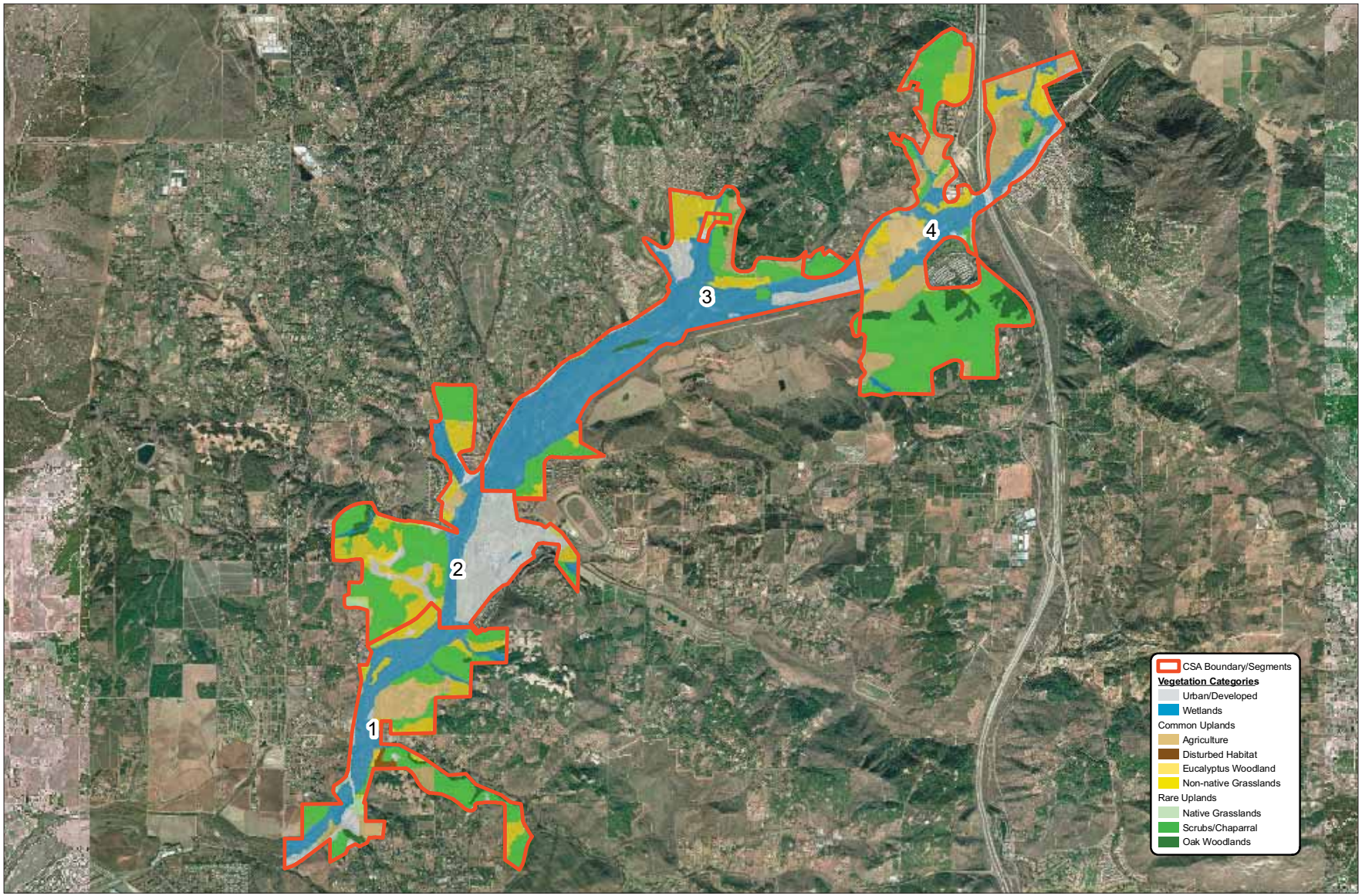
Cultural Resource Areas




Source: Aerial Access (2004)

FIGURE 12

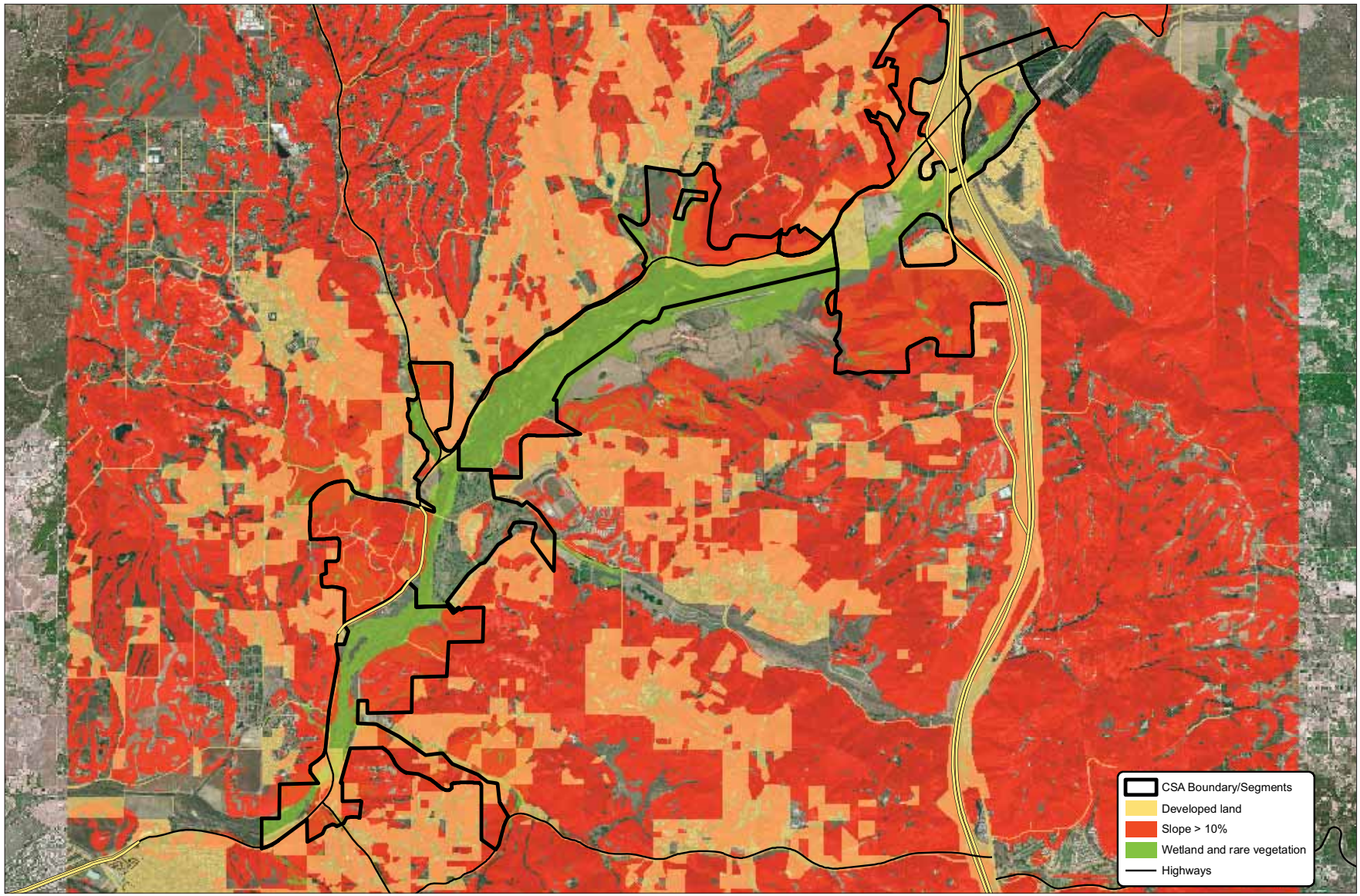
Generalized Vegetation




Source: Aerial Access (2004), SANDAG

FIGURE 13

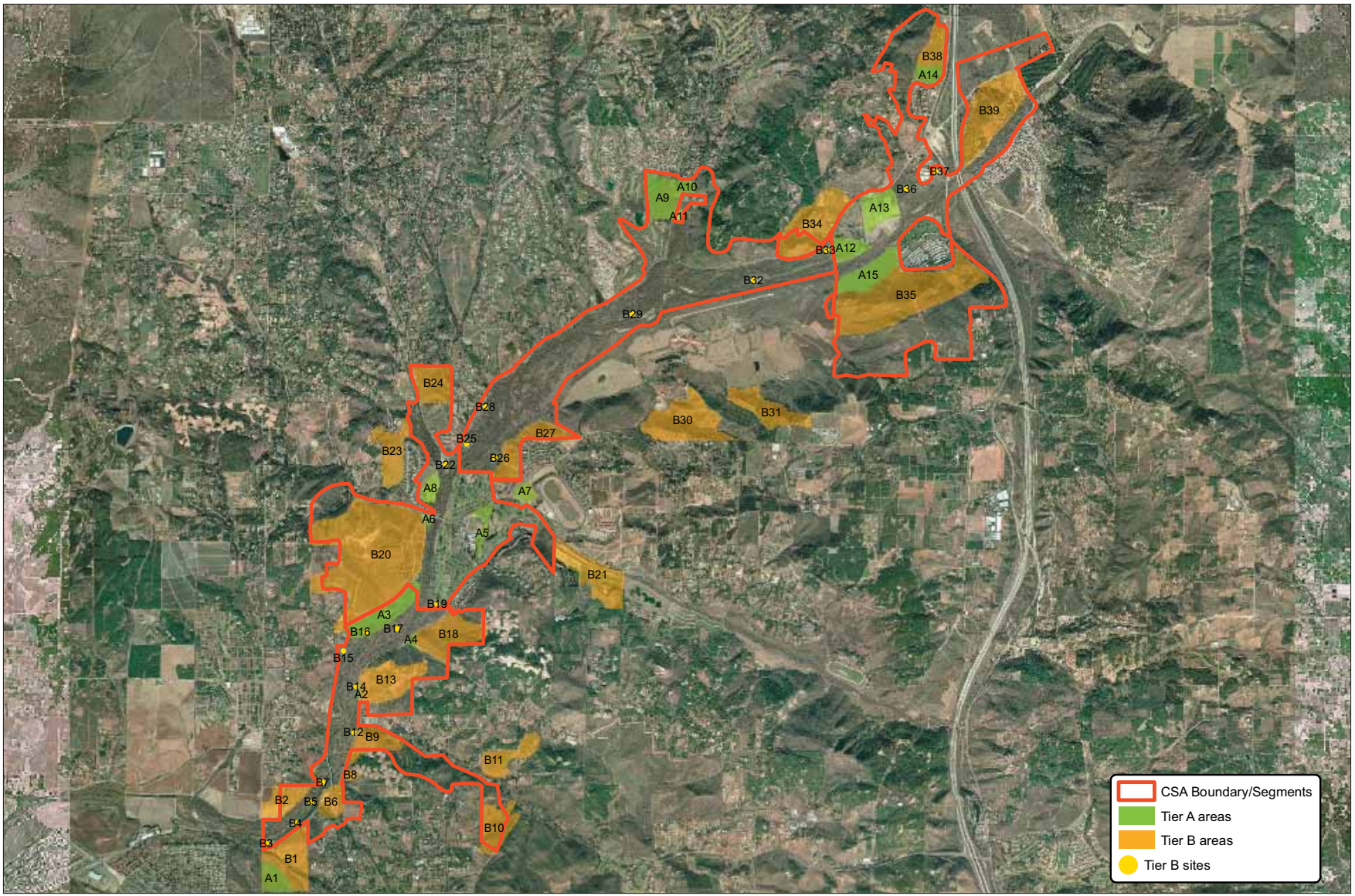
Tier A Constraints




Source: Aerial Access (2004), SanGIS

## FIGURE 14

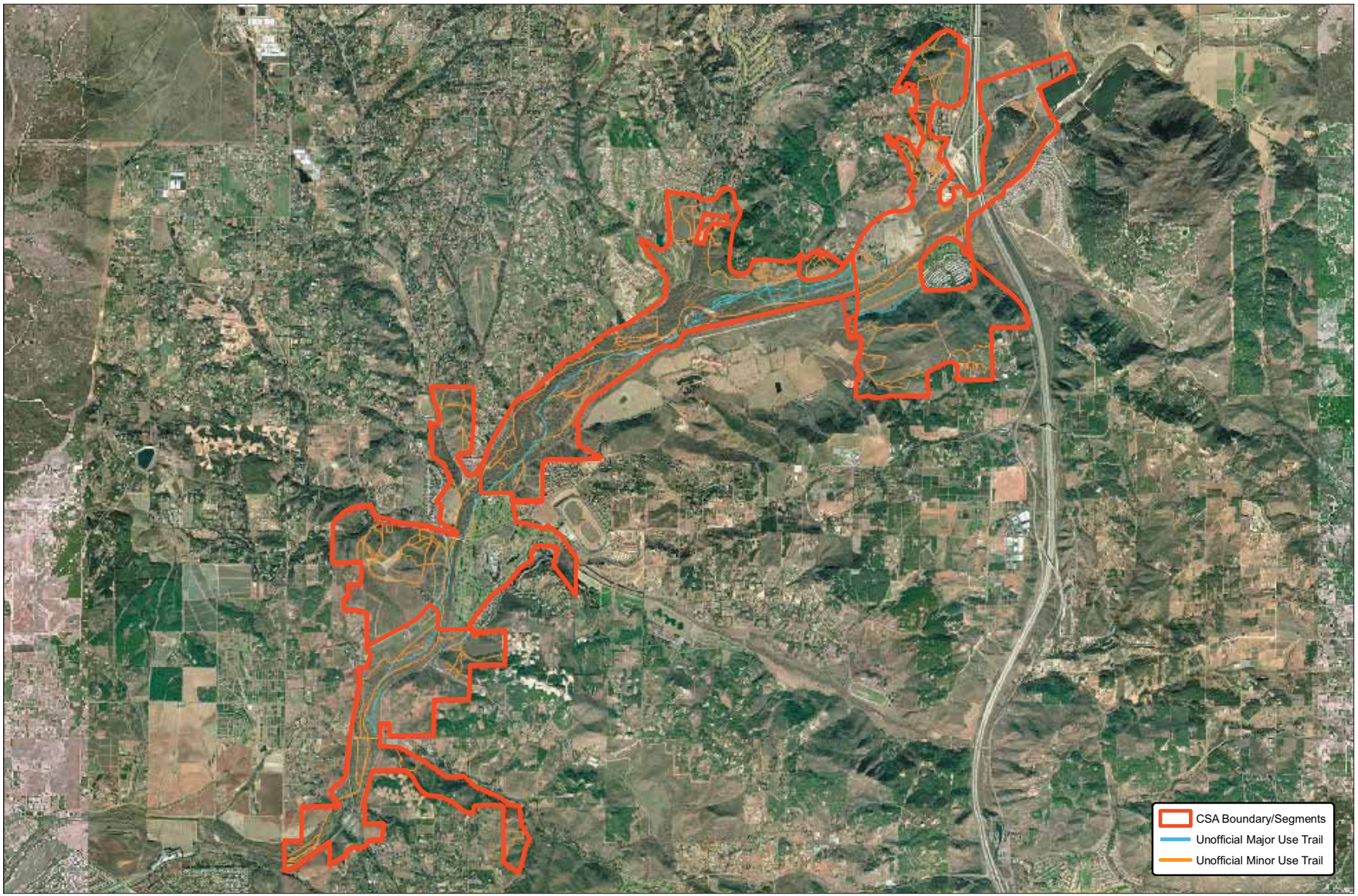
Opportunity Locations




Source: Aerial Access (2004)

FIGURE 15

Existing Unofficial Trails




Source: Aerial Access (2004)

This page intentionally left blank