City of Escondido

Master Plan for Parks, Trails, and Open Space

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Acknowledgments

Citizen's Steering Committee Members:

Richard Sola, Chairman
Niel Lynch, Vice Chairman
Brian Bateman
Joe Jackson
Susan Crandall
Len Schatzmann
Lynn Schroeder
Jack Pomeroy

Escondido Staff Members:

Don Anderson, Director of Parks and Recreation
Charles D. Grimm, Director of Planning and Building
Dale Mathre, Supt. of Parks and Open Space
Jonathan Brindle, Assistant Planning Director
Jay Petrek, Project Manager / Editor
Dawn Suitts, Principal Planner
Neal Osias, Open Space Planner
Jay Paul, Project Planner

City Council:

Jerry C. Harmon, Mayor
Sid Hollins, Mayor Pro-Tem
Richard A. Foster
Elmer C. Cameron
Lori Holt Pfeiler

Consultant Team:

Wallace Roberts & Todd
Ignacio F. Bunster-Ossa, Principal in Charge
Paul Rookwood, Project Director
Laura Burnett, Project Manager & Graphics
Katherine Selle, Landscape Architect
Mary Hofmockel, Landscape Designer
Audrey Hyde, Technical Assistance

ERCE
Shawna Anderson, Project Manager
Patrick J. Mock, Senior Biologist
Paula Jacks, Biologist/Vegetation Ecologist
Bonnie Kendricks, Biologist
Brad Burkhart, Biologist
Joyce Clevenger, Senior Archaeologist

Economics Research Associates
Bill Anderson, Principal
Rob Barnes, Research Associate

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MASTER PLAN SUMMARY

Background

The Master Plan for Parks, Trails, and Open Space was initiated in late 1990 by the City Council as part of the General Plan's Community Facilities Element. The Master Plan is intended to serve as a guide for the City in developing a comprehensive and integrated open space system to achieve Quality of Life Standards set forth in the General Plan. In early 1991, the City selected the consulting firm of Wallace Roberts & Todd with a team of landscape architects, planners, biologists, and economists to assist the Planning and Parks and Recreation Departments in preparing the Plan.

Soon after, the Council appointed a Citizen's Steering Committee made up of community residents who had a special interest in parks, trails, and open space issues. Through 1991 and early 1992, the Committee worked with staff and the consultant in preparing the Plan. Public meetings, presentations, and workshops were regularly held to solicit input from the community. The final product resulted in two documents: 1) the Master Plan text which describes the City's long-term plan for developing its comprehensive System; and, 2) Appendix containing supporting analysis and background data used to formulate the Master Plan.

Master Plan Costs

Parks and Community Center

The City's General Plan establishes a maximum buildout population of 165,000 persons. In 1994 the General Plan parks standard was modified to require a standard of 2.25 acres of developed "neighborhood" and "community" park land per 1,000 residents. Currently the City has 193 acres of developed neighborhood and community park land, as well as a credit of 62.5 acres of joint-use school playground areas totaling 255.5 acres. A total of 371 acres will be required to meet current and future needs. To help meet this need, acquisition of new parks, improvements to Felicita County Park and joint use of 74 acres of school/park sites is proposed by this Master Plan. The focus of new park acreage will be for "active" uses (i.e., ball fields, sport courts, playgrounds, etc.) in order to fulfill an identified need in the community. Specifically, this Plan calls for adding 115.5 acres of "active" sports-oriented park land to the existing 255.5 acres involving:

a) the purchase and/or development of approximately 88 additional acres of park land consisting of:
   - Community Park in East Escondido — 62 acres
   - 6-8 Neighborhood parks throughout Escondido — 26 acres

b) improvements to 10 acres of county-owned Felicita Park,

c) improvements to 15 acres of existing and future school sites, and

d) improvements to 2.5 acres in Kit Carson Park for active use.

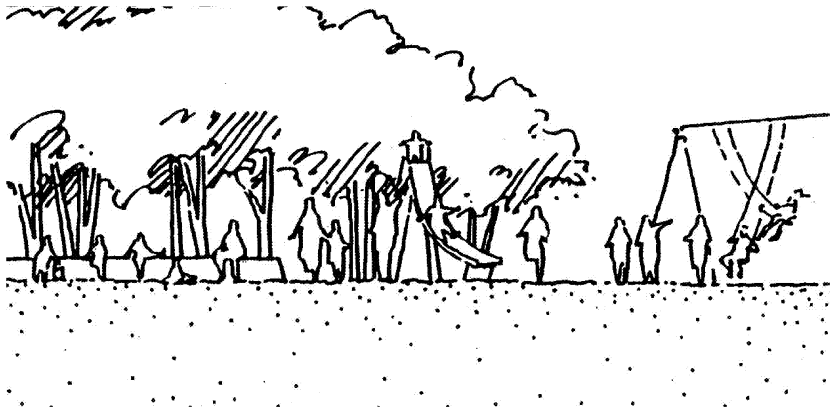
The city also has 12 acres at Mountain View Park and 10 acres at Jesmond Dene which are planned for "passive" recreational use, i.e., walking trails, picnic areas, etc., which will supplement the open space component of the Master Plan. The General Plan requires one additional Community Center beyond the City's existing facility on East Valley Parkway. Costs reported in 1997 dollars and are estimated to be as follows:

Park Land Acquisition (9 acres)	$1,215,000
Park Land Construction (88 acres)	9,500,000
Felicita Park & Kit Carson Park Improvements	1,000,000
City Financed School Improvements (15 acres)	937,500
Community Center and swimming pool facilities	$4,000,000
Parks, Community Center Subtotal	**$ 16,652,500**

Trails

The Master Plan proposes a network of Primary and Secondary Urban, Spur, and Rural trails totaling approximately 116 miles in length. Costs to the City associated with trail development involve paving in certain areas, signage, fencing, and a kiosk program allowing for interpretive displays. In conjunction with the Bicycle Facilities Master Plan, a trail along the Escondido Creek Flood Control Channel is partially completed. The cost of purchasing key easement rights and the construction of trails in key areas is one million dollars.

Urban System	3.0 miles
Rural Link from San Marcos to San Dieguito Park	15.0 miles
Regional Rural Connector and Loops	40.0 miles
Spur Trails	1.0 miles
Equestrian parking facilities in selected park sites	
Trails Subtotal	**$2,500,000**



Open Space

The Master Plan identifies a conceptual “wildlife corridor” connecting key habitat areas in a continuous link around the perimeter of the City. The City is working with other jurisdictions in the area, through the Natural Communities Conservation Program (NCCP) and the Multiple Habitat Conservation Plan (MHCP), to coordinate open space planning on a regional scale. The Master Plan identifies key areas that will function as habitat areas and double as limited recreational use for picnicking, trails and other "passive" uses. In 1997, the General Plan standard for Open Space was met with the City’s acquisition of Daley Ranch; a 3,044 acre passive recreational park and habitat conservation land bank. The Master Plan for Daley Ranch adopted in 1998 includes costs for the management and maintenance of the facilities and conservation bank. As the MHCP regional plan is finalized and Escondido’s focused habitat conservation plan is developed in conformance with that regional plan, additional open space areas and linking corridors may be identified for future acquisition.

Total Parks, Trails, and Open Space Costs	**$ 19,152,500**

Maintenance and Operations

The estimated annual operations and maintenance costs for parks, trails, and open space at buildout, including existing facilities are (in 1994 dollars):

Existing park acreage ($7,731 per acre)	$1,449,814
Additional park acres	804,024
Two community centers (to be self-funded through programming classes and leases)	0
Trails system	135,000
Open space system	$ 86,250
	$2,475,088

Master Plan Funding

It is anticipated that an additional (based on 1997 figures)15,460 dwelling units will develop in the City prior to buildout. The financing for the Master Plan will be derived from the following sources:

1) existing Park Development Fees on hand;
2) the collection of Park Development fees for future construction
3) in-kind cash recognition for existing undeveloped parkland; and
4) the collection of annexation fee.

Based on these assumptions, the Master Plan will be funded in the following manner:

Current Park Development Fee ($1,098/unit) (based on 15,460 new dwelling units)	$16,982,500
Annexation Fee	$ 2,170,000
Total Funding Available	**$19,152,500**

The Park Development Fee will be reviewed on an annual basis and modified on an as needed basis to ensure that adequate funding will be available to for the implementation of this Master Plan.

Other opportunities for funding sources are discussed in the Implementation component of this Master Plan and the separate Appendix.

Master Plan Implementation

The Master Plan proposes a flexible phasing plan to develop a balanced program of facilities. Immediate park needs exist in the urbanized Central and Midway Neighborhood Planning Areas. Implementing the balance of the plan will occur as financial resources become available. Key to the successful implementation of the Master Plan will be active community involvement and participation from volunteer and service organizations to assist in the development of facilities.

I. INTRODUCTION

A. PURPOSE

Escondido residents consider park and recreation facilities, and the preservation of natural and cultural resources, as significant features contributing to the overall quality of life within the City. As the community grows and matures, the need for a comprehensive document that effectively charts the course of park and trail development, as well as open space preservation, becomes more important.

Escondido has urbanized at an unprecedented rate. Vacant land for potential parks, trails, and open space has quickly dwindled within the community. Funding for acquisition and improvement must be prioritized to serve the greatest need. Without a Master Plan, to provide policy direction and implementation strategies, establishing future facilities could become haphazard and ineffective with the limited funds available.

The Master Plan is intended to guide Escondido in the development of a comprehensive and integrated open space system which will:

1. Allow the City to achieve the Quality of Life Standards as set forth in the General Plan;

2. Provide passive and active outdoor recreation as well as physical and social opportunities in local and regional parks;

3. Allow the City's residents access to the cultural and natural landscape along a network of urban and rural hiking and riding trails;

4. Serve to protect the City's distinctive landscape character by guiding the pattern of future development in the rural-urban fringe;

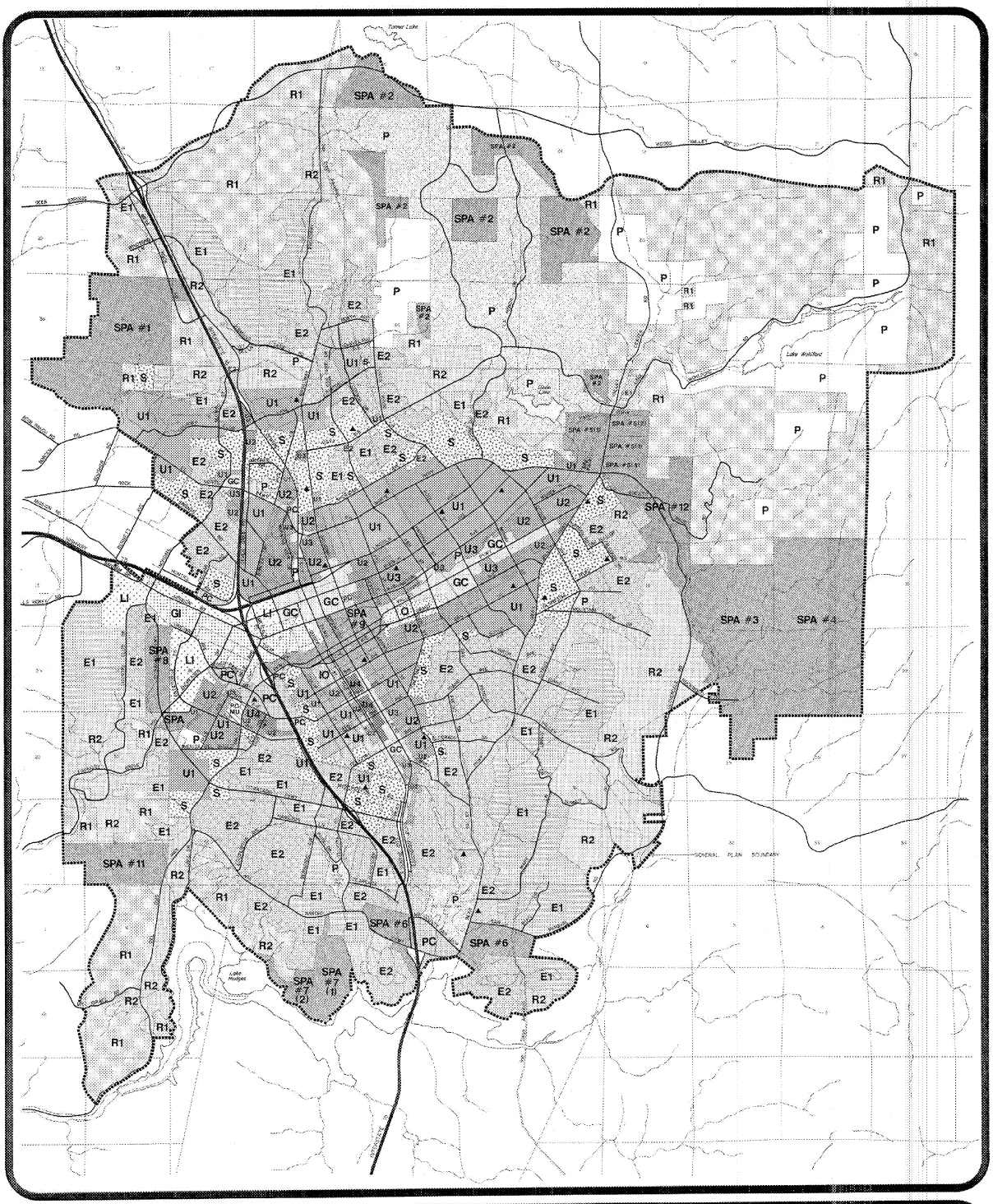
5. Propose measures to protect biodiversity through a plan that provides an interconnected system of natural resource preserve areas and wildlife corridors which will be integrated with the regional MHCP as it is developed and implemented;

6. Provide opportunities for the community to learn about its natural and cultural heritage through direct interaction with the environment, and through interpretive and educational programs; and

7. Propose a greenbelt around the City, discouraging urban sprawl and forming a buffer between Escondido and future regional development.

The requirement to prepare this Master Plan is also identified in the City's General Plan which was adopted in 1990. The General Plan is the City's document that provides long-range public policy direction to guide development within its Planning Area. To implement the General Plan, several additional documents and programs must be prepared; one of which is this Master Plan of Parks, Trails, and Open Space.

Similar to the General Plan, this Master Plan is intended to be a long-range planning tool. It reflects the input and aspirations of the community and is intended to be the basis for decisions regarding future parks, trails, and open space planning efforts. The Master Plan presents a coordinated program for the acquisition and development of facilities. It is anticipated that community attitudes and opinions will be redefined as time progresses. Consequently, periodic revisions and updates to reflect changing conditions are expected.



- P Public Lands/Parks
- R1 Rural I
- R2 Rural II
- E1 Estate I
- E2 Estate II
- S Suburban
- U1 Urban I
- U2 Urban II
- U3 Urban III
- U4 Urban IV
- SPA Specific Planning Area
- ▲ School Site
- PC Planned Commercial
- GC General Commercial
- O Office
- LI Light Industrial
- GI General Industrial
- PC/MU Planned Commercial/ Mixed Use
- IO Industrial Office

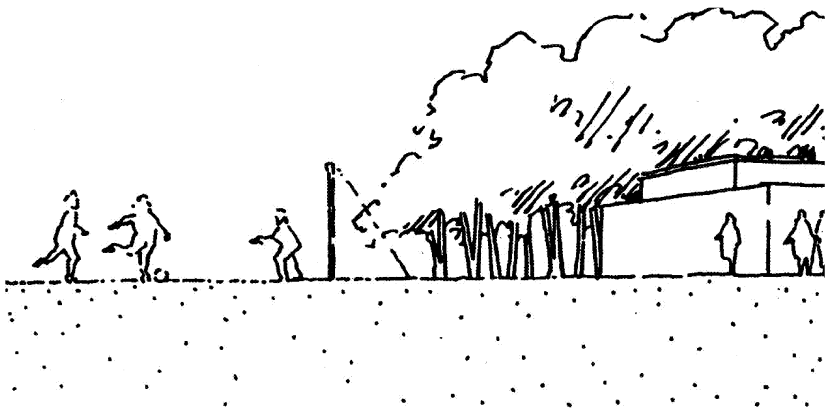
NOTE:
Environmentally constrained or sensitive lands (i.e. natural floodways, steep slopes, stream courses, etc.) may substantially reduce densities and maximum development potentials. The General Plan Text should be consulted in determining the ultimate development potential for individual properties.

CITY OF ESCONDIDO GENERAL PLAN

What Vision is seen for Escondido's Parks, Trails, and Open Space System?

With the adoption of Escondido's progressive General Plan, the guiding document for growth and development, Quality of Life Standards have been incorporated to improve the City. Implementation of this Master Plan for Parks, Trails, and Open Space will provide Escondido with a coordinated system of recreational and passive parks, urban and rural trails, and pristine open space corridors.

It is envisioned that this Parks, Trails, and Open Space Master Plan will be implemented through the active participation and cooperative efforts of community leaders. This commitment to preserve and enhance the community's recreation, aesthetic, natural, and cultural resource opportunities will improve the overall quality of life for all residents.



Following is a brief summary of the community's vision regarding Aesthetic Qualities, Parks, Open Space, Trails, Natural Resources and Cultural Resources with a discussion on how the Master Plan intends to "capture" this vision.

Aesthetic Qualities

An integral purpose of this Master Plan is to coordinate open space, parks, and trails in an effort to enhance the aesthetic qualities of the community. The City's General Plan places a high priority on the community's aesthetic qualities such as preserving visually prominent vegetation, natural topography and establishing appropriate development adjacent to public open spaces. It is recognized that such qualities enhance the livability of the community. This document recognizes the goals and guidelines for aesthetic quality, set forth in the General Plan and allows the community to devise its own definition of aesthetic quality for the parks, trails, and open space system.

As surrounding jurisdictions expand to Escondido's borders, it is essential that the community utilizes those aesthetic qualities which are uniquely Escondido. The aesthetic qualities defined for the open space, parks, and trail system will play a large part in determining the success of these facilities. A balance will be

achieved between the built and natural environment allowing the community to integrate with their surroundings.

Parks

It is the City of Escondido's philosophy that adequate parks are an important part of the overall quality of life for the residents of the community. The City's General Plan contains policies for park and community center development to serve existing and future residents. Historically, parks have been focal points for community activities and will continue to provide residents with abundant passive and active recreational opportunities.

To make recreational facilities readily accessible to all Escondido residents, the City will actively pursue the acquisition and development of neighborhood and "pocket parks" in urban areas with the greatest need. Through a combination of joint-use arrangements with school districts, and the development of additional City parkland, existing and future park needs totaling 371 acres will be met. The City will continue to sponsor and promote youth athletic recreational programs which meet established City criteria and expand facilities and programs for all other age groups recognizing the general aging of the population and the need to also include programs and facilities for the elderly.

Open Space

The natural hillsides and ridgelines surrounding Escondido's urban core provide a visually appealing backdrop as well as buffer against future development. These hillsides, canyons, and riparian areas provide the most diverse animal and plant habitat areas in the community. Preservation of these areas is essential to preserve existing cultural and biological resources.

The Master Plan proposes a conceptual open space system which will link parcels together providing a "green belt" around the urbanized core for the preservation of plant and animal species. Final approval of the open space will occur in conjunction with the City's regional open space planning efforts through the Federally mandated Multiple Habitat Conservation Plan (MHCP) and Natural Communities Conservation Program (NCCP). These programs, which involve adjacent jurisdictions, as well as Escondido, have been established to coordinate open space planning efforts for the preservation of sensitive species' habitat. This open space plan will also serve to buffer the existing urban areas from areas to be developed in the future. This is an important factor since the open space system will provide measures to contain development rather than encourage sprawl.

The large landholdings at Daley Ranch, Dixon Lake, Valley Center Road, and Lake Wohlford will provide a foundation for open space preservation in the northern portion of the City. San

Dieguito River Valley Regional Open Space Park Planning Area, which extends from Del Mar through Lake Hodges and the San Pasqual Valley to the mountains above the town of Julian, will provide an open space corridor on Escondido's southern boundary. In 1997, the Quality of Life Standard for Open Space was met with the City's acquisition of Daley Ranch. As the regional MHCP is adopted and Escondido's focused habitat conservation plan is developed, other potential opportunities for open space preservation and/or acquisition may be identified and could include Deer Park, land in between Lake Wohlford and the Valley Center Road landholding, immediately west of Daley Ranch, as well as the natural areas of Escondido Creek which flow through Harmony Grove, Elfin Forest, and Encinitas, and other biologically sensitive areas and steeper hillside areas considered unsuitable for development.

Trails

Trails are an important aspect of the City's General Plan since they provide opportunities for recreation, exploration, instruction, and community involvement. A coordinated system of urban, suburban, and rural hiking and riding trails totaling approximately 115 miles will link the developed valley areas to the rural and open space lands on the perimeter. The City's trail system will also link with the proposed Bicycle Facilities Master Plan further enhancing the community's recreational and alternative transportation opportunities.

Trails in the urbanized areas will focus on historical aspects of the community as they branch out from the downtown core to the suburban fringes. An urban trail adjacent to the Escondido Creek Flood Channel is envisioned as the primary east-west route. A portion of this trail has already been constructed. Major urban north-south trail routes would extend along Broadway, Juniper Street, Citracado Parkway, and Bear Valley Parkway.

Linking to the urban trails will be rural trails which connect with the City's open space system. In appropriate places, the rural trail network would allow equestrians direct access to trails. Strategically placed staging areas would allow easy trail access for bicyclists and joggers to experience undeveloped wilderness areas with panoramic views of the City and coast. Escondido's rural trails will include Escondido Creek through the Harmony

Grove and Elfin Forest area, and the Vista Irrigation Flume to link with San Marcos on the west. Trails in Daley Ranch and the Valley Center Road area will link with northern communities. Trails will also connect with the County to the east and San Dieguito River Valley Regional Open Space Park to the south. This will allow the traveler to more fully experience North San Diego County's recreational opportunities.

Natural Resources

Several visually prominent natural features which give Escondido its unique character include native vegetation, riparian areas, rock outcroppings, and topography. Preservation of these features and incorporation into the comprehensive open space, parks, and trail system will provide opportunity for exploration and interpretation. Preservation of such natural features will maintain Escondido's history and natural character.

In the City's coordinated network of parks, trails, and open space, natural resources will be identified providing many opportunities for educating the community on the importance of preservation and proper maintenance of the community's natural resources.

Cultural Resources

Escondido is a city of history. Recognizing this fact provides the community with its heritage and roots. Prior to its agricultural beginnings in the late 1800's, the area had a strong Spanish and Native American presence. Recognizing the community's historical past is important in establishing a park, trail, and open space system. Selected urban trails will focus on the historical aspect of the community's agricultural empire established before the turn of the century. Many opportunities for other interpretive trails will exist throughout the community.

In the rural areas, opportunities for interpreting Native American sites will provide insight on the area's pre-European development. Such opportunities will be carefully protected recognizing the relevance to present day Native Americans. These cultural resources will serve as an educational tool for the community and help in developing an appreciation for the area's early beginnings.

What are the Master Plan's Integrated Goals and How do they Relate to the City's General Plan?

The General Plan outlines many goals regarding the provision of adequate park land, the creation of a trail network, and the preservation of open space based on a maximum population of 165,000 persons. These goals and objectives reflect the vision of the elected officials and citizens of Escondido who sought to improve the community's quality of life for themselves and future generations. Master Plan goals and objectives centering around the General Plan include:

1. Open Space System: To define an open space system based upon recreational needs, involving parks and trails, protecting and enhancing cultural, biological, and natural resources; and creating opportunities for education.

2. Natural Resources: To provide for the conservation and/or enhancement of natural resources, including the identification of mitigation areas.

3. Cultural Resources: To provide for the preservation of cultural resources in so far as they are affected by, or present opportunities for, parks and recreation.

4. Aesthetic Qualities: To promote community character and identity, by preserving and enhancing aesthetic qualities including the conservation of scenic resources.

5. Financing: To identify and secure adequate funding to ensure that the parks, trails, and open space plan is affordable, and that acquisition, improvements, and maintenance can be funded equitably, in a timely manner.

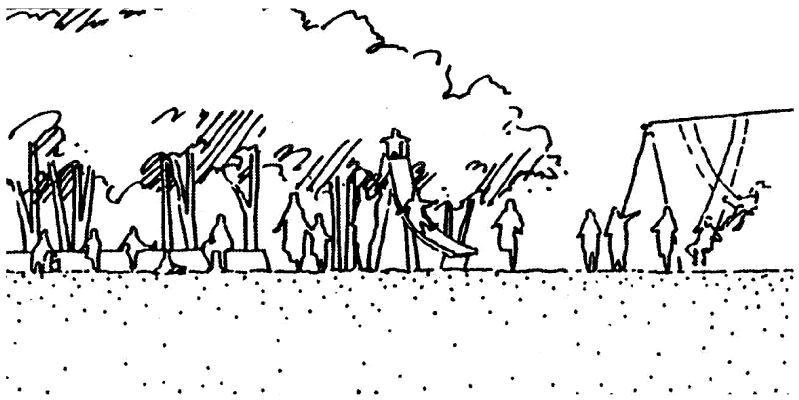
These goals pertain to the parks, trails and open space system as a whole. Specific goals and objectives concerning parks, trails and open space are identified in each component of the Master Plan.

B. RECOMMENDATIONS

What Recommendations does the Master Plan Propose for Parks, Trails, and Open Space?

Parks Recommendations

Currently, the City offers a wide range of recreational facilities and services. Daley Ranch, Dixon Lake, Lake Wohlford, and Kit Carson Park represent Escondido's commitment to provide unparalleled recreation opportunities on a regional scale. Washington and Mountain View Parks are just two examples of large size urban and suburban "Community Parks" which provide a wide range of opportunities serving a large population. Westside and El Norte Parks, while smaller in size, demonstrate the City's ongoing efforts of providing much needed public park space on a neighborhood level.



The adoption of Escondido's new General Plan in 1990, which provides direction for City development into the 21st century, established standards on providing adequate park land for the City's 21 Neighborhood Planning Areas. This Master Plan proposes the following recommendations for the City's park system:

1. Acquiring and improving and/or designating new neighborhood parks and/or joint park and school sites to satisfy the General Plan objective of providing at least 0.5 acres of Neighborhood Parks per 1,000 residents

2. Prioritizing the acquisition and improvement of park sites for the heavily populated Central and Midway Neighborhoods where an identified need exists;

3. Improving and/or designating over 80 acres of new community parks and/or joint park and school sites to meet the General Plan standard of providing at least 1.75 acres of community parkland per 1,000 City residents, including recognizing County owned Felicita park as serving Escondido residents' needs to be subject to appropriate improvements to be financed by the City.

4. Utilizing property already owned by the City where appropriate to provide new parks while reducing property acquisition requirements;

5. Designing, implementing, and maintaining park facilities to avoid significant negative impacts to the natural environment and to make each park facility accessible to everyone.

6. Providing for the balanced improvement of the entire local park system to provide a diverse recreational experience from active sports to simply being able to find nearby places to relax and enjoy the natural landscape;

7. Providing for the continued operation of the City's extensive regional park system, including securing land through acquisition, open space easement or other satisfactory means between Lake Wohlford and the City's Valley Center Road landholdings to enhance the existing habitat and provide additional recreational opportunities.

8. Enhancing joint use agreements with the Escondido Union Elementary and High School districts to provide recreational opportunities during after school and evenings/vacations.

9. Allowing on a case-by-case basis large self-contained master planned communities the opportunity to be credited some park fees in exchange for providing privately maintained neighborhood parks.

10. Maintaining the City's current Park Development Fee of $1,239 per dwelling unit to finance the Master Plan.

Trails Recommendations

Escondido currently offers limited trail opportunities within Dixon Lake and Kit Carson Regional Park. With the acquisition of Daley Ranch, trail opportunities are greatly expanded. The City's General Plan calls for the creation of a Master Trails Plan that is coordinated with adjacent jurisdictions and the San Dieguito River Valley Open Space Park. During the course of preparing this Master Plan, it became evident that Escondido has numerous informal rural trails and unimproved fire roads already used by residents for walking, horseback riding, and bicycling. Upon obtaining proper easements for public use, these trails would require minimal improvements or new construction. Within the urbanized area of the City, emphasis was placed on providing a sidewalk trail program incorporating the community's historic and cultural resources as focal points.

This Master Plan proposes the following recommendations for the City's 115-mile trail system:

1. Creating a system of Urban and Spur Trails connecting the Civic Center, key public parks, the Escondido Creek Channel, notable cultural sites, with a companion system of rural trails in the outlying areas of the City;

2. Developing a Regional Connector Rural Trail system linking the San Dieguito Regional Park to the City's mountainous east and north perimeter to the City of San Marcos;

3. Establishing rural trails throughout the City's natural landscapes, linking the major regional parks, providing access to natural and cultural resources, and connecting to the trail systems of the surrounding region;

4. Designing, implementing, and maintaining trail facilities to avoid significant negative impacts to the natural environment.

Open Space Recommendations

Escondido's natural setting provides for a variety of habitat and wildlife areas. The City retains ownership of Daley Ranch and other large landholdings in the northern portion of the community adjacent to Lake Dixon, Lake Wohlford, and Valley Center Road. In addition, much of the hillsides, ridgelines, and canyon areas surrounding the City remain in their natural state. Preserving this natural "backdrop" is a high priority for viewshed and environmental considerations. Local ordinances have been adopted to preserve the integrity of hillsides and ridgelines. In addition, State and Federal laws have been enacted to protect sensitive plant and animal habitats. This Master Plan proposes the following recommendations for the City's conceptual open space system:

1. Working with Regional planning efforts in establishing a multi-jurisdictional open space corridor system;

2. Establishing a conceptual system of open space corridors for Escondido which can be used as supporting information in the Regional open space planning efforts until such time as a final open space corridor system is adopted;

3. Protecting sensitive environmental resources such as floodplains and associated riparian habitat, wetlands, coastal sage scrub oak woodlands, and sensitive species such as the California gnatcatcher and coastal cactus wren;

4. Protecting key wildlife corridors which will allow species to move around and live within the natural habitat areas in the City and the region;

5. Establishing natural preserve areas where key sensitive resources will be preserved in open space but within which development will be permitted subject to certain planning and design guidelines;

6. Protecting the City's aesthetically significant hillsides and ridgelines from development;

7. Providing an open space setting which can interface with the City's Park and Trail system. Emphasis shall be directed in acquiring open space areas which may be developed for such passive uses as natural trails, picnicking, and camping; and

8. Planning and designing the open space system to integrate a number of functions in each area to the greatest extent possible. Thus, for example, a wildlife corridor may encompass open space which preserves an important aesthetic resource, and also provide along its edge an alignment for part of the City's trail system.

What Key Actions are Necessary to Implement the Master Plan?

The following measures are necessary to successfully carry out the recommendations proposed in this Master Plan:

1. Develop a financing plan to implement the Master Plan's recommendations;

2. Update the joint-use agreement with the Escondido Elementary and High School districts to provide outdoor recreational facilities for use by the general public after school hours and through weekend/vacation times;

3. Negotiate a "memorandum of agreement" or similar instrument to establish and strengthen cooperative planning and project design review between the City of Escondido and the County of San Diego in achieving the park planning, trail alignment and open space connections recommended in this plan and in the County's parks, trails and open space planning efforts;

4. Coordinate the protection of resources within the wildlife corridor areas addressing such issues as building setbacks, road design, fuel modification procedures, lighting, and fencing in concert with the Federal MHCP and NCCP programs.

5. Initiate a signage program for the trails system which identifies each trail and focal points along the trail as well as the community that the trail passes through;

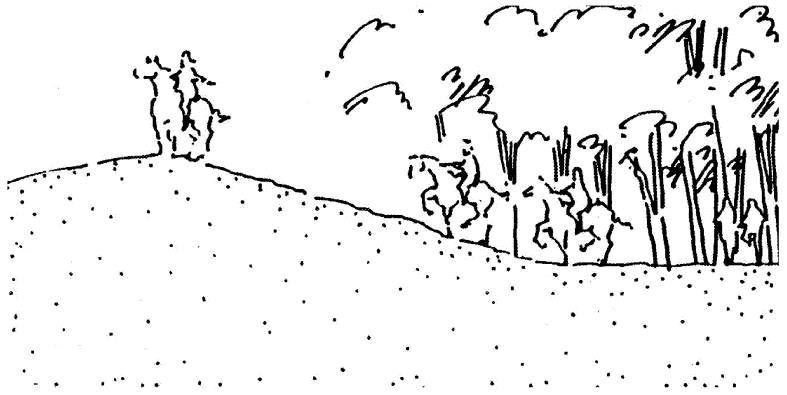
6. Institute a periodic review program to adjust the progress of the Master Plan over time.

C. ESCONDIDO'S NATURAL AND CULTURAL SETTING

Incorporated in 1888, the City of Escondido is located approximately 18 miles inland from the Pacific Coast. The community derives it name "hidden valley" from the ring of mountains which rise 1,500 feet above the valley floor. With mean maximum and minimum temperatures of 76°F and 47.4°F, respectively, and an average of 16 inches of rainfall annually, the community thrived with a dynamic agricultural industry until the 1960's. The main stream course, Escondido Creek, flows from Lake Wohlford southwesterly through the City into the San Elijo Canyon. A variety of native vegetation has been identified in the community which include chaparral, coastal sage scrub, oak woodland, riparian woodland, wetland scrub and freshwater marsh. Each of these habitats contain animals considered sensitive, threatened or endangered by the California Department of Fish and Game, the U.S. Fish and Wildlife Service, and the California Native Plant Society.

The region of Escondido was highly suitable and desirable for Native American inhabitants and had been occupied an estimated 10,000 years. The prehistoric Native Americans used sophisticated tools and techniques for hunting, gathering, farming, milling, and ceremonial events. Acorns from the Englemann oak were a staple food source. The Hispanic intrusion (1769-1822), Mexican Period (1822-1848) and following Gold Rush greatly affected the native peoples living in the area, displacing their populations and contributing to the deterioration of their culture and ways of life.

The "historic" period for Escondido began in 1769 when Father Junipero Serra and soldiers with Don Gaspar de Portola established the Royal Presido de San Diego and Mission San Diego de Alcala. The Escondido area was relatively outside the influence until the land was parceled into large ranchos. A large rancho, El Rincon del Diablo ("the devil's corner") included the



Escondido valley floor. The ownership changed several times until the late nineteenth century when the Thomas Brothers purchased the old rancho land and formed the Escondido Land and Town Company. The E. L. & T. Company platted a city, sold property and successfully negotiated rail service to the community linking with the outside world. Dramatic changes did not occur until the 1960's as the agriculture industry waned and gave way to urbanization. Many prehistoric sites and historic structures remain as a testament to the past. See Appendix: A. Biological and Cultural Resources Study.

D. THE PARKS, TRAILS AND OPEN SPACE MASTER PLAN PLANNING CONTEXT

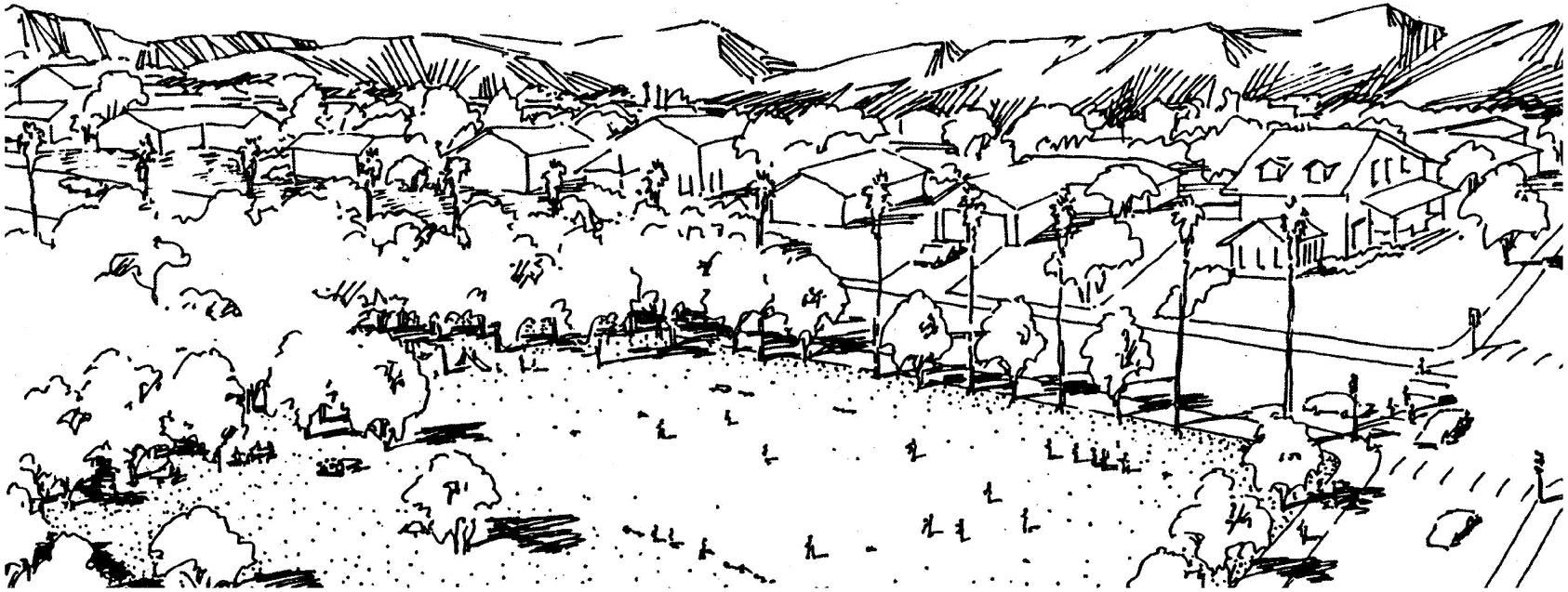
The "Planning Area" of Escondido contains 80 square miles and is approximately 30 miles northeast of downtown San Diego. The City limits of Escondido are within the "Planning Area" as designated by the General Plan. Interstate 15 passes north/south through the City and intersects with State Highway 78 near the center of the Planning Area. The City has grown quickly, with a 199 population of approximately 117,000 residents, and has a General Plan buildout population projection of 165,000 residents anticipated in the year 2010.

According to California law, the Master Plan for Parks, Trails, and Open Space, as an implementation program, must be consistent with the General Plan. The planning for and implementation of parks, trails, and open space interrelates with each section outlined by the General Plan. The relevant policies of the General Plan are addressed in the related components of the Master Plan.

The Master Plan identifies park, trail, and open space opportunities for areas within the corporate boundaries of Escondido as well as unincorporated lands within the Planning Area. The General Plan obligates the City to meet park standards for City residents only. Provisions for trail and open space preservation will require cooperative efforts between the City and County to coordinate trail links and open space corridors since the entire Planning Area may not be annexed within the General Plan's lifetime.

Related planning by adjacent jurisdictions includes the San Dieguito River Regional Open Space Park and cities of San Diego, Poway and San Marcos, and the County of San Diego and the Olivenhain Water District.

II. PARKS COMPONENT



OVERVIEW

Throughout the General Plan and Master Plan process, the importance of providing adequate park land was strongly emphasized by the community. Escondido is committed to providing constructive leisure opportunities and recreational experiences and programs in its effort to contribute to the total health of the individual while meeting the overall needs and desires of the community.

The City's parks are the “backbone” of the open space system for public recreation established to provide a wide range of opportunities. Neighborhood and Community Parks contain facilities such as playgrounds, active sports fields and other intensive recreation, to more natural landscapes for passive recreation including picnicking and quiet reflection. In addition, educational opportunities are also afforded by the natural and cultural resources in the area.

Escondido's General Plan creates a City-wide standard of 2.25 acres of park land per 1000 residents based on a maximum population of 165,000 residents. Within each of the General Plan's 21 established "Neighborhood Planning Areas", one-half acre of park land per 1000 residents is to be located and developed as "Neighborhood Parks". The balance of park land (1.75 acres per 1000 residents) will be located throughout the City as "Community Parks". In addition, the passive recreational acreage within the City's Regional Parks (i.e., hiking, picnicking, camping, etc.) will increase the acreage ratio to at least 4.5 acres per 1000 residents.

What are the Master Plan Goals and Objectives Relating to Parks?

As a component of an integrated open space system, the planning for parks shares certain goals with trails and open space which have been identified in the Introduction.

Specific goals and objectives concerning parks include:

Goal:

- To meet local and community recreation needs through the provision of a comprehensive park system including Neighborhood, Community and Regional parks.

Objectives:

1. Identify new park sites based upon the prescribed acreage of park land per the resident population;
2. Ensure each proposed park site meets the established criteria for parks involving location, topography, and environmental considerations to compliment the City's recreation facilities program;
3. Provide a flexible phasing strategy with established priorities addressing park land acquisition and improvements over time as the City grows.

To satisfy these provisions, the Master Plan recommends a variety of park sites which identify natural and cultural constraints as well as opportunities for the development of recreational facilities. Natural constraints consist of steep terrain, sensitive biological resources such as a stream course, riparian area or sensitive and/or mature vegetation. Cultural constraints consist of archaeological or historical factors which may be present on the site which restrict the development of active uses.

What Type of Parks are Considered in the Master Plan and What Criteria is Used for Identifying Potential Park Sites?

Four types of parks correspond with the General Plan's standards: Regional, Community, Neighborhood, and 'Mini' parks. These designations are based upon park size, recreation facilities and location.

Regional Parks, such as Daley Ranch, Lake Dixon, Lake Wohlford, and Kit Carson Parks are large land holdings intended for the public's enjoyment of the natural landscape. Daley Ranch provides public hiking, riding and picnicking opportunities in a natural setting in conjunction with a habitat conservation land bank. Lake Dixon and Lake Wohlford offer a variety of recreational opportunities including, hiking, fishing and boating. Kit Carson Park, a combination Regional and Community Park, provides active recreational opportunities, with natural acreage set aside for more passive activities and the habitat preservation.

Criteria for Siting:

The General Plan does not delineate a standard for providing Regional Park space. This Master Plan does not propose providing additional Regional Parks beyond the City's existing three facilities at Lake Dixon, Lake Wohlford and Kit Carson. However, the Master Plan advocates expanding the existing Regional Park system by securing property between Lake Wohlford and the City's Valley Center Road landholding through purchase, lease or easement in order to enhance the habitat area and recreational opportunities.

Community Parks, such as Washington, Mountain View, Jesmond Dene Parks and Ryan Park are primarily intended to provide the athletic fields and sport courts for the leagues of baseball, softball, soccer, tennis, and basketball players.

Criteria for Siting:

The General Plan identifies the desired Community Park size to be a minimum of 15 acres. Community Parks require large sites for active recreation facilities such as ballfields, sports courts, and large turf areas (see matrix). However, a smaller size Community Park could be considered if the active facilities planned for the site met Community Park standards. General Plan policy C1.6 requires: The topography and land configuration be suitable to accommodate the park's proposed uses. A minimum of 65 percent of the park land area should be usable for active recreational areas and facilities that support active areas (i.e. parking lots, restrooms, etc.). In efforts to consolidate City services, the Master Plan proposes siting Joint Neighborhood/Community Parks where feasible on sites where adequate land exists and appropriate facilities can be accommodated. Since the Master Plan proposes to focus on providing new community parks emphasizing active ballfield and sport court facilities, a site may be considered a potential park only if existing sensitive natural, topographic, and cultural resources do not constrain such opportunities for active recreation. However, the presence of natural or cultural resources can contribute to the character of the park and enhance the passive recreation experience through proper site design.

Neighborhood Parks, such as Westside and El Norte Parks are two to ten acre sites spread throughout the city to provide facilities such as play equipment, open turf, and picnicking.

Criteria for Siting:

Potential park sites must be physically suitable for active recreation which may range from play equipment to ball fields and may vary from 2 to 10 acres. A minimum of 85 percent of the site should be usable for active recreational areas.

Jesmond Dene, North Ridge, East Canyon, Kit Carson San Pasqual, Cloverdale, Valley View West Ridge, Del Dios, and Lake Hodges Neighborhood Planning Areas are anticipated to develop with populations too small to sustain a Neighborhood Park. In these areas combined neighborhood parks may be proposed to serve several Neighborhood Planning Areas.

The General Plan recognizes that certain Neighborhood Planning Areas may be too developed to adequately site a Neighborhood Park. In other areas a situation may arise where a Neighborhood Park is located on the boundary or close to an adjacent Neighborhood Planning Area.

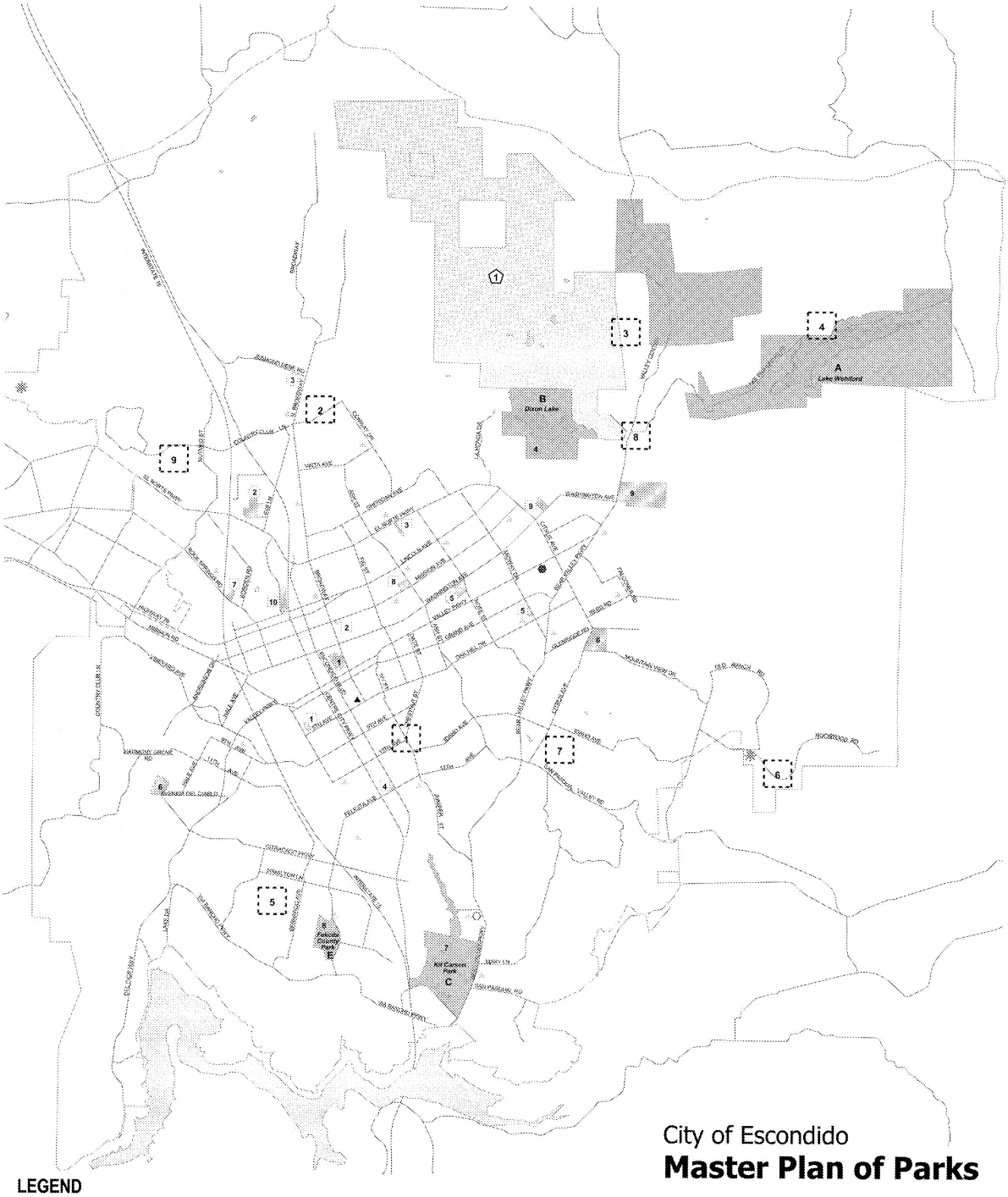
In order to avoid overlapping service areas, the Master Plan analyzed the proximity of Neighborhood Parks with surrounding residential areas. The proposed/recommended Neighborhood Park Areas depicted on the Parks Plan will provide adequate park space for the community and allow flexibility to respond to land availability and specific neighborhood characteristics. Consequently, certain neighborhoods such as Country Club, Eastgrove, Felicita and Kit Carson may rely on space in adjacent neighborhoods or in larger Community or Regional Parks to satisfy Neighborhood Park needs. However, the standard mandating 82.5 acres of Neighborhood Park space will be met citywide.

Mini Parks are small Neighborhood Parks less than 2 acres in size in the urban districts with small areas of turf and/or multi-purpose courts and play equipment.

Criteria for Siting:

In highly urbanized areas where suitable land is not available to develop a Neighborhood Park, a mini park may be proposed. Sites should be prominently visible, such as on a street corner, or be configured to provide a long street frontage to maximize visibility in the neighborhood.

Some of the recommended Neighborhood Parks and Mini Parks are located adjacent to public school sites to take advantage of the General Plan's encouragement for the joint use of public facilities to consolidate resources.



City of Escondido

Master Plan of Parks

LEGEND

CONSERVATION AREAS
- (1) DALEY RANCH CONSERVATION BANK

REGIONAL PARK AREAS
- A. LAKE WOHLFORD
- B. DIXON LAKE
- C. KIT CARSON
- D. VALLEY CENTER ROAD
- E. FELICITA COUNTY PARK

COMMUNITY PARKS
1. GRAPE DAY PARK
2. ROD MC LEOD PARK
3. JESMOND DENE PARK
4. DIXON LAKE RECREATION AREA
5. WASHINGTON PARK
6. MOUNTAIN VIEW PARK
7. KIT CARSON PARK
8. FELICITA PARK
9. RYAN PARK (UNDEVELOPED)

NEIGHBORHOOD PARKS
1. WEST SIDE PARK
2. STEPHANIE LAGUNAS YOUTH ACTIVITY CENTER
3. EL NORTE PARK
4. FELICITA MINI PARK
5. OAK HILL (UNDEVELOPED)
6. AVENIDA DEL DIABLO (UNDEVELOPED)
7. ROCK SPRINGS ROAD (UNDEVELOPED)
8. MISSION/ASH (UNDEVELOPED)
9. EAST WASHINGTON (UNDEVELOPED)
10. REIDY CREEK (UNDEVELOPED)

NEIGHBORHOOD PARK STUDY AREAS
1. OLD ESCONDIDO AREA
2. NORTH ESCONDIDO
3. DALEY RANCH
4. LAKE WOHLFORD
5. FELICITA AREA
6. EAGLECREST
7. SOUTH CITRUS
8. MAYFLOWER OAK AREA
9. COUNTRY CLUB AREA

- EAST ESCONDIDO COMMUNITY CENTER
- PROPOSED/RECOMMENDED COMMUNITY CENTER AREA
- EXISTING PUBLIC SCHOOL SITES
- DEDICATED SPECIFIC PARK/OPEN SPACE AREAS
- GENERAL PLAN BOUNDARY

SCALE: 1" = 2500'

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How will Public School Grounds be Included in the Parks Plan?

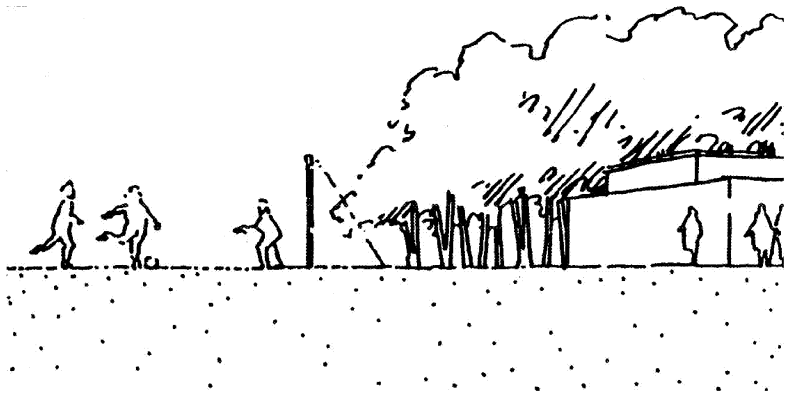
There is a natural overlap in service between schools and parks which can be maximized through joint use arrangements. Escondido maintains a positive relationship with the elementary and high school districts and has had success in operating joint use of school grounds. The Master Plan seeks to locate City park sites adjacent to school playground areas to maximize recreational use. During school hours, the park site would be open for youth care providers with preschool age children as well as senior citizens. After school, the playground areas would be available to the public to offer a wider range of recreational opportunities.

The joint use park/school program also allows the City to address the immediate Community and Neighborhood Park needs. Since the City has financed certain High School recreation facilities which are made available to the public on an after school/evening and weekend basis, a total credit of 45 acres, 15 acres per High School, shall also be counted as Community Park space based on a proportionate acreage to population ratio. For example, in 1998 the City's population of 123,000 equated to 75% of the buildout population which is planned for 165,000 residents. This would allow 75% of the total 45 acres of High School areas to be counted as Community Park space which amounts to 34 acres. As the City's population increases, the amount of High School acreage which may count as Community Park space will increase up to 45 acres. In each Neighborhood Planning Area, the following provisions shall apply when determining the appropriate acreage calculation as a joint use Neighborhood Park facility:

1. In each Neighborhood Planning Area, in order for school sites to count towards the City's Neighborhood park space, at least one developed municipal park (Community or Neighborhood in size) must be located.

2. Only school outdoor recreational acreage (playground, ballfield and/or sports court) shall be counted in joint park space calculations.

3. School recreational areas may count towards meeting up to one half of a Neighborhood Planning Area's required park space; the balance of required Neighborhood Park space must be provided by municipal parks.



4. School recreational areas to be counted as joint park space must be open to the public after school hours and on weekends for general use or organized City league sports activities.

5. If the above criteria can be met for a joint use park/school facility, the following formula shall be utilized in calculating each appropriate school acreage to be counted as park acreage:

   a. If a municipal park is located immediately adjacent or across the street from a school site, the school recreational area shall receive 100% acreage credit in determining the total park size.

      Example: A two acre municipal park is located adjacent to a 10 acre school site that has a 5 acre recreational area. The total park size shall be considered 7 acres. (2 acre municipal park + 5 acre school recreational area = 7 acres).

   b. If a school site has no park adjacent to it, but the school recreational area has been upgraded or improved with recreational oriented facilities provided by the City in excess of $50,000, the recreational area shall receive 75 percent acreage credit in determining the total park size.

      Note: Discussions with the School Districts indicate that recreational facilities needs typically include installing and/or upgrading ballfield lighting, restroom facilities, play equipment and irrigation systems. In negotiating specific improvements to be provided by the City, emphasis shall be placed on enhancing recreational opportunities.

      Example: A ten acre school site that has a 5 acre outdoor recreational area and has been improved by the City with ballfield lighting in excess of $50,000. The total park size shall be considered 3.75 acres (5 acre school recreational area x 0.75 = 3.75 acres).

   c. If a school site has no park adjacent to it, and no upgrading of school recreational areas have been performed by the City, (or such upgrades total less than $50,000) the recreational area shall receive 50 percent park acreage credit.

      Example: A ten acre school site that has a 5 acre outdoor recreational area that has not been improved by the City. The total park size shall be considered 2.5 acres (5 acre school recreational area x 0.5 = 2.5 acres).

Joint Neighborhood/Community sites

Sites may be considered as joint Neighborhood/Community Parks, if existing sensitive natural and cultural resources do not constrain the proposed design and the facilities constructed satisfy both park requirements (see matrix). On-site natural or cultural resources will contribute to the character of the park and enhance the passive recreation experience through proper site design. Additionally, the site should be available to the public for access and must not obscure police surveillance.

What Park Facilities will be Included?

The following Matrix "A" shows the park facilities appropriate to each park type. These standards should be applied on a case by case basis with consideration of the site conditions and the specific needs of the community. For example, a park located near senior citizen complexes may wish to have additional facilities geared toward that specific age group. Additionally, private, semi-private or public revenue producing facilities (i.e., batting cages, specialized sports courts, etc.) may be considered on a case-by-case basis provided sufficient land exists for public activities.

What actions will occur prior to constructing a new park?

The purpose of this component is to guide the City's efforts in park siting and describe appropriate facilities; is not to provide the detail needed to construct facilities. A major goal of the park construction process is to involve the public in order to ensure community needs are met in providing public parks. Several actions must take place prior to developing a new park which include:

1. City Council authorizing to appraise and purchase sites;
2. Selecting a park planning consultant;
3. Meeting with citizens to determine appropriate park needs;
4. Developing a master development plan for a park that incorporates Master Plan objectives and facilities;
5. Performing necessary environmental impact evaluations;
6. Conducting necessary public hearings;
7. Evaluating operation and maintenance cost impacts;

Matrix "A"

Park Facilities

▲ Required Facilities
❑ Optional Facilities

	Regional Park	Community Park	3 - 15 Acre Neighborhood Park	2 - 3 Acre Neighborhood Park	Mini Park
Multi-purpose turf area	❑	▲	▲	▲	▲
Play equipment for both preschool and elementary school age children	▲	▲	▲	▲	❑
Opportunities for passive recreation; with benches and picnic tables	▲	▲	▲	▲	▲
Baseball, softball, and/or soccer fields	❑	▲	❑		
Restroom facilities	❑	▲	❑	❑	
Exercise course	❑	❑	❑	❑	❑
Multipurpose courts, i.e. half-size basketball courts, volleyball courts	❑	▲	❑	❑	❑
Picnic tables with bar-b-que facilities	▲	▲	❑	❑	❑
Pavilion for group picnics	▲	❑	❑		
Parking lot	▲	▲	❑	❑	
Interpretive display of natural and/or cultural resources	❑	❑	❑		
Recreational buildings	❑	❑	❑		
Trail staging areas for equestrians and/or other trail users	▲	❑	❑		
Swimming pools	❑	❑	❑		
Boating/Fishing	❑				
Camping	❑				

What Other Types of Recreational Facilities are Considered in the Master Plan?

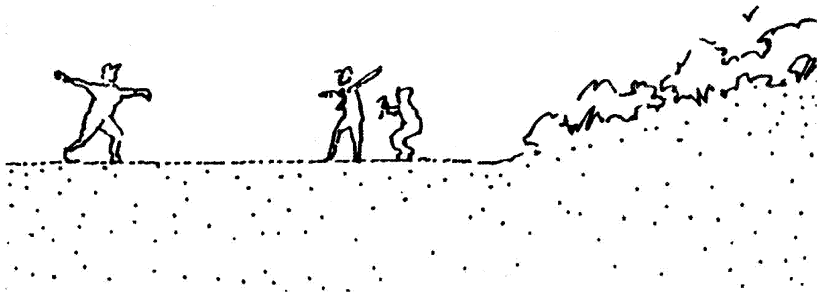
Much of this component centers around providing park space for the community. Other facilities are discussed in the General Plan as providing the community with a broad range of recreational opportunities:

Community Centers

The General Plan requires at least two Community Centers be developed prior to the city's buildout. These facilities will enhance the quality of life for residents by allowing a variety of activities and programs to take place at a central location. The centers propose to be fully self-funded through programs, classes and leases operated by the City. In 1994 the East Valley Community Center (EVCC) was completed. It includes a branch library, meeting rooms, children's activity space, as well as indoor athletic facilities. The General Plan describes additional appropriate uses for Community Centers which include swimming pools, satellite senior citizen centers, community gardens, golf courses, and equestrian centers. Preliminary studies for a second future Community Center included the Kit Carson Park area. However, the location could be appropriate in other areas of the community. Future detailed studies will determine the actual location and appropriate uses for this facility.

Golf Courses

Although golf courses are not discussed in the General Plan as necessary components in the Master Plan, they are an important recreational component not only for Escondido but Southern California. The popularity of golf has risen in recent years and several courses have been developed in the area to satisfy the growing demand. The City of Escondido has developed its first municipal golf course which opened December 1993 east of Kit Carson Park (The Vineyard at Escondido) at the southeast corner of Bear Valley Parkway and San Pasqual Road. A second smaller municipal golf course facility along Valley Center Road south of Lake Wohlford Road is discussed in the General Plan. Both facilities will be operated by private management firms which will not impact City staffing or maintenance.



Equestrian Facilities

As Escondido experienced rapid growth in the 1960's, 70's, and 80's, larger landholdings, farming and ranching operations gave way to suburban development. Equestrians still maintain popularity even though there are limited properties in the Escondido area able to accommodate horses. Several private equestrian facilities operate in the San Pasqual Valley and adjacent communities. The General Plan does not require the City to maintain and operate such facilities. However, equestrian facilities are identified as potential uses accompanying a Community Center. Limited equestrian staging facilities have been incorporated into the trails component to ensure that horseback riders have access to the system. Currently equestrian access is provided by staging areas and multi-use trails in Daley Ranch. However, equestrian popularity for residents within the City does not appear to justify the expense of constructing and maintaining other public equestrian facilities. As a result, the City will continue to rely on private facilities to serve the needs of equestrians.

What Do I Do if the City has Designated My Property for a Park Site?

The intent of the Master Plan is to identify opportunities for providing park space and recommend appropriate facilities and funding. The Master Plan is not intended to inhibit or hinder a property owner from enjoying full use of his property. It is the City's intent to cooperatively negotiate acquisition of selected privately held sites for public parks. Although the City has the power of eminent domain, this measure has never been used for the acquisition of a park site and it is not likely that it will be used. In most Neighborhood Planning Areas, several potential and alternative sites have been analyzed, allowing the City to choose from a variety of properties. As a result, development plans submitted for some of the sites will not hinder the City's ability of providing adequate park space. Some properties are significantly larger than the required park site needed for the Neighborhood Planning Area. In these situations, the City may require a future development proposal to set aside appropriate acreage for the park instead of paying in-lieu fees. In all cases, measures will be taken to ensure that the rights of the individual are not compromised to meet the public needs.

Can Private Parks Within a Planned Community Fulfill a Development's Obligation for Public Facilities?

In several areas of Escondido there exists opportunities to develop large scale, self-contained planned communities. Typically such proposals incorporate park space and other common amenities for the sole enjoyment of residents who privately fund these facilities through home owner associations or other private financing. Typically, residents who have access to these private park facilities do not frequent municipal Neighborhood Parks. Consequently, the maintenance impact to City neighborhood parks is reduced with private parks fulfilling a portion of the community needs.

On a case-by-case basis, neighborhood parks proposed within such master planned communities may count as serving the City's needs. The specific amount of acreage credit to be granted, as well as adjustments to the Park Development Fee, if any, shall be negotiated on a case-by-case basis. General criteria for counting private parks toward meeting the City's obligation include but are not limited to:

1. Credit may be granted for private parks only to the extent that they are constructed to meet City standards, including location, size, amenities, handicap accessibility and hours of operation. Private parks that exceed City standards in size and/or amenities shall not receive additional credit beyond costs normally associated with Neighborhood park construction.
2. At least one private park within the development shall be a minimum of two acres in size centrally located within the Master Planned Community.
3. The parks shall be available to residents of the development with no membership fee other than normal monthly Home Owner Association dues.
4. Credit may be applied for Neighborhood Park space only. Community Park space shall not be eligible for credit.
5. Prior to receiving credit for the private facility, a management/finance plan shall be submitted to the City's satisfaction which addresses the long term private maintenance and operation of the park facility.

What is the Recommended Park Land Proposal?
The following tables summarize the existing park service and the recommended Parks Plan.

1. SUMMARY OF LOCAL PARKS PROVISION ANALYSIS

The following matrix calculates the overall Neighborhood and Community park requirements at the buildout of the General Plan which is expected in the year 2010. The citywide park acreage requirement of 2.25 acres per 1000 residents is divided among Neighborhood and Community parks. A total of .5 acres per 1000 residents of "Neighborhood" Parks is encouraged to be provided within each of the General Plan's 21 Neighborhood Planning Areas. The remaining 1.75 acres per 1000 residents are provided as "Community" Parks dispersed throughout the City. Joint use park/school sites are also credited as park acreage since the City provides improvements to these facilities and they are open to the public during after-school hours, weekends, and holidays.

TOTAL PARK REQUIREMENTS

Area of the City	51,078	Acres
Buildout Population of the City,	165,000	Residents
Park Acreage required at General Plan buildout (2.25 Acres/1,000 residents.)	371.0	Acres
1999 Park Acreage (developed community and neighborhood parks)	193.0	Acres
1999 Total Area of Schools available for Joint Park/School Sites	62.5	Acres
Total additional park acreage needed to meet buildout requirements	115.5	Acres

NEIGHBORHOOD PARK SUMMARY

Neighborhood Park Acreage encouraged at buildout (.5 Acres per 1000 residents)	82.5	Acres
Existing Developed Neighborhood Parks (1999)	7.7	Acres
Total area of Joint Neighborhood Park/School Sites (1999)	29.0	Acres
Neighborhood Park acreage needed to meet buildout requirement	45.8	Acres

COMMUNITY PARK SUMMARY

Developed Acreage required at buildout (1.75 acres per 1000 residents)	288.5	Acres
Existing Developed Community Park acreage (1999)	185.5	Acres
Joint Community Park/High School Site acreage (1999)	33.5	Acres
Community Park acreage needed to meet buildout requirements	69.5	Acres

2. Neighborhood Park Provision Analysis for the City's Buildout

The following matrix provides detailed information on each Neighborhood Planning Area relating to the population and neighborhood park existing acreage and future needs based on the General Plan suggested standard of 0.5 acres of Neighborhood Park acreage for each Neighborhood Planning Area. Acreage devoted to joint school/park sites are delineated for each neighborhood area, as well as known future school areas. Additionally, undeveloped City-owned Neighborhood Park space is identified. Since the Planning Area involves both incorporated and unincorporated areas and the City is obligated to only provide park service to its own residents, it is important to determine the appropriate need for area within the city. It is anticipated that much of the Planning Area will be annexed into the City by the year 2010. This matrix should be updated periodically to reflect population changes, park acquisition and development activity in order to be useable for park planning purposes.

	Population		Neighborhood Park Acreage				
NEIGHBORHOOD PLANNING AREA Existing Neighborhood Parks	Tier	Total 2010	Sug. Acreage at Buildout	Currently Developed	Undeveloped/ Partially Dev'd.	Joint School Provision*	Future Joint School Use
1. Mesa Rock (SPA 1)	2C	2,159	1.08	0.00	0.00	0.00	
2. Jesmond Dene	2B	2,410	1.21	0.00	0.00	0.00	
3. North Ridge	3	1,042	0.52	0.00	0.00	0.00	
4. Daley Ranch (SPA 2)	2C	4,719	2.36	0.00	0.00	0.00	
5. Lake Wohlford Boat Launch (1.66 Ac.)	3	3,313	1.66	0.00	1.66	0.00	
6. Country Club	1	8,537	4.27	0.00	0.00	0.00	2.00
7. North Broadway Parkwood Dev. (4.7 Ac.)	2A	15,189	7.59	0.00	4.70	3.00	
8. Midway	1	27,286	13.64	2.50	2.63	11.00	
El Norte Park (2.5 Ac.)				(2.50)			
Harding Median (2.0 Ac.)					(2.00)		
Oakhill (0.63 Ac.)					(0.63)	(5.00)	
9. East Grove	2A	11,617	5.81	0.00	10.00	3.00	
Mayflower Oak Site (5.0 Ac.)					(5.50)	(3.00)	
East Washington (4.5 Ac)					(4.50)		
10. Vineyard Ave. del Diablo (5.0 Ac.)	1	8,540	4.27	0.00	5.00	2.00	
11. Central	1	43,114	21.56	5.20	10.71	10.00	
Youth Activity (2.5 Ac.)				(2.50)			
Westside (2.3 Ac.)				(2.30)			
Rock Springs (4.0 Ac.)					(4.00)		
Reidy Creek (2.0 Ac.)					(2.00)		
Felicita Mini Park (0.39 Ac.)				(0.39)			
Mission/Ash (4.71 Ac.)					(4.71)		
12. East Canyon	2B	3,594	1.80		0.00	0.00	
13. San Pasqual	3	1,827	0.91	0.00	0.00	0.00	
14. Cloverdale (SPA 3) Eagle Crest (5.0 Ac.)	2C	1,415	0.71	0.00	5.00	0.00	
15. Valley View (SPA 4)	2C	793	0.40	0.00	0.00	0.00	
16. West Ridge	3	2,781	1.39	0.00	0.00	0.00	
17. Felicita	2A	9,208	4.60	0.00	0.00		1.75
18. Kit Carson	1	9,167	4.58	0.00	0.00	3.00	
19. Del Dios Del Dios Park (3.00 Ac.)	2B	656	0.33	0.00	0.00	0.00	
20. Lake Hodges	2B	2,613	1.31	0.00	0.00	0.00	
21. East Valley Citrus/Sunnyslope (3.50 Ac.)	2B	5,020	2.51	0.00	3.50	0.00	
TOTAL		165,000	82.50	7.7	43.20	32.00	3.75

*In 1998 a total of 32 acres of joint school/park sites met the Master Plan criteria for counting

3. Alternative Neighborhood Parks

The following matrix delineates each Neighborhood Planning Area and existing acreage, as well as a listing of primary sites analyzed for selection. In neighborhoods where park requirements resulted in less than two acres, the Master Plan recommends combining park acreage to provide a better level of service. For many Neighborhood Planning Areas, more park acreage is identified than is recommended under the provision of the General Plan. This is to allow the City flexibility in selecting sites. Several alternative sites, not shown on this matrix, as well as biological and cultural information are also identified in the appendix. Alternative park sites identified as "**CE**" are parcels already owned by the City of Escondido, and those sites identified as "**P**" are parcels in private ownership.

DEVELOPED NEIGHBORHOOD PARKS	**Tier**	Developed Acres
Youth Activity Center	**1**	2.5
Westside	**1**	2.3
Felicita Mini Park	**1**	0.4
El Norte Park	**1**	2.5
TOTAL		7.7

ALTERNATIVE NEIGHBORHOOD PARK SITES		**Tier**	Acres Studied
4.	**Daley Ranch (SPA 2)**	**2C**	
	P 40. Provided by the developer		1.18
5.	**Lake Wohlford**	**3**	
	CE 34. Portion of Regional Park		1.66
6.	**Country Club**	**1**	
	P14. West Nutmeg & El Norte		6.73
7.	**North Broadway**	**2A**	
	CE 32. Conway & Lockwood		4.70
	P20. Lehner Ave.		4.68
8.	**Midway**	**1**	
	P26. El Norte @ Midway		4.13
	P59. Lincoln @ Daisy, NW		0.94
	P68. San Pasqual @ Birch		1.90
	P65. Midway @ Manchester		1.2
9.	**East Grove**	**2A**	
	P37. 820 Falconer Road		2.00
10.	**Vineyard**	**1**	
	CE11. Avenida Del Diablo		5.00
11.	**Central**	**1**	
	Rock Springs (4.0 Ac.)		4.00
	CD19. Reidy Creek		2.00
	P33. 13th @ Broadway		2.30
	P 9. Rock Springs		7.91
	P32. El Norte at Fig		4.33

		Tier	Acres Studied
11.	**Central, continued**		
	P42. 9th @ Escondido, SE		0.45
	P43. Quince @ 11th, SE		0.23
	P44. 764 15th St.		0.41
	P46. 450 Hickory, west side		0.08
	P55. Lincoln @ Fig		3.18
17.	**Felicita**	**2A**	
	P3. Hamilton @ Bernardo		6.28
21.	**East Valley**	**2B**	
	P66. Bear Valley Parkway, NE		10.39
	CE26. Citrus Ave. Sunny Slope		3.50
Combined Neighborhoods			
2.	**Jesmond Dene**	**2B**	
	P 10. North Broadway		2.00
3.	**North Ridge**	**3**	
12.	**East Canyon**	**2B**	
18.	**Kit Carson**	**1**	
	P24A. Juniper @ Helen Way		7.18
13.	**San Pasqual**	**3**	
14.	**Cloverdale (SPA 3)**	**2C**	
	CE22. Eagle Crest		5.00
15.	**Valley View (SPA 4)**	**2C**	
16.	**West Ridge**	**3**	
	P16. Del Dios Park		3.00
19.	**Del Dios**	**2B**	
20.	**Lake Hodges**	**2B**	
	TOTAL		**96.36**

4. Existing and Alternative Community Parks

The following tables display the City's existing Community Park site and proposed primary and secondary alternative sites analyzed for selection. Detailed biological and cultural information for all potential Community Park sites are located in Appendix B.

Existing Community Parks	Total Acres	Developed Acres
1998 Joint park/high school acreage credit	45.00	33.50
CE 6. Jesmond Dene	38.00	20.00
CE 7. Rod McLeod	18.00	18.00
CE 8. Washington	11.00	11.00
CE 9. Mountain View	24.00	11.00
CE 10. Grape Day	11.00	11.00
CE 12. Dixon Lake Picnic Area	8.00	8.00
CE 13. Kit Carson Active Rec. Area	116.00	106.50
Ryan Park	62.00	0
Total Existing Community Parks	333.00*	219.00

With the acquisition of Ryan Park, the General Plan Quality of Life Standard of 1.75 acres of community park land per 1,000 City residents (which would total 289 acres at buildout), has been met. The following tables of alternative community park sites remain for historic background information and the sites could also be evaluated for purpose of development of neighborhood parks.

* Total Community Park acreage exceeds General Plan Standards due to passive/open space areas within community parks that do not qualify as active parkland.

Primary Alternate Parks	Acres
P1. Washington at Citrus	12.00
P11. North Avenue	31.24
P38. North @ Kaywood Drive	17.73
P22. Country Club Road	38.94
P4. Valley Parkway @ Wanek	11.07
P19AB. San Pasqual Valley Road @ Idaho	21.57
P25. Citrus & Idaho/Birch	37.80
Total Acreage	170.35

Secondary Alternative Parks	Acres
P10. North Broadway	79.02
P12. North Bear Valley Parkway, SPA	10.00
P23. San Pasqual Valley Road at Idaho, NW	10.35
P21. San Pasqual Valley Road at Idaho, SE	10.28
P8. South of A-11 Reservoir, 33.44 ac. site	15.00
CE29. Valley Center Road near Dixon Dam	15.00
Total Acreage of Alternative Sites	139.65

5. Existing and Alternative Neighborhood Park Facilities

This matrix shows the existing and alternative distribution of facilities throughout the Neighborhood Park system, based upon information provided by the Park and Recreation Dept. The facilities recommended in this matrix are intended to provide the City general guidance in future park planning efforts. At the time of site design for each park, a detailed analysis will evaluate appropriate facilities based on neighborhood needs which may result in different facilities installed than those identified in this matrix.

Neighborhoods	Total Acreage	Improved Acreage	Adjacent to School	Ballfield, Lighted	Ballfield, Unlighted	Soccer, Lighted	Soccer, Unlighted	Tennis, Lighted	Tennis, Unlighted	Basketball	Volleyball	Handball	Horseshoe	Picnic Tables	Bar-b-que	Play Equipment	Open Turf	Restroom	Recreation Building	Concession Stand	Amphitheater	Swimming Pool, 25 Meter	Historic Display	Campground	Boating	Fishing	Fitness Course	Equestrian Staging Area	Hiking Trail	Community Center	Off-leash Dog Facility
1. Mesa Rock (SPA 1)																															
4. Daley Ranch (SPA 2)																															
P40. Provided by the developer	2.36													•	•	•	•										•				
5. Lake Wohlford																															
CE 34. Portion of Regional Park	1.66												•	•	•	•	•					•					•	•			
6. Country Club																															
P14. West Nutmeg & El Norte	6.73				2		2			•	•		•	•	•	•	•	•								•					
7. North Broadway																															
CE 32. Conway & Lockwood	4.70												•	•	•	•															
P20 Lehner Ave.	4.68		•		2		1		•	•			•	•	•	•															
8. Midway																															
El Norte Park	2.50	2.50											•	•	•	•															
Oakhill	0.63															•			•												
P26. El Norte @ Midway	4.13				1		1			•			•	•	•	•															
P59. Lincoln @ Daisy, NW	0.94												•	•	•	•															
P60. Harding Median*	2.00												•	•	•	•										•					
P68. San Pasqual @ Birch	1.90									•			•	•	•	•															
P65. Midway @ Manchester	1.23		•										•	•	•	•										•					
9. East Grove																															
East Washington	4.5								•	•				•		•															
Mayflower Oak Site	5.0																														•
P37. 820 Falconer Road	2.00		•										•	•	•	•															

*Harding Median (Site P60) is partially complete with landscaping installed and provides open space recreational opportunities for area residents.

5. Existing and Alternative Neighborhood Park Facilities (continued)

	Total Acreage	Improved Acreage	Adjacent to School	Ballfield, Lighted	Ballfield, Unlighted	Soccer, Lighted	Soccer, Unlighted	Tennis, Lighted	Tennis, Unlighted	Basketball	Volleyball	Handball	Horseshoe	Picnic Tables	Bar-b-que	Play Equipment	Open Turf	Restroom	Recreation Building	Concession Stand	Amphitheater	Swimming Pool, 25 Meter	Historic Display	Campground	Boating	Fishing	Fitness Course	Equestrian Staging Area	Hiking Trail	Community Center	Off-leash Dog Facility
10. Vineyard																															
CE11. Avenida Del Diablo	11.00												•	•	•	•						•									
11. Central																															
Youth Activity	2.50	2.50														•	•	•	•												
Westside Park	2.30	2.30								2		•		•	•	•	•	•	•												
Rock Springs Park	4.00													•	•	•	•														
Felicita Mini Park	0.04	0.04																													
Mathes Cultural Center	0.35	0.35																•												•	
CE19. Reidy Creek	2.00									•	•			•	•	•	•										•				
P 33. 13th @ Broadway	2.30				1					•	•			•	•	•	•														
P 9. Rock Springs	7.91				1									•	•	•	•	•					•								
P32. Fig @ El Norte	4.33				2									•	•	•	•														
P42. 9th @ Escondido, SE	0.45													•	•	•	•														
P43. Quince @ 11th, SE	0.23													•	•	•	•														
P44. 764 15th St.	0.41		•											•	•	•	•														
P46. 450 Hickory, west side	0.08													•	•	•	•														
P55. Lincoln @ Fig	3.18				1									•	•	•	•														
P57. Mission @ Ash, NW	4.71				2		1			•				•	•	•	•	•													
17. Felicita																															
P3. Hamilton @ Bernardo	6.28										•			•	•	•	•	•					•								
P3A. Bernardo School Site			•	2			2		2	2				•	•	•	•	•													
21. East Valley					1																										
P66. Bear Valley Pkwy., NE	10.39						1			•	•		•	•	•	•	•						•								
CE26. Citrus Ave @ Sunny Slope	3.54						1			•	•		•	•	•	•	•						•								

5. Existing and Alternative Neighborhood Park Facilities (continued)

	Total Acreage	Improved Acreage	Adjacent to School	Ballfield, Lighted	Ballfield, Unlighted	Soccer, Lighted	Soccer, Unlighted	Tennis, Lighted	Tennis, Unlighted	Basketball	Volleyball	Handball	Horseshoe	Picnic Tables	Bar-b-que	Play Equipment	Open Turf	Restroom	Recreation Building	Concession Stand	Amphitheater	Swimming Pool, 25 Meter	Historic Display	Campground	Boating	Fishing	Fitness Course	Equestrian Staging Area	Hiking Trail	Community Center	Off-leash Dog Facility
Combined Neighborhood Parks																															
2. Jesmond Dene																															
P10. North Broadway	2.00													•	•	•	•	•										•	•		
3. North Ridge																															
12. East Canyon																															
18. Kit Carson																															
P24A. Juniper @ Helen Way	7.18				2		1				•			•	•	•	•														
13. San Pasqual																															
14. Cloverdale (SPA 3)																															
CE22. Eagle Crest	5.00																										•	•			
15. Valley View (SPA 4)					2		2				•		•	•	•	•	•	•													
16. West Ridge																															
P16. Del Dios Park	3.03													•		•	•											•			
19. Del Dios																															
20. Lake Hodges																															
Total Neighborhood Parks				**2**	**15**	**0**	**10**	**0**	**2**																						

6. Existing Community Park Facilities

This matrix shows the existing distribution of facilities throughout the Neighborhood Park system, based upon information provided by the Park and Recreation Dept. The facilities recommended in this matrix are intended to provide the City general guidance in future park planning efforts. At the time of site design for each park, a detailed analysis will evaluate appropriate facilities based on neighborhood needs which may result in different facilities installed than those identified in this matrix.

Existing Community Parks	Total Acreage	Developed Acreage	Undeveloped Acreage	Ballfield, Lighted	Ballfield, Unlighted	Soccer, Lighted	Soccer, Unlighted	Tennis, Lighted	Tennis, Unlighted	Basketball	Volleyball	Handball	Horseshoe	Picnic Tables	Bar-b-que	Play Equipment	Open Turf	Restroom	Recreation Building	Concession Stand	Amphitheater	Swimming Pool, 25 Meter	Historic Display	Campground	Boating	Fishing	Fitness Course	Equestrian Staging Area	Hiking Trail	Community Center	Skatepark	Arboretum
Jesmond Dene	38.00	20.00	18.00	2	1									•	•	•	•	•		•									•			
Rod McLeod	18.00	18.00												•	•	•	•	•														
Washington	11.00	11.00		1				4		2				•	•	•	•	•	•			•										
Mountain View	24.00	11.00	13.00	2	1		1		3					•	•	•	•	•		•			•									
Grape Day	11.00	11.00											•	•	•	•	•	•	•			•	•									
Dixon Lake/Picnic Area	8.00	8.00									•		•	•	•	•	•	•		•				•	•	•			•			
Kit Carson Activity Rec. Area	116.00	106.5	9.5	9	4	3	6	4	6				•	•	•	•	•	•		3	•						•		•		•	•
Ryan Park	62		62	3	2	6				2				*		*	*	*		2							•					
Total	288.00	185.5	102.5	14	6	2	7	8	9																							

The General Plan Quality of Life Standard for community parks has been met with the combined total of 333 acres of acquired park land (288 acres) and 45 acres of joint park/high school acreage credit. The focus will now be on the development of community park facilities

What Park Planning Methodology was Utilized?

Potential park sites were initially selected for their geographic location and physical characteristics necessary for park activities. Each site was analyzed for biological and cultural opportunities and constraints, as well as the economic impact to the city. Given the nature of land development, city funding and other factors, it is even foreseen that sites not analyzed in this Master Plan may be acquired for park purposes. However, the recommended and alternative park sites in the Master Plan have been qualified to provide opportunities for park development.

Refinements were developed to the General Plan policies regarding Neighborhood and Community Park development criteria to provide further guidance for the City in locating new parks and determining adequate facilities. Additionally, recent federal legislation requires park facilities to be designed and developed in compliance with the Americans with Disabilities Act.

The first “layer” of biological and cultural analysis involved a general citywide review. After a preliminary set of proposed park sites were selected for further analyses, detailed surveys were conducted for each of the proposed sites to identify all biological and cultural constraints to park development. The focus was on sensitive biological and cultural features and measures to avoid significant impacts. In addition, recommendations were developed for preserving natural features in future park design.

Detailed surveys were conducted during October and November 1991. Vegetation habitats and sensitive species were mapped onto 1"=400' maps that were reproduced from 1990 aerial photographs. Sensitive species were noted as detected during the surveys and existing information for the site or project vicinity was considered in the analysis of each site.

The cultural resource field survey resulted in the discovery of 26 new cultural resource sites. Eight of the 26 are prehistoric and 12 are historic, while another 6 of the sites contain both historic and prehistoric aspects. Additionally, 3 previously recorded archaeological sites were relocated and reevaluated, resulting in considerable changes to the original site locations and content. Detailed information pertaining to the biological and cultural resources survey for each proposed park site is presented in the Appendix B.

What does the General Plan say about Parks?

The General Plan considers parks as significant elements contributing to the overall quality of life within the City. General Plan Goals call for parks and recreational programs to be provided by the City which include developed parkland, as well as preserved natural, cultural, and scenic resources. The Quality of Life Standards define the quantity of park land per the number of residents in the City and the general distribution of parks within the urban development pattern. The General Plan also provides policies to guide the planning, design and implementation of parks. Park related policies are found in the following sections of the General Plan:

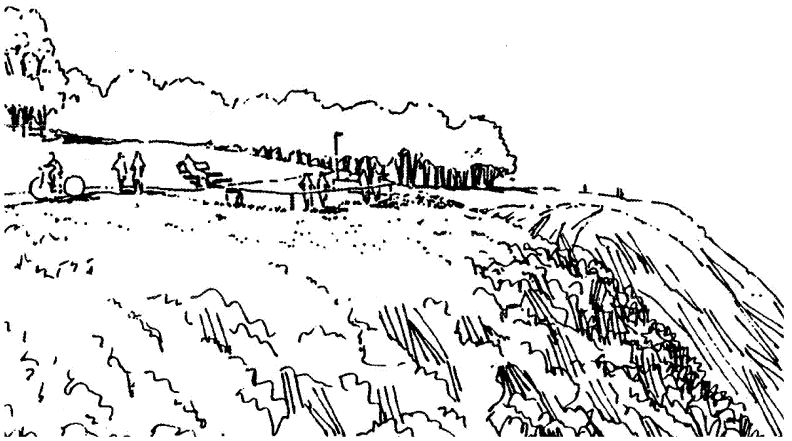
- The Community Facilities and Human Services Policies encourage the joint use of public facilities for educational, recreation and cultural activities for the entire population.
- The Parks and Recreation Policies set forth detailed standards for the provision of park land and recreation facilities throughout the City.
- The Community Open Space and Conservation policies call for the protection and enhancement of environmental resources in coordination with other community facilities and services.
- The Growth Management Policies Plan guide the planning of parks within the mechanisms of zoning, environmental review and developer agreements.

The complete list of General Plan goals, standards, and policies related to parks is included in the Appendix B.

How does this Parks Component of the Master Plan Satisfy the General Plan Requirements?

The Master Plan of Parks builds on the goals. policies and standards of the General Plan in the following ways:

- The Plan recommends specific sites to meet the area requirements for the buildout population of the City;
- The Plan contains a phasing program providing guidance as to when each site should be acquired and improved;
- The Plan distributes parks throughout the City and Neighborhood Planning Areas for the most equitable public accessibility;
- The Plan provides staging areas which compliment the recreation opportunities of the trail and open space system;
- The Plan preserves and enhances natural and cultural resources to contribute to the character of the surrounding community;
- The Plan avoids significant negative impacts to the natural and cultural resources.



III. TRAILS

OVERVIEW

The opportunities for recreation in Escondido are greatly enhanced with the addition of public trails. These trails are intended for pedestrians and hikers, recreational bicyclists and equestrians. Many people consider walking, bicycling and horseback riding to be a valuable part of their personal exercise and enjoyment of their community. Currently, Escondido offers an extensive trail system within Daley Ranch as well as limited trail opportunities within Kit Carson Park and the Dixon Lake area.

With valuable community resources, including an active historic preservation effort, large pristine City landholdings with a back-drop of surrounding mountains offering dramatic vistas, the trail system will provide opportunities for recreation, education and community involvement. A network composing approximately 115 miles of "Urban", "Rural" and "Spur" trails are proposed which will link the City's urbanized neighborhoods with the rural and natural areas in the community.

It is anticipated that the trail system will attract much community support and use. However, to a large extent, success of the system will depend upon establishing necessary easements for use of the trails on private property. In addition, agreements with service organizations and environmental groups as well as community involvement will be an important factor to assist in maintaining and constructing portions of the system.

Additional types of trail users may come forward in the future, and the needs and conditions of these users must be analyzed for potential use on the public trails. Each of these groups need safe trails with compelling features to draw them back season after season.

What are the Master Plan Goals Relating to Trails?

As a component of an integrated open space system, the planning for trails shares certain goals with the Parks and Open Space Components which have been identified in the Introduction.

Specific goals and objectives concerning trails include the following:

Goal:

- To met local and community recreation needs by defining a primary trail network for pedestrians, bicycles and equestrian and/or appropriate nonmotorized recreational uses and to determine appropriate standards establishing the use and enjoyment of the trail system.

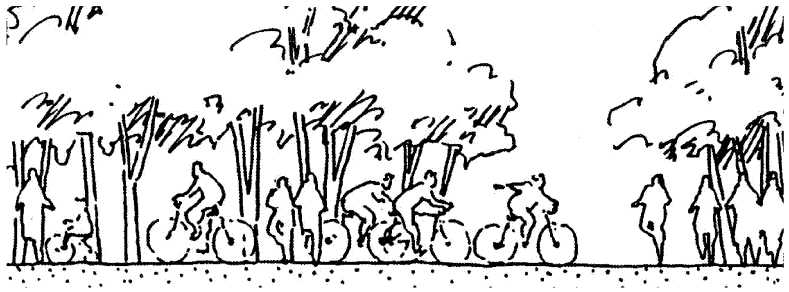
Objectives:

1. Develop a program of identification that will serve to interpret natural and cultural resources, distinguish unique areas and unify the system as a whole;

2. Locate trails through interesting portions of the landscape connecting specific features such as parks to the rural open space of Escondido, adjacent cities, and the county;

3. Improve public safety through the installation of a trails network coordinating automobile traffic and intersection controls in the City's circulation system.

To meet these provisions, a number of trails have been identified and analyzed. The trail alignments must be located, constructed and maintained, to minimize or avoid negative impacts natural and cultural resources. Each of these aspects are presented in detail in the following sections.



What Types of Trails are Proposed in the Master Plan?

The Master Plan classifies three types of trails: Urban, Spur, and Rural.

The system consists of a network of these three specific trail classifications which are determined by the surrounding urban, suburban or rural environment and its relation to the system as a whole. Urban Trails pass through the central core and suburban neighborhoods of the City and have been coordinated with bike routes identified in the City's Bicycle Facilities Master Plan. Rural Trails extend out into the less developed countryside. Spur trails connect the Urban to the Rural Trails.

Trails pass through or are adjacent to each of the Planning Area's 21 Neighborhoods. Many of the trails are intended to utilize existing routes such as paths, fire access roads, unimproved roads, utility easements, etc., to minimize the impact on the environment. The construction of new trails will be necessary to complete a portion of the system. Trail Heads will be incorporated with key park sites throughout the City. Viewpoints and picnic sites will be located at appropriate locations along the trails. These are further described in the following sections.

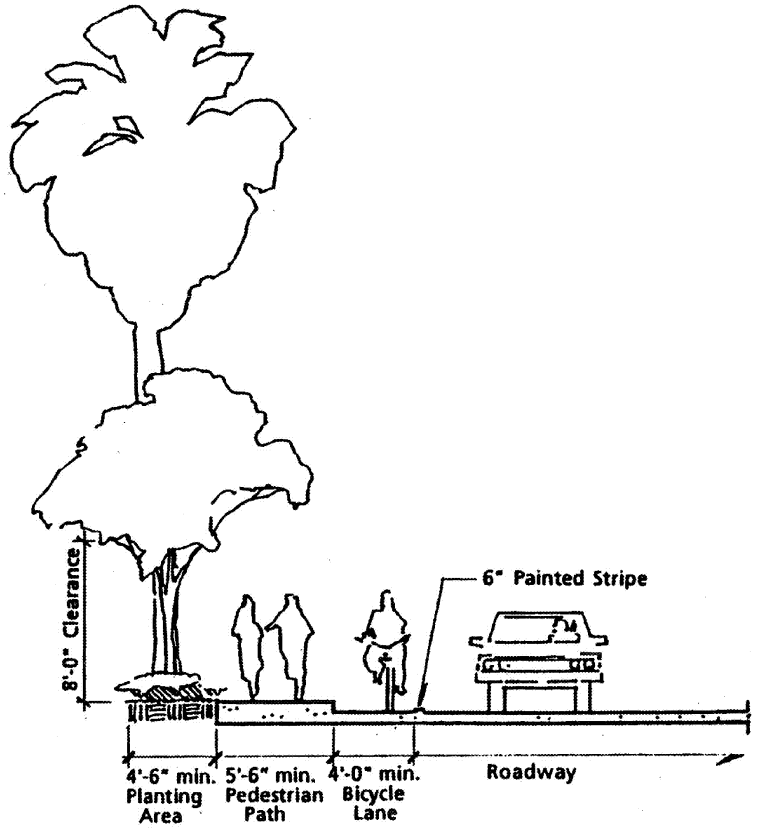


Figure 1. Urban Trail
5'-6" Pedestrian Path, On-Street Bicycle Lane at Curb
Example: portions of Citracado Parkway, Broadway, El Norte Parkway and Escondido Boulevard

Urban Trails

The Urban Trails extend both north, south, and east, west from City Hall. An Urban Trail ring also surrounds the central core, linking the key public parks which serve as gateways to the Rural Trail system. Urban Trails are paved surfaces, typically sidewalks, which are within the public right-of-ways adjacent to City owned streets and the Escondido Creek channel. To enhance public safety along the Escondido Creek Channel, fencing will be provided at the channel's edge. Additionally, underpasses are proposed at El Norte and Auto Parkway, Rose, Harding and Ash Streets, Broadway and Citracado Parkway. As an interim safety measure, the trail will be routed along Washington Avenue between Ash and Harding Streets until the underpasses in these areas are constructed. The City may desire installing underpasses at all street intersections of the Flood Control Channel. This would enhance the system by separating pedestrians and bicycles from vehicular traffic.

The primary landscaping along the Urban Trail system is comprised of street trees and parkway landscaping. Typically Urban trails accommodate pedestrians and bicyclists. However, most sidewalks are five feet in width which will only serve pedestrians. In these areas bicyclists will be accommodated in an adjacent bicycle lane located on the street. A total of approximately 36.0 miles of Urban Trails are proposed.

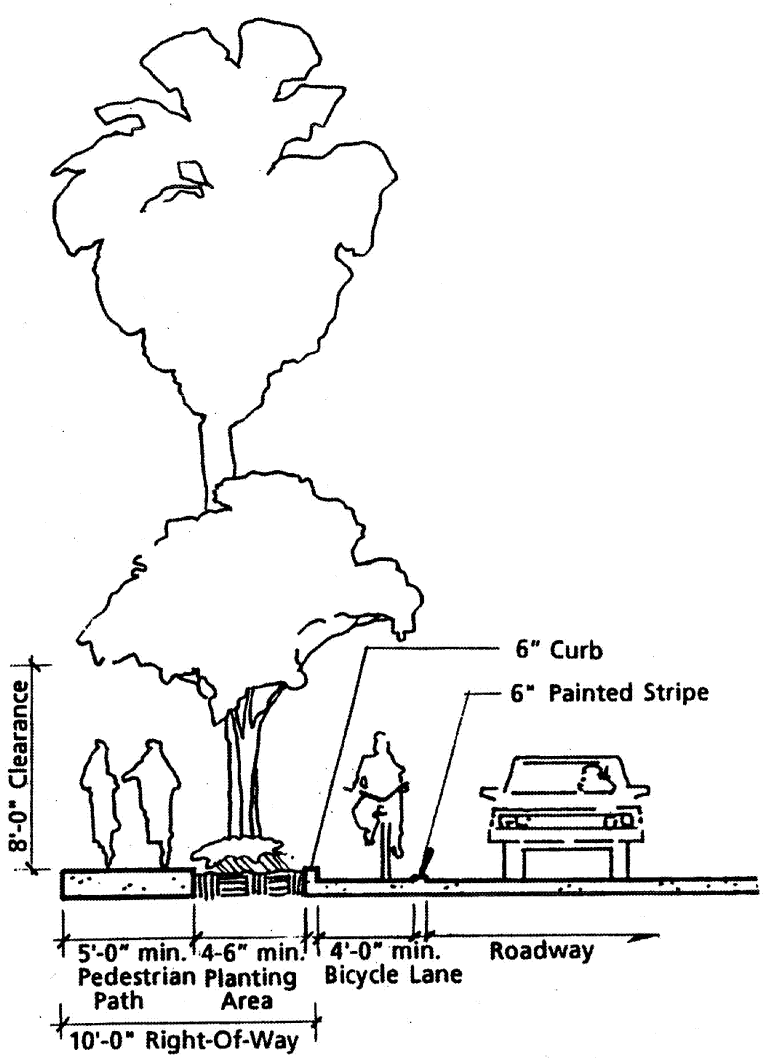


Figure 2. Urban Trail
5'-0" Pedestrian Path with Planting area at Curb
Example: portions of El Norte Parkway, Juniper Avenue

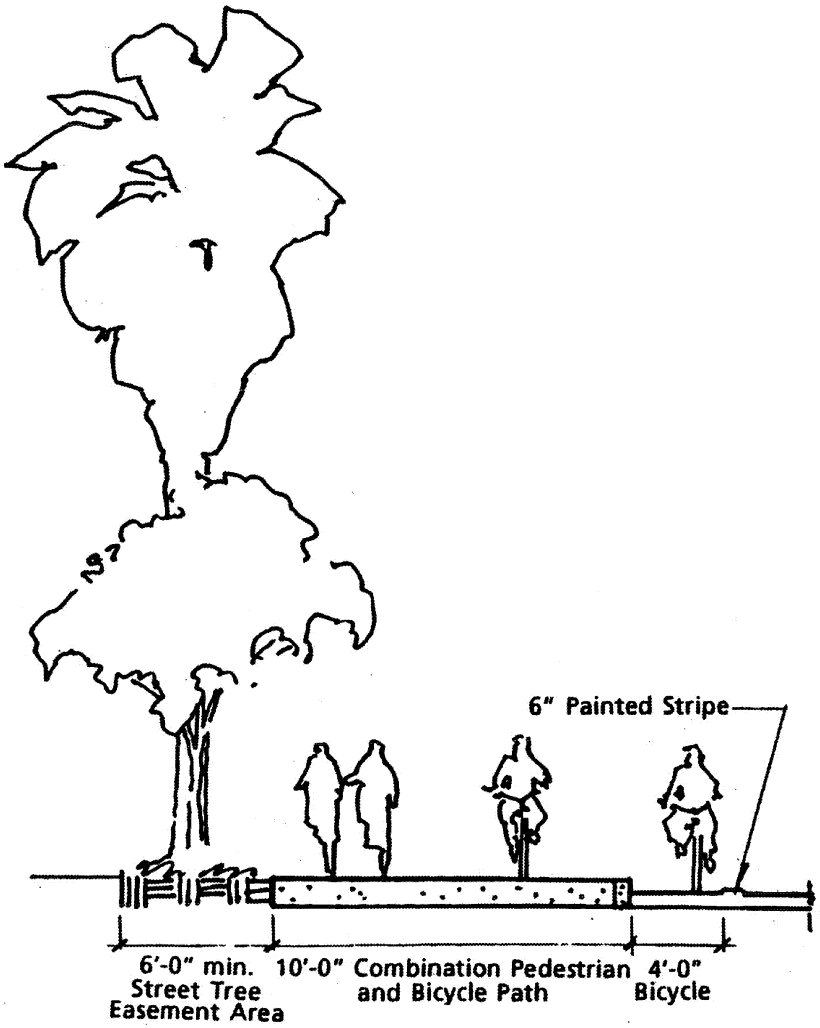


Figure 3. Urban Trail
10'-0" Pedestrian Path with 4'-0" Planting Area
Example: Bear Valley Parkway

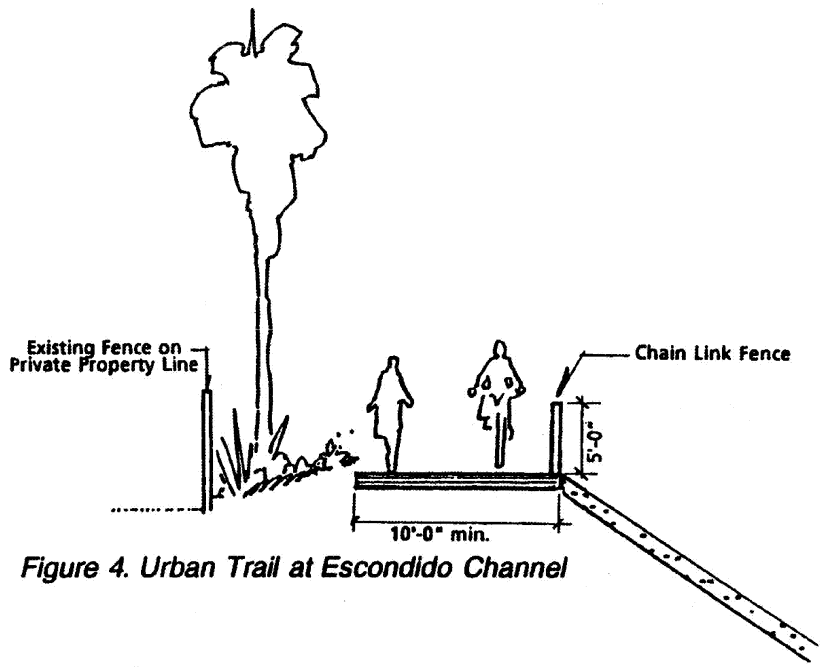


Figure 4. Urban Trail at Escondido Channel

Spur Trails

Spur Trails are also paved surfaces within the public right-of-ways similar to the Urban Trail. Spur Trails provide direct linkage between Urban and Rural Trails and are landscaped with street trees and parkway landscaping. Spur Trails accommodate pedestrians, bicyclists in the street, and may also be designed with an unpaved separate path for equestrians. Approximately 14.5 miles of Spur Trails are proposed in the Master Plan.

Rural Trails

Rural Trails are unpaved paths that encircle the city through natural, undeveloped areas. The construction technique for Rural Trails will be similar to the Pacific Crest Trails standards used in the California State Park System. There are three types of Rural Trails: 1) Rural Regional Connector, 2) Primary Local Rural and 3) Secondary Local Rural Trails.

Rural Regional Connector Trail

The 15-mile perimeter Rural Regional Connector Trail is the key trail which connects the trail systems of the San Dieguito River Park to those of San Marcos via the eastern edge of the community. It begins in the San Pasqual Valley at the neighborhood park adjacent to the Rancho San Pasqual Development (SPA 3) and travels northward on the Cloverdale Road trail passing south and west of Bottle Peak. The trail then passes northeast through the Mutual Water Property to the northeast across Valley Parkway to the eastern edge of Daley Ranch. The Daley Ranch Trail connects to the western boundary at the Reidy Canyon Trail which travels westward to the SDG&E Ridge Road Trail. The Rural Regional Connector Trail then proceeds south to the Mesa Rock Trail which runs northwest to connect to the San Marcos trail system.

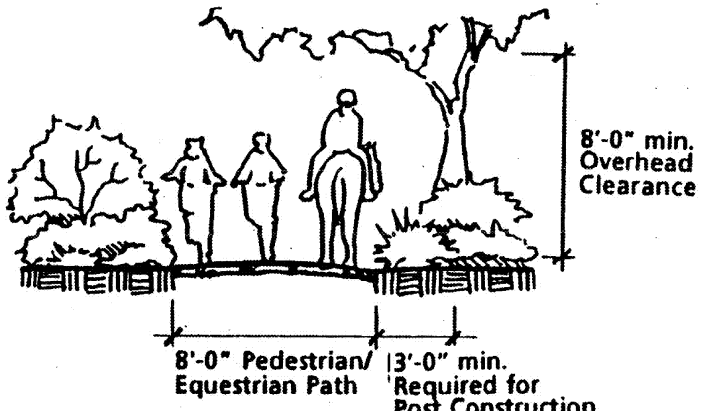


Figure 5. Perimeter Rural Trail
8'-0" Pedestrian/Equestrian Path

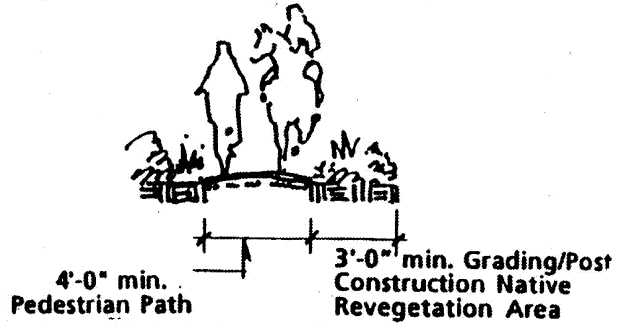


Figure 6. Typical Rural Trail
4'-0" Pedestrian/Equestrian Path

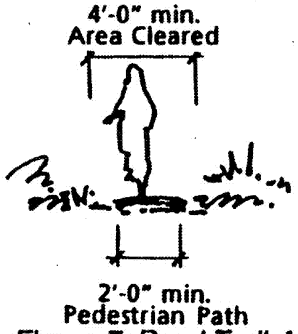


Figure 7: Rural Trail Alternative
2'-0" Pedestrian Path

Primary Local Rural Trails

The Primary Local Rural Trail system is approximately 27 miles in length and form a series of interconnected loops throughout the region. These trails loop around Wohlford and Dixon Lakes as well as the Mutual Water Property adjacent to Valley Center Road. Other such trails link the eastern portion of the community with the San Dieguito River Park.

Secondary Local Rural Trails

Located in more rugged, less developed areas of the community are approximately 23 miles of Secondary Local Rural Trails. These trails allow a variety of recreation alternatives to users. In two areas; Daley Ranch and the eastern portion of the Planning Area are trails DA, DB and FA, FB which are alternate routes intended to allow flexibility in trail planning since either segment can be developed without the other to maintain system's integrity. Secondary Local Rural Trails will be constructed only after the Primary Urban, Primary Spur, Primary Local Rural and Rural Regional Connector Trails are in place.

Several Alternative and potentially more compatible trail routes exist to the north that could replace the Secondary Local Rural Trail Segment "E" along Old Guejito Grade Road. Prior to, or in conjunction with development in this area, the property owners shall work with staff to establish an appropriate alignment. Any realignments shall be evaluated for environmental issues and affected property owners shall be notified prior to modifying the Master Plan Trails map.

Daley Ranch Internal Trails

An extensive trail system exists within the Daley Ranch. The trails vary from 12-feet wide multi-purpose service roads to single track trails. The trails, most of which are loops that bring the user back to the starting point, range from 1.4 miles up to 5.5 miles in length. Several trails are part of the Citywide trail system as connector or rural trails. All trails intended for public use are mapped and provided with visible trail markers or signs.

Who will be Using the Trail System?

The trail system is proposed for three types of users; pedestrian, bicyclists and equestrians. In general, Urban Trails are planned for bicyclists and pedestrians. Some Rural Trails, due to environmental considerations or other constraints, may be closed to equestrians and/or pedestrians with domestic pets. At the time of each trail's consideration for implementation the specific user group(s) will be determined.

What Guidelines are Established for Coordinating Trail Alignments?

As previously stated most of the trails currently exist, and negotiating necessary easements will legally establish the system. Some trail segments must be constructed in order to complete

the system. The entire trail system will take years to implement and, over time, conditions may change. The specific alignment and improvements needed to implement the trails will depend on a variety of conditions existing at the time of precise alignments. The following discussion provides guidance for trail locations when coordinating linkages and alignments:

1. Trails must Provide a Positive Experience

Trails should serve the community by providing a positive route linking neighborhoods, parks, and regional features. The physical aspects, such as trail length, change in elevation, slope, and landscape type must be balanced to provide for the full spectrum of anticipated users. For example, some of the rural trails should be designed and maintained for use by people in wheel chairs while others should offer a challenge for able-bodied enthusiasts. Rural Trails, and to the greatest extent possible Spur Trails, should avoid being adjacent to a paved road. A setback from the roadway is desirable if these trails must parallel a street. Trails must provide features that contribute to the user's enjoyment which include staging areas, benches, interpretive displays, view points, etc., described later.

2. Trails must be Sensitively Installed

Installation of trails must not impact existing biological and cultural resources. When installing roads and new trail cuts, the requirements of the appropriate regulating agencies shall be considered as well as the effort required for proper trail construction such as clearing of rocks and vegetation, and installing non-erosive drainage devices a proper distance from sensitive resources.

Where it is necessary for a trail to cross riparian areas, the trail must be constructed to cause the least disturbance and should follow the shortest route across the stream. Trails should be distanced from the stream as recommended by a qualified specialist. In certain areas a fence may need to be constructed to keep out domestic animals and discourage human intrusion.

3. Trail Construction must be Appropriate for the Area

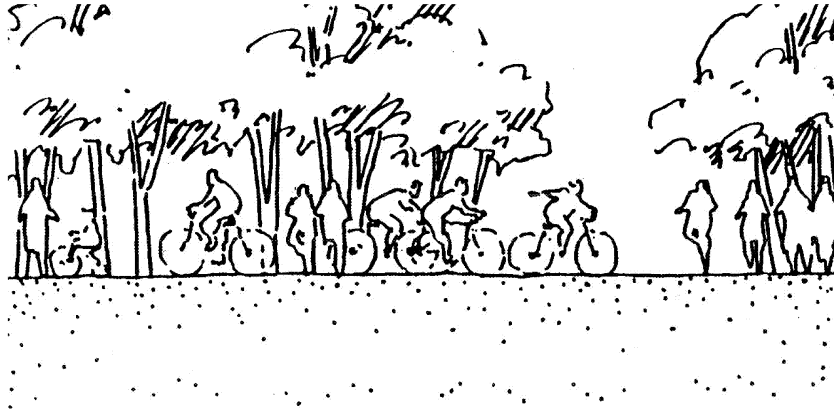
The width and construction technique of all trails will vary depending upon the actual site conditions, available funding and anticipated trail users. It may be appropriate for some trails to be initially installed with minimum improvements in order to determine the amount of public use as well as to save costs. These initial improvements would consist of trail grading, minimal signage but no Trail Elements (as described in the following pages). The

optimum width and construction technique of urban trails are 10 feet, consisting of concrete, which are derived from Caltrans Standards. This width will accommodate bicycle and pedestrian traffic.

In existing urban areas most sidewalks are five feet in width which will only serve pedestrians. In these areas, bicyclists will be accommodated in an adjacent bicycle lane located in the street. Specific paving techniques should reflect the surrounding area. For example, sidewalk trails in the Old Escondido Neighborhood should incorporate historic patterns.

Rural Trail construction may use standard techniques, such as mechanized grading; however, select areas may require hand clearing and construction to minimize impacts. The Rural Trail segments should remain as earthen trails wherever possible which maintain the natural conditions for reptiles and other animals to thrive. The standard for construction shall be consistent with the Pacific Crest Trail standards (or similar) which is also utilized in the California State Park System.

Rural Trails will vary in width from two to eight feet. Trails that generate heavy use by pedestrians, cyclists and equestrians, will generally be eight feet in width. Trail segments constrained by topography, sensitive vegetation or cultural resources may be narrower to avoid adverse impacts.



What Type of Trail Features are Proposed?

Trail features are intended to raise the level of enjoyment, enhance convenience and provide safety and comfort to individuals using the trail. These features include: (1) Focal Points, 2) Trail Elements and 3) Trail Signage. Such features will establish a uniqueness for each trail and provide character for the entire system.

1. Focal Points

Focal Points are major features along the trail that enhance or support the enjoyment of the trail user. Focal Points also act as destination spots in the system. The function of each Focal Point is defined by its location within the system of parks, trails,

and open space. Guidelines for the Trail Elements to be located within each Focal Point and the distance between each are described below. The Trail Elements within each Focal Point may vary depending on specific circumstances.

The following Focal Points are presented in a hierarchy with a listing of suggested Trail Elements as a general guide for construction which include, but are not limited to, the following list:

a. Parks

Specific Regional, Community, and Neighborhood Parks will serve as gateways to the trail system. In addition to their function as parks they may provide the following Trail Elements:

- Parking for trail users;
- Bicycle racks;
- Regulatory and directional signage;
- Restrooms;
- Drinking fountain;
- Picnic tables, seating;
- Waste receptacles

b. Staging Areas

Staging areas will be located in specific parks in order to serve both trail and park users. The purpose for staging areas is to facilitate equestrian users and also serve pedestrians and bicyclists. Optional features to provide in staging areas include:

- Parking for vehicles and horse trailers;
- Bicycle racks;
- Horse hitching poles and corrals;
- Regulatory and directional signage;
- Restrooms;
- Picnic tables, seating;
- Drinking fountain;
- Hose bib and paved area with drainage for washing horses;
- Waste receptacle;
- Manure receptacle

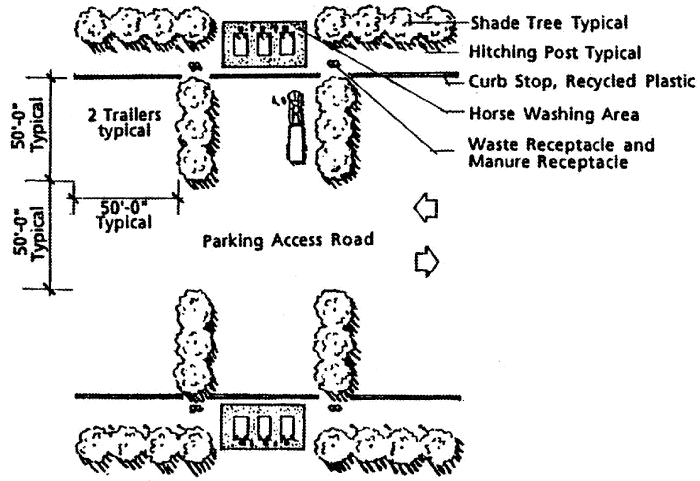


Figure 8. Primary Staging Area Alternative

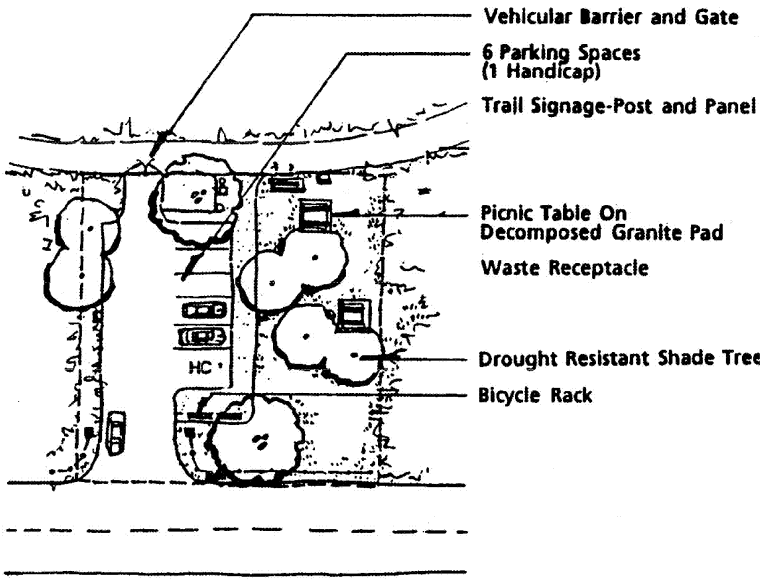


Figure 9. Secondary Staging Area Alternative

c. Trail Heads

Trail Heads are for pedestrian and bicycle users and may be located near junctions of the Urban/Spur and Rural Trails or within parks. Suggested Trail Elements include:

- Parking for trail users;
- Bicycle racks;
- Regulatory and directional signage;
- Picnic tables, seating;
- Waste receptacle.

d. Rest Stops

Rest Stops should be located along the trail to provide for the physical needs of the user. A typical Urban Trail may locate a rest stop every one-half mile, while an Urban Trail near a senior citizen's community may put one at every block. They may coincide with bus stops allowing the City to coordinate with the transportation authority. Rest Stops may include the following Trail Elements:

- Shade structure, canopy tree or enhanced land-scaping;
- Picnic tables, seating;
- Regulatory and directional signage;
- Waste receptacle

e. View Points

View Points should be located for distant vistas and also for views of interesting features such as a public art display, an attractive grouping of trees or seasonal water-fall. View Points may provide the following suggested Trail Elements:

- Seating;
- Regulatory and directional signage;
- Waste Receptacle.

f. Interpretive Displays

Where appropriate, Interpretive Displays of cultural and natural resources should be installed along the trails as well as in suitable parks. For example, in Rural areas, Interpretive Displays could describe the ecosystem of an intermittent stream, riparian area or wildlife corridor.

Areas such as Old Escondido, and the Redevelopment Area Focus Blocks along Grand Avenue, already have the organization and community interest to further develop Interpretive Displays of the local history. Focus should be placed on a small areas that could afford space for a structure, such as a small gazebo characteristic of the architectural styles of the historic structures. The gazebo could house detailed information and provide shaded seating. In time, other districts may build upon this example in developing the character of their area.

Suggested Trail Elements include:

- Interpretive signage;
- Picnic tables, seating;
- Regulatory and directional signage;
- Waste receptacle.

2. Trail Elements

On a smaller scale, Trail Elements provide value to the system by including features that benefit users at the Focal Points. Trail Elements should be designed and/or constructed with materials that relate to the landscape of Escondido. Such materials may include stone, metal and native drought resistant vegetation rather than redwood and non-native ornamental landscaping. Consideration should also be given to utilize recycled plastic materials for Trail Elements rather than wood or concrete. Trail Elements consist of a) seating, b) shade structures, c) vegetation, d) watering facilities, e) waste receptacles, f) fencing, g) barriers, h) bicycle racks and horse hitching posts.

a. Seating

Picnic tables may be located in points along the trail. They should be of the same character as the benches and located for the enjoyment of the user.

A simple bench will serve the need in most cases along the trail, but the city could utilize other means such as a large stone or rock outcropping to serve as a natural resting area for trail users.

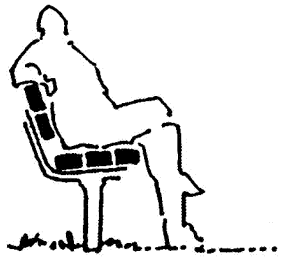


Figure 10. Typical Bench

b. Shade structures

Shade in the sunny climate of Escondido is necessary along the trail. Canopy trees, if located correctly, will provide shade and cool the air. Focal Points along the trails should take advantage of existing tree-covered areas. Trees should be planned in other Focal Points to provide future shade. Where a tree may not be appropriate, simple shade structures are suggested which should reflect the character of the area.

c. Vegetation

Along with providing shade, vegetation can be used in the trail system to improve the appearance. Urban and Spur Trails located in the street right-of-way will be landscaped with street trees. While a comprehensive landscape plan for the entire trail system is not proposed with this Master Plan, strategically planted trees or shrubs at Rest Stops, Staging Areas or any other Focal Point will enhance the overall system. As previously discussed, all vegetation should reflect the character of the community or neighborhood an be drought resistant.

d. Watering Facilities

Water sources, including drinking water for people and horses and non-potable/reclaimed water for washing horses, are suggested Trail Elements at staging areas.

e. Waste Receptacles

Waste receptacles are to be located for convenient use and efficient maintenance and should be identified with the trail system emblem.

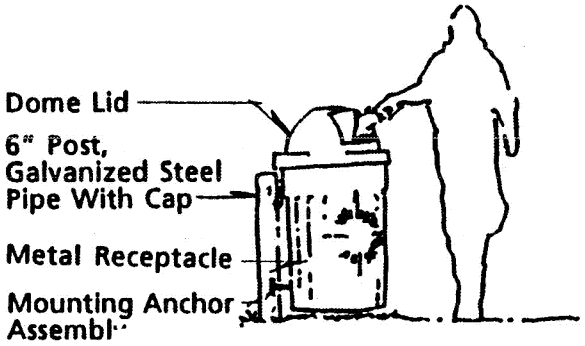


Figure 11. Typical Waste Receptacle

f. Fencing

Fencing may be necessary at key locations along the trail for safety and environmental considerations. The fence design should keep trail users within the trail while allowing wildlife to pass though. A split-rail or pipe design is suggested, however, other techniques could be used. Relatively level or riparian habitat areas may be prone to trail misuse where wandering off-trail is more likely.

Steeper slopes inherently limit trail users from venturing upslope and one-sided fencing along the downslope side may be necessary for safety considerations. Informative signage should be installed at trailheads discussing appropriate trail use. Signs may be used in place of fencing in sensitive areas where fencing is not possible.

Fencing along the Escondido Creek Channel segments of the trail should be chain link; minimum 4.5' high. It is to be located along the edge of the slope to restrict trail users from accessing the channel. Access for maintenance personnel will be provided at common points; such as street crossings.

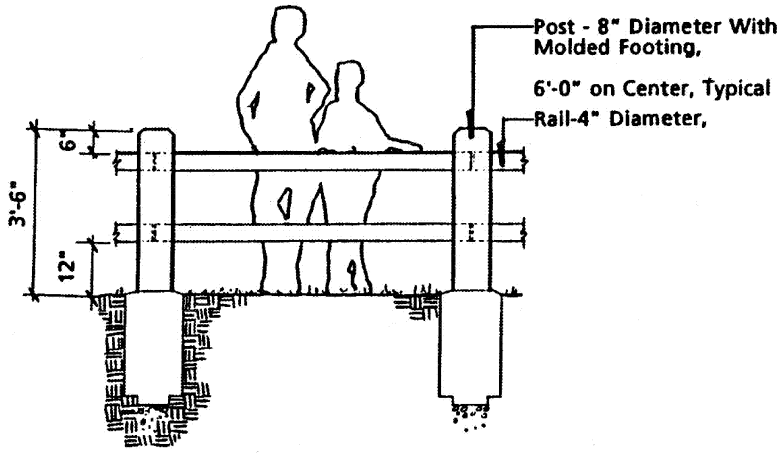


Figure 12. Fence-Post and Rail

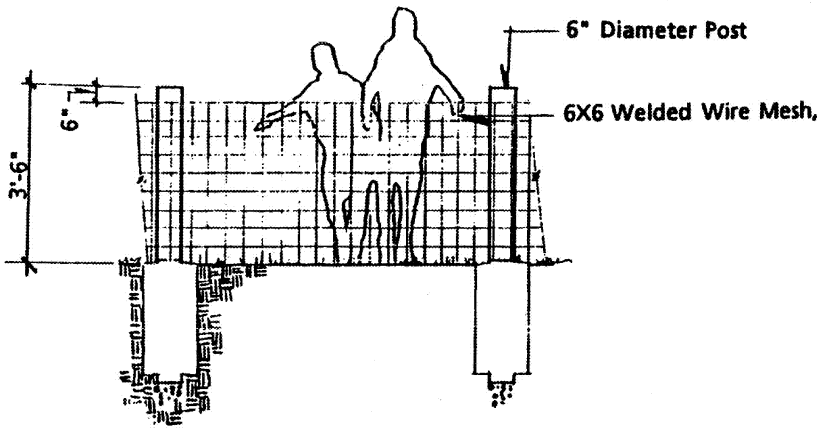


Figure 13. Fence-Post and Welded Wire Mesh

g. Barriers

Barriers will be required at key locations to keep motorized vehicles off the trails. Gates and bollards which can be removed for temporary passage of emergency vehicles or private property owners will be incorporated into the system.

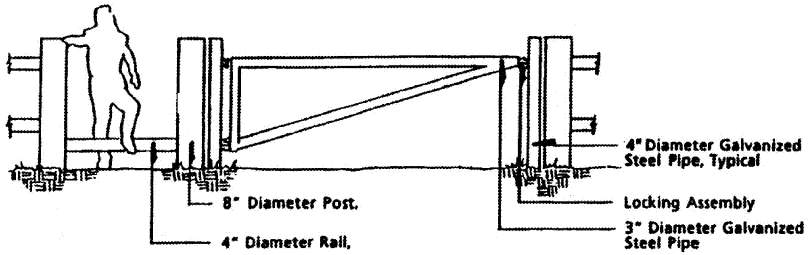


Figure 14. Vehicle Barrier and Gate

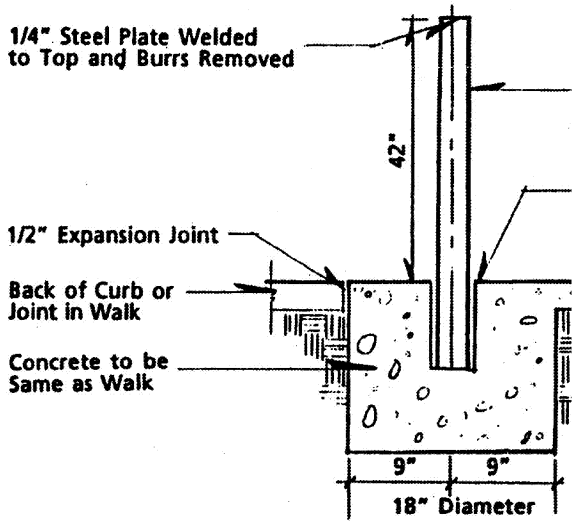


Figure 15. Bollard

h. Bicycle Racks and Horse Hitching Areas

Bicycle Racks are to provide a secure structure for locking bicycles. They should be located in parks, rest stops or at junctions of trails so that bicyclists may secure the bicycle and hike the trail.

Horse Hitching Areas are metal poles with a tie ring that are to be provided in staging areas or at rest stops along equestrian used trails to temporarily tie a horse for resting, watering or washing.

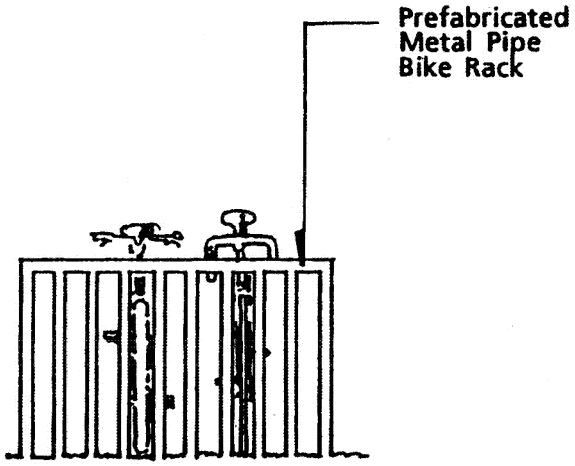


Figure 16. Bicycle Rack

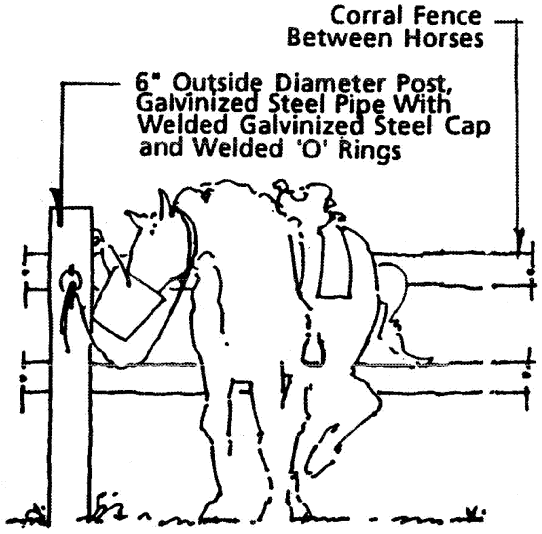


Figure 17. Hitching Poles

3. Signage

Signage will tie the entire trail system together by providing information such as orientation within the system, direction to specific features, regulations, and interpretation of cultural or environmental resources. As with the other elements, signs should compliment the character of the landscape and function as an integrated program. All signs should be bilingual (English/ Spanish) and should be recognizable throughout the system of parks, trails and open space yet provide information unique to each location. Braille should be incorporated into the signs whenever appropriate. The need for signage in languages other than English and Spanish will be determined based on future community demographics.

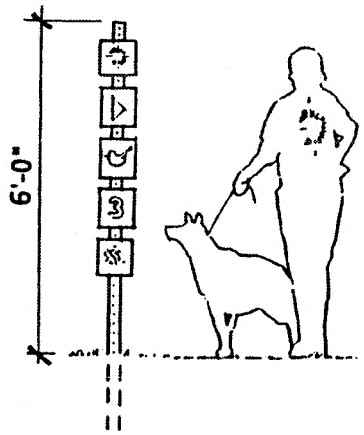


Figure 18. Trail Marker-Post

It is recommended that a program of modular signs be developed that can be easily understood by the public and maintained by the City. The program could include sign boards, each with an independent message attached to posts and ground markers. For example, the primary sign board might display an emblem common to the entire system. A second sign board could contain the name of the trail and the type of feature the trail leads to, with a third sign board describing the direction to travel, and the distance to that feature. A fourth sign board could describe the orientation to the entire system.

The information should be displayed in bilingual (English/ Spanish) text, symbols and maps. Braille should be incorporated into the signs whenever appropriate. Posts are recommended to be the simple square steel posts common to City traffic signage. Additional sign boards off the trail system may be appropriate throughout the City directing users to the closest Urban Trail. These are easy to install and maintain. The posts may be shared with existing signs to reduce the amount of signage along the trail.

Groundmarkers are signs on the urban trail surface. These may be done in a cost effective technique, such as stamped concrete on the sidewalk. The marker should include the trail emblem, directional symbols for continuation of the trail and an indication of distance along the trail.

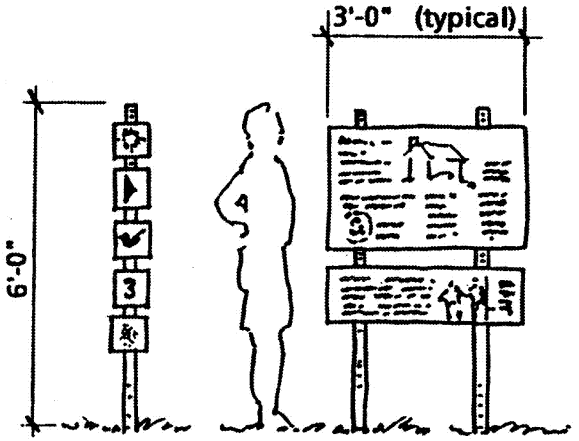


Figure 19.Trail Signage-Post and Panel

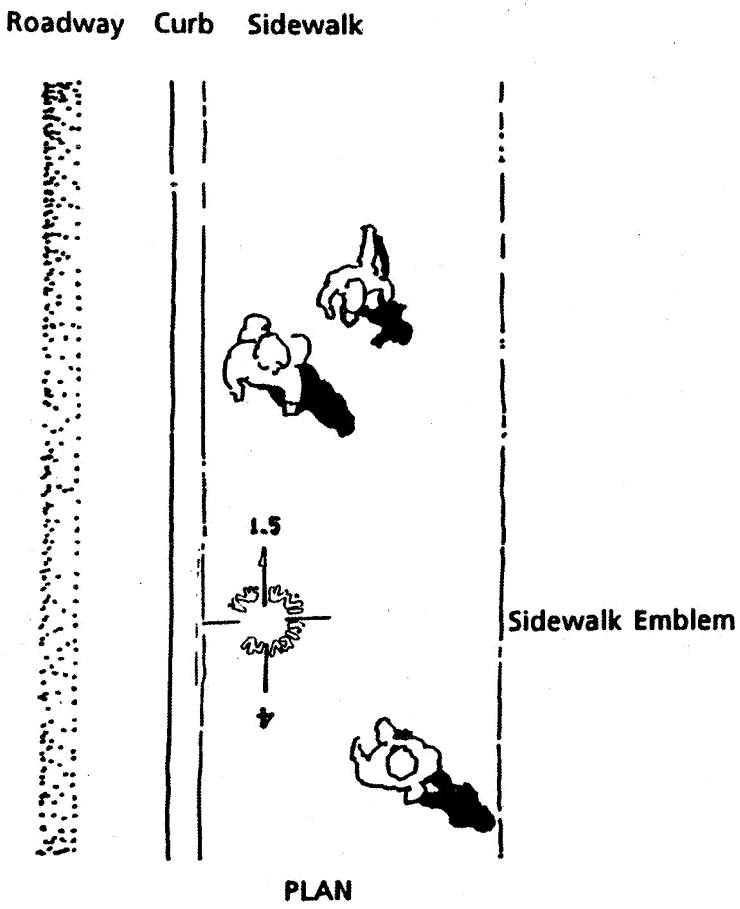


Figure 20. Trail Marker-Sidewalk Emblem

Community groups representing districts within the City's Neighborhood designations may apply to the City for signage and "adopt-a-trail" programs to identify their district. The overall sign program should follow the City's standard theme. However, the community group may further represent the character of their district by displaying the signs in another form, such as a wrought iron or stone monument and/or developing a graphic emblem to be placed on the sign. The design and construction of special signage would be subject to approval by the City and financed by the community group.

The following outline describes the process for community groups to be involved in the design and development of the specific requirements for their district signage program:

1. The City shall first develop an overall signage program and determine a standardized package of modules.

2A. The City will notify the identified community organizations of the opportunities for signage, including the opportunity for further development of a district's identity through signage; or

2B. As community groups form, they may notify the City of their desire to develop the character of their district.

3. The City will work with community groups to develop unique district names and graphics within the standard signage program.

4. The City will finance the standardized sign package for the district.

5. The community organizations will finance additional costs associated in "customizing" the standard sign program.

6. The City retains design review authority of signage design, location and maintenance.

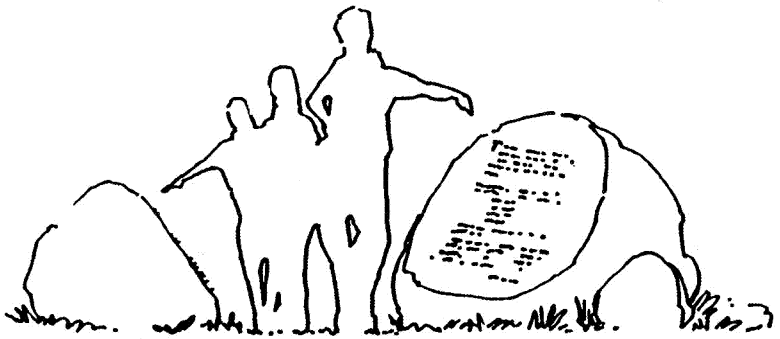


Figure 21. Trail Signage-Prehistoric Interpretation

How will the City Establish Public Trails on Private Property?

Much of the proposed trail system is located on private property. Unless access is legally obtained, it is a violation of a property owner's rights to trespass. The law does not recognize prescriptive rights for trails that have been in existence for long periods of time and continuously used by the public. However, it is the City's intent to cooperatively negotiate public access rights for the trail system. In many cases, trail access and construction will be secured as a condition of approval for development proposals. Although the City has the power of eminent domain, it is not likely that this measure will be used under current City policies.

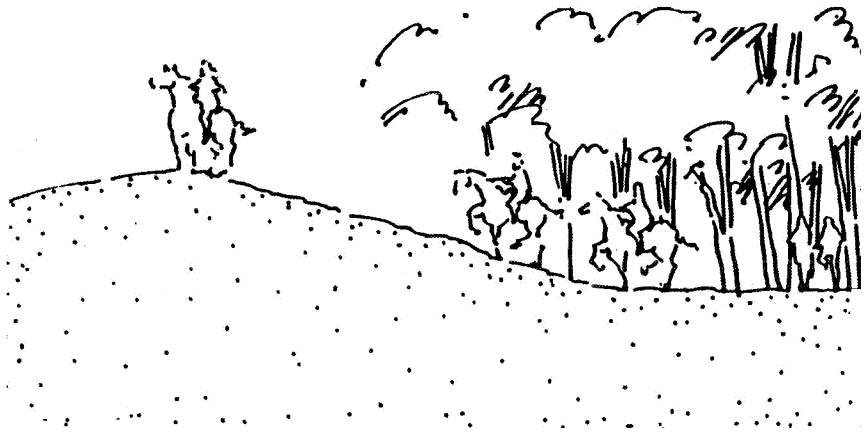
Public access for certain trail links may need to be purchased, particularly where no development is proposed. In these situations, the value of the land devoted for the trail will be appraised for financial compensation to the property owner, and the City will work with the appropriate agencies to record the easement on the property deed. In establishing the trail segment, the route will be extended to impact the property owner as little as possible, such as along the perimeter of the property. Areas devoted to trail easement will not affect the overall density allowed for development.

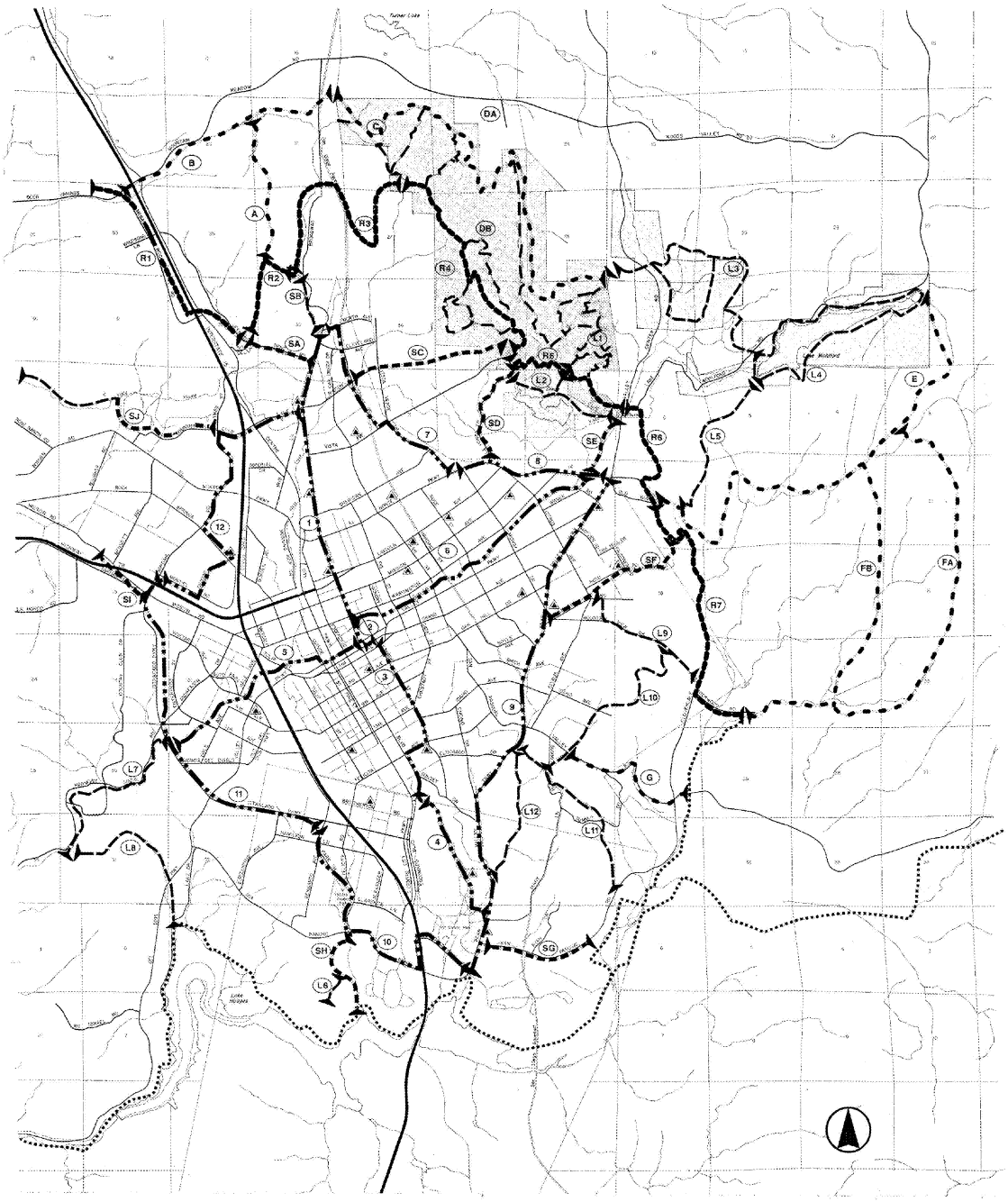
On properties where trail dedication and construction are to occur, the developer shall install the trail improvements unless other provisions are agreed upon by the City and developer. The developer may be reimbursed an amount equal to the construction cost of the trail not to exceed the trail portion of the park fee paid by the developer. If the cost of trails to be constructed exceed the trail fee, the developer will be responsible for providing additional funds to complete the trail system on the property unless other provisions are agreed upon by the City and developer. A developer involved in a lot sales program would be conditioned to dedicate and construct trails identified on the Master Plan that affect the subdivision. Reimbursement of the trail fee would be provided when building permits are issued for the individual lots.

What Can I do if the Existing or Planned Use of my Property Conflicts with a Trail Alignment?

It is anticipated that property owners with trails identified on their land may wish to realign segments of their system to facilitate the current land use or future development proposal. Flexibility is provided in these situations without requiring amending the Master Plan. Such realignments should address the following issues to ensure proper coordination.

1. The realigned trail segment must connect with the adopted trail system.
2. The realignment must occur on terrain which is consistent with the trail design standards.
3. Environmental documentation must be performed, and appropriate mitigation measures implemented, to avoid adverse impacts.
4. The realigned portion should not be placed adjacent to a paved roadway unless the roadway is solely for emergency access provisions.
5. The realignment should consider the overall goals and objectives of the Master Plan.





City of Escondido
Master Plan of Trails

LEGEND

- URBAN TRAIL
- SPUR TRAIL
- RURAL REGIONAL CONNECTOR
- TRAIL SEGMENT (L6)
- DALEY RANCH INTERNAL TRAILS
- PRIMARY LOCAL RURAL TRAIL
- SECONDARY LOCAL RURAL TRAIL
- SAN DIEGUITO RIVER VALLEY TRAIL
- SCHOOL SITE
- REGIONAL PARK AREAS

Updated 9/99

LIST OF TRAILS

Primary Urban Trails

Trail Segment		Approximate Length
1.	North Axis, North Broadway	3.5 Miles
2.	Valley Parkway/Grand Ave./Second Ave.	.5 Miles
3.	South Axis, Juniper Street	2.0 Miles
4.	Kit Carson Creek	1.5 Miles
5.	West Axis, Escondido Creek	2.0 Miles
6.	East Axis, Escondido Creek	3.0 Miles
7.	Northeast Vista Verde Dr. Ring	2.5 Miles
8.	Northeast El Norte Pkwy. Ring	2.0 Miles
9.	Bear Valley Parkway Ring	6.0 Miles
10.	Southwest Via Rancho/Felicita Ring	4.0 Miles
11.	West Citracado Pkwy. SDG&E R/W Loop Ring	5.0 Miles
12.	Northwest Deodar/Nordahl Road Ring	4.0 Miles
Total Urban Trail Length		36.0 Miles

Regional Connector Rural Trail

R1.	Mesa Rock Road	2.5 Miles
R2.	SDG&E R/W and Ridge Road	1.0 Miles
R3.	Reidy Canyon	3.0 Miles
R4.	Daley Ranch; Western Perimeter	2.5 Miles
R5.	Daley Ranch; Southern Perimeter	2.0 Miles
R6.	Northeast Gateway	1.5 Miles
R7.	Cloverdale Creek	2.5 Miles
Total Regional Connector Trail Length		15.0 Miles

Secondary Local Rural Trails

A.	SDG&E, Ridge Road	2.0 Miles
B.	Mountain Meadow Road	2.5 Miles
C.	Daley Ranch, West Perimeter (North)	1.5 Miles
DA	Daley Ranch, North/East Perimeter	4.0 Miles
E.	Old Guejito Grade	5.5 Miles
FA.	East County, Valley View	5.5 Miles
FB.	Valley View SPA (Alternate)	*(2.75)*
G.	San Pasqual Valley Road	2.0 Miles
Total Secondary Local Rural Trails Length		23.0 Miles

Spur Trails

Trail Segment		Approximate Length
SA.	Jesmond Dene	.5 Miles
SB.	North Broadway	1.0 Miles
SC.	Rincon Avenue	2.5 Miles
SD.	La Honda Drive	1.5 Miles
SE.	Escondido Creek	1.0 Miles
SF.	Reed Road	2.0 Miles
SG.	San Pasqual Road	1.5 Miles
SH.	Bernardo Mountain	1.5 Miles
SI.	Rail Right-of-Way	.5 Miles
SJ.	Country Club Lane/Vista Flume	2.5 Miles
Total Spur Trail Length		14.5 Miles

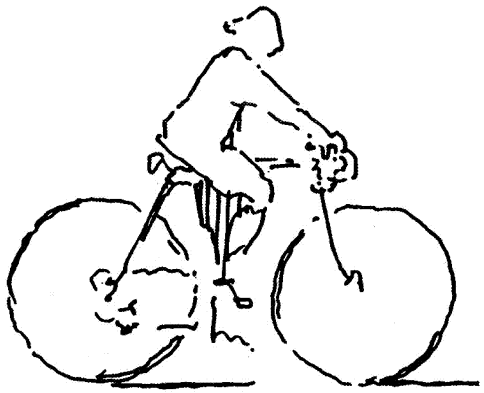
Primary Local Rural Trails

L1.	Daley Ranch; Eastern Perimeter	2.0 Miles
L2.	Lake Dixon	1.5 Miles
L3.	Valley Center Road Open Space Loop	5.5 Miles
L4.	Lake Wohlford Shores	4.5 Miles
L5.	Interland Ridge	2.0 Miles
L6.	Bernardo Peak	.5 Miles
L7.	San Elijo Canyon	2.5 Miles
L8.	Harmony Pass	2.0 Miles
L9.	Mountain View Drive	1.5 Miles
L10.	Dead Horse, North	2.0 Miles
L11.	Tepee Mountain	2.0 Miles
L12.	Dead Horse Canyon, South	1.5 Miles
Total Primary Local Rural Trail Length		27.5 Miles

Within Daley Ranch and City parks there are additional trails which are not listed in this chart.

What Trail Planning Methodology was Utilized?

The trail network was identified by the consultants, City Staff and the Citizen's Steering Committee, divided into segments and identified by number and name. The consultant team utilized aerial photographs, topographic and parcel maps to determine initial feasibility. Steering Committee members and staff accompanied the consultant on a series of hikes to determine the suitability and qualities of each segment. Afterward, a biological and cultural analysis of the proposed urban and rural trail system was conducted. Detailed information pertaining to the biological and cultural survey for each trail alignment is presented in Appendix C. The focus of the trail analysis was on sensitive biological and cultural features and measures by which to avoid significant impacts. Preserving natural features throughout the trail system and minimizing both direct and indirect impacts will be incorporated to ensure the system's success.



What does the General Plan say about Trails?

The General Plan addresses recreational trails in many of its sections. The Vision Statement calls for a system of hiking trails to encircle the City connecting City Parks. Community Goals and Objectives require a bicycle and pedestrian trail system in urban and rural areas. Policies throughout the General Plan are listed which are intended to guide the definition and implementation of trails. Policies related to trails are found in the following sections:

- Land Use policies require the development of residential land uses throughout the community to consider the implementation of public recreational trails which are to contribute to the system of bicycle and pedestrian connections to schools, parks and major employment centers.

- Community Facilities policies defines the types of parks and their relation to the trails system. Such parks may include nature-hiking trails and equestrian centers.

- Community Open Space and Conservation policies identify trails as a resource which should be incorporated as much as possible where appropriate. As a part of the Community Design policies, the street tree planting program could provide distinctive trail planting along street rights-of-way. The Natural Resources, Water Quality, and

Biological Resource sections of the General Plan calls for trails to be established in coordination with sensitive resources.

- Growth Management Policies discuss the trail system as it relates to the zoning and environmental review of land such as steep slopes, natural floodways and environmentally sensitive areas which may be suitable for trails.

The complete list of General Plan goals, standards, and policies is included in the Appendix.

How does this Trails Component of the Master Plan Satisfy the General Plan Requirements?

The Master Plan advances the goals, standards and policies of the General Plan in the following ways:

- The Plan identifies the trail routes through the urban and rural areas which offer a variety of recreational experiences for the public. Trails near areas with sensitive resources have been noted with specific design techniques to avoid damaging the resources. The Rural Trail encircles the city connecting the regional trails such as those of the San Dieguito River Park to the Public trails in San Marcos.

- The Plan designates the City's parks as the primary trail connection centers. A number of the larger parks serve as trail heads with parking and restroom facilities to serve the equestrian and bicycle trails in the rural areas.

- The Plan defines the specific characteristics such as the trail width and surface materials as it passes through a variety of landscape types.

- The Plan introduces methods for the implementation of trails including an estimate of associated costs and ways of engaging the community's contribution of labor.

Beyond the detailed requirements for trails listed, the Master Plan relates to other goals and policies of the General Plan. For example, the signage for the trails system is designated to contribute to community identity as each community or neighborhood organization has the opportunity to sponsor signage and interpretive displays. Trails through the rural landscape can serve to provide a deeper level of public awareness of the natural environment which may serve to inspire and support the preservation and enhancement of the City's natural resource.

IV. OPEN SPACE

OVERVIEW

Open space is perceived differently by individuals and can vary from a small landscaped Pocket Park to a large expanse of undeveloped terrain. Early in the Master Plan's process, it became evident that defining "open space" would be an important factor in establishing the parameters for preservation. For the purpose of this Master Plan, open space is defined as any area of land or body of water that is not developed for urban uses. Open space may be in its natural condition or may include some types of development such as agriculture, public parks, school recreation areas, sites of archaeological or historical significance, golf courses, etc. The primary intent of this open space component of the Master Plan planning is to establish a conceptual program aimed at preserving natural areas. This includes hillsides, ridgelines, valleys, canyons and other landscape features that provide visual and physical relief to the cityscape, and to preserve and enhance native habitat with emphasis on species which are rare or declining due to human activities.

What are the Master Plan Goals Relating to Open Space?

As a component of an integrated system, the provisions for open space shares certain goals with the Parks and Trails Components that have been identified in the Introduction.

Specific goals and objectives concerning open space include the following:

Goal:

- To preserve optimum sustainable environmental quality levels with respect to plant and animal life with buffers around ecologically sensitive areas;

Objectives:

a. Identify suitable sites for acquisition, protection, improvement and mitigation to restore biological diversity of habitat types with emphasis on those communities which are rare or declining due to human activities;

b. Identify and accumulate larger and connected open space areas rather than numerous disconnected areas and through a corridor system, link significant biological areas within the city and to those of adjacent jurisdictions;

c. Assure new development provides for the open space needs of existing plant and animal species; and

d. Integrate the goals and intent of open space with the system of public parks and trails in an educational interpretative program.

Why Develop an Open Space System?

The General Plan recognizes the need to properly integrate existing natural resources with future development through an open space system that can be implemented. Such a plan would provide a focus for open space planning and underscores the city's interest in maintaining the integrity of its biological resources. The City has taken steps in this direction by adopting ordinances to protect hillsides, ridgelines and sensitive habitat areas.

Additionally, in March 1993, the United States Department of the Interior and the U.S. Fish & Wildlife Service listed the California gnatcatcher, a small native songbird, as a "threatened species" under the Federal Endangered Species Act. This action mandates comprehensive planning efforts between jurisdictions containing Coastal Sage Scrub, the gnatcatcher's habitat. Escondido continues to work with other north San Diego County jurisdictions on the North County Multiple Habitat Conservation Plan (MHCP) in an effort coordinated by the San Diego Association of Governments (SANDAG). Through the MHCP the long-term viability of the California gnatcatcher, as well as a host of other species can be maintained. Once the MHCP is adopted by the Region and the City, the Open Space component will be updated to reflect the details of the plan.

Large tracts of primarily undisturbed habitat, or low-density development exist in the southern, eastern, and northern areas of Escondido. Development in these areas is restricted due to steep slopes, ridgelines, and floodplains. These restricted areas, plus the high sensitivity habitats and conceptual wildlife corridor, forms the basis for a functional reserve system within which the city can focus mitigation, preservation, restoration, or enhancement to maintain a contiguous habitat system.

Biologically, the focus of the conceptual open space plan is the sensitive habitats and species and the movement of wildlife within and through the Planning Area connecting to regional open space. Important consideration is also placed on habitat areas that contain fewer resources that may provide valuable buffer areas and connect sensitive areas together. This existing large-scale "connectivity" allows for important animal movement to help ensure the long-term viability of the species. Therefore, emphasis is also placed on restoring degraded areas and maintaining the connectivity that supports the whole system. Additional information is provided in Appendix A; Biological and Cultural Resources Studies.

What Types of Open Space are Considered in the Master Plan?

Five types of open space categories are identified for aggregation into a conceptual system that not only provides an aesthetic quality, but an environmental solution for enhancing wildlife habitat. That system results in a wildlife corridor with associated preserve areas that will provide a buffer for urban development as well as a natural area for animal movement and habitation. The five open space types constituting the conceptual system are: 1) Wildlife Corridors, 2) Natural Resource Preserves, 3) Regulatory Protected Open Space, 4) Biological Mitigation Areas and 5) Park and Trail Related Open Space. Because of the overlapping nature of open space categories, land within the system may be designated with more than one open space category (i.e. Wildlife Corridor and Regulatory Protected Open Space) and would be subject to the design considerations of both classifications. The City's Daley Ranch is an example of an area which can be designated with all five open space categories.

1. Wildlife Corridors

The Master Plan proposes a wildlife corridor which links existing large open space habitat areas in the perimeter of the Planning Area. These habitat areas are the Daley Ranch, Deer Park County Preserve, Lake Dixon, Lake Wohlford and San Dieguito River Valley Regional Open Space Park. The wildlife corridor is entirely within the Planning Area. However, tributary corridors also link undeveloped county areas north and east of the community which are in the process of studying corridor alignments. Much of the corridor will be preserved through the provisions of the regulatory agencies and the City's discretionary project design review. Additionally, General Plan policies allow for density transferring and the clustering of development to preserve sensitive areas. Some critical segments of the corridor system may not be preserved through regulatory or project design review mechanisms. These "gaps" will primarily occur in areas of fragmented small parcels and where environmental regulations may not apply. Purchase of these areas as mitigation areas may address this issue and preserve the integrity of the corridor system. Additional discussion on the Wildlife Corridor is provided in this Component.

2. Natural Resource Preserves

Buffering the wildlife corridor are natural resource preserve areas, and where development is likely to occur, where animal movement and habitation may exist along tributary corridors and vacant areas which connect with the wildlife corridor. Sensitive construction in these areas would ensure the viability of the open space system while allowing development to occur. Issues such as buffer requirements for various natural resources, building setbacks, road design, open space area landscaping, fuel modification procedures, lighting, fencing, and other issues related to preservation be addressed through an overlay ordinance which will guide development.

3. Regulatory Protected Open Space

These areas include environmental resources that are protected by federal, state and local laws. Such areas include riparian, hillside, ridgelines, wetlands, and other sensitive habitat. The successful creation of the proposed wildlife corridor, and associated Natural Resource Preserve areas, (see above) rely heavily on federal, state and local laws which have been enacted to preserve sensitive areas within the Planning Area include the U.S. Army Corps of Engineers (ACOE), U.S. Environmental Protection Agency (EPA), U.S. Fish and

Wildlife Service (USFWS), California Department of Fish and Game (CDFG), and County of San Diego.

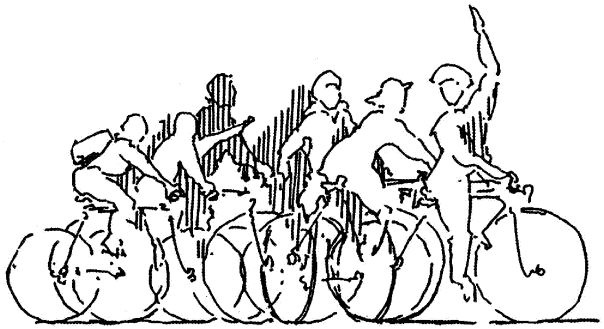
4. Biological Mitigation Areas

Federal, state and local laws require that when sensitive areas are developed, additional acreage must be set aside to compensate or “mitigate” the loss. There are no distinctions between sensitive areas developed for private or public use. Consequently City projects, such as street improvements, public parks and other municipal improvements, are required to replace any habitat loss. The amount of area to be replaced is determined by the appropriate regulatory agency. Biological mitigation areas are required to be preserved and managed in perpetuity and can be categorized as one of three types: 1) purchasing and protecting land whereby native habitat is preserved in biological open space; 2) creating, enhancing or restoring existing habitats which are converted or refurbished through re-vegetation; and 3) establishing buffer lands around existing sensitive resources to protect the area from degradation of loss in the future. Buffer areas may or may not require enhancement. The Open Space Concept Plan proposes mitigation of future impacts to sensitive areas be concentrated within the wildlife corridor area to further enhance species' viability.

With the establishment of Daley Ranch Conservation Bank by agreement of the California Department of Fish and Game and the U. S. Fish and Wildlife Service, the City is authorized to sell conservation credits that may be used as mitigation for Habitat impacts.

5. Park and Trail Related Open Space

The Master Plan proposes parks and trails to inter-relate with the open space system. Parks, even in the urban areas of the community, are viewed as open space nodes. Trails provide a linkage between the parks and the open space system. To the greatest extent possible, Rural Trails are aligned through open space corridors. Alignments through dense areas of development and alongside major roads are considered less desirable. Efforts were made to align trail segments through City owned open space and areas likely to be protected by environmental regulations. Additionally, parks adjacent to public natural open space area will be accessible with the trail system.



With the acquisition of Daley Ranch in 1997 and the adoption of the Daley Ranch Master Plan in 1998, the City has met and exceeded the Quality of Life Standard of Open Space. The Park Development fee has been modified to delete that portion of the fee targeted for the acquisition of open space. Other funding sources may be pursued to fund additional acquisitions to implement the MHCP.

Sites to focus acquisition would include property to connect the City's landholdings at Daley Ranch, Lake Wohlford and Valley Center Road and Lake Dixon as well as other habitat conservation areas along Lake Hodges and the San Pasqual Valley.

What is the Objective of the Proposed Wildlife Corridor?

The objectives of the corridor are to function as a multi-species habitat area, a link between larger areas of preserved natural open space between the San Dieguito and San Luis Rey River Valleys and supplement the City's park space by providing trail and other passive recreation opportunities. The corridor provides access to water sources and other limited local resources and allows demographic and genetic exchange between species. Regional corridors connect two or more large areas of habitat, thereby allowing wide-ranging animals, such as mountain lion, to maintain a home range by combining several habitat patches where any one of the habitat fragments is too small to support the individual. Regional corridors also allow dispersing juveniles access to more distant unoccupied habitat.

Does Escondido's Open Space Plan Integrate with Regional Open Space Planning Efforts?

As previously discussed, Escondido has been coordinating regional open space planning efforts with other North San Diego County jurisdictions to create a viable comprehensive and coordinated open space system. This is in response to Federal and State mandates calling for a Multiple Species Habitat Conservation Plan (MSHCP) and a Multiple Habitat Conservation Plan (MHCP) which will coordinate habitat preservation for sensitive and endangered species. The Master Plan's conceptual open space discussed in this component will need to be updated to reflect the details of the MHCP upon approval by the City and resources agencies. It is anticipated that refinements will occur as the process continues.

What Animal Species Determined the Corridor Requirements?

The Federal Multiple Habitat Conservation Plan (MHCP) and Natural Communities Conservation Program (NCCP) are establishing a habitat preservation program which involves over 30 endangered and threatened plant and animal species. However, for planning purposes, this master plan selected the mountain lion, bobcat and mule deer as focal species for the conceptual corridor. These three species are presumed to exist within the Planning Area and currently utilize the identified corridors. Each of these species has different habitat needs and preferences which dictate the necessary corridor characteristics.

Although the focal species are not listed as endangered species by federal or state agencies, the corridor requirements for the mountain lion, bobcat and mule deer are more stringent than the other species. A corridor which successfully functions for the focal species is presumed to be adequate for the other species analyzed in the MHCP and NCCP programs. Future detailed studies in segments of the corridor may reveal the absence of one, two or all focal species. In such cases, modifying the corridor may be appropriate subject to the provisions outlined in this Component.

The study of habitat corridors in regard to wildlife movement is in its infancy. Few field studies documenting the use of existing corridors by various species have been conducted. More is known about the general habits and movements of the focal species, therefore, some inferences about their corridor requirements may be made from this knowledge.

The conceptual corridor is almost completely within the City of Escondido and its Planning Area. Other presumptive corridors exist to the east of the City (e.g., Rockwood Canyon), however the maintenance of these corridors is not under the jurisdiction of Escondido. By providing a wildlife corridor within Escondido, the system can be maintained independently of other land use agencies and further enhanced by connecting to the San Dieguito River Valley Regional Open Space Park.

What are the Species' Specific Corridor Requirements?

Mountain Lion

Of the three focal species, the mountain lion is the most sensitive to human disturbance. Mountain lions will almost never cross heavily developed areas, but if sufficient cover is present, they will pass through relatively narrow corridors around or through such development during evening hours (e.g., Beier and Barrett 1990, 1991).

Mountain lions spend up to ninety percent of their nights in canyon bottoms, but frequently cross ridges and passes (Padley 1991). In general, ridgelines are probably avoided because prey, such as deer, are not abundant along ridges and the steep terrain make it difficult to hunt in these areas. Canyon bottoms on the other hand are relatively flat, generally have dirt roads or trails, contain dense vegetation, and often have perennial water sources. The diversity of habitats and the presence of water may also attract prey species. The abundant cover allows mountain lions to ambush their prey.

Mule Deer

Mule deer appear to be more tolerant of human activities than mountain lion. However, deer are wary of humans and types of human development. Mule deer in southern California are nonmigratory so corridors do not have to be designed for large-scale seasonal movements. Mule deer establish home ranges to which they restrict their movements. Home ranges are fairly small, ranging from 0.6 to 1.9 square miles. The species in general seem to avoid canyon bottoms (Doug Padley, pers. comm.). This may be because deer are avoiding their primary predator, mountain lions, which spend the majority of their time in canyon bottoms (Beier and Barrett 1990, 1991, Padley 1991). Dispersal by juvenile deer has not been documented, however, based on the aversion of adults for canyon bottoms, we assume that canyon corridors for dispersing mule deer must include the canyon slopes as well as the canyon bottom.

Bobcat

Bobcats probably have the least stringent corridor requirements of the focal mammal species. Lembeck (1978) reported the home range of bobcats around El Capitan Reservoir to range 0.2 to 2.47 square miles with 83% of the bobcats studied having seasonal home ranges of less than 0.8 square miles. Bobcats often maintain several denning sites within their home range (Lawhead 1978). Subadult bobcat

typically wander widely before settling into a home range. (Humphrey and Crawshaw 1990). Studies to date indicate bobcat utilize both canyon bottoms and ridge tops, especially near rocky outcroppings (Lembeck 1978, Lee 1978, Lawhead 1978, ERCE unpublished data).

What are the Wildlife Corridor Requirements?

The ideal corridor for the three focal species would be an entire drainage that included the riparian bottom with its source of water for all three species, vegetative or topographic cover, and a ridge top. This ideal corridor, however, is seldom available in Southern California, thus a compromise is often necessary. All three species appear to use dirt roads or trails to some extent when traveling long distances due to the ease of movement they provide. A trail may aid in directing animals through a corridor in otherwise less than optimal habitat. Cover, provided by either topography or vegetation, is a necessary requirement of a corridor by providing security for the traversing animal.

Manmade Links

Due to the amount of development in the study area, any conceptual corridor design requires animals to cross roads or highways. The only safe means of accomplishing this is by channeling animals through wildlife underpasses. There has been some recent study of wildlife use of various highway underpasses. These studies indicate that bridge type structures with underpasses greater than 15 feet in height and widths that are approximately equal to the length of the underpass are adequate for the three focal mammal species (Reed 1981, Humphrey 1990, Beier and Barrett 1990). A corridor that is acceptable for the three focal mammal species should also be adequate for other, more tolerant species.

Corridor Width

The adequate width of corridors is one of the most difficult dimensions to determine. Narrow corridors expose the animal to edge effects of development, such as domestic animals and human interference. To counteract adverse edge effects, the corridor requires a buffer of habitat. Wherever possible, the optimum width proposed for the conceptual wildlife corridor should be at least 800 feet wide to provide adequate space for movement and habitation.

The proposed optimum width is designed around the three focal animal requirements of bobcat, mountain lion and mule

deer to allow for movement and habitation within the system. While the corridor widths and locations at this time represent logical parameters, it is anticipated that modifications will be proposed as more detailed studies are submitted in conjunction with development proposals. The delineated corridors are intended to provide flexibility in widths and locations without degrading the system, depending on which focal species may be present in the area and the habitat requirements of all other species utilizing the corridor.

Separate, independent biological analysis may reveal alternative alignments and widths or multiple corridors which may successfully facilitate a desired development plan. For example, portions of the corridor could be reduced in width to allow animal movement between larger blocks of open space. Such modifications to the corridor system would be appropriate and not require modifying the Master Plan providing independent detailed studies performed by specialist can substantiate the modification.

What Type of Information is Needed to Modify the Conceptual Wildlife Corridor?

More detailed biological analysis may support a narrower corridor or an alternate alignment that would adequately serve the objectives of the Plan. Modifications may be warranted if the detailed studies reveal the absence of one, two or all three focal species. Such flexibility is built into the plan provided the proposed modification can be adequately demonstrated. Modifications are to be evaluated on a case by case basis with the input of qualified specialists. If a project proposes development within the corridor, or modifying the width or location of the proposed corridor, detailed information shall be submitted for City review prior to, or in conjunction with, a development proposal. The information needed to justify modifying a corridor segment will take into account the proposed adjacent land use, the length of the modified corridor, and an understanding of the type and tolerances of the focal species expected to utilize the proposed corridor. A qualified biologist shall perform the following studies to substantiate a wildlife corridor modification:

1. An evaluation of the corridor and habitation requirements of all species utilizing and expecting to use the area; particular attention shall be given to the focal species and listed and/or endangered species.

The evaluation shall study the specific modification proposed by the applicant and its effect on the identified species utilizing and expected to utilize the area;

2. Determination that modifying the corridor in the proposed areas will still accommodate the corridor needs on adjacent properties;

3. Determination that modifying the corridor in the proposed areas will not contribute to the demise of the combined habitat needs of the identified focal species and/or listed or endangered species;

4. Documentation that the proposed design features and mitigation measures to ensure the viability of the modified corridor will be effective for all species currently utilizing and expecting to use the corridor. The mitigation measures shall address development within the corridor including trails, street crossings/ underpasses and structure setbacks from the corridor edge.

How will the Conceptual Wildlife Corridor be Monitored to Ensure Proper Connections?

The City would be responsible for monitoring the overall alignment of the conceptual corridor system. This will include coordinating projects with the County which are proposed in the unincorporated areas of the conceptual corridor within the City's Planning Area. The alignment outlined in the Master Plan has been identified as providing sufficient width and topographic features to successfully maintain animal movement. However, a main issue will be ensuring that the corridors maintain proper connections from property to property.

The proposed conceptual corridor system is topographic; following valleys, stream courses, ridgelines and hillsides which are known travel and habitation areas for animal species. Consequently, corridors may abut, extend across or bisect properties as they traverse the Planning Area. As previously discussed, with proper input from qualified specialists, corridor alignments may be shifted or narrowed in areas to allow for development proposals. In monitoring the corridor system, and any proposed modifications, the City will consult with specialists to ensure that development proposals maintain effective corridor connections.

In conjunction with development proposals, applicants would be required to submit construction schedules which substantiate that the wildlife corridor will remain functional during all phases of construction and after completion of the project. The wildlife corridor must be identified on the development plans, showing the alignment as it extends through the property. If modifications are proposed, the new alignment must also be shown and information provided from qualified

specialists substantiating the modification as discussed in the previous section.

CONCEPTUAL OPEN SPACE CORRIDOR SYSTEM DESCRIPTION AND ANALYSIS

The following section describes the location of Escondido's Conceptual Open Space Corridor System as it extends throughout the community. The analysis is divided into three sections: 1) Lake Hodges to San Pasqual Valley; 2) San Pasqual Valley to Lake Wohlford; and 3) Lake Dixon and North Community Area. It is important to note that an area which vegetation has been destroyed as a result of a fire often maintain its value as a habitat or corridor. Fire is an important factor in the life-cycle of Coastal Sage Scrub and chaparral. Vegetation will likely regenerate within a few years.

1. Lake Hodges to San Pasqual Valley Natural Open Space Reserve

This portion of the system includes six focal areas that have sensitive habitats along this segment: Mount Israel area, Harmony Grove, the northeast slope of Lake Hodges, Felicita County Park area, San Pasqual Valley, and Kit Carson Park and adjacent tributaries. Highly sensitive biological resources within these areas include coast live oak woodlands, riparian woodlands, chaparral inhabited by the State-listed endangered Encinitas baccharis, coastal sage scrub, and two highly sensitive bird species, California gnatcatcher and coastal cactus wren. Preservation of open space should occur first in areas of sensitive habitat that are closest to and within the conceptual wildlife corridor, in areas with high concentrations of sensitive species, and in areas of unprotected sensitive habitat that fall between protected areas.

As previously discussed, this Master Plan component identifies a conceptual open space/wildlife corridor, in concert with the City's participation in the Regional Multiple Habitat Conservation Program (MHCP).

a. Mount Israel

The Mount Israel area is located in the southwest corner of the study area and contains chaparral inhabited by Encinitas baccharis. This sensitive area is bordered by native chaparral habitat on all sides. The area includes an extensive trail recreation area with much of the surrounding area containing steep slopes. The ridgeline and steep slopes extend from the Mount Israel area north almost to Harmony Grove. Preservation should be prioritized for areas where relatively high concentrations of Encinitas baccharis are present and in unprotected areas between moderately large baccharis populations and protected slopes.

b. Harmony Grove

The Harmony Grove area contains extensive patches of coast live oak and riparian woodlands with some coastal sage scrub and chaparral. It also includes some disturbed, ruderal habitat in between native patches of coastal sage scrub and oak woodlands. A moderate amount of the disturbed habitat could be restored to coastal sage scrub in this preserve area. However, restoration of disturbed habitat should be considered a second priority to preservation of existing native habitats, except within the conceptual wildlife corridor. Preservation in this area should be first focused toward the dense oak woodland adjacent to vast expanse of chaparral on steep slopes and the wildlife corridor.

c. Lake Hodges

The northeast slope of Lake Hodges is one of the two areas with a large amount of coastal sage scrub and high concentrations of California gnatcatchers and San Diego cactus wren. This preserve area also hosts San Diego horned lizard, and several other less sensitive plant and animal species. Approximately 80 percent of the vegetation within this area is coastal sage scrub with the remainder being composed of chaparral and coast live oak woodland. It is important to preserve as much of this area as possible to assure persistence of the California gnatcatcher and San Diego cactus wren. This area is an important regional link between gnatcatcher populations in Poway and Carlsbad. Preservation should have highest priority at the boundary of Lake Hodges and expand northward, securing the wildlife movement corridor and adding to habitat already protected.

d. Felicita County Park

Felicita County Park area consists of primarily oak woodland with some riparian woodland and coastal sage scrub. This narrow finger of the preserve system follows a drainage upstream from Lake Hodges and ends in an urbanized area of Escondido at Interstate 15. The woodlands closest to the Lake Hodges preserve have highest priority for preservation to retain a connection between Lake Hodges and Felicita County Park. Woodland adjacent to existing urbanized areas of the City is less likely to retain high wildlife value in the long term.

e. San Pasqual Valley

The San Pasqual Valley has been disturbed by a long history of agricultural use. Regardless of the small amount of intact habitat and disturbed nature of the area, the San Pasqual Valley is a key link between larger areas of habitat. This preserve area extends along the northern side of San Dieguito River to the City's southern border and is mostly above the floodplain to include both coastal sage scrub and disturbed habitat. There is excellent potential for mitigation by restoration of coastal sage scrub and riparian habitats within this portion of the proposed regional corridor.

f. Kit Carson Park

Kit Carson Park and adjacent tributaries are "fingers" of sensitive areas defined by drainages composed primarily of coast live oak woodland, some riparian woodland, and adjacent patches of coastal sage scrub. These areas extend from the east end of Lake Hodges, up the San Bernardo Valley, northeast through an urbanized part of Escondido to Cloverdale Creek. There are potential areas for mitigation for riparian or oak woodland. An emphasis should be placed on revegetation where there are gaps in the native woodland, with the objective of ultimately restoring a continuous link between Lake Hodges and Cloverdale Creek, and a secondary corridor route via the San Pasqual Valley.

g. Lake Hodges to San Pasqual Valley Wildlife Corridor

The open space/wildlife corridor through this segment of the preserve system is focused along the flood plain/upland interface of the San Dieguito River, including Lake Hodges and San Pasqual Valley. Much of the flood plain and upland has been degraded by past agricultural uses. The opportunity for habitat restoration within the proposed corridor is great in this segment of the preserve system.

2. San Pasqual Valley to Lake Wohlford Open Space Reserve

This segment includes the largest contiguous area of habitats with high sensitivity within the City and its Planning Area. This expanse of habitat extends from Cloverdale Creek east to the City's border and north past Lake Wohlford to Bear Ridge. Sensitive resources in this area include coastal sage scrub, California gnatcatcher, Engelmann oak woodland/chaparral, coast live oak woodland, and riparian woodland. The recommended open space area includes all of these habitat types and chaparral which intervenes throughout the network of oak woodlands. Highest priority for preservation should be lands adjacent to the conceptual regional wildlife corridor. There is potential for mitigation of coastal sage scrub, oak woodlands, and riparian woodland impacts through purchase and preservation of habitat. Restoration of riparian woodland and coastal sage scrub along disturbed portions of the conceptual wildlife corridor are encouraged as mitigation measures.

a. San Pasqual to Lake Wohlford Wildlife Corridor

The conceptual wildlife corridor within this segment begins at San Pasqual Valley and turns north following Cloverdale (Santa Ysabel) Creek. This creek is degraded along much of its stream course and is suitable for restoration. The bridge at Rockwood Road appears to be an adequate wildlife underpass. Where Cloverdale Creek passes through the Rancho San Pasqual development, the corridor is significantly constrained by new housing, a golf course and two road crossings that channel the stream through small culverts. The narrow corridor width, proximity of houses, and road crossings are considered a barrier to movement of the focal mammal species, except perhaps bobcat, and an alternative corridor route is proposed. This alternative route bypasses the Rancho San Pasqual development and traverses via the west-facing slope of the proposed open space area. There are existing trails and dirt roads for the focal mammal species to utilize. The width of this portion of the corridor is wider than average to encompass the entire west-facing slope and provide an adequate buffer between development and dispersing animals. The corridor continues north along Cloverdale Creek to Lake Wohlford. At Lake Wohlford, the corridor divides to the west and east. The eastern segment allows for connectivity to open space areas east of Escondido's Planning Area. The western segment is described below.

3. Lake Dixon/Daley Ranch and North Community Open Space Reserve

Along this segment is a semi-continuous string of sensitive resource concentrations, including coastal sage scrub, California gnatcatcher, Engelmann oak woodland, coast live oak woodland, riparian woodland, and freshwater marsh habitats. Recommended open space preserve areas included areas that connect to the Daley Ranch, portions of Jesmond Dene area, and the open space area west of Interstate 15.

The City of Escondido in 1997 acquired the 3,058-acre Daley Ranch as a conservation area to be managed by the City in perpetuity for the preservation of a biologically unique and diverse habitat area of regional importance. Sensitive habitats around the two main corridors through Daley Ranch are coastal sage scrub, freshwater marsh, Engelmann and coast live oak woodlands, and chaparral with scattered Engelmann oak woodland. Through an agreement approved by the California Department of Fish and Game and the U.S. Fish and Wildlife Services, the Daley Ranch Conservation Bank was established containing credits for the above-mentioned sensitive habitats. The agreement allows the City to sell credits from the conservation bank for mitigation purposes to offset the impacts from development within Cismontane (Western) San Diego County. With the conservation of over 2,800 acres in a conservation bank, Daley Ranch contributes significantly to the City’s proposed preserve system and the regional Multiple

Habitat Conservation Program (MHCP). The Daley Ranch Master Plan adopted in 1998 has been prepared to address land use, circulation and management policies consistent with the conservation agreement.

The acquisition of Daley Ranch has ensured the preservation of two wildlife corridors on Daley Ranch and adjacent sensitive habitats. Oak woodland restoration is encouraged in the eastern valley of Daley Ranch where past agricultural activities appear to have decreased the total amount and continuity of oak woodlands.

Coastal sage scrub is the primary sensitive resource in the Jesmond Dene area with lesser amounts of coast live oak woodland along Jesmond Dene Road. Preservation in the Jesmond Dene area should be focused within areas of the conceptual wildlife corridor and adjacent areas of coastal sage scrub. Some chaparral is included in this area because it is regularly interspersed with coastal sage scrub on northern exposures. A relatively large block of chaparral and coastal sage scrub exists on the west side of Interstate-15 within the City's Planning Area. The best concentration of coastal sage scrub in this area occurs around the Escondido Highlands housing development. This habitat supports California gnatcatcher, orange-throated whiptail, and several sensitive plant species. The viability of these sensitive species will depend on preserving adequate habitat areas with biological corridors to retain linkages between this area and open space east of the freeway and north of an intervening avocado orchard.

a. Lake Dixon and North Community Wildlife Corridor

The objective of this segment of the proposed regional corridor is to link Lake Wohlford with Turner Lake and the San Luis Rey River. Existing development in the community of Valley Center precludes an adequate linkage directly north, thus a northwesterly route is considered the only remaining option. This corridor is presently constrained by several roads, including Lake Wohlford Road, Valley Center Road, and Woods Valley Road. Currently, Valley Center Road is likely to have sufficient traffic to cause significant wildlife mortality. With time and further development, traffic on other roads may also become significant sources of mortality.

Two alternative corridor crossings of Valley Center Road were identified near Escondido Creek, down stream from

Lake Wohlford. One alternative passes westward, over a large ridge via a well-vegetated drainage area and down to the Daley Ranch area. A side corridor links Dixon Lake at this point, while two alternative corridor routes pass through the Daley Ranch and on to Turner Lake.

The regional corridor continues west of Daley Ranch to link the Jesmond Dene area and western Escondido (west of Interstate 15). Sufficient natural habitat still exists to allow for at least bobcat and possibly deer to filter through the area. There are two existing underpasses at Interstate 15 available for dispersing mammals (Mesa Rock Road and Nutmeg Street) west of Jesmond Dene.

What Open Space Planning Methodology was Utilized?

The approach used in design of the conceptual open space system was to connect appropriate areas of sensitive habitat within the City's Planning Area and to minimize areas where development impacts adjacent open space area. The open space includes all habitat types since nonsensitive habitats co-exist and interact with sensitive habitats. Preservation of some nonsensitive native habitat is desirable in order to increase overall biological diversity within the system. Small outlying patches of habitat that contain highly sensitive species, or contain a concentration of less sensitive species, were included if a connection to the larger preserve existed.

Large-scale aerial photographs allowed a fine-tuning of previously mapped data. The conceptual open space system and wildlife corridor system were drawn onto 1" = 400' scale mylar aerial photographs and then transferred onto a 1" = 2,000' scale base map. This map can be overlaid with a composite map to determine protected and unprotected areas defined as "gaps." The "Gap Analysis" is important in order to identify and prioritize areas for potential acquisition or dedication.

The open space system is centered on the largest areas of sensitive habitats, with an emphasis on retaining and/or enhancing connections between large areas of open space. Within these larger habitat areas, critical species needs (e.g., foraging, reproduction) can continue to operate. Species demographics and genetic exchange is dependent upon adequate connections between subpopulations via wildlife corridors. Some long-term corridor connections are assured through the natural topographic constraints (steep slopes, major ridgelines, or sensitive biological areas). Where these natural features do not exist a corridor is proposed as part of the preserve system. This provides a linkage between higher sensitivity areas and enhance the entire biological system.

What does the General Plan say about Open Space?

The preservation and enhancement of open space is a fundamental aspiration of the General Plan. The Vision Statement calls for the preservation of open space to enhance the natural environment and to compliment the public recreation opportunities of parks and trails. General Plan goals call for a system of open space corridors throughout the City, preserving the natural and scenic resources as a buffer from the urbanization of the surrounding communities. The Quality of Life Standards and Growth Management Elements are provided to ensure that sensitive lands will be protected as development proceeds. Policies are listed to guide the definition and implementation of the open space system. The policies regarding open space are found in the following sections:

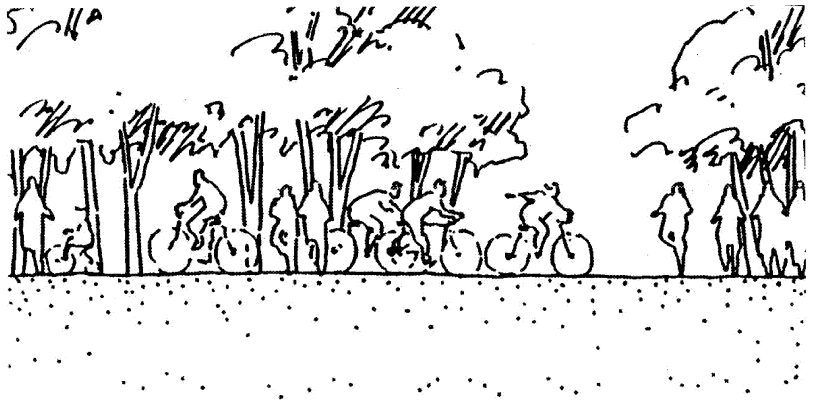
- Land Use Policies define the physical conditions where development is appropriate thereby determining where open space will remain.
- Community Open Space and Conservation policies provides detail for locating development in relation to the area's sensitive resources.

The complete list of General Plan goals, standards, and policies relating to open space is included in Appendix G.

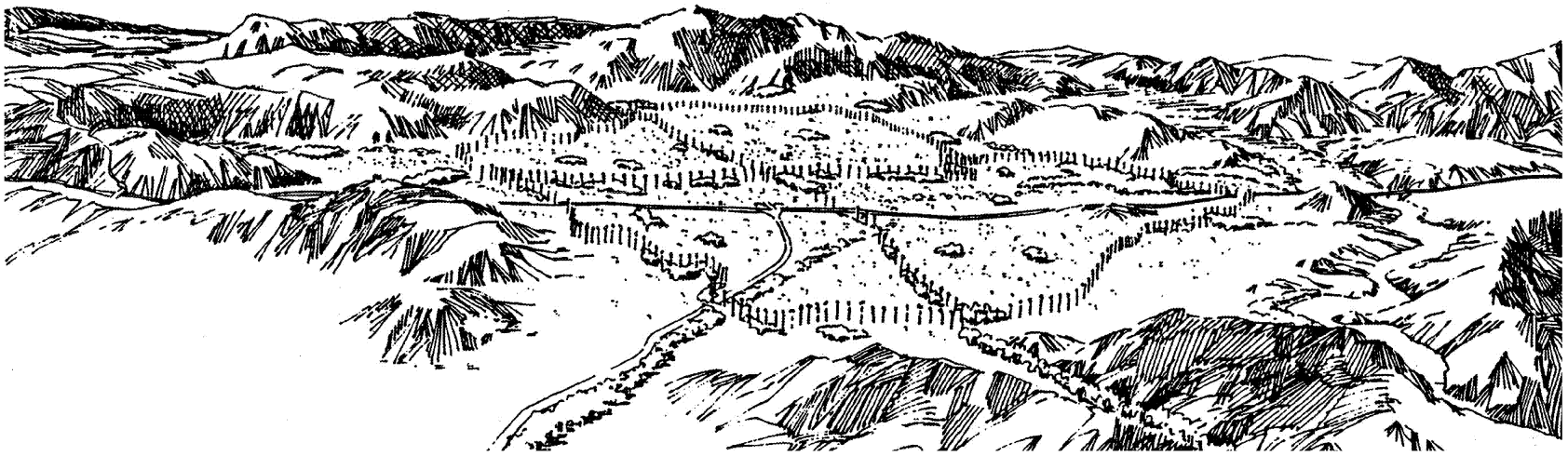
How does the Open Space Defined in the Master Plan Satisfy the General Plan Requirements?

The Master Plan for Open Space furthers the goals, standards and policies of the General Plan in the following ways:

- The Plan identifies where development and open space are appropriate as they are defined by the policies of the General Plan.
- The Plan establishes the parameters and identifies conceptual open space corridors for the preservation and enhancement of an interconnected living system of natural habitat surrounding the City's development.
- The Plan integrates the open space system with the network of parks and trails for public access.



V. IMPLEMENTATION COMPONENT



A. OVERVIEW

A Master Plan does not just contain goals and policies with descriptions of facilities and standards for design. Implementation measures must also be incorporated in order to see the Plan come to fruition. This Master Plan is intended to serve the City into the twenty-first century. This implementation component provides broad guidelines for the phasing, financing and installation of facilities to serve the community. More detailed information will be required to construct a park, trail or preserve a wildlife corridor. The implementation/phasing schedule depicted in this component should be viewed as suggestive and conceptual. During the course of implementing the Master Plan it may be required to delay certain improvements and facilities while advancing the installation of others. Such modifications need not require amending the Master Plan, but should be accepted as a necessary course of action with regard to financing, resources, timing and community attitudes.

How will the Master Plan be Implemented?

The total cost of implementing this Master Plan is approximately $19,152,500. A flexible phasing plan has been developed to ensure a balanced program of facilities relying on the current Park Development Fee and current resources on hand to fund the entire Master Plan. The phasing plan should be reevaluated on a yearly basis in conjunction with the City's Capital Improvements Program. This will allow the City to perform an in-depth analysis each year of recreational facilities and services to ensure that implementing the Master Plan stays on track.

Neighborhood Parks are to be acquired in the Central and Midway Neighborhood Planning Areas according to where the greatest need exists and improved when funding is available. The first rural trail is proposed to be established on City-owned property at Lake Wohlford. Key to the successful implementation of the Master Plan will be active community involvement and participation from organizations and volunteers to assist in the development and maintenance of facilities.

Council Direction

Direction from the City Council has been to address the more compelling need for parks in the urban areas. The Master Plan proposes to focus immediate attention in the Central, Midway, North Broadway and East Valley Neighborhood Planning Areas. Other City Council direction involves:

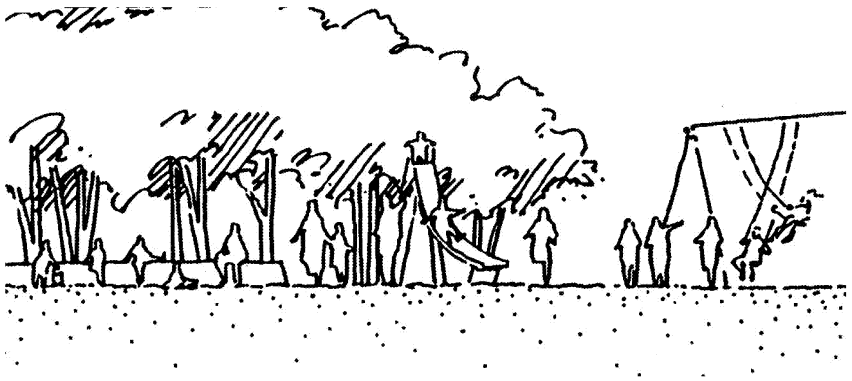
1) Complete construction of Phase I of Ryan Park. 2)Develop an off-leash dog facility within the Mayflower Oak Site. by separate State grants, complete the construction of Phase II and III of Escondido Creek Channel Bike Path from Broadway to East Valley Parkway. The facility is detailed in the City's Bicycle Facilities Master Plan

Implementation through volunteers and joint ventures

At the time of this Master Plan's adoption, the City was in the process of establishing a multi-faceted volunteer program to aid in the functioning of several municipal services. For several decades, volunteers have aided the City's library program providing valuable service. In the mid-1980's the Library established a formalized program to coordinate the volunteer staff. It is anticipated that a City-wide program would operate much like the library program only on a larger scale.

Through "Adopt-A-Trail" and "Adopt-A-Park" programs, volunteers in other communities help to construct, renovate, maintain and patrol facilities keeping them safe, free of weeds and trash,

and correcting erosion problems. Presently the City's "We Clean Escondido" volunteer program operates in several park sites by assisting the clean-up efforts of City staff. Escondido's expanding volunteer program to serve the City's parks, trails and open space will prove an invaluable asset to the community particularly with the concern of shrinking financial resources. A volunteer program has been established for the Daley Ranch where volunteers provide valuable service to the city including but not limited to the patrolling the trails within the park. Potential benefits may also be possible through joint venture opportunities. Through these efforts, public and private resources can be combined to develop facilities thereby fulfilling a City need at a reduced cost. Such joint venture opportunities would be evaluated on a case-by-case basis to determine the specific needs and responsibilities of the City.



B. PHASING PROGRAM

General Recommendation

The Master Plan of Parks, Trails and Open Space should be implemented systematically to develop a balanced program. Parks should be acquired and improved according to the greatest needs. Trails should link key points and entice public users. Once a regional solution is achieved for establishing a comprehensive open space system, critical gaps in the open space system's wildlife corridor must be brought under control through acquisition and management.

Suggested Implementation

The following implementation phasing schedule for Parks and Trails is divided into three parts and incorporates City Council direction to focus Neighborhood Park development in urban areas, as well as proposes Community Park space to accommodate needed athletic facilities.

1) Parks

Focus shall be given to acquiring Neighborhood Park sites within the Central, Midway, North Broadway and East Valley Neighborhood Planning Areas. Park development may be delayed on these sites until sufficient funding is available for construction, maintenance and operation.

Park Development is proposed for the following sites:

a. Harding Median (2 Acres total). The use of interactive sculpture as playground equipment is suggested for this site since it is in a highly visible area of the community.

b. One community swimming pool and associated facilities to supplement the City's current swimming pool facilities which are at capacity.

c. Complete construction of Phase I of Ryan Park.

d. An off-leash dog facility at the Mayflower Oak Site.

e. Evaluate opportunities for lighting existing unlit ballfields within City-park and/or school sites in the event the lighted fields at Del Dios Middle School are displaced.

2) Trails

Development of the following trails should be completed:

a. Lake Wohlford Shores Rural Trail (No. 28) (4.35 miles) to accommodate appropriate permitted users.

b. Portions of the Valley Center Road landholding trail (No. 27) (approximately 1.5 miles) on City territory for appropriate permitted users.

c. Coordinate trail development within the East Grove Specific Planning Area, which is planned for construction in early 2000.

3) Open Space

a. Continue to monitor regional open space efforts coordinated by SANDAG through the Natural Communities Conservation Program (NCCP) and the Multiple Habitat Conservation Program (MHCP).

b. Through an easement or non-City funded purchase or lease, pursue preservation of property connected to the City's landholdings at Daley Ranch, Lake Wohlford and Valley Center Road and Lake Dixon as well as other habitat conservation areas along Lake Hodges and the San Pasqual Valley.

C. PARK LAND COSTS

Park acquisition costs on a per acre basis will vary significantly for each park depending on the zoning, size, current improvements, topography, and location. In order to estimate acquisition costs for future park sites, recent land sales in Escondido were reviewed as part of the 1994 Master Plan Preparation. Prices varied significantly, ranging from $6,100 per acre for agricultural land to $912,000 per acre for high density multifamily housing lots in estimated December, 1991 dollars. The median per acre cost for Neighborhood Park sites is $240,000. The median per acre cost for Community Park sites is between $40,000 and $65,000. As the City begins to acquire specific parcels, a site-specific appraisal will be necessary. In general, property allowed to develop with a more intense land use commands a higher price. Smaller parcels that are still developable usually have higher land cost per acre.

Appendix 6 presents selected data for land sales which have occurred since 1990. Various zoning classifications, parcel sizes, locations, and utility status are represented in these recorded sales. Because of economic trends, residential land values may vary considerably from year to year. This may result in an overall reduction or increase in implementation cost for the Master Plan.

1. Estimated Park Land Acquisition and Improvement Costs

Each recommended Neighborhood and Community Park was reviewed to determine whether the City will need to purchase the land. Some parks can be acquired through dedication, and a few parks are proposed on land already owned by the City. Those parks which the City may have to purchase were identified, and are presented in Table 1 of Appendix F. For these potential parks sites, the location underlying zoning, general plan land use, 1991 assessed valuation, and the assessed value record date were identified.

Based on established standards requiring 2.25 acres of “neighborhood” and “community” park land per 1,000 residents, a total of 371 acres will be required at build out. Joint use school/park sites create an opportunity to utilize approximately 80 acres of school playgrounds as park land subject to the criteria established in the Parks Component of the Master Plan. This will require the City to purchase and/or develop approximately 88 additional acres of park land and improve school grounds involved in the joint use program. Acquisition of the properties identified for buildout of the Master Plan is estimated to average approximately 135,000 per acre.

Park Land Acquisition (9 acres)	$1,215,000
Park Land Construction (88 acres)	9,500,000
Felicita Park and Kit Carson Park Improvements	1,000,000
City Financed School Improvements	937,500
Total	**$12,652,500**

Annual Operations and Maintenance of 104 acres new city parkland at $7,731 (1994) per year per acre: $804,024

Community Centers:

The General Plan requires the Master Plan to plan for one additional community center. The estimated cost reflects purchasing four acres and constructing the facility:

Improvements, incl. swimming pool: $4,000,000

Approximate Annual Operations and Maintenance of one existing and one proposed Community Center: $0
(based on full cost recovery at buildout of the system for self-funded programs, classes and leases operated by the City)

2. Estimated Park Improvement Costs

The costs associated with developing public parks are derived from the costs of constructing specific recreation facilities and landscaping the areas of active and passive recreation which are allocated to each park. These figures are based on the construction costs of comparable projects. The cost per acre of park land for developing active recreation is estimated to be approximately $125,000 which is an average for providing a full range of Neighborhood and/or Community Park amenities which include street improvements, restrooms, sport courts, ballfields and lighting, passive recreation areas, and restoration. A total of $9,500,000 is estimated for improving the 88 acres of new parks identified in the General Plan. An additional $1,937,500 is proposed to be divided among County-owned Felicita Park, Escondido public schools and Kit Carson Park to upgrade existing facilities.

3. Estimated Operating and Maintenance Costs

The additional net annual cost to maintain and operate the 104 acres of new parks and the new community center proposed in the master plan is an estimated $804,024 for the Parks and Recreation Department (in 1994 dollars).

D. TRAIL COSTS

The Master Plan proposes an Urban and Rural Trail network totaling 116 miles in length. The costs associated with the Urban Trails generally involve street right-of-way areas incorporating a signage and kiosk program which will interpret points of interest. An east-west route along the Escondido Creek Flood Control Channel will require surfacing and fencing and future underpass construction at key street intersections. Much of the rural trail system already exists in the undeveloped areas and is anticipated to be acquired upon condition of approval for development proposals. It is anticipated that community volunteer organizations will provide maintenance and construction assistance to defray some of the proposed costs.

In terms of trail easement acquisition, the Urban Axis and Urban Ring trails can be implemented without incurring acquisition costs. Most of the Spur trail system can be implemented as well, although a small portion would have to be acquired from private property owners. More than half of the rural trail system would require easement acquisition.

1. Estimated Trail Acquisition Costs

Most of the trail easements on existing private property can be obtained through dedication and the subdivision approval process if a property owner proposes development in the future. A few owners of properties on which a trail segments are proposed have future development plans which may allow the City to obtain easements through dedication without having to expend public funds. To the extent that dedication opportunities exist, the trail acquisition costs would be less than estimated here. Trail easements on existing dirt roads would not prohibit the property owner's current use of the property or dirt road on which the easement is placed, the easement value should only be a small portion of the land's market value.

However, it is anticipated that the City may need to purchase portions of trails proposed on private land, particularly trails proposed in the city's outer tiers. With the acquisition of Daley Ranch in 1997 and the adoption of the Daley Ranch Master Plan in 1998, the City has already secured several miles of trails in the northern portion of the City. It may be appropriate to purchase easements well in advance of installing trails in order to secure proper trail alignments. The City has estimated that the cost of buying trails that are not attainable through other means is $2,500,000.

The City will implement the rural trail system mostly through voluntary dedication as developments are proposed, and attempt to purchase critical easements through voluntary sales. If certain proposed trail segments cannot be achieved without eminent domain, the City should evaluate the necessity of that particular segment to the system. In most cases, rerouting the

trail, or waiting until a voluntary sale occurs or dedication is possible are appropriate alternatives.

2. Estimated Trail Improvement Costs

The costs (in 1994 dollars) for developing the trail system include the improvement of the trail surface and the installation of specific elements along the trail. Each segment of the trail network requires a unique level of improvement based on the trail type and existing conditions. City Staging Areas consisting of specialized parking for equestrian vehicles are proposed are anticipated to cost a total of $40,000.

The Urban and Spur Trails will include signage, benches and waste receptacles at an estimated cost of $8,000 per mile for Urban Trails and $4,000 for Spur Trails. Many Rural Trails are existing unpaved roads requiring minimal improvements such as signage, benches and trail repair, with a cost of approximately $5280 per mile. A few Rural Trails must be constructed requiring clearing, grubbing, grading, fencing, bridging, engineering and habitat restoration where necessary, as well as signage. The City proposes to develop trails consistent with the Pacific Crest Trail Standards which are utilized throughout the California State Park System. Interviews with personnel at the Cleveland and San Bernardino National Forests have provided the City with estimates of $10,500 per mile construction and administrative costs for rural trails. This cost may be defrayed through the use of volunteer efforts.

In addition to repaving and fencing, the trail proposed for the Escondido Creek Channel will incorporate seven underpass routes at Citracado, El Norte and Auto Parkways, Rose, Harding, and Ash Streets, as well as Broadway. These are estimated at $450,000 each. The City may desire to provide additional intersections with underpasses which would enhance the system. These costs are not included in this Master Plan and are proposed to be funded through separate grant applications through the Bicycle Facilities Master Plan. A total trail improvement cost is estimated at $2,500,000.

3. Estimated Trail Maintenance and Operations Costs

Estimated annual maintenance and operations costs for the proposed trail system equal approximately $135,000 (in 1994 dollars) based on information gathered from other jurisdictions, as well as the State Park system.

This budget estimate includes one full-time maintenance staff maintaining primarily the trail segments not on City parks or rights-of-way, while assisting with the maintenance of trail segments within parks and rights-of-way. The budget also includes a trail system manager or ranger who will not only review maintenance quality, but will also participate in trail acquisition and implementation, and work with volunteer groups to develop trail programs. The City budget for trail programs is relatively low and assumes that most programs will be organized with the help of volunteer groups.

The City may rely on volunteer groups to maintain some of the trail system or might consider leasing City regional park land to special user groups who will maintain trail segments. These arrangements would reduce City costs; however, the City would still have oversight and administrative responsibilities.

"Related City Department Costs" is a contingency budget to cover staff time and incidental costs incurred by other city departments related to maintaining the trail system, such as public safety, planning, engineering, etc. City staff costs incurred to implement the trail system should be considered a capital expense.

This budget assumes minimal landscaping improvements associated with the trail system. If the City chooses to add new and embellished landscaping along the Urban Axis trails, the City would incur additional landscape maintenance costs. Based on the City's existing landscape maintenance districts, and assuming a five-foot wide landscape corridor, it is estimated that the City would incur additional landscape maintenance costs of approximately $80,000 to $100,000 annually if comparable new landscaping is added.

The following estimate of Primary and Secondary Trail acquisition, development, operations and maintenance is as follows:

Urban System		3.0 miles
Rural Link from San Marcos to San Dieguito Park		15.0 miles
Regional Rural Connector and Loops		40.0 miles
Spur Trails		1.0 miles
Equestrian parking facilities in selected park sites		
Trails Subtotal	**$2,500,000**	
Annual Operations and Maintenance	$135,000	

E. OPEN SPACE COSTS

The Master Plan identifies a conceptual "wildlife corridor" within the Open Space Component which provides a continuous link from the northwest side of the community, extending east through Lake Wohlford, then south to the San Dieguito River Valley Open Space Park. With the acquisition of Daley Ranch in 1997 and the adoption of the Daley Ranch Master Plan in 1998, the City of Escondido met the General Plan standard for Open Space acreage. However, additional open space is needed to connect key habitat areas in a continuous link around the perimeter of the City. The Master Plan proposes to work with the property owners and other jurisdictions in these areas, to coordinate open space planning on a regional scale through the set aside of sufficient land for corridor purposes when development plans are proposed and through the Natural Communities Conservation Program (NCCP) and the Multiple Habitat Conservation Plan (MHCP). Most of the properties are large in size and the General Plan allows for density transfers and clustering as mechanisms for preserving open space areas.

1. Estimated Open Space Maintenance Costs

It is assumed that the privately held open space protected by regulation, will be maintained by the property owner of home-owners' association. The City will be responsible for maintaining any property purchased for open space purposes. Open space dedicated to the City should be accompanied by a maintenance assessment district or a contribution to a maintenance fund endowment so that the City does not incur additional maintenance costs as it receives dedicated open space. Based on the experience of other open space districts and cities in California, annual open space maintenance costs equal approximately $75 to $100 per acre. These costs assume the open space will be maintained in its natural state, without heavy public use. Therefore, the estimated annual direct cost to maintain 750 acres of open space which the City might purchase in $75,000. Allocation an additional 15 percent to cover incidental costs incurred by other City departments would increase the annual open space maintenance budget. A summary of operations and maintenance costs is as follows:

Annual Operations and Maintenance assuming 750 acres of land	$86,250

F. MASTER PLAN FUNDING

The entire capital cost of implementing this Master Plan is estimated to be as follows:

Park Land	
Acquisition and Improvements:	$12,652,500
One Additional Community Center	
To be installed on existing City property	
Acquisition and Improvements:	2,500,000
Swimming Pool	1,500,000
Trails	
Acquisition and Improvements:	2,500,000
Total Master Plan Implementation Costs:	**$19,152,500**

Based on the current Park and Recreation Facilities fee of $1,098 per dwelling unit, and an anticipated increase of 15,460 dwelling units in the city between now and buildout, the City expects to receive approximately $16,982,500 (in 1997 dollars) from park fees until buildout. In addition, the City expects to collect $2,170,000 from fees collected in connection with annexations of property into the City.

Based on these assumptions, the Master Plan will be funded in the following manner:

Current Park Development fee for 15,460 units ($1.098 per unit)	$16,982,500
Annexation Fee	$2,170,000
Total funding available	$19,152,500
Total Cost of Implementing the Master Plan	**$19,152,500**

Several alternative financing approaches are discussed in the Appendix, including an increase in impact fees, assess impact fees on commercial and industrial development, formation of benefit assessment districts for maintenance, a more strategic use of negotiated development agreements, use of annexation impact fees, provide redevelopment funds in urban core, or seek voter approval of a general obligation bond or Mello-Roos community facilities district. Additionally the City could evaluate its current policy on user fees and special event fees to generate funds to maintain programs and maintenance costs. In light of the current financial situation, the Master Plan seeks to implement the parks, trails and open space system without raising current fees or seeking voter approval for increased taxes or assessments.

Conclusion

It has been quoted that "the journey of one thousand miles begins with a single step." This Master Plan is intended to be a guide for the journey of implementing a Parks, Trails and Open Space program that will serve the community into the twenty-first century. In fulfilling that "first step" the Master Plan, with continued public involvement, has analyzed existing and future needs for recreational space. The Plan identifies sites for future parks and selects alignments for public trails. The Plan also quantifies ball park and sport court requirements, as well as trail and open space dimensions. A phasing and financing component outline suggested steps toward implementation within the parameters of limited revenue sources.

It is recognized that much more needs to be accomplished to fulfill the objectives of this Plan; park sites must be purchased, designed and developed and trails must be secured and improved. Open space issues, and the protection of sensitive habitat on a regional scale, must be further coordinated. On the journey to implement this Plan, it will be the responsibility of citizens and their leaders in the community to forge ahead with commitment, foresight and personal involvement in securing their vision of improving and maintaining the quality of life for themselves and future generations.