CITY of ESCONDIDO

PLANNING COMMISSION MEETING

October 27, 2026 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR
Barry Speer

VICE CHAIR
Dustin Steeve

COMMISSIONERS
Marc Correll
Corey Gustafson
Jeff Jester
Carrie Mecaro
Stan Weiler

MINUTES CLERK
Angel Estrada

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025

CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, OCTOBER 27, 2026

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person	In Writing
	
Fill out Speaker Slip and Submit to City Clerk	https://escondido-ca.municodemeetings.com

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable to city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, OCTOBER 27, 2026

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. October 13, 2026

WRITTEN COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PUBLIC HEARINGS

Please limit your testimony to three minutes.

2. PL23-0375 – El Caballo Park Master Plan and Mitigated Negative Declaration

   REQUEST: for Planning Commission to adopt Resolution No. 2026-174 recommending that the City Council adopt the El Caballo Park Master Plan, the Final Initial Study/Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program.

   PROPERTY SIZE AND LOCATION: El Caballo Park encompasses approximately 19.8 acres, including the Escondido Creek channel. The park is surrounded by Daley Ranch and the Escondido Humane Society to the north, Escondido Mayflower Dog Park, Hidden Valley Obedience Club and East Valley Parkway to the east, Beven Drive and Eureka Springs housing development to the south, and the Escondido Water Treatment plant to the west.

   APPLICANT: City of Escondido

CEQA RECOMMENDATION: Adopt the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: YES

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

3. Tentative Future Agenda

ADJOURNMENT

CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

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CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, OCTOBER 13, 2026

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Speer.

ROLL CALL:

Commissioners Present: Barry Speer, Chair; Stan Weiler, Commissioner; Carrie Mecaro, Commissioner; Jeff Jester, Commissioner; Marc Correll, Commissioner.

Commissioners Absent: Dustin Steeve, Vice-Chair; Corey Gustafson, Commissioner.

City Staff Present: Garrett Smith, City Planner; Leia Cabrera, Engineering Manager; Dare DeLano, City Attorney; Alex Rangel, Associate Planner; Jesus, Huerta, Associate Planner; Esteban Danna, Principal Planner; Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **September 22, 2026 Meeting Minutes**
   Motion to Approve.
   Motion: Jeff Jester, Commissioner; Second: Carrie Mecaro, Commissioner.
   Motion carried 4-0-1 to approve the meeting minutes.
   Ayes: Weiler, Correll, Mecaro, Jester.
   Nays: None.
   Abstain: Speer.

WRITTEN COMMUNICATIONS:

Ruth Weber, Escondido resident, provided a document outlining the chronology of prior actions and decisions related to Kit Carson Park, including references to City planning documents, General Plan updates, and previous Commission and City actions, as supporting material for her comments.

ORAL COMMUNICATIONS:

Ruth Weber, Escondido resident, speaking on behalf of the Escondido Parks Foundation, stated that historical planning documents support Kit Carson Park's intended recreational and open-space uses and should be considered as part of the review process. She ultimately expressed opposition to the proposed Ice Rinks Project, stating that the project is not compatible with the intended purpose of the park.

PUBLIC HEARINGS:

None.

CITY of ESCONDIDO

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CURRENT BUSINESS:

2. **PL26-0058/PL26-0059 – LOCAL REGISTER AND MILLS ACT AGREEMENT FOR 137 E. 6TH AVENUE**

REQUEST: Approval of a request to designate a single-family residence as a locally significant historic resource and place it on the City of Escondido's Local Register of Historic Places. Recommendation to the City Manager authorization of a "Mills Act" Contract (Historic Property Preservation Agreement) to assist the property owners with future preservation of the historic resource.

APPLICANT: Mark & Melissa Skovorodko.

STAFF RECOMMENDATION: Approval.

CITY COUNCIL HEARING REQUIRED: No.

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15331 (Historic Resources Restoration / Rehabilitation).

COMMISSION DISCUSSION:

Commissioners asked clarifying questions regarding the proposed Mills Act improvements list and discussed the inclusion of a solar system improvement. The Commission concurred that the solar system item should be removed from the Mills Act improvements list, while expressing support for the historic preservation efforts associated with the property.

COMMISSION ACTION:
Motion to approve resolutions 2026-10 & 2026-11.
Motion: Marc Correll, Commissioner; Second: Jeff Jester, Commissioner.
Motion carried 5-0 to approve.
Ayes: Speer, Weiler, Correll, Mecaro, Jester.
Nays: None.
Abstain: None.

3. **PL25-0239 – 649 E. 5th Avenue / Certificate of Appropriateness**

REQUEST: Recommend approval of a Certificate of Appropriateness for construction of a 790 square-foot second floor addition to an existing detached garage, on a property located on the City's Local Register of Historic Resources (Resource #65), and within the boundaries of the Old Escondido Neighborhood.

APPLICANT: Carla Dedominicis.

STAFF RECOMMENDATION: Approval.

CITY COUNCIL HEARING REQUIRED: No.

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities).

COMMISSION DISCUSSION:

Commissioners discussed whether the proposed addition was consistent with the historic character of the property, particularly regarding the architectural details shown in the renderings and elevations. Staff clarified that the addition would match the existing home's materials, windows, stucco, and overall architectural style. Commissioners expressed support for the project after receiving clarification and concluded that the proposed design was compatible with the historic resource.

COMMISSION ACTION:
Motion to approve resolution 2026-12.
Motion: Carrie Mecaro, Commissioner; Second: Marc Correll, Commissioner.
Motion carried 5-0 to approve.
Ayes: Speer, Weiler, Correll, Mecaro, Jester.
Nays: None.
Abstain: None.

4. **Objective Design Standards (ODS)**

REQUEST: Receive staff's presentation to the Planning Commission concerning Objective Design Standards.

APPLICANT: City of Escondido Development Services Department.

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: No.

CEQA RECOMMENDATION: Not a "Project" under CEQA, pursuant to CEQA Guidelines Section 15378(b)(5).

COMMISSION DISCUSSION:

Commissioners asked clarifying questions regarding the planned public outreach process, workshop format, and development of the Objective Design Standards. Staff explained that input would be gathered from design professionals, the development community, and the public through workshops and a future public hearing before the Planning Commission. Staff also noted that the standards would be developed through a review of existing City plans and regulations, with an emphasis on creating clear, objective, and measurable design criteria. No action was taken by the Commission.

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ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

Chair Speer Requested that a future agenda item be scheduled to discuss whether vacancy rates in Escondido are relevant to Planning Commission considerations and decision-making.

Garrett Smith, City Planner, requested that a future agenda item be scheduled to review the Planning Commission bylaws.

CITY PLANNER'S REPORT:

Garrett Smith, City Planner, reported that upcoming agenda items will primarily consist of City-initiated efforts, including the Objective Design Standards and a Sign Code amendment, with limited private development projects anticipated. He also noted that staff expects to cancel the second Planning Commission meetings in November and December due to the holidays.

ADJOURNMENT

Vice-Chair Steeve adjourned the meeting at 7:53 p.m.

_____ _____

Garrett Smith, Secretary to the Escondido Planning Commission

Angel Estrada, Minutes Clerk

STAFF REPORT

DATE: 10/27/2026
PL23-0375 – El Caballo Park Master Plan

PROJECT NUMBER / NAME: **PL23-0375 – El Caballo Park Master Plan and Mitigated Negative Declaration**

REQUEST: for Planning Commission to adopt Resolution No. 2026-174 recommending that the City Council adopt the El Caballo Park Master Plan, the Final Initial Study/Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program.

PROPERTY SIZE AND LOCATION: El Caballo Park encompasses approximately 19.8 acres, including the Escondido Creek channel. The park is surrounded by Daley Ranch and the Escondido Humane Society to the north, Escondido Mayflower Dog Park, Hidden Valley Obedience Club and East Valley Parkway to the east, Beven Drive and Eureka Springs housing development to the south, and the Escondido Water Treatment plant to the west.

El Caballo Park is addressed as 3410 Valley Center Road, Escondido, California and includes portions of Assessor's Parcel Numbers: 760-246-1700 and 760-246-3300.

APPLICANT: City of Escondido

GENERAL PLAN / ZONING: Specific Plan Area 5: Northeast Gateway Specific Plan

PRIMARY REPRESENTATIVE: Sally Schifman, Principal Planner

DISCRETIONARY ACTIONS REQUESTED: Adoption of the El Caballo Park Master Plan and accompanying environmental documents.

PREVIOUS ACTIONS:

- February 11, 2014: Escondido Planning Commission endorsed the El Caballo Park Master Plan (PHG13-0011).
- March 26, 2014: Escondido City Council accepted the conceptual El Caballo park Master Plan and provided staff direction to prepare the required environmental review prior to formally adopting the Master Plan.
- May 10, 2021: The American Rescue Plan Act ("ARPA") provided funding to the City of Escondido for COVID-19 relief, which allocated resources for the environmental review of the El Caballo Park Master Plan.
- November 29, 2023: City staff released a request for proposals for environmental consulting services.
- April 17, 2024: Escondido City Council approved Resolution No. 2024-47, selecting Michael Baker International as the environmental consultant for the El Caballo Park Master Plan at a contract fee of $238,935.
- April 9, 2026 through May 8, 2026: The Public Draft Initial Study/Mitigated Negative Declaration was published for a 30-day public comment period.

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STAFF REPORT

CEQA RECOMMENDATION: Adopt the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Recommend City Council approval of Resolution No. 2026-174 (Attachment 1)

CITY COUNCIL HEARING REQUIRED: YES

REPORT APPROVALS: ___ Kevin Snyder, Director of Development Services

___ Garrett Smith, City Planner

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BACKGROUND

El Caballo Park is an existing, undeveloped public facility located at the northeast corner of the City of Escondido, directly southeast of Daley Ranch. The park encompasses approximately 19.8 acres and has been used by the Charros of Escondido to conduct charreadas (choreographed horse shows) since 1972. Currently, the park consists of native and non-native vegetation, a makeshift arena, a small set of bleachers, and portable restrooms. Dirt parking is located south of the park and across Burnet Drive (previously known as Safe-A-Life Way).

The site is owned by the City of Escondido Utilities Division. The Asociacion de Charros de Escondido (Charros Association) has leased a portion of the site from the City to conduct horse training, horse riding and shows, and cultural activities, including the construction of related facilities, since the 1980s. An existing lease agreement with the Charros Association provides needed maintenance and upkeep of the park. In October 2012, the City Council directed staff to design a Master Park Plan for the property to accommodate equestrian-oriented activities with amenities designed for renting to organizations and individuals in a cost-recovery manner that minimizes municipal maintenance and operational expenses. The City contracted with Wynn-Smith Landscape Architecture, Inc. to prepare the Master Plan. See Exhibit “A” to Planning Commission Resolution No. 2026-174.

In March 2014, Escondido City Council endorsed the El Caballo Park Master Plan, a vision and strategic approach for the development of the public facility and neighboring May Flower Dog Park. The El Caballo Park Master Plan is intended to provide a framework for future improvements to the existing El Caballo Park, an empty lot north of Beven Drive, and an area adjacent Mayflower Dog Park. It is envisioned that the park would serve as a public facility that accommodates equestrian-oriented activities with other amenities designed for a range of visitors, with recreational facilities that would attract a mix of users such as the Charros Association, horse riders, dog lovers, therapeutic equestrian groups, local residents and visitors, businesses, educational institutions, and charitable organizations.

The proposed park improvements would ultimately provide a central, open, passive recreational lawn area surrounded by a variety of natural play opportunities, picnic groves, an equestrian center, and a pedestrian path linking Mayflower Dog Park with El Caballo Park to facilitate improved access and create one cohesive park. Additionally, the Project would naturalize Escondido Creek within the park boundary, providing improvements to change the channel from a concrete channel to vegetated channel.

The purpose of the EL Caballo Park Master Plan is to:

- Develop a detailed Master Plan to provide a coordinated and strategic approach to the provision and development of equestrian activities and infrastructure
- Guide the layout of active and passive recreation, facilities, amenities, parking requirements and general park needs
- Assess potential development funding opportunities and phasing strategies
- Ensure the use of the space is maximized and that natural elements are retained and enhanced wherever possible
- Provide “natural” play opportunities that will encourage creativity and learning, free of typical play structures that limit creative thinking.

The design of the park elements and the materials used are intended to establish the overall character of the park. All elements would reflect a Mexican/western ranch theme and would be designed to be simply constructed,

installed, and maintained. The architectural style and use of colors and materials; fencing; lighting; signage; furniture; and landscaping would also be aimed at integrating the park with Mayflower Dog Park, Escondido Creek Trail, and Caballo Trail to establish a comprehensive design theme that unifies these recreational facilities.

The proposed improvements to be implemented with the Master Plan are shown in Figure 1, listed in the table below, and described more fully in the endorsed El Caballo Park Master Plan (refer to Exhibit "A" to Planning Commission Resolution No. 2026-174).

CITY of ESCONDIDO

STAFF REPORT



Figure 1

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Area	Proposed Improvements		
Arena Area	Improved Fencing/Gates New Bleachers New Seating on Slope Ticket Booth and Restrooms Accessible Path from Parking Area Citrus Grove (to reflect historic use) Replace Existing Eucalyptus Trees (to be removed per phasing plan and replaced with native trees)	Shade Trees Announcers Stage Bandstand 16'-wide Bridge with Decomposed Granite Paving Pedestrian Bridge New 12'x 12' Corrals (8) Muck Storage Trash Enclosure Wash Racks (2)	Bull Corrals Round Pen Vehicular Turn-Around Emergency Vehicular Hammerhead Equestrian Entry Path Shade Structure Barbecue, Picnic, and Dance Area Changing Room Expanded Vehicular Access 4-Rail Fencing
Lower Equestrian Area	Community Hall Building (includes 40' x 40' multiuse space, restrooms, office space, kitchen/concessions space, wraparound porch and 2nd floor caretakers apartment) 100' x 200' Arena 55' Round Pen (2) 45' Round Pen 20' x 24' Corrals (2)	12'x 12' Corrals (14) Bleachers Amphitheater Seating Therapeutic Arena Wash Racks Mounded Lawn Area Lawn Area Surrounded by Paved Walkway Shade Structures Nature Exploration Area	Public Art Opportunity Tributary Creek Improved with Native Planting Staging Area at Caballo Trailhead Fencing Standard Vehicular Parking Accessible Parking Stalls 24' Two-Way Improved Access Road
Horse Trailer Parking Area	Maintenance Building Disabled Parking Stalls Trailer Parking (18' x 60' minimum with decomposed granite surface) (15) Emergency Drive Through and Turn-Around Loop Entry Monument #4	Maintenance Crew Parking Pedestrian Access to Existing Pedestrian Bridge Escondido Creek Channel Escondido Creek Trail Extension Fencing	City Entry Monument #1 Muck Storage –- Covered Trash Enclosure Gate for Future Expansion of Road Bicycle Rack Staging Area for Daley Ranch
Lower Multiuse Parking Area	Park Entry Monument Sign #2 New Decomposed Granite Pathway with Benches Decomposed Granite Parking Lot Trailer and Motorhome Parking (28' x 75' spaces) (6) 16' Wide Bridge with Decomposed Granite Paving	Log Tire Stops from Eucalyptus Trees On-site Fencing GrassPave2 Parking Spaces to Expand the "Park" Experience Shade Trees Escondido Creek Trail Extension	Bicycle Rack Picnic Table Decomposed Granite Pathway Concrete Pathway Drinking Fountain
Mayflower Dog Park – El Caballo Park Connection	Dog Park Connection Node Public Art Restrooms	Escondido Creek Channel New Pedestrian Bridge	Trailer Parking Bicycle Rack Drinking Fountain

[1] Grasspave2 is a porous paving product made from recycled plastic. It allows for vehicular and pedestrian traffic without causing grass compaction or damage.

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At the time of endorsement, the City was unable to fully adopt the El Caballo Park Master Plan because environmental assessment of the park plan had not been completed. The California Environmental Quality Act ("CEQA") requires public agencies to evaluate and inform the public of a project's impact to the environment. CEQA Guidelines define a "Project" to be the whole of an action which has the potential to result in a physical change to the environment including activities subject to discretionary approval by governmental agencies. Development of El Caballo Park would change existing physical characteristics of the property. Approval of El Caballo Master Plan would entail a discretionary government action that falls under the CEQA definition of a Project.

In 2024, City Council approved Resolution No. 2024-47, awarding Michael Baker international ("MBI") a contracting agreement to conduct El Caballo Master Plan's CEQA environmental assessments and accompanying documents. It was determined that an Initial Study/Mitigated Negative Declaration ("IS/MND") would be the appropriate level of environmental review for the El Caballo Master Plan. MBI, in partnership with City Staff, considered reasonably foreseeable environmental impacts including those that pertain to criteria required to be evaluated by CEQA. See Exhibit "B" of Planning Commission Resolution No. 2026-174.

The IS/MND concluded that implementation the El Caballo Master Plan would result in no impacts or less than significant impacts related to aesthetics, agriculture and forestry resources, air quality, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation, utilities and service systems, and wildfire. The IS/MND concluded that there would be less than significant impacts, with mitigation measures incorporated, related to biological resources, cultural and tribal cultural resources, and geology and soils related to paleontological resources. No potentially significant impacts would occur with implementation of the El Caballo Master Plan. Additional information related to required mitigation measures can be found in Exhibit "C" of Planning Commission Resolution No. 2026-174.

SUMMARY OF REQUEST

Staff request the Planning Commission adopt Resolution No. 2026-174 recommending that the City Council adopt the El Caballo Park Master Plan, the Final Initial Study/Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program.

PROJECT ANALYSIS

1. General Plan Conformance: This project is in conformance with the Escondido General Plan Land Use and Community Form Chapter and Specific Planning Area #5: Northeast Gateway. Northeast Gateway identifies El Caballo Park to be recreational hub for Eastern Escondido, bringing families and individuals together to share public resources. Resolution No. 2026-174 furthers recreational objectives by strategically and responsibly planning for the implementation of El Caballo Park. Implementation of the park would further other General Plan Chapters, such as the Resource Conservation Chapter, by identifying and taking steps to preserve native habitat and minimize impact to biodiversity.

2. Zoning or Specific Plan Conformance: The Project site is governed by the Northeast Gateway Specific Plan Area (SPA) with a zoning designation of S-P (Specific Plan Area). The site currently supports the existing park use; the proposed improvements and continued use of the park would not conflict with the existing zoning or land use designations. No change to the existing zoning is required or proposed to allow for Project implementation.

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3. Climate Action Plan (CAP) Consistency: Environmental impacts of El Caballo Park's implementation have been assessed. The Project's characteristics render it consistent with statewide, regional, and local climate change mandates, plans, policies, and recommendations. More specifically, the greenhouse gas (GHG) emissions reduction plan consistency analysis provided in the IS/MND demonstrates that the Project complies with applicable the GHG reduction goals, policies, actions, and strategies. Impacts would be less than significant. Additionally, Project emissions would not exceed the CAP's screening threshold of 500 MTCO2e per year, as shown in Table 3.8-1 of the IS/MND. Since the proposed Project would not exceed the applicable threshold, the CAP determined that the Project's GHG impact would be less than significant.

FISCAL ANALYSIS

Staff recommends City Council approval of the El Caballo Park Master Plan and associated environmental documents. Approval of these items does not have an immediate fiscal impact on the City's budget.

An existing lease agreement with the Charros Association provides needed maintenance and upkeep of the park. The Charros Association pays for water, vegetation management, and cleaning of the arena. While Public Works staff supports by disposing of waste after events and patrolling the site. Formalization of the El Caballo Masterplan would prompt the City to retain full maintenance responsibilities. Any associated fees have yet to be determined.

The 2014 endorsed El Caballo Park Master Plan includes a Preliminary Opinion of Probable Cost totaling $10,190,829. The estimate was based on the information available during the development of the Master Plan and does not include prevailing wage requirements. Adjusted for inflation using the Consumer Price Index, the estimated cost is approximately $14.3 million in 2026 dollars. This inflation-adjusted figure is provided for general reference purposes and should not be considered a current construction cost estimate.

Additional costs may be incurred during project implementation that were not included in the original estimate, including project-specific studies and surveys, permitting, environmental compliance activities, consultant services, utility improvements, and permits or approvals issued by agencies other than the City of Escondido. At this time, there is no funding allocated for construction of El Caballo Park.

Funding is not currently available for implementing the improvements identified in the El Caballo Park Master Plan. Future implementation would require the City to secure funding for design development, preparation of construction documents, permitting, and construction, as appropriate. Potential funding may include federal, state, and local grants; public and private donations; and revenues derived from rentals and leases associated with park amenities and facilities. Construction costs may be reduced with volunteer support from the community or other area organizations, where appropriate and permitted.

Additional revenue opportunities may include rentals or leases associated with community and equestrian facilities, as well as event-related uses. Potential revenue could also be generated through activities associated with special events, including temporary vendor operations or trailer parking, subject to all applicable City approvals and permitting requirements.

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ENVIRONMENTAL ANALYSIS

CEQA applies to proposed projects initiated by, funded by, or requiring discretionary approvals from state or local government agencies. CEQA Guidelines Section 15367 states that a lead agency, in this case, the City of Escondido, is the agency that has the principal responsibility for carrying out or approving a project and is responsible for compliance with CEQA. As lead agency, the City must complete an environmental review to determine if implementation of the Project would result in significant adverse environmental impacts. In compliance with CEQA, an IS has been prepared to assist in making that determination. Based on the nature and scope of the Project and the evaluation contained in the IS environmental checklist, the City has concluded that an MND is the appropriate level of analysis for the Project.

As provided in CEQA Statute Section 21064.5, and stated in CEQA Guidelines section 15070, an MND can be prepared when "(a) the initial study shows that there is not substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or (b) the initial study identifies potentially significant effects, but (1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and (2) there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment." The MND prepared for the Project identified potentially significant impacts in the areas of Biological Resources, Cultural Resources, Geology and Soils (related to paleontological resources), and Tribal Cultural Resources. However, through incorporation of mitigation measures, the impacts can be reduced to less-than-significant levels.

The City acting as Lead Agency released a Draft IS/MND (SCH# 2026040729) for a 30-day public review period from April 9, 2026, and ended on May 8, 2026, with an extended 36-day period for state agency review occurring from April 9, 2026, to May 14, 2026. City staff received a total of five written comments and one comment over phone call. Comments shared feedback regarding noise, traffic, parking, and existing use of the facilities. Staff contacted commenters in writing, a virtual meeting, or phone call to address any concerns and clarify information. The Lead Agency prepared responses to those comments and incorporated those responses into a Final IS/MND. The Final IS/MND identifies no new environmental impacts which have not been addressed through the aforementioned mitigation measures.

PUBLIC INPUT

Preparation of the El Caballo Park Master Plan included an extensive public outreach process consisting of three community workshops held between September 2013 and plan completion. The process was designed to gather community input before conceptual designs were developed, allowing stakeholders to help shape the vision, priorities, and physical layout of the park. Interactive workshops, design charrettes, group discussions, and a site walk provided opportunities for participants to identify desired park features, discuss opportunities and constraints, and review evolving plan concepts.

During the initial workshop, participants identified a vision for El Caballo Park that emphasized preservation of the site's ranching, agricultural, and Charro heritage; protection of natural open space, habitat, and cultural resources; and creation of a unique community and regional destination. Community members expressed strong interest in educational programming related to local history, horsemanship, animal husbandry, environmental stewardship,

and cultural traditions. Participants also highlighted the importance of youth programs, family-oriented activities, therapeutic riding opportunities, trail connectivity, community events, and engagement with animals and nature.

Workshop participants identified a wide range of desired park amenities, including equestrian facilities, multi-use trails, picnic and gathering areas, interpretive displays, accessible facilities, educational spaces, and venues for cultural and community events. Comments also emphasized preserving the site's open-space character, enhancing connections to nearby recreational resources, and protecting the property for future generations. Community members additionally raised questions regarding long-term park management, funding, and stewardship, and identified traffic as a consideration for future events and programming.

During the second workshop, the public reviewed three conceptual alternatives developed from the input received during the first workshop. Participants generally supported a park that maintains a natural and open character, avoids a highly urbanized design, provides strong equestrian programming, accommodates a variety of recreational users, and serves as a place that brings together residents of diverse ages, cultures, and interests. Attendees also emphasized the importance of providing adequate parking and ensuring that cyclists, hikers, dog owners, and other park users are accommodated alongside equestrian uses.

At the third workshop, the public reviewed a preliminary master plan that combined preferred elements from the previously presented alternatives. Feedback was overwhelmingly supportive of the proposed master plan, with participants expressing general approval of the overall concept and offering refinements focused primarily on-site amenities and operational details. Suggested modifications included additional equestrian improvements, trail and access enhancements, cyclist amenities, arena support facilities, and circulation adjustments.

Overall, public input consistently supported a master plan that balances preservation of natural resources and open space with equestrian recreation, cultural heritage, education, community gathering opportunities, and multi-use recreational amenities, while maintaining El Caballo Park as a unique community and regional asset.

CONCLUSION AND RECOMMENDATION

Since 1972, El Caballo Park has served as a community space for equestrian activities. The El Caballo Park Master Plan celebrates Escondido’s cultural variety and connection to agriculture and open space by providing a formalized space to people to convene. As discussed throughout this staff report, the Project complies with the requirements of the Escondido Zoning Code, and with the General Plan policies included in the City’s 2012 General Plan. Additionally, the Project underwent environmental review as required by the California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration was prepared for the Project. The Project will not result in any impacts that cannot be mitigated to a less than significant effect due to the incorporation of mitigation measures. Staff requests Planning Commission to recommend City Council approval of Resolution No. 2026-174 which formally approves the El Caballo Park Master Plan and adopts the accompanying IS/MND.

CITY of ESCONDIDO

STAFF REPORT

ATTACHMENTS

1. Resolution No. 2026-174, including Exhibits “A” through “D”
    - Exhibit “A” – El Caballo Park Master Plan (Endorsed)
    - Exhibit “B” – Final Initial Study/Mitigated Negative Declaration, with Appendices
    - Exhibit “C” – Mitigation Monitoring and Reporting Program
    - Exhibit “D” – Findings of Fact/Factors to be Considered

Planning Commission
Hearing Date: October 27, 2026
Effective Date: October 28, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-174

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE EL CABALLO PARK MASTER PLAN, THE FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, AND THE MITIGATION MONITORING AND REPORTING PROGRAM

APPLICANT: CITY OF ESCONDIDO

CASE NO: PL23-0375

WHEREAS, the City of Escondido ("Applicant") submitted Planning Case No. PL23-0375 requesting adoption of the El Caballo Park Master Plan and associated environmental documents to establish a long-range planning framework for future improvements to El Caballo Park and related recreational amenities addressed as 3410 Valley Center Road, Escondido, California (APNs 760-246-1700 and 760-246-3300) ("Project"); and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), the City of Escondido is the Lead Agency for the Project; and

WHEREAS, El Caballo Park is an existing City-owned public recreational facility consisting of approximately 19.8 acres that has historically supported equestrian activities and community events; and

WHEREAS, on February 11, 2014, the Planning Commission endorsed the El Caballo Park Master Plan, attached as Exhibit “A” and incorporated herein by this reference, and on March 26, 2014, the City Council accepted the conceptual Master Plan and directed staff to complete the environmental review necessary for formal adoption of the Master Plan; and

WHEREAS, an Initial Study was prepared to evaluate the potential environmental impacts associated with implementation of the Project and to determine the appropriate level of environmental review pursuant to CEQA; and

WHEREAS, based upon the analysis contained in the Initial Study, a Draft Initial Study/Mitigated Negative Declaration ("IS/MND"), attached as Exhibit “B”, and Mitigation Monitoring and Reporting Program ("MMRP"), attached as Exhibit “C”, were prepared for the Project, and incorporated herein by this reference, in compliance with CEQA, the CEQA Guidelines, and Article 47 of the Escondido Zoning Code; and

WHEREAS, the Draft IS/MND was circulated for public review and comment from April 9, 2026 through May 8, 2026, and the City received comments regarding the Project and prepared responses to those comments as part of the Final IS/MND; and

WHEREAS, the Final IS/MND identified potentially significant impacts related to biological resources, cultural resources, tribal cultural resources, and paleontological resources; however, all identified impacts can be reduced to less-than-significant levels through implementation of mitigation measures; and

WHEREAS, in addition to the Final/ISMND, an MMRP has been prepared for the Project to ensure compliance with the required mitigation measures during Project implementation; and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and recommends approval of the Project; and

WHEREAS, City staff provided public notice of the application in accordance with City and State noticing requirements; and

WHEREAS, on October 27, 2026, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of City staff and provided all interested persons an opportunity to be heard and present evidence regarding the Project; and

WHEREAS, evidence was submitted to and considered by the Planning Commission, including, without limitation:

a. Written information, plans, studies, technical reports, correspondence, and other materials submitted by the Applicant, consultants, City staff, and members of the public;
b. Oral testimony from City staff, interested parties, and members of the public;
c. A staff report, dated October 27, 2026, together with all attachments thereto, which are incorporated herein by this reference as though fully set forth herein; and
d. Additional information submitted before or during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by provisions of State law, the Escondido Municipal Code, and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct and are incorporated herein by this reference as though fully set forth.
2. The Planning Commission has independently reviewed and considered the entire administrative record for the Project, including but not limited to the Staff Report dated October 27, 2026; the El Caballo Park Master Plan; the Final Initial Study/Mitigated Negative Declaration (IS/MND); the

Mitigation Monitoring and Reporting Program (MMRP); all public comments received during the environmental review process; the responses to comments; and all testimony and evidence submitted before and during the public hearing.

3. The Planning Commission finds that the Final IS/MND was prepared in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and Article 47 of the Escondido Zoning Code.
4. The Planning Commission finds that the MMRP identifies mitigation measures necessary to reduce potentially significant environmental impacts to less-than-significant levels and establishes responsibility and procedures for implementation, monitoring, and reporting of such mitigation measures.
5. The Planning Commission finds that, on the basis of the whole record before the City, there is no substantial evidence that the Project, as mitigated, may have a significant effect on the environment. Therefore, adoption of a Mitigated Negative Declaration is appropriate pursuant to CEQA Guidelines Section 15070.
6. The Planning Commission recommends that the City Council adopt the Final IS/MND, attached as Exhibit "B," and the MMRP, attached as Exhibit "C," both of which are incorporated herein by this reference as though fully set forth herein.
7. The Planning Commission finds that the El Caballo Park Master Plan is consistent with the goals, policies, and objectives of the Escondido General Plan, including the Land Use and Community Form Chapter and Specific Planning Area No. 5 (Northeast Gateway), and is compatible with the S-P (Specific Plan Area) zoning designation applicable to the Project site.

8. The Planning Commission recommends that the City Council adopt the El Caballo Park Master Plan, attached as Exhibit "A," and find the Project consistent with the Escondido General Plan, the Northeast Gateway Specific Plan Area, and applicable provisions of the Escondido Municipal Code.
9. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit “D,” relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

CONTINUED ON NEXT PAGE

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 27th day of October, 2026, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

_____
BARRY SPEER, Chair
Escondido Planning Commission

ATTEST:

_____
GARRETT SMITH, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

_____
ANGEL ESTRADA, Minutes Clerk
Escondido Planning Commission

EXHIBIT "A"

PLANNING CASE NO. PL23-0375

EL CABALLO PARK MASTER PLAN (ENDORSED)

ESCONDIDO
City of Choice



EL CABALLO PARK MASTER PLAN REPORT

DATE: 03-26-14

PREPARED FOR:
CITY OF ESCONDIDO
201 NORTH BROADWAY
ESCONDIDO, CA 92025

PREPARED BY:
WYNN-SMITH LANDSCAPE ARCHITECTURE, INC.
12315 OAK KNOLL RD., SUITE 230 POWAY, CA 92064

ESCONDIDO
City of Choice

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Master Plan Endorsements and Approval

The Master Plan was endorsed or approved by the following:

Appearance Committee:
Endorsed - Nov. 21, 2013

Community Services Commission:
Endorsed - Jan. 23, 2014

City Planning Commission:
Endorsed - Feb. 11, 2014

City Council:
Approved - March 26, 2014

Acknowledgements

The El Caballo Park Master Plan was prepared under the direction of the City of Escondido Community Services Department with valuable input from the public. Great appreciation is expressed to members of the following agencies and organizations for their enthusiasm, dedication and contributions to the ideas expressed in this plan.

- City of Escondido
- Community Services Department
- Loretta McKinney - Director
- Amy Shipley - Assistant Director
- Planning Department
- Jay Petrek - Principal Planner
- Asociacion de Charros de Escondido (*Escondido Charros Association*)
- El Caballo Park Conservancy
- Escondido Humane Society
- Friends of Daley Ranch
- Hidden Valley Obedience Club

Consultant Team

Prime Consultant:
Wynn-Smith Landscape Architecture, Inc.
Subconsultants:
In-Site Landscape Architecture, Inc.
Bennett Peji Design
Excel Engineering

Directions to Viewing Rep

This report was prepared to be printed on back to back sheets to conserve paper and to assist in reading plans. Site Plans and Enlargements are printed on the right side sheet and associated notes and legends can be seen simultaneously on the left side sheet.

If one is reading this in PDF format, it is suggested that the reader view in 2 page format within Adobe PDF Reader. Select View, Page Display, Two Page View. Then select View, Page Display, Show Cover Page In Two Page View. This will allow the reader to see the left and right side pages simultaneously. Zoom in on the screen if necessary.

Executive Summary

Executive Summary

El Caballo Park is settled at the base of the beautiful chaparral covered hills of Daley Ranch at the northeast corner of the City of Escondido. The project site, addressed as 3410 Valley Center Road, Escondido, Califofornia, is within the boundaries of the proposed Escondido Subarea Plan of the Multiple Habitat Conservation Program (MHCP; Ogden and CBI 2001), and within a Focused Planning Area. El Caballo Park's purpose is to be much more than a park or even just an equestrian park. With its unique elements, location and community support, the park will be a place that brings men, women and children together in a unique manner that celebrates Escondido's cultural variety and connection to agriculture and open space. The park will be a community-relations center, a learning center as well as a fun park and will use nature, horses, art and thoughtful, creative design as the attracting elements.

The park encompasses approximately 19.8 acres, including the Escondido Creek channel.

Since 1972, this land has been used by the Charros of Escondido (Associacion de Charros de Escondido) to conduct charreadas (similar to rodeos) and beautifully choreagraphed horse shows by young women called Escaramuzas. Based on community support, the City has funded the master plan to identify future developement and phasing of the park.

Surrounding the park is the 3,000 acre Daley Ranch and the Escondido Humane Society to the north, Escondido Mayflower Dog Park, Hidden Valley Obedience Club and East Valley Parkway to the east, Beven Drive and Eureka Springs housing development to the south and the Escondido Water Treatment plant to the west.

The El Caballo Park Master Plan creates opportunities for park visitors to not only interact with horses but also to explore nature, learn about the history of the area, picnic with friends and family and see high quality dog shows and equestrian events.

The park will extend the Escondido Creek Trail, from the south, providing pedestrians and cyclists a relaxing destination into the park. The park will also act as a staging area for users of the Caballo Trail in Daley Ranch as well as a destination for people coming from the west side of the Ranch.

Key components of the Master Plan include:

- Improvements to the existing arena historically used by the Charros.
- Addition of multiple round pens and arenas, including a 100' x 200' show arena and a therapeutic riding arena.
- Grass play areas with shaded picnic spaces.
- A community hall building.
- Nature exploration opportunities
- Improved parking layout.
- Connection to Escondido Creek Trail
- Softening of Escondido Creek channel
- Signage
- Potential Funding Opportunities
- Revenue generating possibilities

With the United States equestrian industry's impact of over $102 billion on the US economy, El Caballo Park will add to this positive impact not only by providing healthy activities for the citizens of the region, but by playing an important role in increasing business within the equestrian community.

The following report defines and illustrates the park design concepts, analysis of existing conditions, conceptual grading & hydromodification plans, potential development opportunities and ammenities, development phasing, public input during the design process and an opinion of probable cost of construction.



Introduction

Introduction

Purpose

The purpose of the Master Plan is to:

- Develop a detailed Master Plan to provide a coordinated and strategic approach to the provision and development of equestrian activities and infrastructure.
- Guide the layout of active and passive recreation, facilities, amenities, parking requirements and general park needs.
- Assess potential development funding opportunities and phasing strategies.
- Ensure the use of the space is maximized and that natural elements are retained and enhanced wherever possible.
- Provide "natural" play opportunities that will encourage creativity and learning, free of typical play structures that limit creative thinking.

Site Location

El Caballo Park is generally situated between East Valley Parkway and hilly terrain with designated open space.

It is located at the northeast end of the City of Escondido and is situated immediately south of the 3,000 acre Daley Ranch preserve and the Escondido Humane Society. To the west of the park is the City of Escondido Water Treatment Plant, which is adjacent to Dixon Lake. The treatment plant is 300 feet above the park area.

To the east, is Mayflower Dog Park and the Hidden Valley Obedience Club (HVOC) which are separated from El Caballo Park by a large concrete drainage channel called Escondido Creek. There is also a 2.5 acre vacant dirt lot between HVOC and Beven Drive and will be included in the park boundaries of development.

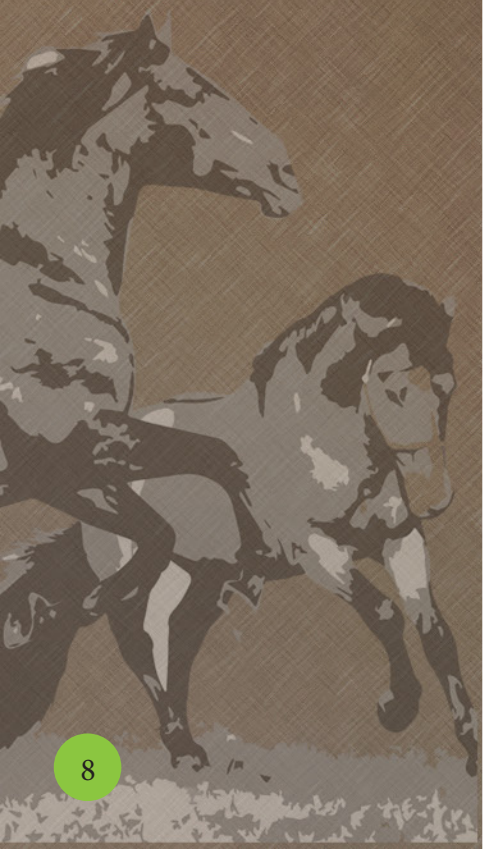
South of the park is the 340 unit housing development Eureka Springs.



Figure 42: Vicinity Map

ESCONDIDO
City of Choice

INTRODUCTION



Site History

Native Americans inhabitated much of the land in Escondido taking advantage of the abundance of wildlife and food growing opportunities. Bedrock Millings, used for grinding acorns and other grains, can be found just outside of the park boundaries.

In 1888, Benjamin Franklin Dixon acuired 50 acres in the area of the park and began the local citrus industry. Many of the groves today began from the stock from his family nursery.

The Dixon house, built in 1898, was on the southwest corner of Beven Road and Burnet Drive. The only remains of the structure are the front porch concrete steps and the excavated foundation.

It is believed that Mr. Dixon brought acorns from Oak trees planted by the pilgrims in Massachusetts and that he planted one of the seeds in the large open dirt lot immediately north of Beven Road. This tree became known as the Mayflower Oak Tree. It is still standing there but while not alive, still carries sentimental value to locals and history buffs.

In 1895 Bear Valley Dam was completed, which brought much needed water to the area, allowing increased development of citrus groves, for which the area became famous.

Currently, and for the last 43 years, the Charros De Escondido (Asociacion de Charros de Escondido) use the upper portion of the project site for cultural activities, shows, horse training, charreadas and escaramuzas. The charreadas, similar to rodeos, continue a Mexican tradition of demonstrating skills necessary to run cattle ranches. During this time, the Charros built the existing charreada arena with supporting small corrals for horses and cattle used in the chareada events.

This group, one of the oldest Charros groups in California, competes with teams from all over California and Mexico attracting large numbers of fans to the site on Sundays, while on Saturdays, the Charros practice for Sunday's event. The competitions follow the strict guidelines outlined by the Federacion Mexicana de Charreria but conform to the animal rights regulations of the United States.

Escaramuzas events involve teams of young women wearing colorful dresses, while riding sidesaddle at high rates of speed in choreographed routines.

The Master Plan for the park incorporates methods to teach this important local history of the land, culture and way of life, both historically and of modern day.



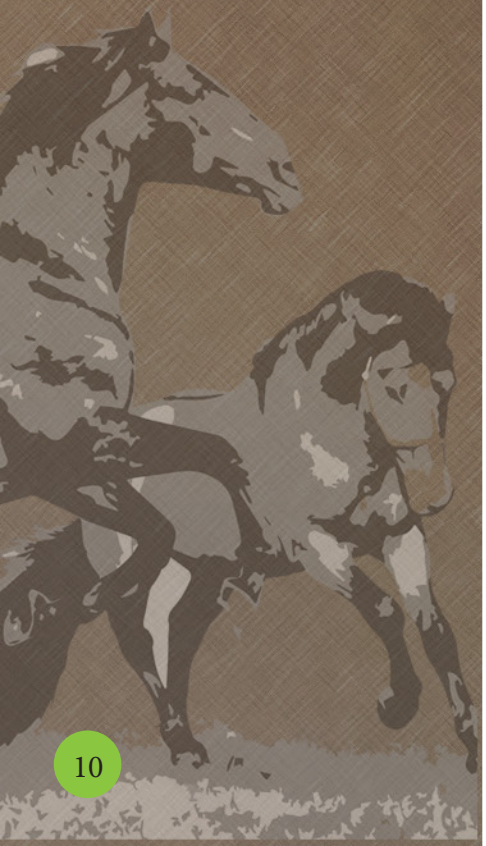






Mayflower Tree (When Alive)

These images are provided by the Pioneer Room of the Escondido Public Library.



Site Photos

The following photographs document the site conditions as of Fall 2013.








NO DUMPING
NO DRINKING
NO SHOOTING
NO TIRAR BASURA
NO TOMAR BEBIDAS
ALCOHOLICAS
NO DISPARAR
ARMAS











ESCONDIDO
City of Choice

INTRODUCTION



















Master Plan Description

Master Plan Description

Master Plan Goals and Objectives

The City's vision is that El Caballo Park be a public facility that accommodates equestrian-oriented activities with amenities designed for renting to a variety of organizations and the public in a cost-recovery manner that minimizes municipal maintenance and operational expenses. The plan identifies architectural styles, colors and materials, fencing, lighting, signage, furniture, and a landscape palette that the City can integrate with Mayflower Dog Park, Escondido Creek Trail and Caballo Trail in order to establish a comprehensive design theme that unifies these recreational facilities.

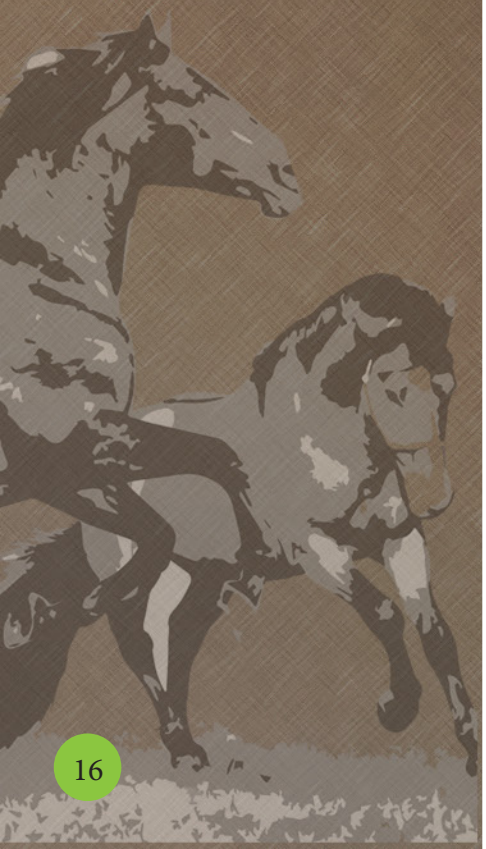
After input from the community during three public workshops, the park's necessary physical program elements became very clear.

The following elements and potential activities have been sensitively integrated into the master plan:

- Vehicular access and Parking (for single vehicles and vehicles with equestrian trailers).
- Equestrian Facilities
    - Additional Arena - 100' x 200'
    - Improved Existing Arena
    - Therapeutic Riding Arena
    - Round Pens (Permanent and Mobile)
    - Additional Corrals
    - Spectator Seating
    - Wash Racks
    - Muck Storage
    - Staging Area for Caballo Trail in Daley Ranch
    - Separate Pedestrian and Equestrian Access to Upper Existing Arena
- Public Picnic Areas
- Bicycle Storage Facilities
- Restrooms
- Drinking Fountains
- Maintenance and Service Facilities
- Trash Bins - Small and Large
- Stormwater Management Solutions
- Equestrian Trails for Therapy
- Pedestrian and bicycle linkage to Escondido Creek Trail
- Signage
- Public Art
- Educational Opportunities
    - History
    - Nature
    - Horses
    - Dogs
- Community Hall Building
- Naturalize Escondido Creek between the south boundary of the park and its beginning approximately 1/4 mile north of the park
- Strong Connection Between Mayflower Dog Park and El Caballo Park

ESCONDIDO
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MASTER PLAN
DESCRIPTION



Master Plan Concept

The most successful community parks are those that unite a community. If a community consists of multiple cultures the park should bring everyone together to learn about each other and strengthen the community by increasing understanding of those around us. A strong community is made up of individuals with varying backgrounds and desires but with a common goal to come together and celebrate their differences respectfully.

This project, focusing on equestrian activities, will have a mix of users such as the Charros Association, horse riders, those who just love to be around horses, dog lovers, various groups such as the Wounded Warriors, Therapeutic Equestrian groups, residents from nearby and afar, businesses, education institutions, charitable organizations and many more.

The concept of the park is inspired by the strength of a multi-stranded rope, much like the lassos used by Charros. Understanding that a rope is made up of very small strands of individual strings and intertwined with many other strings, those strings become very strong as a single rope.

Braiding the variety of people of Escondido together into a strong "rope" of shared activities and interests yet one that also has flexibility is the guiding design concept.

The concept of a rope is reflected literally in the intertwined rope paving pattern within the sidewalk encircling the central lawn area and figuratively in the incorporation of Nature, Horses, Dogs, History, and Education into the park. These features will make this park a destination for many.

The Park includes a central, open, passive recreational lawn area surrounded by a variety of natural play opportunities, picnic groves, an equestrian center and a strong pedestrian access path linking Mayflower Dog Park with El Caballo Park creating one cohesive park.







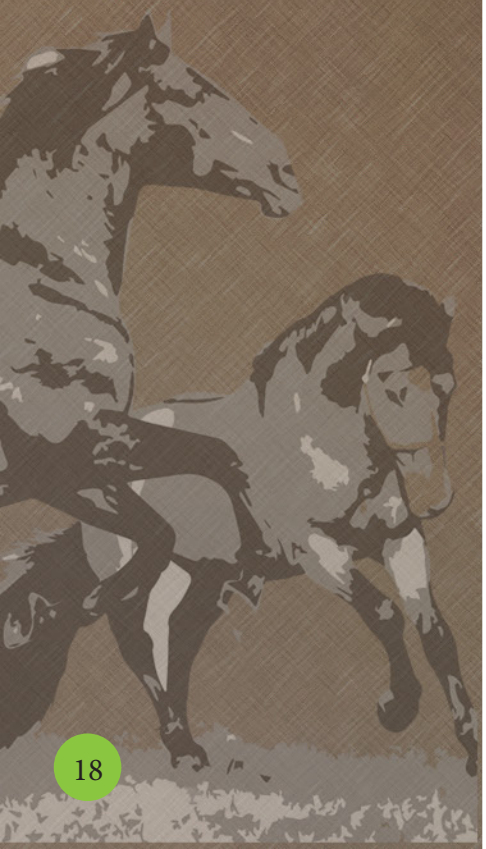






ESCONDIDO
City of Choice

MASTER PLAN DESCRIPTION



Final Master Plan

The Master Plan, shown on the following page, reflects the overall plan and the subsequent pages provide enlargements showing greater detail.

It is proposed that the park will be built in phases as suggested later in this report.

Master Plan Features Legend

1. Improved Existing Arena
2. Lower Equestrian Area Development
3. Connection to Caballo Trail and Daley Ranch
4. Theraputic Riding Arena
5. Common Gathering and Picnic Areas
6. Tributary Creek
7. Horse Trailer Parking
8. Overflow Parking
9. Improved Escondido Creek
10. Connection to Escondido Creek Trail
11. Mayflower Dog Park
12. Hidden Valley Obedience Club
13. Therapeutic Riding Trail
14. Monument Sign 1
15. Monument Sign 2
16. Monument Sign 3
17. Monument Sign 4



Figure 43: Final Master Plan

ESCONDIDO
City of Choice

MASTER PLAN DESCRIPTION

Existing Arena Area Improvement



Existing Arena Area Improvement Description

This area has an existing arena designed and built by the Charros who currently use the facility. There is a small set of bleachers at the east end of the round arena and make-shift amphitheater seating on the south end of the arena taking advantage of an existing slope.

The condition of the arena requires improvements to make the arena safer for animals and riders. It is proposed that the arena will be improved with better railings, solid siding and improved corrals for temporary holding of livestock.

The railings will be divided by stone pillars using matching natural stone used throughout the park.

For separation between pedestrians and horses, horses enter the arena area from the north using a dedicated trail fenced off from the "event" picnic area to the east of the entry trail. The horses are led or ridden over a bridge designed to reduce balking by the horse.

Improved Existing Arena Features Legend

1. Improved Fencing
2. New Bleachers
3. New Seating on Slope
4. Ticket Booth and Restrooms
5. Accessible Path from Disabled Parking Below
6. 3-Rail Fencing to Control Visitor Access
7. Gates
8. Citrus Grove (To Reflect Historic Use)
9. Shade Trees
10. Announcer's Stage

Improved Existing Arena Features L

11. Band Stand
12. 16' Wide Bridge with Decomposed Granite Paving
13. Pedestrian Bridge
14. New 12' x 12' Corrals
15. Muck Storage
16. Trash Enclosure
17. Wash Racks (2)
18. Bull Corrals
19. Round Pen
20. Vehicular Turn-Around
21. Emergency Vehicular Hammerhead
22. Equestrian Entry Path
23. Shade Structure
24. BBQ, Picnic and Dance area
25. Changing Room
26. Expanded Vehicular Access
27. 4-Rail Fencing
28. Existing Eucalptus to be removed per phasing plan and replace with native trees



KEY MAP

Figure 44: Existing Arena Area Improvements

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MASTER PLAN DESCRIPTION

Lower Equestrian Area



Lower Equestrian Area Description

This area is the heart of the park in that it provides amenities for all. Equestrians, dog lovers and anyone else will be able to interact in this space safely.

The Equestrian components include a 100'x200' riding arena, two 55' portable round pens, a 45' round pen, corrals for a variety of puroposes, multiple seating areas for events in the large arena and appropriate safety fencing and a staging area to Daley Ranch.

This area is set 14' below and centered on the upper shade structure and picnic space creating optimum viewing opportunities.

The round lawn area, surrounded by paving with a "lasso" pattern, is integrated into the park providing passive and light active play opportunities. The perimeter of this space has three shaded picnic spaces, four horse corrals for visitors arriving by horse and a landscaped area to the west that will provide opportunities to learn about the environment and history of the area. An additional lawn area is provided north of the circular lawn area creating close viewing of activities in the large arena. The edges are natural without definition to create a rustic park appearance.

Children exploring this area may find opportunities to make etchings of "fossils" of paw prints, leaves and other natural elements. Descriptions of these findings will be located near the Community Hall. QR codes may also be available to aid in looking up additional information. Grinding stones may also be found.

Outdoor classrooms may occur in the lawn areas, shaded picnic areas and the space between the Community Hall and the large arena.

Opportunities for public art surround the circular lawn area. The Mayflower Tree is included in the potential provision of public art and is proposed to be relocated in this area.

Lower Equestrian Area Features Le

1. Community Hall Building with 40' x 40' Multi-Use Space, Restrooms, Office Space, Kitchen/ Concessions Space,Wrap around Porch and 2nd floor caretakers apartment
2. 100' x 200' Arena
3. 55' Round Pen
4. 20' x 24' Corrals
5. Bleachers
6. Amphitheater Seating
7. Wash Racks
8. 12' x12" Corrals
9. Staging Area at Caballo Trailhead
10. Mounded Lawn Area
11. Lawn Area Surrounded by Paved Walkway with Lasso Pattern to Reflect Equestrian Activities
12. Shade Structures
13. Nature Exploration Area
14. Public Art Opportunity
15. Standard Vehicular Parking
16. Disabled Parking Stalls
17. 24' Wide Two-Way Improved Access Road
18. Tributary Creek Improved with Native Planting
19. Theraputic Arena
20. 2-Rail Fence
21. 3-Rail Fence
22. 4-Rail Fence



KEY MAP

Figure 45: Lower Equestrian Area

ESCONDIDO
City of Choice

MASTER PLAN DESCRIPTION

Horse Trailer Parking



Horse Trailer Parking Description

Providing a portion of the necessary parking for large equestrian events, 15 trailer spaces are proposed with decomposed granite paving and hitching posts at each space. These spaces have potential to hold 15 - 72 horses depending on the number of horses carried in each trailer.

A maintenance facility structure for the park is provided at the north end of the parking area along with a trash enclosure and muck storage facility.

Horse riders, arriving by trailer, have easy and safe access to the new entry area to Caballo Trail in Daley Ranch.

The staging area is equipped with hitching posts, picnic tables, 12x12 corrals, wash racks and shade creating opportunities for people to meet before and after a ride. This also provides opportunities for non-equestrians to get close to horses and talk with equestrians.

Parking for standard vehicles, located on the west side of "Save A Life driveway" are proposed to be decomposed granite.

A gate is proposed at the entrance to the Escondido Humane Society to control traffic if, in the future, a new access road is constructed at the intersection of Lake Wohlford Road and East Valley Road.

Horse Trailer Parking Features Leg

1. Community Hall Building / Restrooms / Caretaker Residence / Offices - raised 18"
2. Porch - Raised 18"
3. Disabled Parking Stalls
4. Trailer Parking - 18' x 60' minimum with Decomposed Granite Surface
5. Emergency Drive Through and Turn-Around Loop
6. Maintenance Building
7. Muck Storage - Covered
8. Trash Enclosure
9. Maintenance Crew Parking
10. Pedestrian Access to Existing Pedestrian Bridge
11. Escondido Creek Channel
12. 4 - Rail Fence
13. Escondido Creek Trail Extension
14. City Entry Monument #1
15. Gate for Future Expansion of Road
16. Staging area for Daley Ranch
17. Bicycle Rack
18. Entry Monument #4



KEY MAP

Figure 46: Horse Trailer Parking

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MASTER PLAN DESCRIPTION

Lower Multi-Use Parking



Lower Multi-Use Parking Description

Providing important overload parking for large events occuring in the park, this parking area will also provide parking for the Hidden Valley Obedience Club that has needs for standard parking stalls and motor home stalls.

The paving is to be decomposed granite and will drain to the landscape area between Beven Road and the parking lot.

Parking along the south edge of the lot is on GrassPave2 material to visually widen the landscape appearance.

The Park Entry Monument #2 identifies the park and other amenities found in the area. Pedestrians walk through the Ranch style gateway and walk along a meandering DG path with benches along the way. The landscape will be used to provide visual interest and water quality treatment meeting hydromodification requirements.

Just inside the entry gateway are bicycle racks, picnic tables and a drinking fountain to provide important rest and hydration for cyclists attracted to the area.

Equestrian access to the main park is provided by a bridge immediately north of the existing vehicular bridge crossing Escondido Creek.

Lower Multi-Use Parking Features

1. Hidden Valley Obedience Club
2. Park Entry Monument Sign #2
3. Existing Concrete Walkway
4. New Decomposed Granite Pathway with benches
5. Decomposed Granite Parking Lot
6. 28’ x 75’ Trailer and Motorhome Parking
7. Log Tire Stops from Eucalyptus Trees On-Site
8. 3 - Rail Fence
9. 4 - Rail Fence
10. GrassPave2 Parking Spaces to Expand the “Park” Experience
11. Shade Trees
12. Escondido Creek Trail Extension
13. Decomposed Granite Pathway
14. Bicycle Rack
15. Drinking Fountain
16. Picnic Table
17. New Concrete Pathway
18. 16’ Wide Bridge with Decomposed Granite Paving



KEY MAP

Figure 47: Lower Multi-Use Parking

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Dog Park - El Caballo Park Connection



Dog Park - El Caballo Park Connection Description

Connecting Mayflower Dog Park with El Caballo Park is critical in supporting the park design concept of bringing people together and maximizing opportunities to share experiences. The concrete channel of Escondido Creek strongly divides the two park spaces making it difficult to move from one space to the other.

A rustic bridge is proposed to link the two spaces with an entry point strategically located at the southwest end of Mayflower Dog Park with a direct view and path to the heart of El Caballo Park. Existing parking is immediately adjacent to this park entry.

On the Dog Park side, a restroom is proposed with bicycle racks and drinking fountain. Following the City's design guidelines for Escondido Creek Trail, accent paving is proposed at this "node" where it connects with the proposed extension of Escondido Creek Trail.

Dog Park - El Caballo Park Connec Features Legend

1. Dog Park Connection Node
2. Public Art
3. Restrooms
4. Escondido Creek Channel
5. New Pedestrian Bridge
6. Existing Culvert
7. Trailer Parking
8. Bicycle Rack
9. Drinking Fountain



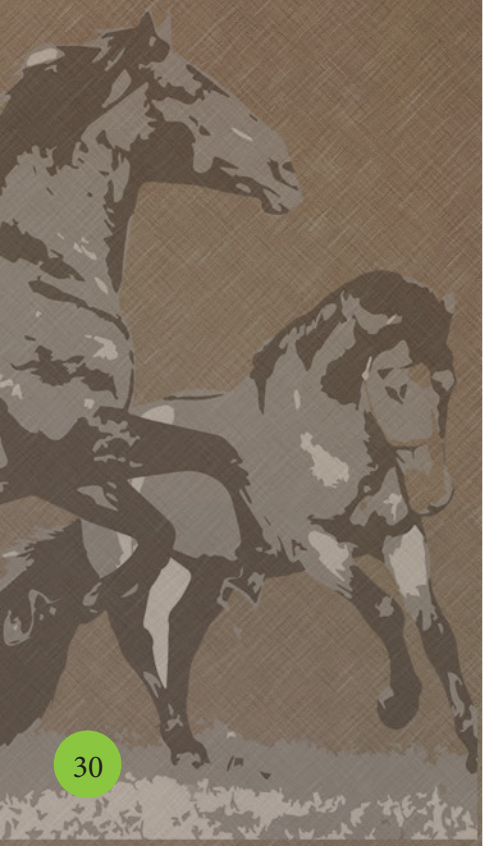
KEY MAP

Figure 48: Dog Park - El Caballo Park Connection

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DESCRIPTION

3-D Views Into Park



3-D Views Into Park



Figure 49: View Across Bridge Into Heart Of Park



Figure 50: View Of Community Hall And 100’ x 200’ Arena

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3-D Views Into Park



Figure 51: View From Above Daley Ranch Looking South



Figure 52: View Of Lower Equestrian Area

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3-D Views Into Park
Park Plant Palette

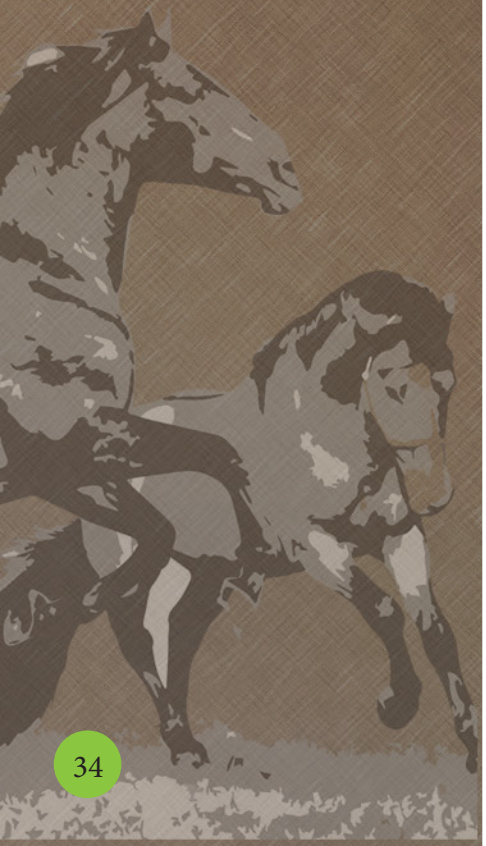




Figure 53: View Of Lower Equestrian Area From Charreada Picnic Shade Structure

Plant Palette

Planting in the park will sensitively integrate into the existing native plant palette with the introduction of additional native plants found in the Southern California region.

Plants will be used to mitigate for disturbed vegetated habitat within the park and also for educational purposes.

Non-native plant material consists of the lawn play areas and proposed fruit trees. One area of Citrus trees and one area of Avocado trees are planted in "orchard" forms to replicate the local historic land use of this area.



Populus fremontii

Grasses

Scientific Name	Common Name
Festuca californica	California Fescue
Juncus acutus	Spiny Rush
Juncus mexicanus	MexicanRush
Leymus tritcoides	Valley Wild Rye
Muhlenbergia rigens	Deer Grass

Groundcovers

Scientific Name	Common Name
Aguilegia formosa	Western Columbine
Baccharis spp.	Coyote Bush
Ceanothus spp.	Mountain Lilac
Eschscholzia californica	California Poppy

Shrubs

Scientific Name	Common Name
Arctostaphylos manzonita	Common Manzonita
Artemesia californica	California Sage brush
Baccharis salicifolia	Mule Fat
Ceanothus thyrsiflorus	Blueblossom
Encelia californica	California Brittlebush
Heteromeles arbutifolia	Toyon
Mimulus aurantiacus	Sticky Monkeyflower
Prunus iliciflolia	Hollyleaf Cherry
Rhus integrifolia	Lemonade Berry
Romneya coulteri	Coulter's Matilija Poppy
Rosa californica	California Wildrose
Rubus ursinus	California Blackberry
Salvia clevelandii	Cleveland Sage
Sambucus Mexicana	Elderberry
Sysirichium californicum	California Golden Eyed Grass
Vitis girdiana	Southern California Grape

Trees

Scientific Name	Common Name
Cercis occidentalis	Western Redbud
Platanus racemosa	Sycamore
Populous fremontii	Fremont Cottonwood
Quercus agrifolia	California Live Oak
Salix gooddingii	Goodding's Willow
Salix laevigata	Red Willow
Salix lasiolepis	Arroyo Willow



Ceanothus spp.



Muhlenbergia spp.

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MASTER PLAN DESCRIPTION

Drainage and Water Quality



Drainage and Water Quality Summary

I. Regulatory Requirements

As per the requirements imposed on all projects in the City of Escondido, this project will be made to be compliant with the current San Diego County MS-4 Permit, of which the City of Escondido is a co-permittee. San Diego County and its co-permittees are now working under the RWQCB Order No. R9-2009-0009-DWQ, which establishes the working criteria for the countywide model SUSMP and HMP requirements. The newest Order No. R9-2013-0001, adopted in 2013 has several steps that need to be completed before projects will be required to implement those new guidelines. The County wide model SUSMP can be found on the Project Clean Water Web Site hosted by the RWQCB.

Based on the SUSMP Applicability Checklist used by the City of Escondido and the County of San Diego, the El Caballo Park project is considered a Priority Development Project because it will be disturbing greater than 1 acre of land surface. The project may also be considered to fit into Category B (Commercial) since it is a recreational facility, E (Restaurants) since the project includes a concession stand that likely will sell refreshments, H (Parking Lots) since the project is proposing on-site parking, and I (streets roads and highways) since the Fire Department access road is paved. While the project does propose a few small impervious areas-mostly for accessible parking and small buildings, the area of imperviousness, as compared to the overall site area, is insignificant. The small areas of impervious surfaces are more than compensated for by the increase in soil retention of the equestrian arena areas. Based on this reasoning the project is considered HMP exempt and will not be required to implement flow control measures. The project will also incorporate Low Impact Development (LID) methods to conserve natural features, set back development from natural water bodies, minimize imperviousness, maximize infiltration, and retain and slow runoff.

II. Stormwater Treatment Features

Based on the mentioned project categories, the project is expected to produce pollutants which will include sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides. The project is located in the Escondido Hydrologic Sub Area of the Escondido Creek Hydrologic Area of the Carlsbad Hydrologic Unit (904.62). The project discharges to the Escondido Creek which discharges to the San Elijo Lagoon which discharges to the Pacific Ocean. Known downstream water quality impairments include: Metals/Metalloids, Nutrients, Inorganics, Pathogens, Pesticides, Salinity, Sediment, and Toxicity. Based on the downstream impairments, the primary pollutants of concern are: Sediment, Nutrients, Metals, Pathogens, and Pesticides. The storm water treatment features that have the highest levels of treatment effectiveness with respect to the primary pollutants of concern are infiltration facilities, followed by bio-retention facilities. Based on the County Soil Hydrologic Groups map, the project

appears to be within the Group B zone. Group B soils have a moderate infiltration rate when thoroughly wetted. This soil type is expected to be very effective with respect to its ability to infiltrate storm water, therefore either of these methods of treatment are feasible for this site.

III. Drainage Design

Per current LID standards, the drainage and storm water quality treatment design for this project will treat the runoff originating from the project site and specific use areas as close to the points of generation as possible. In order to effectively treat the runoff generated by the park areas, the offsite flows will need to be diverted to not interfere with or overload treatment facilities designed to treat smaller specific areas. The drainage design for this project is intended to pass existing offsite flows through and/or around the project untreated and un-detained, while isolating different use areas of the park and providing for maximum infiltration and treatment of pollutants.

The main offsite flow entering the project boundary is in the form of a natural channel that is the concentration of the runoff from the adjacent hills and the overflow of Lake Dixon. This channel is mainly a natural channel with some areas of concrete lining. This channel is intended to be kept in almost original condition to pass the offsite drainage through the site and accept treated drainage from several project areas.

The Northeast quadrant (Drainage Areas A, C and E) of the site receives runoff from the existing Humane Society property and Daley Ranch. This runoff is in the form of sheet flow that generally flows Southerly. The project proposes to direct these flows Easterly along the northerly project boundary by means of selective grading and natural earthen berms and discharge the runoff to the Escondido Creek and/or collect portions of the flows in a catch basin structure and pipe storm runoff to the flow-thru channel.

The southerly boundary and primary Arena area will be isolated from offsite drainage coming down the hills by a 1,200 foot long concrete brow ditch. The brow ditch will divert runoff easterly and westerly around the Arena area and direct it back into the existing pass thru channel.

The on-site drainage areas will be divided and treated as follows:

A. Eucalyptus Grove Area along Northerly Boundary (Drainage Area A)

The Northwest quadrant (Drainage Area A) of the site receives runoff from the hills headed up to Daley Ranch. This runoff currently flows into the natural channel. With the exception of the non-native plant removals, the northwest quadrant of the site will remain in a natural state and those flows will continue to flow to the natural channel as they historically have.

The southerly project boundary accepts runoff from the hill just south of the property. These flows will be collected in a proposed brow ditch and channeled away from the project development area and discharged to points at the western and the eastern ends of the natural channel.

B. Improved Existing Arena Area (D Area B)

The runoff from the existing arena area will drain by way of sheet flow to the area of the paved fire access road. The area of the arena will be considered self-treating since the proposed sand soil mixture of the arena will give this area a very large moisture holding capacity compared to the expected rainfall amounts. The arena areas are not expected to produce any significant runoff. The surrounding areas will all be natural ground surfaces and are expected to offer a significant amount of infiltration. The runoff that does reach the paved fire access road will be significantly pre-treated by the time it reaches the pavement. Once it reaches the pavement it will follow the paved access road to a proposed infiltration/ bio-retention area at the southern end of the trailer parking area (Drainage Area E).

C. Trailer Parking Area (Drainage Area E)

The trailer parking area will drain by way of sheet flow in a generally southern direction. At the northern end of the trailer parking area is a small maintenance building and covered areas where the accumulated horse waste products will be stored prior to removal. The parking area will be surfaced with decomposed granite (DG) and will provide a large area for sub-surface storage and infiltration of stormwater. The relatively small impervious area of the maintenance building and muck storage areas will be treated by natural processes during the travel time across the DG parking area. Runoff that does reach the southern end of this area will be treated in the previously mentioned infiltration/ bio-retention area.

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Drainage and Water Quality



D. Lower Equestrian Area (Drainage Area C)

The lower equestrian area is composed of one rectangular arena and two smaller round arenas. The ground surface will slope upward to the west. On top of the sloped area will be a shade structure/ concession area. In front of the concession area will be amphitheater style seating. All of the drainage from Drainage Area C is directed by way of sheet flow to an infiltration/ bio-retention area next to the existing flow thru drainage channel. All of the runoff from this area will be treated either by natural process (infiltration) as it travels to the bio-retention area, or treated in the bio-retention area before it is released to the flow-thru channel.

E. Common Gathering and Picnic area (Drainage Area D)

The Common Gathering and Picnic (Picnic) area will be surfaced with turf and surrounded by D.G. sidewalks. The entire area will be graded to drain to the lawn area where it will be treated by the natural processes of the grass filtration and infiltration. Any excess runoff will be piped to the flow-thru channel.

F. Therapeutic Arena Area (Drainage Area F)

The Therapeutic Arena Area has an existing ground surface that slopes gradually to the south. This area is entirely natural ground surface or engineered equestrian soil mix. The drainage from this area will follow the existing ground slope and drainage patterns and drain southerly along Save a Life Road. All surface runoff in this area will be treated by natural processes.

G. Overflow Parking Area (Drainage Area G)

The overflow parking area will be similar to the trailer parking area in that it will be surfa[illegible] decomposed granite (DG) and will provi[illegible] area for sub-surface storage and infiltration of stormwater. This area of the project slopes gently to the south. At the southern end of this area any precipitation that becomes runoff will be collected in an infiltration/ bio-retention area where it will be treated by infiltration or treated and released.

IV. Treatment Sizing

Stormwater treatment facilities are generally sized based on a percentage of the impervious areas that they are treating. Since this site has a low ratio of imperviousness to "open" (pervious) space, and the advantage that the site surfacing materials also provide significant storm water treatment properties, the integration of the treatment features is not expected to be a significant concern.

As discussed earlier, the primary treatment control BMP's will be Infiltration and Bio-retention. The Bio-retention facilities sized for Areas B and E will have a 1,500 square foot minimum surface area. The Bio-retention facility for Area C will be built to a minimum of 500 square feet of surface area. The Bio-retention facility built for Area G will be built to 660 square feet. Each of these facilities will be built with a 36" deep bio/infiltration pit and a minimum 10" water storage depth at the surface.

V. Stormwater Maintenance

The maintenance of the drainage facilities and storm water treatment features is expected to be routine in nature. All of the stormwater treatment features are incorporated into the project design such as pervious paving for the

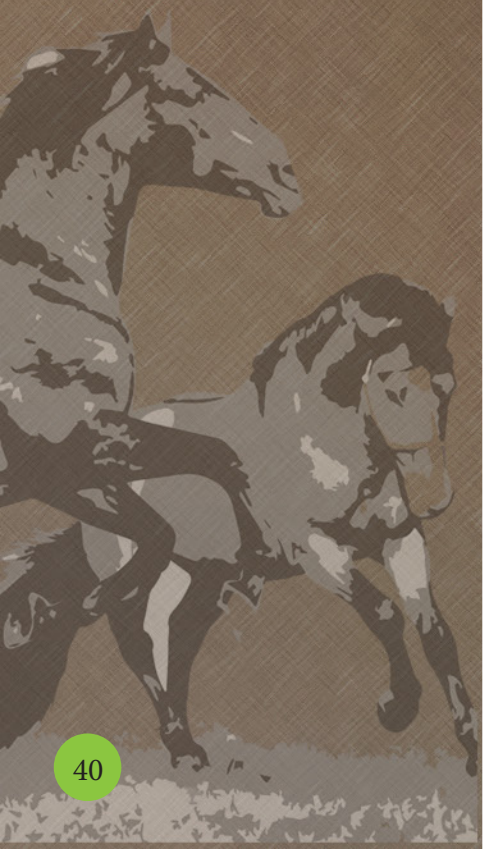
parking lots, infiltration/Bio-retention trenches, etc. The stormwater treatment facilities all utilize natural processes to clean and filter the storm runoff. With reasonable site maintenance, such as collecting animal waste into approved structures, regular litter pick-up, and regular landscape maintenance, the Stormwater features should remain effective indefinitely. Primary inspections should take place after large rain events. Facilities in need of maintenance will exhibit excessive ponding or long draw down periods. Should any features require special maintenance, such as a clogged infiltration trench, then the problem should make itself obvious and easily identifiable by simple observation during routine landscape maintenance operations. Typical maintenance includes raking or disturbing the top layer of the Bio-retention facility to distribute fine sediments. If the system becomes clogged with sediments, replacement of portions of the bio material may be necessary.

For more detailed report, see Appendix at end of this document.

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MASTER PLAN DESCRIPTION

Drainage and Water Quality



Drainage Area Legend

- Drainage Area 'A' / Off-Site
- Drainage Area 'B'
- DrainageArea 'C'
- Drainage Area 'D'
- Drainage Area 'E'
- Drainage Area 'F'
- Drainage Area 'G'
- Infiltration/Bio-Retention Basin

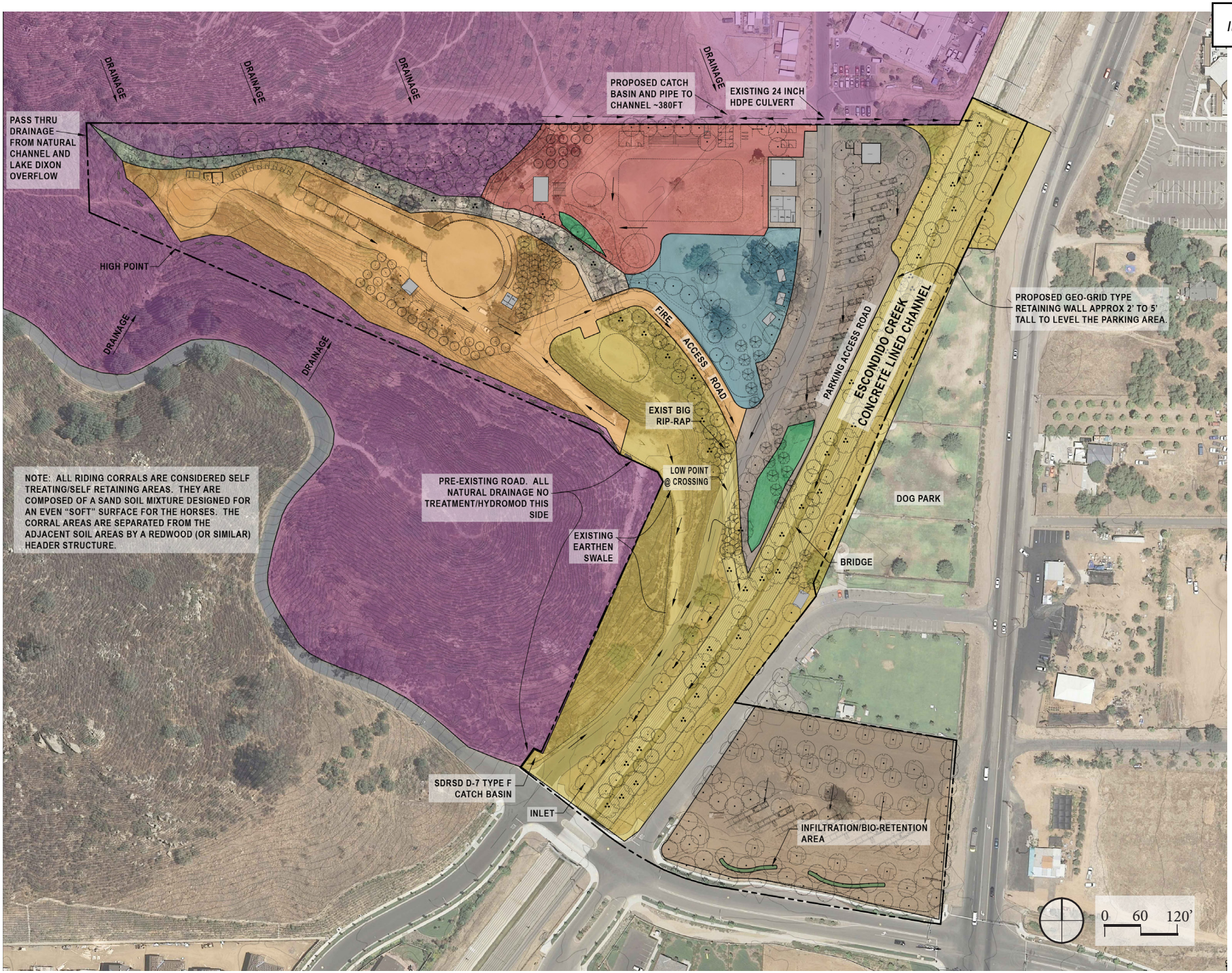
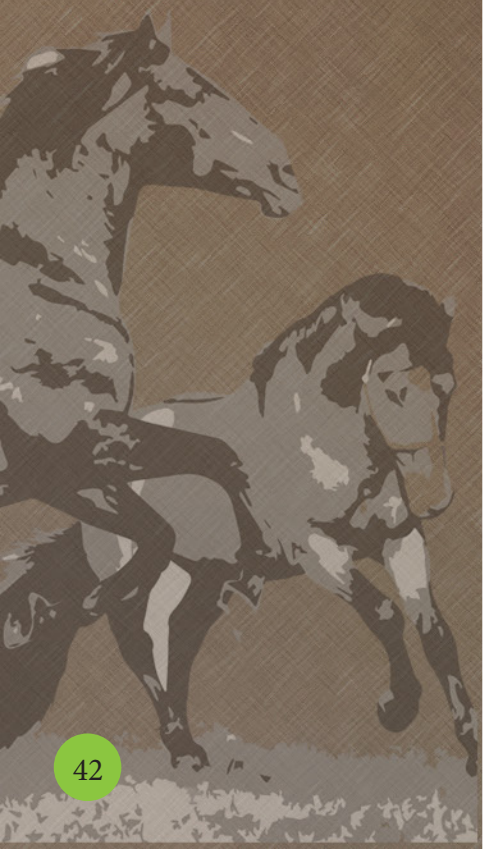


Figure 54: Drainage / Water Quality Concept Plan



Master Plan Elements and Materials

The design of park elements and the material selection have been made to set the tone and character of the park. The design of all elements reflect a mexican/western ranch and are designed to be simply constructed, installed and maintained.

Key elements include:

- Buildings
- Shade structures
- Roads
- Fencing
- Walls
- Parking Lot Materials
- Lighting
- Trash Bins
- Paving
- Planting

Rustic, durable and low cost materials are to be specified.

Signage

To support the materials concept of the park and to bring in materials used outside of the park, the design of the entry monuments are simple in form and use a combination of natural stone, manufactured stone and wood-like materials.

Natural stone is used in low freestanding walls or raised planters reminescant of the historic drystacked stone walls found in the area used for terracing in the old orchards.

Manufactured stone is used on the sign walls to match the manufactured stone used in the adjacent Eureka Springs development and pillars used at the existing bridge over the Escondido Creek channel.

Wood-like material railings are used for the backdrop of signage text to blend with the new fencing throughout the park.



Entry Monument Sign #1

Figure 55: Entry Monument Sign #1

Entering Escondido from the northeast, drivers will see this entry monument at the north end of the park, next to East Valley Parkway. This monument acts as the gateway signage to the City and identifies the following nearby destinations:

- El Caballo Park
- Daley Ranch
- Escondido Humane Society
- Mayflower Dog Park
- Hidden Valley Obedience Club

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MASTER PLAN DESCRIPTION

Master Plan Elements and Materials



Entry Monument Sign #2

Figure 56: Entry Monument Sign #2

At the corner of East Valley Parkway and Beven Drive, sits the primary entry monument for the park. Using all the same materials of each monument, this monument boldly announces the pedestrian entry to El Caballo Park. The signage is reminscent of an entry to a great rancho. The railings with signage text identifies the following:

- Daley Ranch
- Escondido Humane Society
- Mayflower Dog Park
- Hidden Valley Obedience Club



Entry Monument Sign #3

Figure 57: Entry Monument Sign #3

At the corner of Beven Drive and Save A Life drive, the third monument is located to direct visitors further into the park. Fencing is connected to the monument and continues into the park, creating a simple barrier to indicate no trespassing onto the Escondido Water Treatment Plant property on the other side of the fence.

Signage on the monument text is the following:

- El Caballo Park
- Daley Ranch
- Escondido Humane Society



Entry Monument Sign #4

Figure 58: Entry Monument Sign #4

At the staging area to Daley Ranch, a ranch-like entry gateway is proposed. With Daley Ranch signage on one side and El Caballo Park signage on the other side, this gateway acts as an entry to Daley Ranch as well as an entry from Daley Ranch into El Caballo Park. This concept emphasizes the idea that El Caballo Park is more than an entry to Daley Ranch but it is also a destination for horse riders, cyclists and hikers.



Architectural Style

Architectural styles are to reflect an old style ranch or hacienda barn and supporting ranch structures. A combination of wood and stucco may be used.

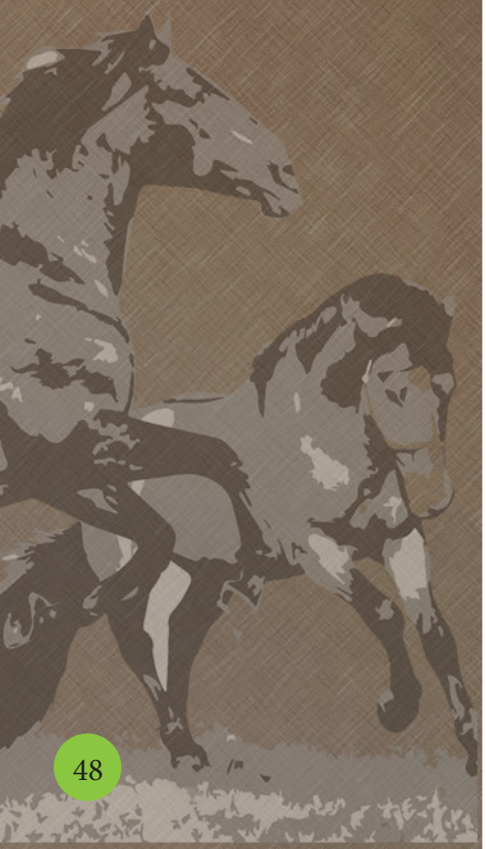
The porch wrapping around a portion of the Community Hall will provide opportunities for community gathering, shaded seating and viewing of the equestrian and dog training activities.

Architectural Space Programming

Within the Community Hall Building(s), space shall be provided for an open hall space for public and private events, a kitchen and concessions space, an office, public restrooms and a park caretaker's apartment.



Figure 59: Architectural Styles



Stone Walls

Just inside the park boundaries, at the southwest corner, are dry stacked stones believed to be originally built to create terraces for the old citrus groves. These walls reflect the craftmanship of the ranchers.

New walls in the park will be made of similar stone and will be dry stacked. New walls may be used in various areas in the park to demonstrate historic construction methods. They may also provide opportunities to provide hands on experience for students and/or boys and girl scouts. Such walls may be built in the "Nature Exploration" area.



Figure 60: Stone Walls

Furniture

Furniture throughout the park is to be rustic and made of natural looking materials. Benches may be made of the Eucalyptus trees growing on site and are to be made at the time the Eucalyptus trees are cut down at the northwest corner of the property.

The furniture may provide opportunities to provide hands on experience for students and/or boys and girl scouts. Benches and tables may be built in the "Nature Exploration" area, picnic areas, pathways and gathering spaces. Each piece of furniture becomes a unique element representing community involvement and creates a sense of ownership by the community.







Figure 61: Furniture

Shade Structures

Shade structures throughout the park provide much needed shade in the hot summers of Escondido. They will be meeting places for families and friends to picnic or relax. Structures are to be built using corregated metal roof material and Corten steel posts and beams or large timber wood from the existing Eucalyptus to be removed from on-site.

As in some of the other built elements in the park, these structures may be built by students or boys/girls scouts with supervision with the same quality standards of any other public project.

Materials are selected to reduce the cost of park development and to follow a style of construction on a "no-frills" working ranch. Quality construction will still be required as in any other public park.



Figure 62: Shade Structures



Figure 63: Lighting

Lighting

To reduce negative impacts on the environment and native wildlife habitat, park lighting must be kept to the minimum required to meet City park requirements. Lighting will be provided in key areas around structures, the community gathering spaces and pathways, where absolutely required.

To maintain the beautiful distant views off site, the large arena is not to be lit. Tall light standards are typically used for such an arena and would distract from these views.

Lighting for the charreada arena is proposed as that area already has reduced distant views.

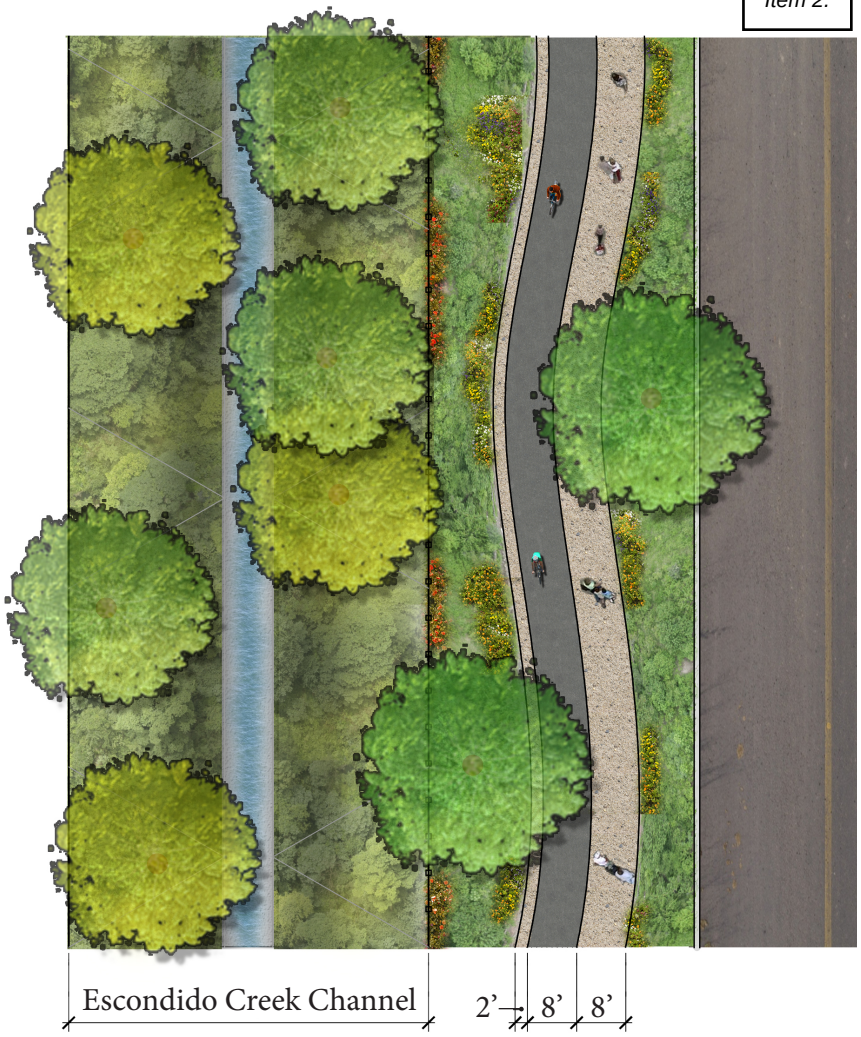
Escondido Creek Trail Extenstion

The trail will accommodate cyclists and pedestrians with special consideration of large numbers of pedestrians arriving for events in the park. The width of the trail consists of a 2' wide DG section, 8' wide asphalt and 8' wide DG section for overflow parking visitors.

The additional 8' of DG will allow cyclists to ride the trail without riding through crowds.

The extra wide trail meanders from Beven Drive to the new bridge and then narrows down to a 12' wide trail consisting of 2' wide DG sections on each side of an 8' wide asphalt path.

Figure 64: Escondido Creek Trail E



Escondido Creek Trail Extension

A 4-Rail fence, 5' high, will separate the trail from the Escondido Creek. Native plants will be used for the length of the trail with vines spaced intermediately along the fence line.



Parking Lot Tire Stops

Adding to the natural rural character of the park, log tire stops are to be used in all parking areas, except at trailer spaces. The logs are to be made from the existing Eucalyptus trees on site and will help identify locaton of each parking stall.



Figure 65: Parking Lot Tire Stops



Figure 66: Hitching Posts

Hitching Posts

In various locations throughout the park, hitching posts are strategically located for temporarily holding horses. These posts are to be constructed using treated wood posts and cross beams made from the existing Eucalyptus trees on site.

Escondido Creek - Potential Modification

The existing Escondido Creek, running along the east side of the park, is lined with concrete and has a concrete bottom. The master plan proposes to modify the creek, beginning at the north end of the concrete channel by removing the concrete sides and a portion of the concrete bottom replacing the concrete with vegetation as shown in the drawing to the right.

With the addition of trees and grasses, the creek will create a stronger visual connection between the Mayflower Dog Park and El Caballo Park and promote natural solutions to stormwater drainage.

An 8' wide concrete path is proposed to facilitate ongoing maintenance access.

Careful hydrologic flow analysis must be conducted prior to developing any details for this work. Drawings in this report depicting such modifications are conceptual only and not based on detailed studies.

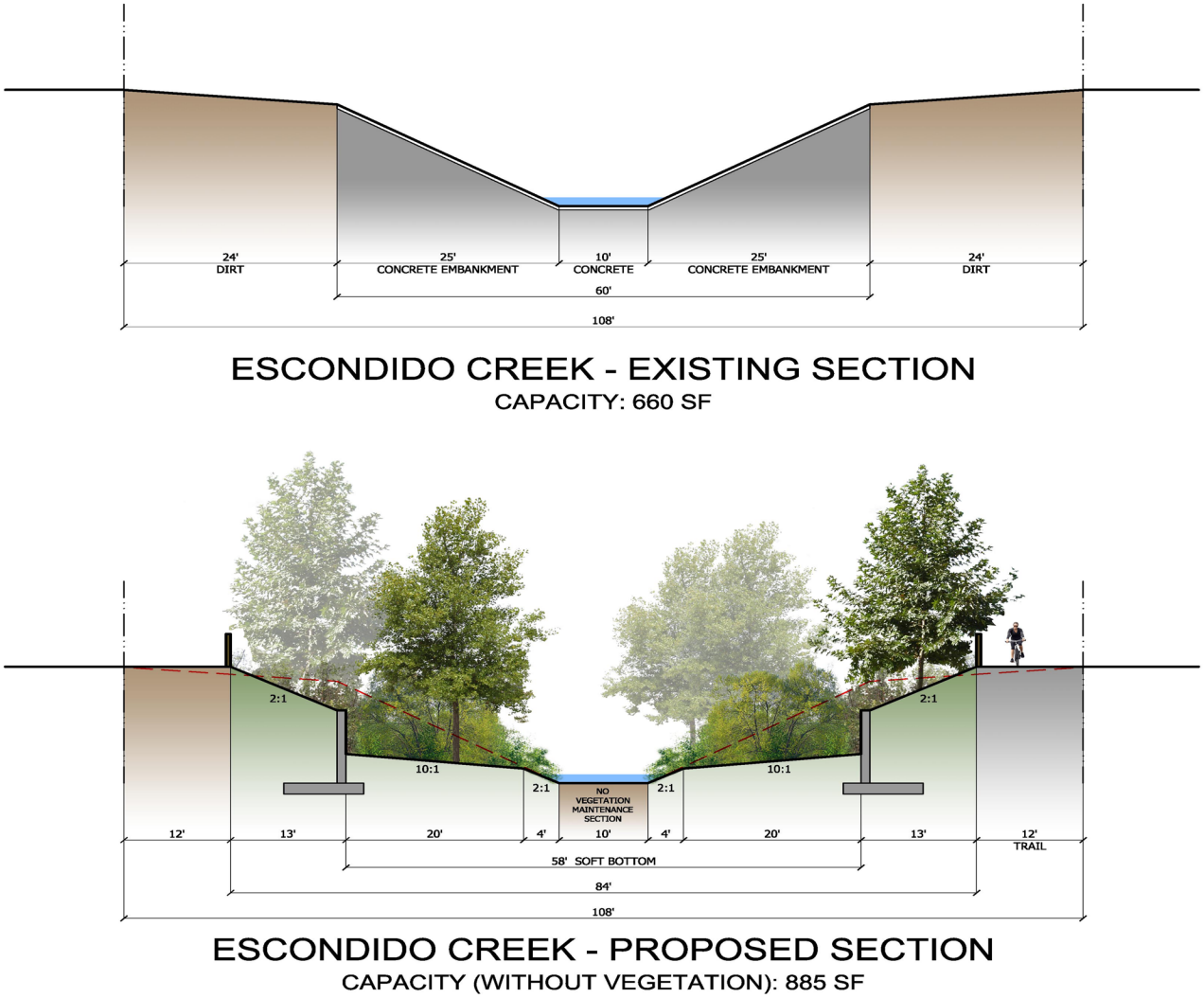
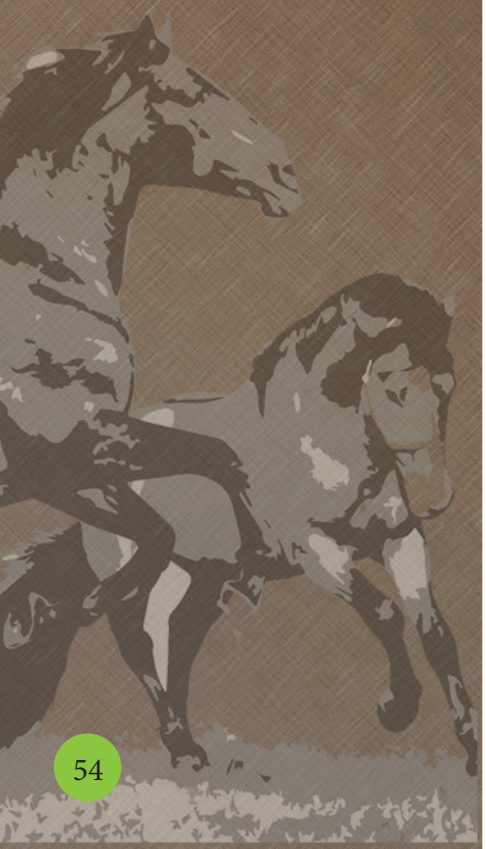


Figure 67: Escondido Creek Potential Modification

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MASTER PLAN DESCRIPTION

Fencing Master Plan



Fencing Master Plan Description

Fencing throughout the park is intended to control movement of people and animals for a safe park. Where potential conflicts exist for horses and people, low to moderate height fencing is proposed and where animals need to be contained, high fencing is proposed.

Fencing is comprised of five different types serving different purposes but complimenting the mexican/western ranch style.

Fencing types include:

- 2-rail fence
- 3-rail fence
- 4-rail fence
- Pipe rail fence
- Pipe rail fence with wood siding

The 2, 3 and 4 rail fencing materials are of recycled material for durability and reduced long term maintenance. Vinyl fencing is not to be used in the park. Color is to be a dark brown or black.

Four rail fencing is to be used in areas requiring the most control and safety. Three rail fencing is to be used where moderate control and safety is required and two rail fencing is to be used where minimum control and safety is required but some control is needed.

Standard pipe rail fencing is used in portable round pens and is to have V-mesh fencing attached to the bottom three feet and on the outside to prevent unwanted entry of dogs and other animals that may alarm horses inside. Permanent round pens, Therapeutic arena and the large arena are to have flexible railings for safety.

Fencing Legend

- Pipe Rail Fence
- 2 Rail Fence
- 3 Rail Fence
- 4 Rail Fence
- Existing Arena Improved Fence

Fencing for the Charreada arena is to have smooth surface siding on the inside of the arena to protect all animals and riders. Stone veneered posts , 24" square, wrap around the circular portion of the arena at 16' on center with standard pipe posts centered between the stone posts.

Two rail fencing is proposed to identify "No Trespassing" onto Water Treatment Plant land. Fencing will have "No Tresspassing" signage spaced along fence line.

For night-time security, a simple vehicular gate is located at the entry to the park along Save-A-Life Drive.

Fencing along East Valley Parkway is to be coordinated with the work associated with the widening of East Valley Parkway.

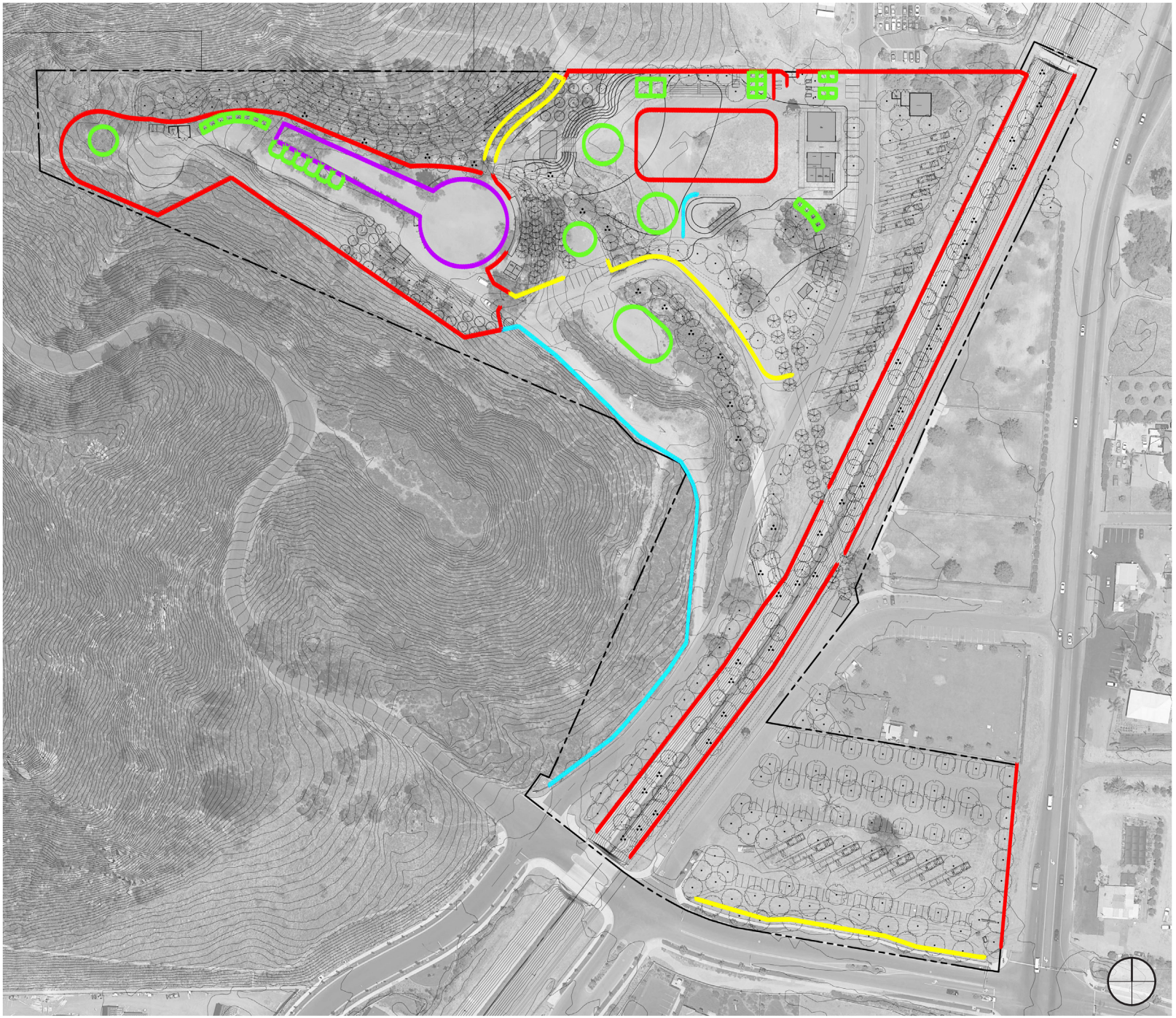


Figure 68: Fencing Master Plan



2-Rail Fencing



3-Rail Fencing

Figure 69: Fencing Types



4-Rail Fencing



Pipe Rail Corrals with Shade Structure



Park Maintenance:

The design of the park and the selection of potential materials are based on the need for long term sustainability at minimum costs to the City. It is suggested that a caretaker will live in an apartment above the Community Hall Building and in exchange for rent, the caretaker will maintain the park.

The use of nearly all native plants, with the exception of the lawn areas, will reduce the amount of landscape maintenance required.

The park lawn will be of a type that does not spread through rhizomes and must be mowed at intervals to ensure it never goes to seed. Where lawn is outside of the circular paved area, the lawn is to have a natural edge, allowing the lawn to have an informal line. This will reduce the need for "weed eating".

A potential maintenance solution for equestrian areas is to allow a regular user group to hold events free of charge in exchange for regular maintenance of the area.

Revenue Generation Opportunities:

To help cover costs of maintaining the park, several opportunities exists within the design of the park to generate revenue for the City of Escondido. Opportunities to charge a space rental or lease fee include:

- Equestian events inviting an audience. This may include charreadas, rodeos, dressage, etc. This would apply to the use of the existing arena and the large lower arena.
- Businesses, except non-profit organizations, wishing to use the therapeutic riding arena or other arenas for therapy or experiential learning classes.
- Events involving dog training or shows.
- Short term overnight trailer parking for multi-day use of the trails in Daley Ranch.
- Private events using the Community Hall Building
- Food concessions in Community Hall Building
- Food Trucks for special events

Revenue Generation Opportunities:

Creating spaces that are desireable to rent for the day or weekend will bring in revenue to support the operating costs of the park. In addition to equestrian events of many types, there are businesses that may use the facility to run classes based on "experiential learning" and may pay a fee to use the park.



Experiential Learning Courses Using Horses



Rodeos

During these events, Food Trucks may also pay a fee to provide their services.

Private parties or meetings may also provide revenue to the City by paying fees to use the Community Hall building.



Private Events in Community Hall



Chareadas



Food Trucks at Events



Planning Process

Planning Process

Prior to developing any portion of the master plan, the first public workshop was held to listen to what the public had to say about the park. It was important to the design team to not present any preconceived ideas so that the public was not influenced in any one direction. This approach would help create a sense of ownership of the final master plan by the citizens attending the meetings.

Each workshop asked the public to interact in design charettes, communicate with each other and then present their unique ideas from each table. These ideas were then discussed amongst the entire room to flush out what ideas worked best for the public's needs.

Between workshops, the design team prepared plans, based on the public's input, and returned to the next workshop to gain valueable input again. (See Figure 70)

EL CABALLO PARK MASTER PLAN

COMMUNITY MEETINGS ANNOUNCEMENT

Meet Tim Smith, President of Wynn-Smith Landscape Architecture, Inc., to learn about the process, timeline, and project concepts for the proposed El Caballo Park–a potential new equestrian-oriented public recreational facility.

All events will be held at:

East Valley Community Center
2245 East Valley Parkway

- Saturday, September 21, 12:30–3:30 p.m.
- Thursday, October 10, 6:30–8:30 p.m.
- Thursday, November 14, 6:30–8:30 p.m.

A special site visit will be held on Saturday, September 21, from 4:00–6:00 p.m., at the proposed El Caballo Park site, at 3410 Valley Center Road.

For more information contact Loretta McKinney, Director of Library and Community Services, at 760.839.4871 or lmckinney@escondido.org.

ESCONDIDO
City of Choice

Workshop #1

At the first workshop, the proposed boundaries of the park were presented, as provided by the City, along with a general understanding of the site history and current uses.

The public was asked to write down their thoughts about the following topics as they relate to the future development of the park.

Community Input Topics

- ETHOS AND VOICE
- RELEVANCE AND IMPACT
- EDUCATION
- COMMUNITY ENGAGEMENT
- VISITOR FEATURES
- OTHER ISSUES

(See figure 72 for responses to these topics.)

After a discussion of these ideas, they were asked to rank which park elements were most important to them and to add any additional elements that were missing from the chart. (See figure 71.)

Finally, the public was asked to visit the site with the design team to discuss analysis of the site and to share with the team what they saw as the unique characteristics of the site.







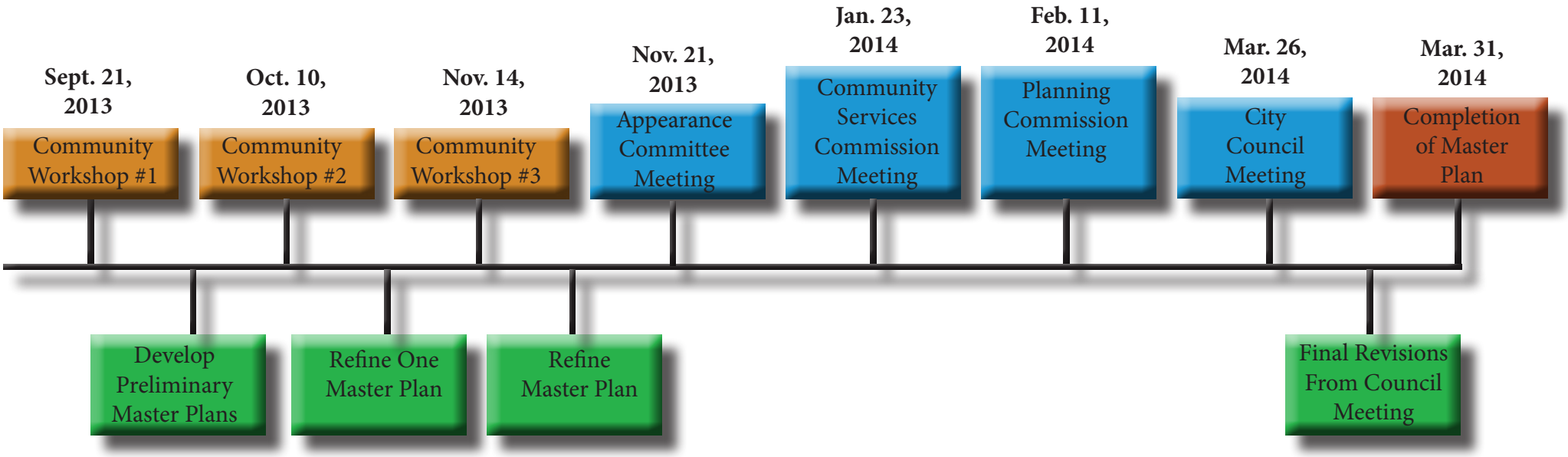
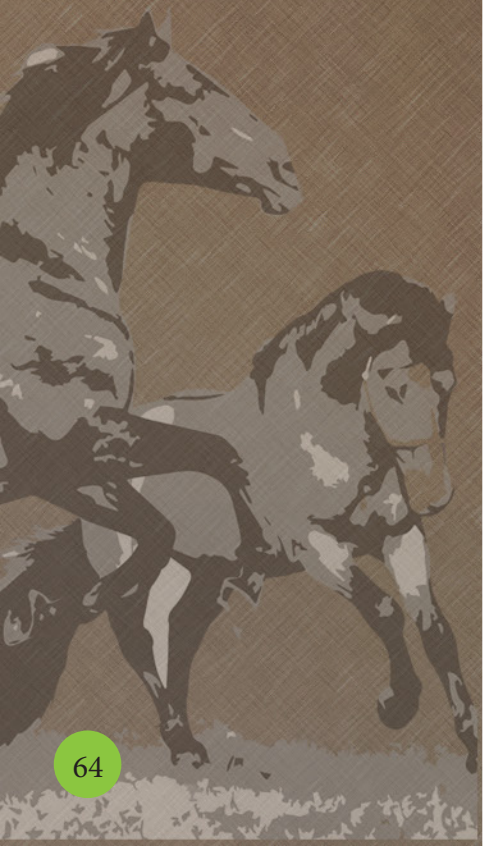


Figure 70: Project Timeline



Potential Program Elements Chart

The following program elements chart was provided at the first workshop to give the public an opportunity to indicate what was most important to them by placing a dot next to the program elements.

EL CABALLO PARK MASTER PLAN - POTENTIAL PROGRAM ELEMENTS

SAT., 9-21-13 COMM. WS. #1

PROGRAM	10	20	30	40	50
EQUESTRIAN FACILITY					
CORRALS					
TRAILER PARKING					
NOVICE / MENTAL HEALTH TRAIL					
THERAPEUTIC ARENA					
55'-65' ROUND PENS					
CHAREADA / RODEO ARENA					
FEED STORAGE					
ARENA RESERVATIONS					
ARENA OPEN TIMES					
TRIAL HORSE RENTALS					
OUTDOOR LEARNING CENTER					
CHILDREN'S ADVENTURE TRAIL					
HISTORIC & MODERN CULTURES					
HISTORIC & MODERN AGRICULTURE					
HORSE RIDING CLASSES					
HORSEMANSHIP CLASSES					
LANDSCAPE DEMONSTRATION GARDEN					
COMMUNITY GARDEN					
ASSEMBLY SPACE					
MOVIE NIGHT					
OUTDOOR PERFORMANCES					
OUTDOOR PRESENTATIONS					
DOG CONNECTION					
OPEN LAWN AREA					
SHADED SEATING AREA					
PICNIC AREA WITH BBQ GRILLS					
NATURAL PLAY AREAS					
PLAY STRUCTURES					
HORSE SHOES					
FARMERS MARKET					
ESCONDIDO CREEK TRAIL EXTENSION					
CABALLO TRAIL CONNECTION					
RESTROOMS					
CONCESSION STAND					
ORCHARD					

COMMUNITY SUGGESTIONS	COMMUNITY SUGGESTIONS	COMMUNITY SUGGESTIONS
GIFT SHOP		

ELEMENTS THAT WILL NOT BE IN PARK

WATER PARK, TENNIS COURTS, VOLLEYBALL COURTS, SOCCER FIELD, FOOTBALL FIELD, BASEBALL FIELD, SKATE PARK, FRISBEE GOLF, CAMPING

Figure 71: Potential Program Elements Chart

ESCONDIDO City of Choice

PLANNING PROCESS

WYNN · SMITH LANDSCAPE ARCHITECTURE, INC.

Workshop #1 – Community Input (Based on comments written by the residents.)
Workshop Meeting: 9-21-13

1. Ethos & Voice
    - Preserve Past & Protect the Future
    - Park will provide history and traditions of Mexican era cattle ranches, which were the foundation of our current communities in Southern California
    - 4 legged facilities
    - Heritage - Agriculture
    - Peoples park
    - Preservation of Nature/Wilderness/Environment
    - Welcome to the North of City
    - Regional Jewel
    - Eco Tourism
    - Unity
    - Involvement
    - Responsibility for the Community
    - Teaching Compassion for animal and humans
    - Build a better and safer Escondido
    - Open & Inviting Connections for the Community

2. Relevance & Impact
    - Unique activity
    - Regional activity
    - Enriched recreation
    - Engage youth participation – no violence
    - Habitat protection – 80 acres
    - Artifact Protection
    - Provides real connection to nature
    - Clean environment
    - Area has a sense of place
    - Beautify Escondido
    - Attract Business & Tourism
    - Connection to other communities & rec. trails
    - Can promote donations
    - Help with obtaining grant money
    - Employment
    - Help community integration improved relations
    - Role model, behavior, for youth & others
    - Youth get skills relating to animals, agriculture, farming, nature in general
    - Promote family activities
    - Interacting with Animals and Nature
    - Partner w/ Valley High School (schools)
    - Provides opportunities for future generations
    - Gateway - to complement areas as Humane Society and Daley ranch
    - Connection to the past – historic features
    - Out door exercise
    - Free features

3. Education
    - Teaching History of Rancho Origin
    - Horsemanship classes
    - Habitat education
    - Community responsibilities'
    - Spanish traditions and culture
    - Early Californian traditions
    - Teach kids& Veterans the Charro traditions
    - Native American History
    - Animal Husbandry/ Value & Importance
    - Therapeutic Riding
    - Accessible to all
    - Riding lessons / Care
    - Other farm animals
    - Goats for brush control
    - Equestrian skills for urban users
    - On-site educational events (Hawk Talk)
    - Natural Therapies – equine, canine, etc….
    - Grant writing
    - Donations
    - School field trips
    - Summer camps

4. Community Engagement
    - Hiking, biking, trails
    - Classes to maintain horses
    - Classes about flora/fauna

Figure 72: Community Thoughts

- Charro history, where it came from, how it's maintained
- Other cultures to integrate and learn our Spanish Mexican/American culture
- Keep young kids out of trouble by exposing them to horses
- Participate in parades with horses
- Engage in making positive changes in the community
- Help the elderly by providing them with classes (horse)
- Bring together different age groups (cultures)
- Teach social skills
- Stay active by learning sport of charros
- Eagle scout (boy & girl scouts) Projects – educational/corral building
- July festival
- Rodeo Events – Flyers
- Movies in Park
- Food Truck Events
- Concerns with increase traffic from new engagement events
- Educational approach – sports/ environment / historic
- Veterinarian internships/ job shadows
- Horse/dog Therapy (disabled persons)
- Volunteer Programs
- History of Escondido family
- Engage through news papers
- Facebook presence
- Web site incorporation w/ City Escondido & others
- Historic ranch equipment
- History/citrus/archeological displays
- Clean separate picnic areas

5. Visitor Features
    - Open space
    - Easy access
    - Signage for horses/ dogs/ education/ information
    - Restrooms
    - Lighting
    - Walkways/hiking trails

- 4 legged animal facilities
- training classes
- scout campsite
- Therapy appropriate trails & corrals
- Landscaped walkways
- Connection to all features – pedestrian/ bicycle/ equestrian
- User rules and education display
- Horse rentals
- Riding lessons
- Corrals
- Fencing – non offensive to direct pedestrians
- Link to river walk
- Update charros arena
- Handicapped facilities
- Secure bicycle rack
- Horse trailer facilities
- Water fountains animal/ human
- Trash + recycle facilities
- Gift shops / photos
- Snack bar
- Art studio – display boxes for events
- Museum of horse history
- Location maps of the facilities
- Concerts / Dances
- School for Escaramuzas
- Maintain / preserve cultural roots
- Have the best charro arena in the state
- Amphitheater/ horse shows
- Therapeutic arena's/ disabled persons/ war veterans/ beginners
- Mounted police - Appropriate security
- Mex/American fountain
- Orchards w/avocado and oranges
- La cantina 2 de oros
- Sign statement: To manage & Preserve the natural beauty of the biological open space of SPA 5 of Escondido's northeast gateway and to establish and maintain within it. The park for active and passive recreational amenities for the community residents.

6. Other Issues
    - Footprint of park should be 80+ acres
    - Management of the park?
    - Fund raising + Control?
    - Master lease-subleases?
    - The charros are representing the City of Escondido to the rest of California with the sport of Charreada as in the name of our association. The Charros De Escondido
    - Legal relationship with Escondido Park Conservancy
    - Therapy use Trails
    - Define land use along creek
    - Propose to the City Council that best use would be the entire 80 acre property, primarily to protect & preserve the area into the future.

Workshop #2

Workshop #2 focused on presenting, in bubble diagram format, three different concepts of the proposed activities and potential layout of the spaces based on the input received from the public during the first workshop.

These concepts represented various concentrations of equestrian activities, community gathering spaces and parking configurations.

The general comments from the workshop were the following:

- PARK SHOULD NOT RESEMBLE AN URBAN PARK
- PARK MUST NOT FEEL CRAMPED
- EQUESTRIAN AMENITIES ARE VERY DESIRABLE
- BRING AS MUCH PARKING INTO THE PARK AS POSSIBLE
- PROVIDE A VARIETY OF WAYS PEOPLE CAN USE THE PARK
- DO NOT FORGET CYCLISTS, HIKERS AND DOG LOVERS
- THE PARK SHOULD BRING PEOPLE OF VARYING BACKGROUNDS TOGETHER







Three Concept Plan Options (Bubble Diagrams) Presented

The following three bubble diagrams represent the plans shown to the public. The "bubble areas" represent how spaces relate to each other, rather than the shapes of the spaces.

These plans focus on how large areas could be used and how different types of circulation such as pedestrian, vehicular and equestrian move through the site.

The public responded to each of these concepts, which drove the design that was presented in the following workshop.

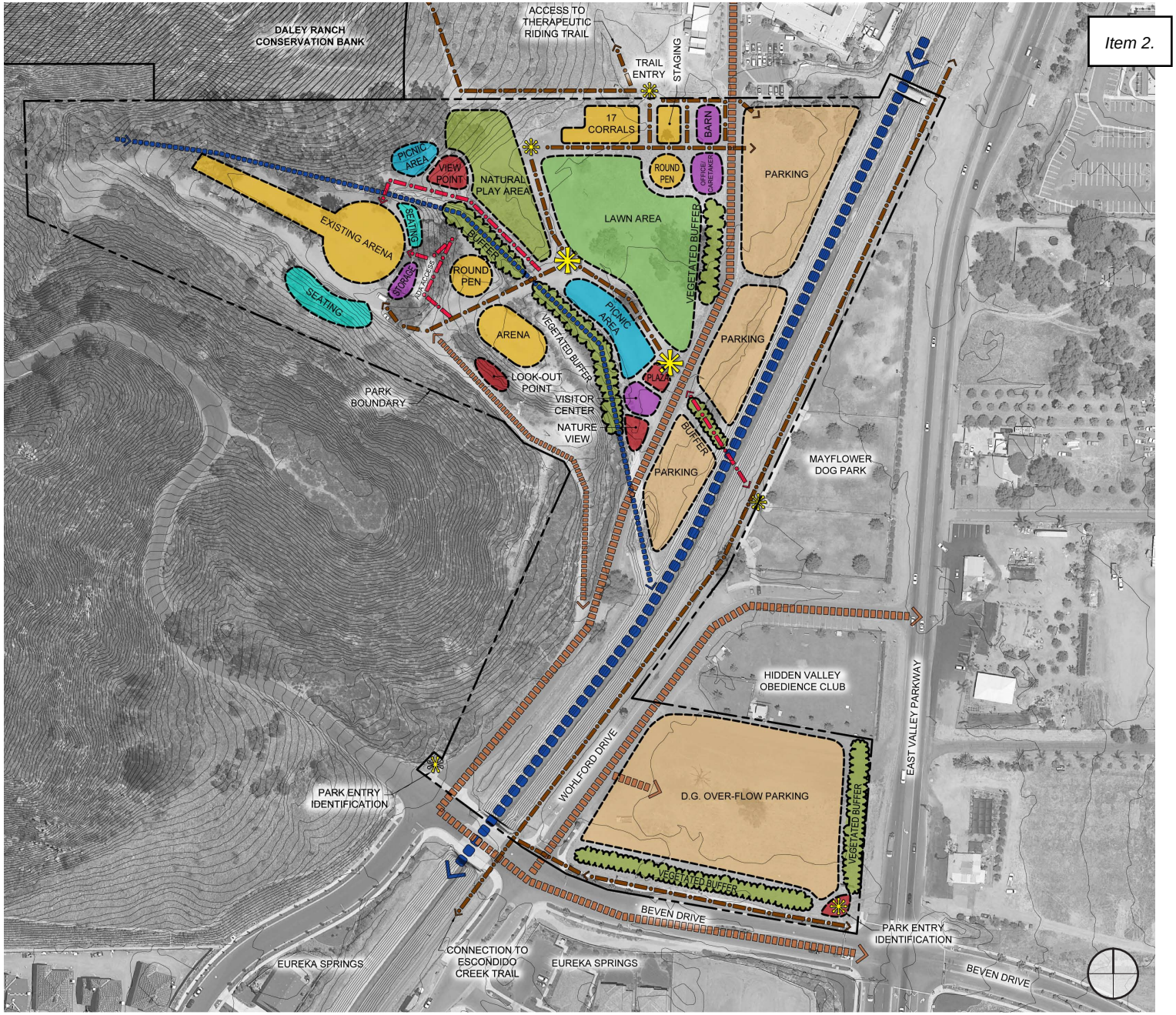


Figure 73: Bubble Diagram #1

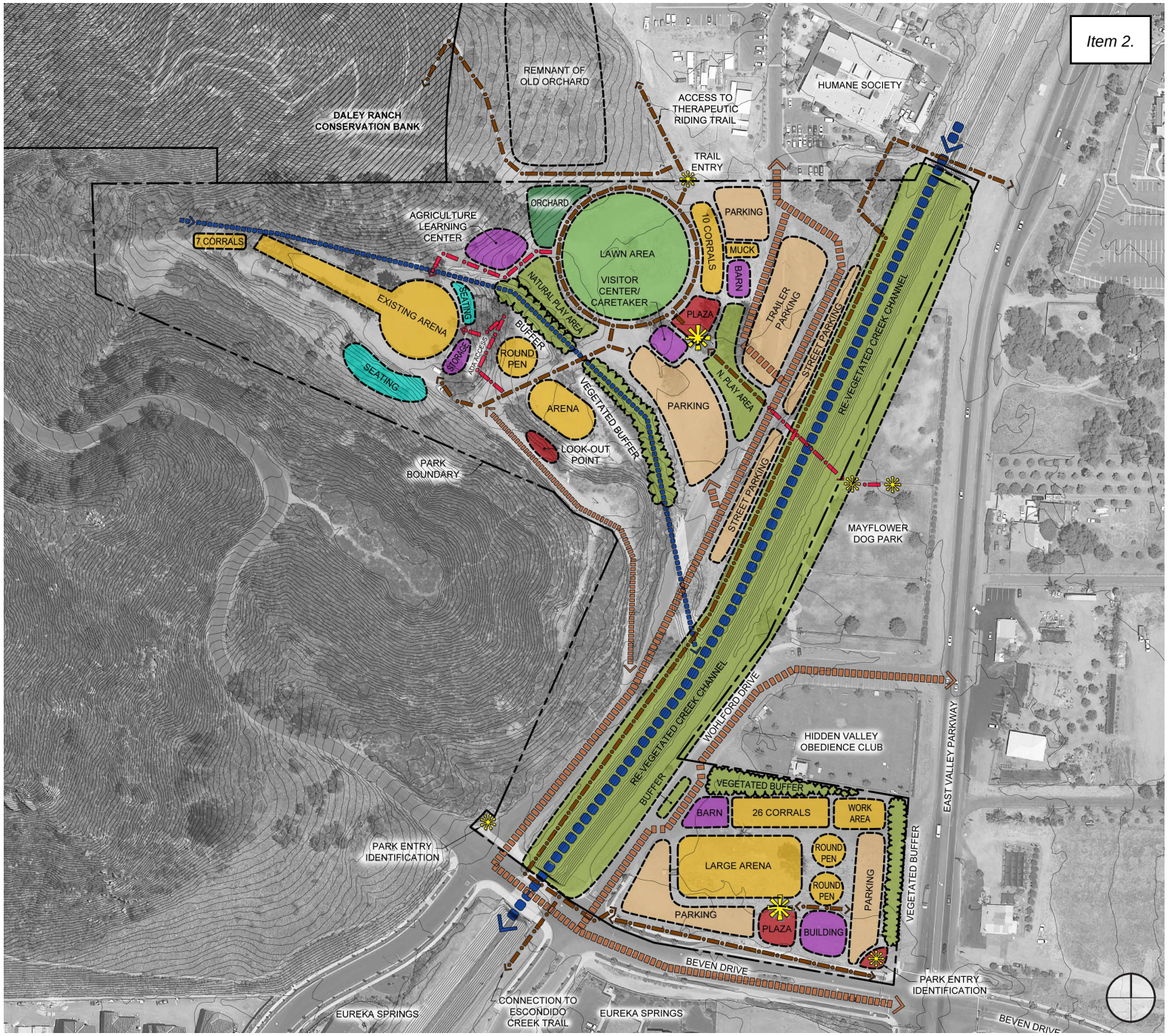


Figure 74: Bubble Diagram #2

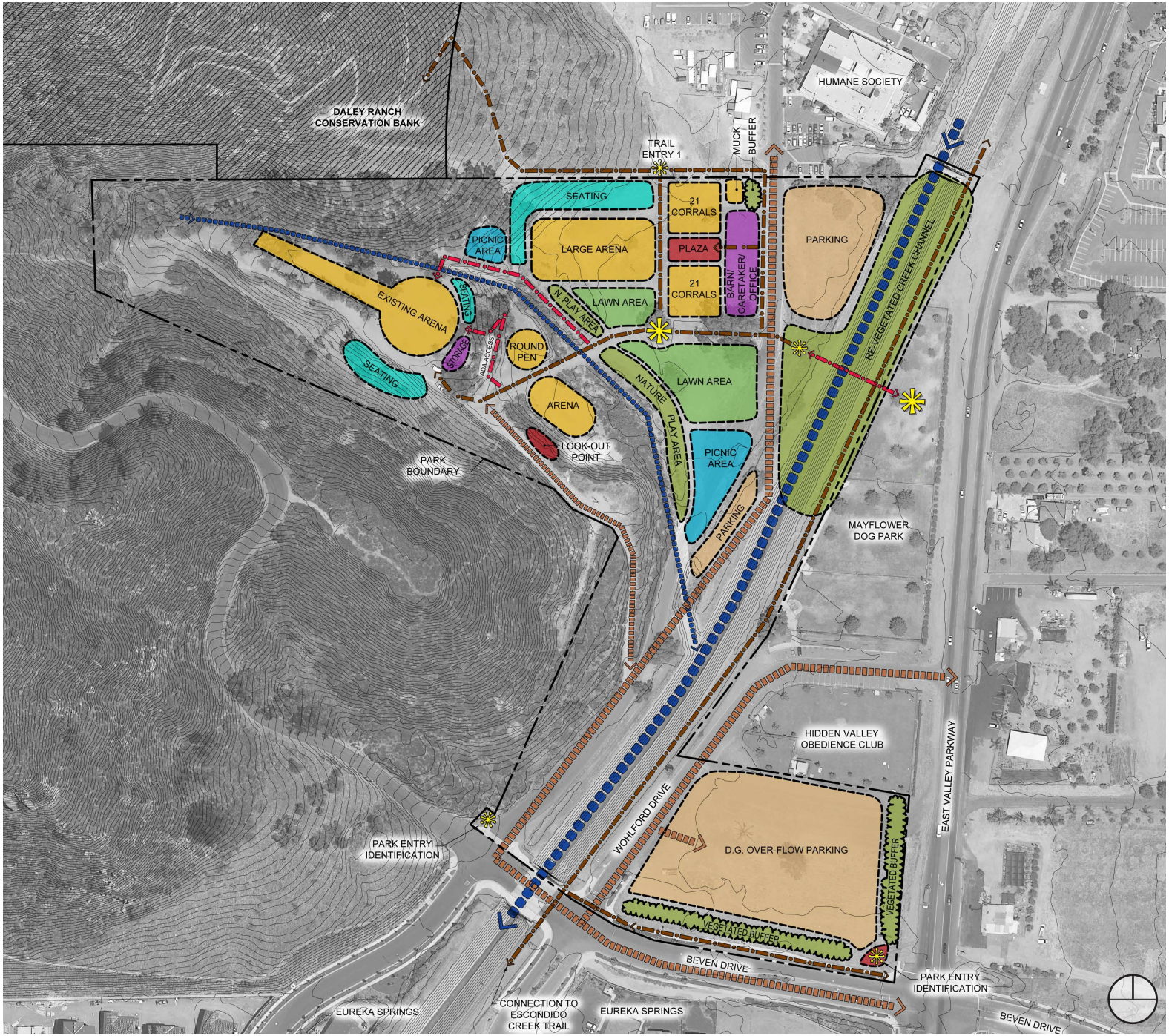


Figure 75: Bubble Diagram #3



Workshop #3

During Workshop #3 the preliminary master plan was presented to the public and the public was given the opportunity to provide input, again, regarding tweaks to the plan.

The plan was prepared based on the community input from the previous workshop including desireable elements from each of the three bubble diagram concepts and merged into one hybrid draft plan. The general responses were the following:

- "We like the master plan just as it is."
- Move the horse trailer parking in the overflow parking to the south side of the lot.
- Add animal security fencing all around the existing arena space to protect a loose animal.
- Add cyclists' resting spot with drinking fountain at corner of Beven Drive and East Valley Parkway.
- Add changing room/structure at existing arena for Escaramuzas.
- Add more corrals at existing arena.
- Add a vehicular turn-around space west of the existing arena
- Make a more spacious entry to Caballo Trail
- "We love the plan."








DALEY RANCH PRESERVE
ESCONDIDO HUMANE SOCIETY
EXISTING ARENA
MAYFLOWER DOG PARK
WOHLFORD DRIVE
HIDDEN VALLEY OBEDIENCE CLUB (HVOC)
VALLEY PARKWAY
BEVEN DRIVE



Site Analysis

Site Analysis

Adjacent Properties and Land Use

Surrounding El Caballo Park are a variety of land uses and land types. To the east is the Escondido Water Treatement Plant. Built in 1976, the plant treats all water coming from several sources and then distributes the water throughout the City. It also provides water to the Vista Irrigation District (VID).

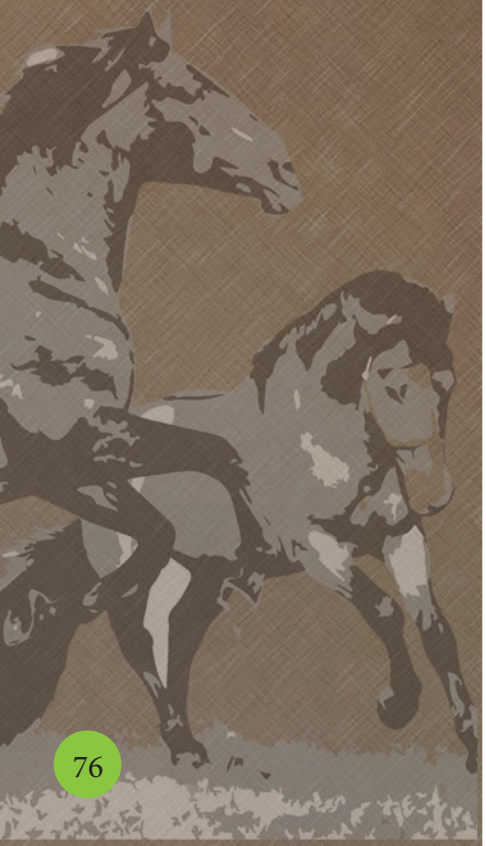
The plant sits approximately 300 feet above El Caballo Park.

North of the project site is Daley Ranch Preserve with over 3,150 acres and more than 25 miles of trails open to horses, pedestrians and cyclists.

On the Northeast side of the park is the Escondido Humane Society, which leases 10 acres from the the City of Escondido. With 57 staff members and over 800 volunteers, the Humane Society uses the park area to walk dogs until they have found homes.

East of the park is the Mayflower Dog Park (MDP) which is heavily used during the weekends and moderately used during the week. The MDP is grassed with spotted locations of trees. Just south of MDP is the Hidden Valley Obedience Club which also leases their land from the City. The club offers dog obedience classes and puts on dog shows regularly, using much of the exsting dirt lot south of its southern border.
At the southeast corner of the park is a vacant dirt lot used for informal parking. The Mayflower Oak Tree is within this lot but is no longer living.

South of the park is the Eureka Springs housing development consisting of 170 houses on the west side of East Valley Parkway and 170 houses on the east side.



Soils Analysis

Soil type locations are general and provided by the City for this report. For soil improvements related to planting, more detailed soils analysis should be performed.

Slopes indicated are an average based on area within the park boundary and outside of the park boundary. Slopes inside the boundary lines may not reflect the percent slope indicated in the legend.

Site Soil Legend

- Park Boundary
- Cieneba - Fallbrook Rocky Sandy Loams, 30 to 65 percent slopes, erode
- Friant Rocky Fine Sandy Loam, 30 to 70 percent slopes
- Vista Coarse Sandy Loam, 9 to 15 percent slopes
- Visalia Sandy Loam, 0 to 2 percent slopes

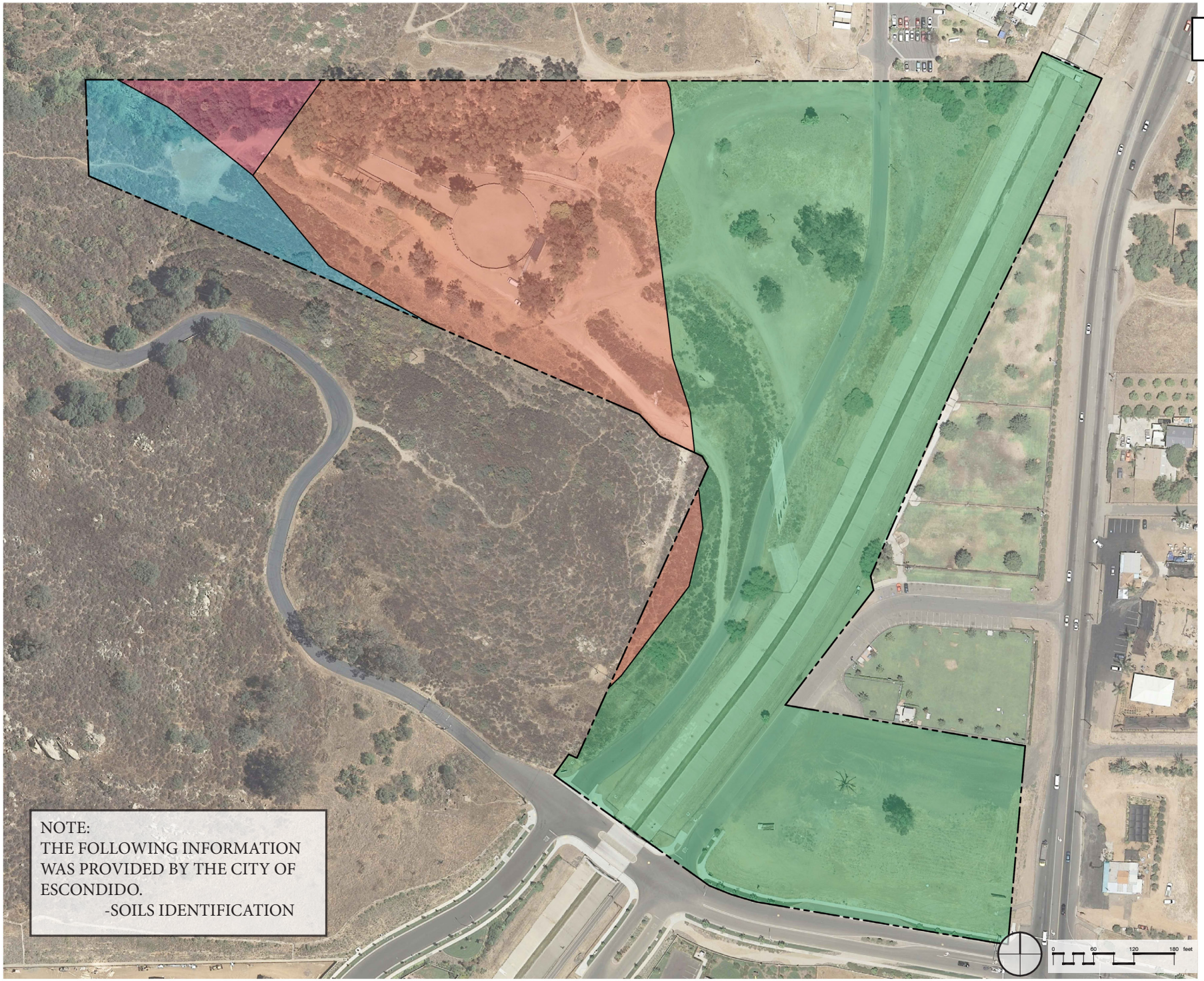
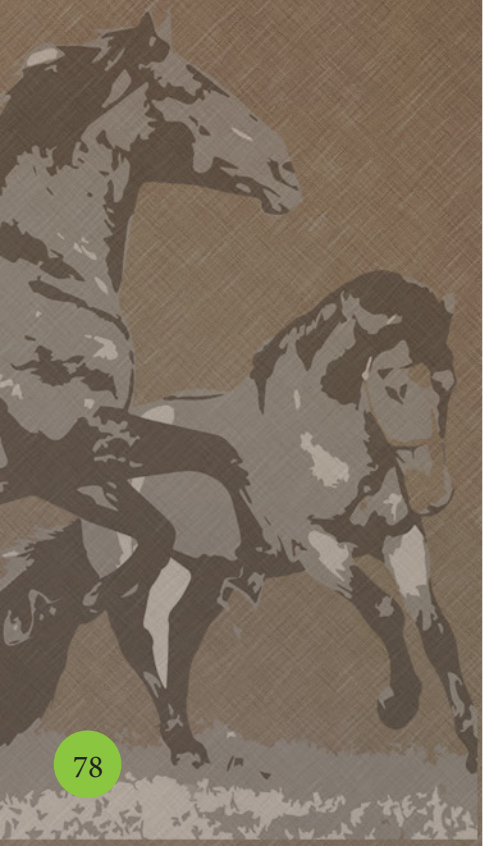


Figure 76: Soils Analysis Plan



Vegetation Analysis

The Vegetation Analysis plan, on the following page, originated from a report prepared by Helix Environmental, entitled, "Escondido Water Distribution Yard Relocation Fatal Flaws Analysis", dated January 25, 2012.

See Table 1 and Table 2 for area quantities and mitigation requirements for each habitat. These tables are also found in the Helix Environmental report.

Site Vegetation Legend

- 'Helix' Study Area
- Southern Willow Scrub - Disturbed
- Mule Fat Scrub
- Diegan Coastal Sage Scrub
- Diegan Coastal Sage Scrub - Disturbed
- Non-Native Grassland
- Non-Native Vegetation
- Eucalyptus Woodland
- Disturbed Habitat
- Developed

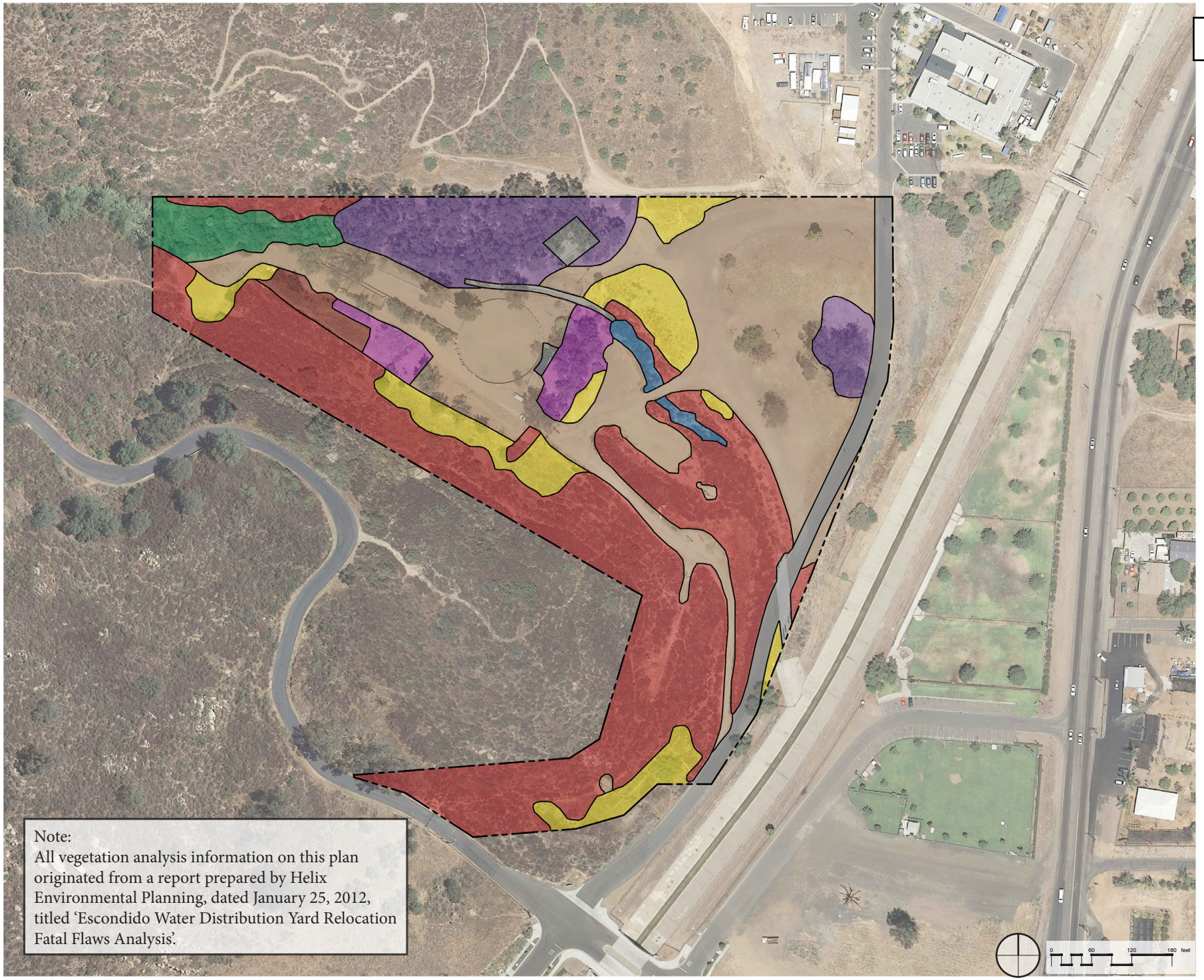


Figure 77: Vegetation Analysis Plan

ESCONDIDO
City of Choice

EXISTING CONDITIONS

Vegetation Analysis



Table 1
VEGETATION COMMUNITIES

VEGETATION COMMUNITIES	HABITAT GROUP*	ACRE(S) WITHIN STUDY AREA+
SOUTHERN WILLOW SCRUB (DISTURBED)	A	0.39
MULE FAT SCRUB	A	0.12
DIEGAN COASTAL SAGE SCRUB (INCLUDING DISTURBED)	C	4.60
NON-NATIVE GRASSLAND	E	1.20
EUCALYPTUS WOODLAND	F	1.20
NON-NATIVE VEGETATION	F	0.04
DISTURBED HABITAT	F	4.50
DEVELOPED LAND	F	0.07
	TOTAL	13.2

Figure 78: Vegetation Communities

Table 2
MITIGATION STANDARDS
FOR IMPACTS TO NATURAL VEGETATION AND HABITAT

HABITAT GROUP	IMPACTED HABITAT INSIDE FPA
A. Wetland/Riparian - coastal salt marsh, alkali marsh, freshwater marsh, estuarine, salt pan/mudflats, riparian forest, riparian woodland, riparian scrub, vernal pool, disturbed wetland, flood channel, freshwater	no net loss replacement goal (Replacement ratio 1:1 to 3:1)
B. Rare Upland - beach, southern coastal bluff scrub, maritime succulent scrub, southern maritime chaparral, Engelmann Oak woodland, Coast Live Oak woodland, native grassland	3:1
C. Coastal Sage Scrub - coastal sage scrub, coastal sage/chaparral mix	2:1
D. Chaparral - chaparral, excluding southern maritime chaparral	1:1
E. Annual Grassland - annual (non-native) grassland	0.5:1
F. Other - disturbed land (including ruderal), agricultural land, eucalyptus	None

Figure 79: Mitigation Standards

*Habitat Groups, as identified in the Escondido Subarea Plan Public Review Draft (2001), are assigned based upon the rarity of the resource and are used for determining mitigation ratios.

Habitat Groups are assigned on a scale of A through F, with A being the most sensitive and F being the least sensitive.

+Upland habitats rounded to the nearest tenth acre and wetland habitats rounded to the nearest hundredth acre; thus, totals reflect rounding.

Note:
All vegetation analysis information on this plan originated from a report prepared by Helix Environmental Planning, dated January 25, 2012, titled 'Escondido Water Distribution Yard Relocation Fatal Flaws Analysis'.



Cercis occidentalis



Platanus racemosa



Quercus agrifolia



Encelia californica



Salvia clevelandii



Sysirichium californicum

ESCONDIDO
City of Choice

EXISTING CONDITIONS

Existing Conditions Analysis



Existing Conditions Analysis

The analysis on the following page identifies existing conditions, site uses and opportunities.

Site Analysis Legend

- Park Boundary
- Pedestrian / Cyclist / Equestrian Path
- Secondary Vehicular Access
- Primary Vehicular Access
- Tributary Creek
- Escondido Creek Concrete Channel
- Prevailing Winds
- Vantage Point Opportunity
- Hazards - Eucalyptus Woodland
- Existing Light Pole
- Park Node

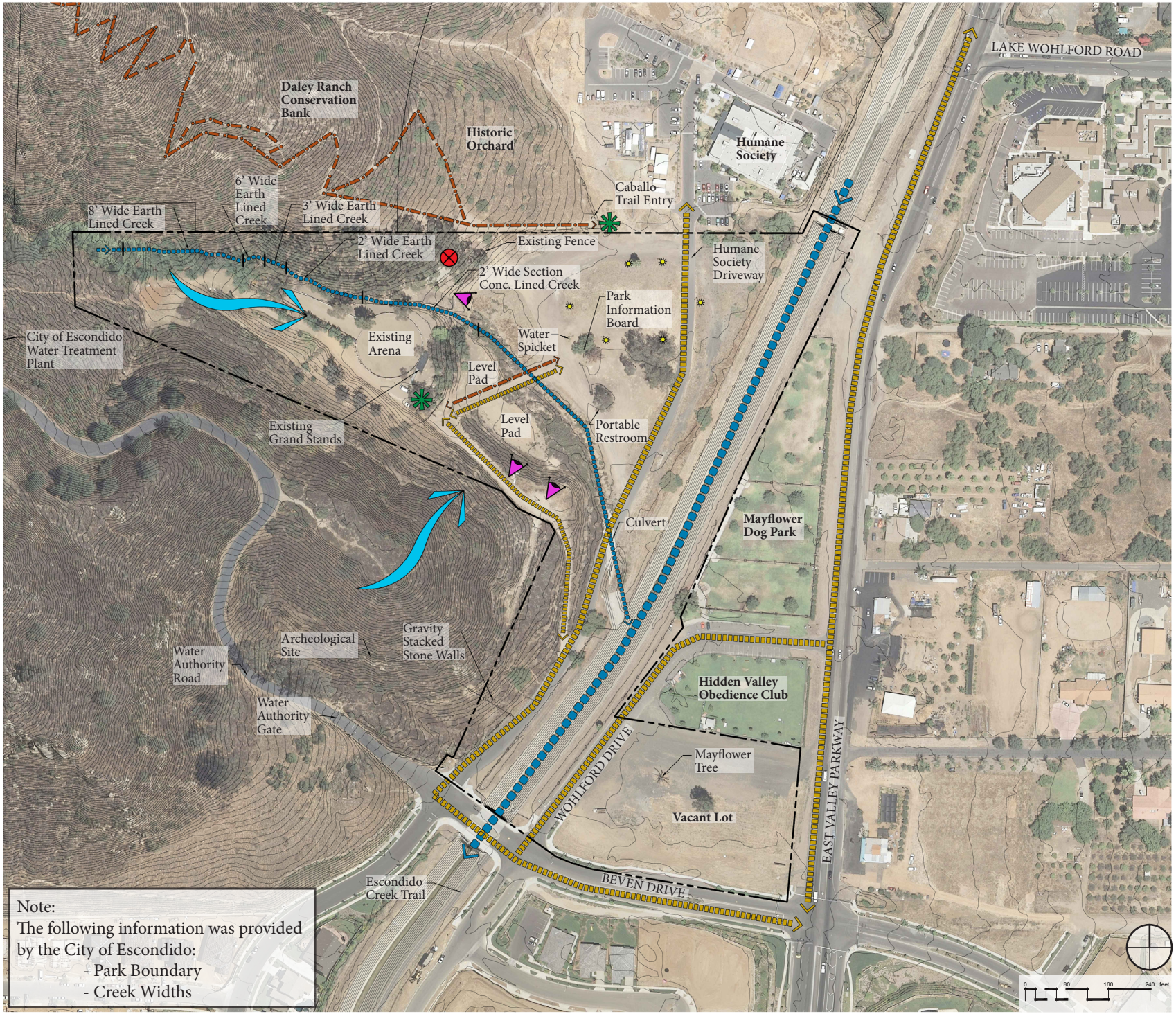
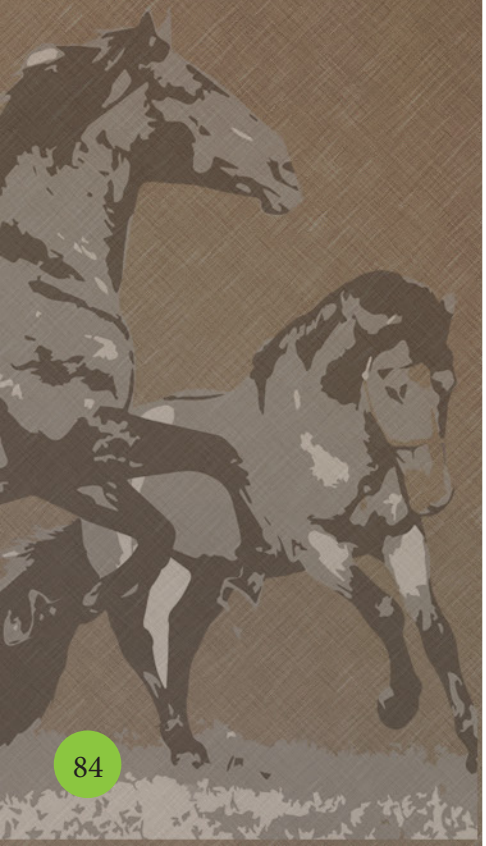


Figure 80: Existing Conditions Analysis Plan



Site Utility Inventory

The analysis on the following page identifies existing utilities and was provided by the City of Escondido.

Prior to design development, an accurate survey should be conducted to determine location of all utilities. Water lines, in particular, may not be where shown.

Utility Inventory Legend

- Park Boundary
- Electric Lines
- Escondido Water
- Vista Irrigation District Water
- Escondido Sewer
- Escondido Storm Drains

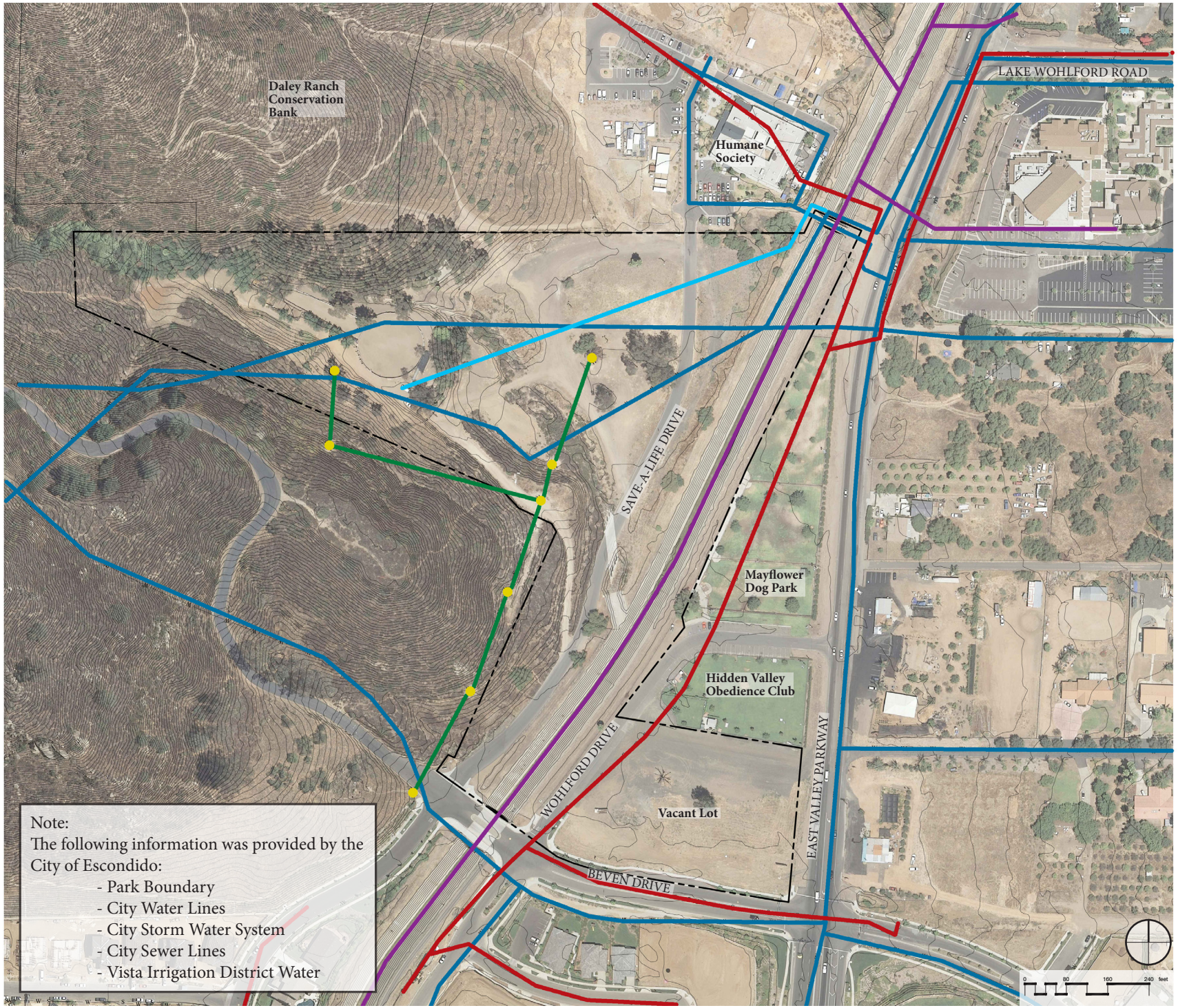


Figure 81: Site Utility Inventory

Constraints Analysis

Implementation Strategy and Phasing

Constraints Analysis

Financial Constraints

At the time of this report, no funding directly from the City is available for the development of the park. All funding must come from Grants and public donations.

Biological Constraints

For details regarding biological constraints, see report prepared by Helix Environmental, "Escondido Water Distribution Yard Relocation Fatal Flaws Analysis", dated January 25, 2012.

The report indicates, as the Vegetation Analysis shows, that there are several vegetated habitats that influence developement. The master plan does propose impacts on some of these areas and will mitigate for such impacts by planting appropriate plant species within the park and if necessary, using mitigation banks within Daley Ranch.

The existing concrete channel of Escondido Creek separates the park from Mayflower Dog Park. The master plan proposes to soften the creek by modifying the concrete edges and planting portions of the bottom and sides. An 8' wide concrete maintenance path is proposed to allow for routine maintenance.

ESCONDIDO
City of Choice

IMPLEMENTATION STRATEGY AND PHASING



Implementation Strategy and Phasing

The park is proposed to be built over time in eight (8) phases. Recognizing the potential challenge of raising funds for construction, the park has been phased such that the public may reach manageable funding goals and begin construction of each consecutive phase as soon as possible.

Phasing was also determined based on the development of areas that would most positively affect the community.

Costs of construction may be reduced with volunteer support of implementation of some park elements. Elements that may be constructed by volunteers may include:

- Fencing
- Arena footing material installation
- Planting
- Site furniture construction
- Low stone walls
- Shade Structures

The following identifies the phasing sequence:

Phase 1A - Existing Arena Improvements and Park Sign Monuments:

Includes improving the existing arena, new bleachers (two areas), new cow pens, new horse corrals, wash racks, trash enclosure, muck bin, changing room, ticket booth with restrooms, ADA accessible path, parking, improved driveways, fencing and associated storm water management work.

Phasing Legend

- Phase 1A
- Phase 1B
- Phase 2A
- Phase 2B
- Phase 3
- Phase 4
- Phase 5
- Phase 6

Phase 1B - Escondido Creek Trail Extension and Channel Bridge:

This phase is separate from phase 1A but may be done congruently and paid for with City funds associated with the trail extension.

Phase 2A - Main Central Public Gathering Spaces and Park Entry:

The central gathering area will bring people to the park who are not necessarily equestrians and begin to weave the community together.

This phase includes maintenance building, picnic shade structures, nature exploration areas, open lawn, paved pathways, 4 small corrals, a pedestrian bridge over the existing small tributary creek and standard vehicular parking areas.

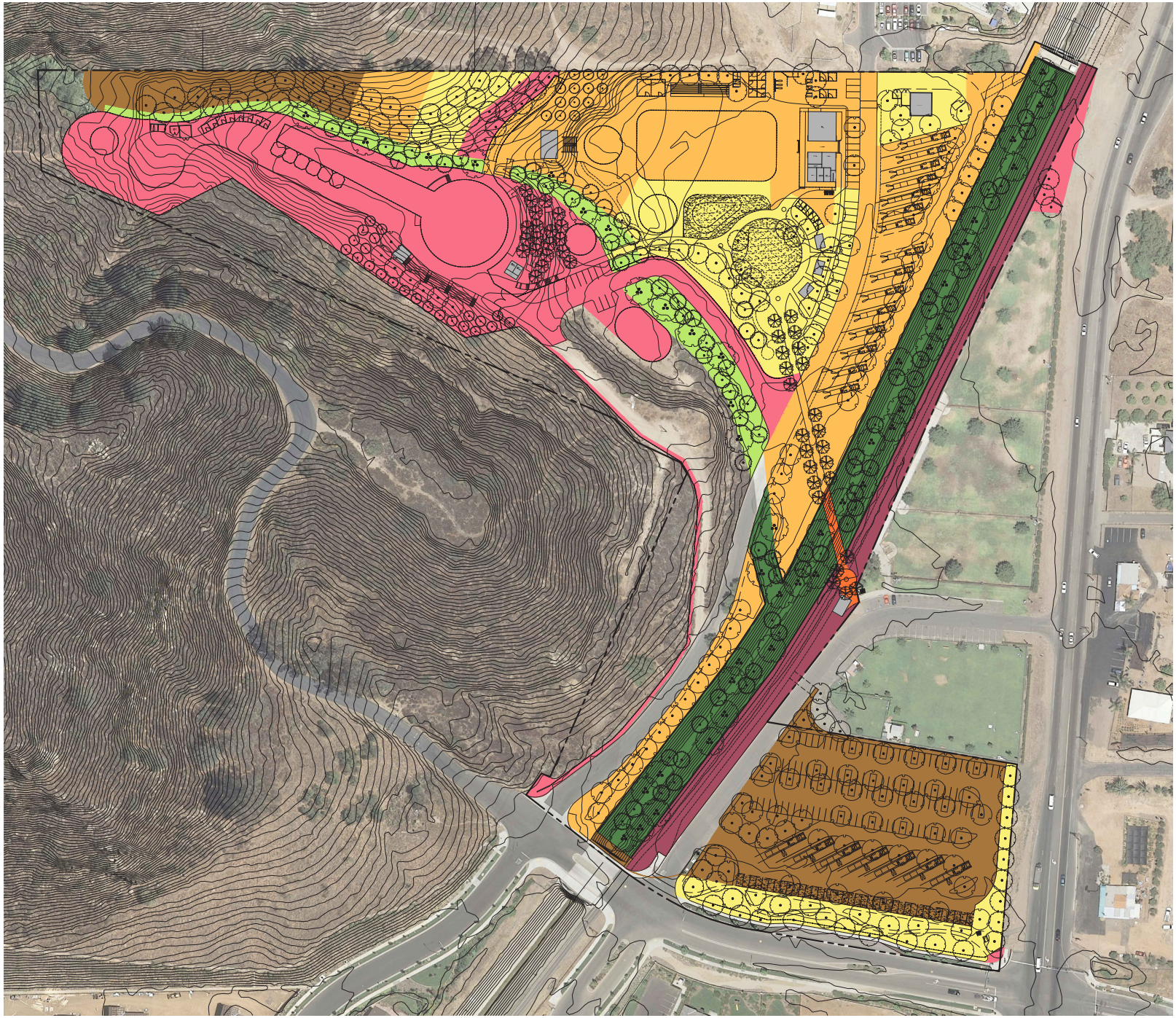
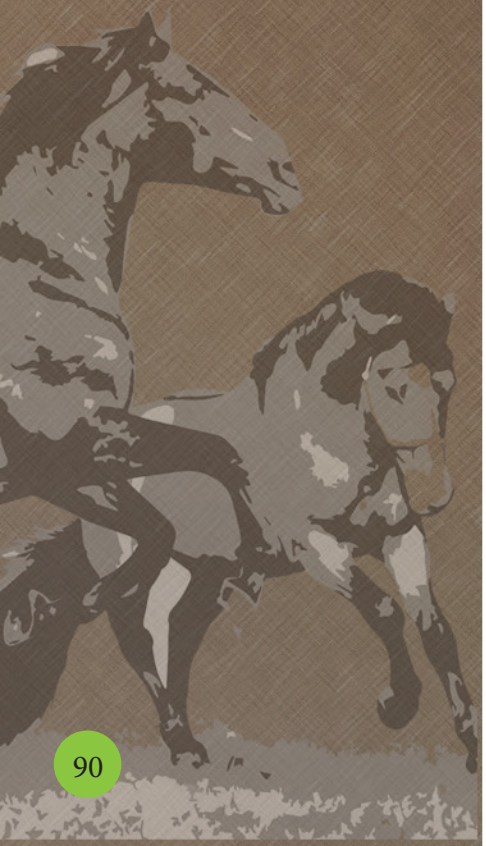


Figure 82: Phasing Plan

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IMPLEMENTATION STRATEGY AND PHASING



Implementation Strategy and Phasing - continued

Phase 2B - Escondido Creek Bridge and Restrooms:
Includes bridge and public restrooms by Dog Park and may be funded by the City.

Phase 3 - Main Lower Equestrian Park Area:
Includes new hall building, arenas, bleachers, amphitheater seating, grading, shade structure, nature exploration areas, multiple corrals, standard vehicle parking, trailer parking and fencing.

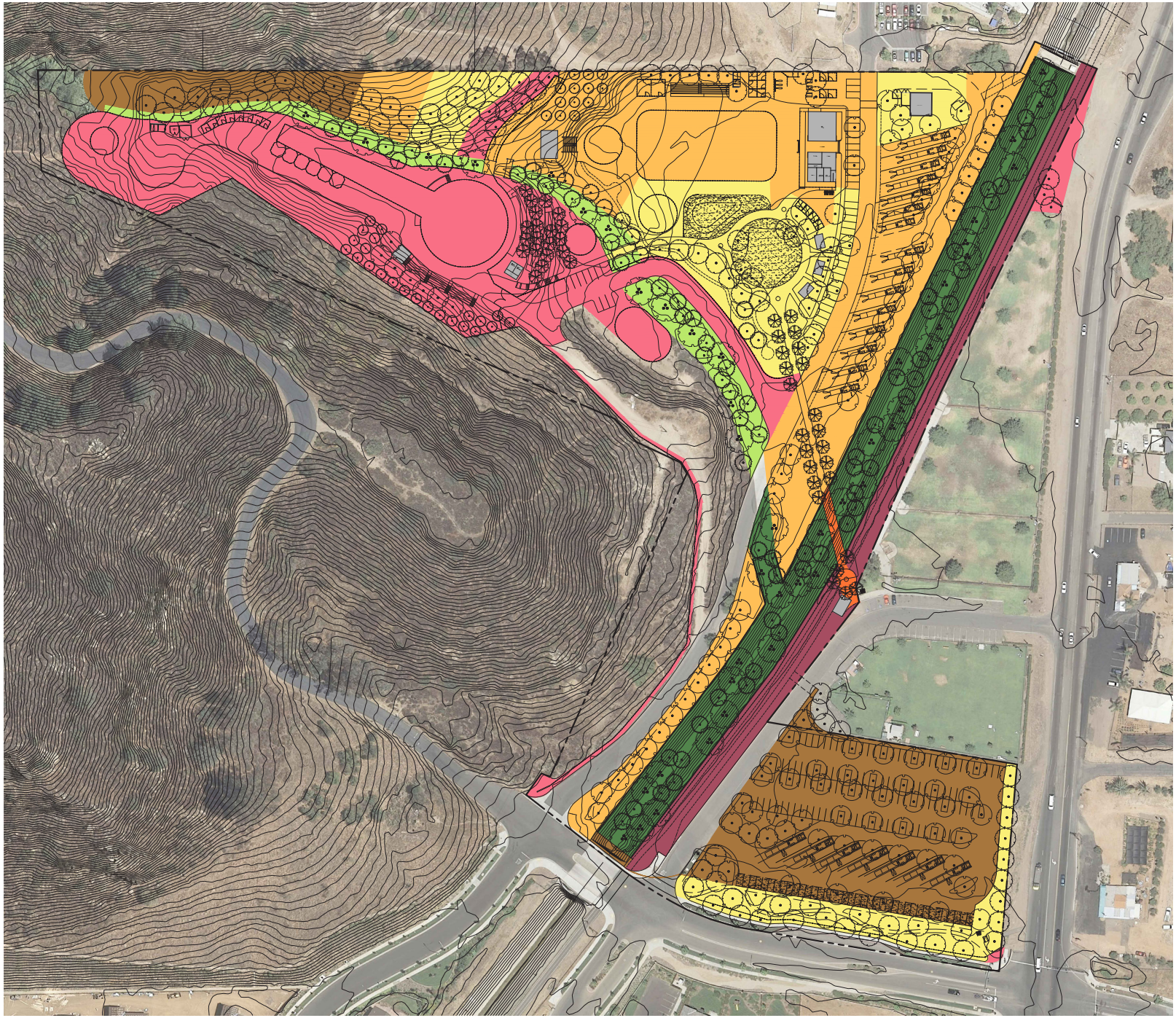
Phase 4 - Lower Overflow Parking and Escondido Trail Extension:
Includes parking, trails and resting area.

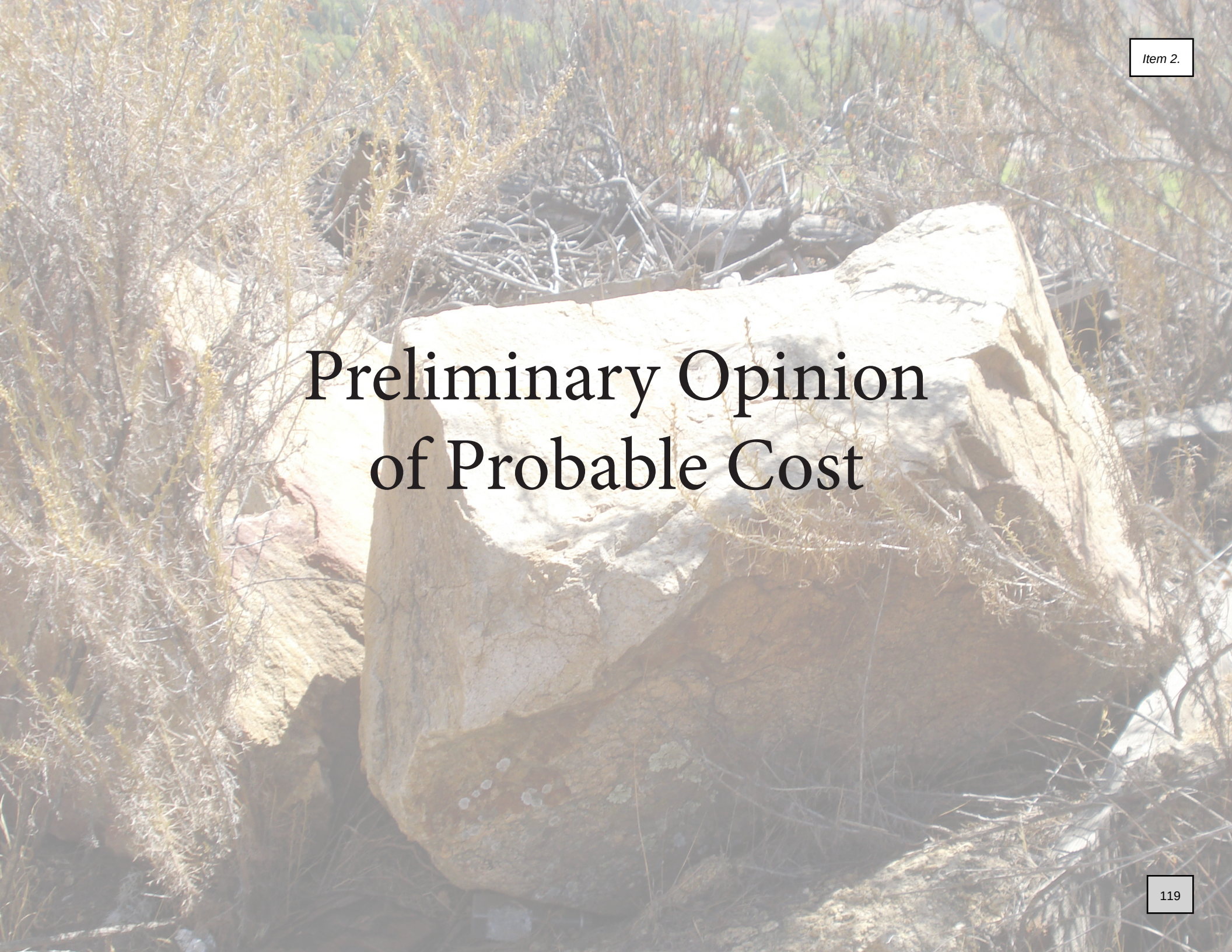
Phase 5 - Tributary Creek Improvements:
Includes minor grading to improve creek edges at lower end, revegetation of native plants and removal of existing concrete sides to be replaced with softened edges and vegetation.

Phase 6 - Concrete Creek Channel Conversion to Soft Creek:
Includes modification of Escondido Creek concrete channel to soften the visual quality and allow greater water infiltration into the earth. More hydrological studies must be developed to confirm viability of this phase.

Phasing Legend

- Phase 1A
- Phase 1B
- Phase 2A
- Phase 2B
- Phase 3
- Phase 4
- Phase 5
- Phase 6





Preliminary Opinion of Probable Cost

Preliminary Opinion of Probable Cost

This preliminary opinion of probable cost is based on the information available during the development of the master plan and does not include prevailing wages. There may be costs associated with the development of the plans and construction that are not included such as:

Surveys

Additional Permit Fees

Environmental Impact Reports

Environmental Permits by other organizations outside of the City of Escondido

Phase 1A Improvements

Site Improvements	$187,148
Buildings / Structures / Bleachers	$324,000
Landscape	$648,976
Total	**$1,160,123**
10% Contingency	$116,012
Phase 1A Total Construction	**$1,276,135**
Soft Costs	
City Staff Administration - 15%	$191,420
Design Development and Construction Documents - 8%	$102,091
Phase 1A Total	**$1,569,646**

Phase 1B Improvements

Restroom	$86,400
Landscape	$57,585
Public Art	$25,000
Total	**$168,985**
10% Contingency	$16,898
Phase 2B Total Construction	**$185,883**
Soft Costs	
City Staff Administration - 15%	$27,882
Design Development and Construction Documents - 8%	$14,871
Phase 1B Total	**$228,636**

Phase 2A Improvements

Site Improvements	$39,518
Buildings / Structures / Bleachers	$193,000
Landscape	$709,848
Public Art	$75,000
Total	**$1,017,366**
10% Contingency	$101,737
Phase 2A Total Construction	**$1,119,102**
Soft Costs	
City Staff Administration - 15%	$167,865
Design Development and Construction Documents - 8%	$89,528
Phase 2A Total	**$1,376,496**

Phase 2B Improvements

Main Bridge	$200,000
Total	**$200,000**
10% Contingency	$20,000
Phase 2B Total Construction	**$220,000**
Soft Costs	
City Staff Administration - 15%	$33,000
Design Development and Construction Documents - 8%	$17,600
Phase 2B Total	**$270,600**

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City of Choice

OPINION OF PROBABLE COST



Phase 3 Improvements

Site Improvements	$307,393
Buildings / Structures / Bleachers	$1,743,000
Landscape	$597,975
Total	**$2,648,368**
10% Contingency	$264,837
Phase 3 Total Construction	**$2,913,205**
Soft Costs	
City Staff Administration - 15%	$436,981
Design Development and Construction Documents - 8%	$233,056
Phase 3 Total	**$3,583,242**

Phase 4 Improvements

Site Improvements	$533,785
Landscape	$313,258
Total	**$847,043**
10% Contingency	$84,704
Phase 4 Total Construction	**$931,747**
Soft Costs	
City Staff Administration - 15%	$139,762
Design Development and Construction Documents - 8%	$74,540
Phase 4 Total	**$1,146,049**

Phase 5 Improvements

Site Improvements	
Landscape	$140,635
Total	**$239,524**
10% Contingency	$23,952
Phase 5 Total Construction	**$263,476**
Soft Costs	
City Staff Administration - 15%	$39,521
Design Development and Construction Documents - 8%	$21,078
Phase 5 Total	**$324,076**

Phase 6 Improvements

Site Improvements	$907,989
Landscape	$336,723
Total	**$1,244,704**
10% Contingency	$124,470
Phase 6 Total Construction	**$1,369,174**
Soft Costs	
City Staff Administration - 15%	$205,376
Design Development and Construction Documents - 8%	$109,534
Phase 6 Total	**$1,684,084**

Project Construction Total:	**$8,278,723**
City Staff Admin. Total:	**$1,241,808**
Design Development and Construction Documents:	**$662,298**
Environmental Review (by City)	**$8,000**
Grand Total	**$10,190,829**

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Funding Opportunities

Funding Opportunities

National Funding Sources

Playground Grants
http://rulesoftheplayground.com/83-playground-fundraising-and-grant-links/
A great resource for finding fundraising and grant resources for your next playground.

The Foundation Center
http://www.fdncenter.org
Excellence resource tool for grant seekers as well as grant makers.

Environmental Funders and Grants
http://www.fundsnetservices.com/searchresult/13/Environment-&-Conservation-Grants.html
Environmental Funders and Grants is a database of environmental initiative funding opportunities for various states.

Kaboom!
http://www.kaboom.org
KaBOOM! is a national non-profit dedicated to saving play for America's children.

DonorsChoose.org
http://www.donorschoose.org/homepage/main.html
Donors Choose enables teachers to post resource needs and it allows donors to browse and grant requests.

eSchool News online
http://www.eschoolnews.com/funding
This online version of a monthly magazine contains a grants section with regularly updated grant, scholarship,professional development, and other funding opportunities for both educators and students.

GrantsAlert.com
http://www.GrantsAlert.com
This web site's goal is to "make life a little easier for those who devote their time to searching for education grants and identifying new funding opportunities for their organizations, schools, districts, consortia, and state education agencies."

Grants.gov
http://grants.gov
Allows organizations to electronically find and apply for competitive grant opportunities from all federal grant making agencies, and encompasses over 900 grant programs offered by the twenty six Federal grant-making 23 agencies. It streamlines the process of awarding over $350 billion annually to state and local governments, academia, not-for-profits, and other organizations.

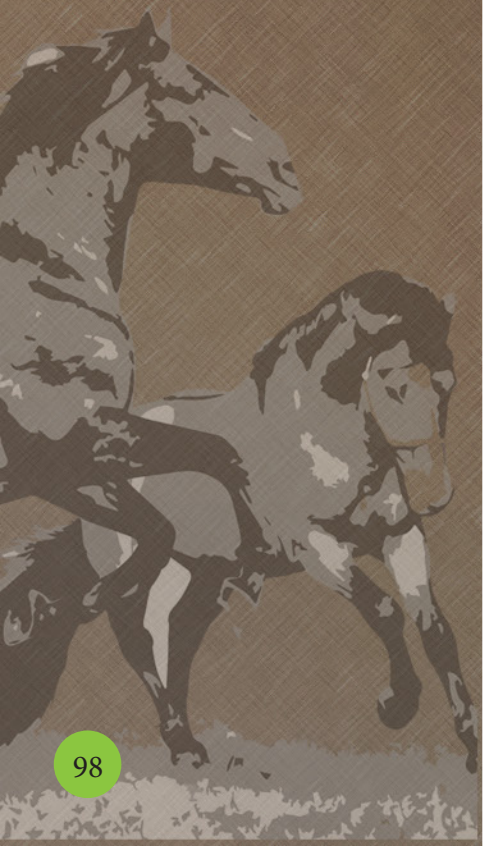
Grantsandfunding.com
http://www.grantsandfunding.com
Offers a complete listing of all Thompson Publishing Group publications that focus on grant and funding issues. Subscribers of the group's publications have access to a special section that provides resources such as grant deadlines, highlights of funding issues, and links to related Web sites.

Hasbro Children's Fund
http://www.hasbro.org/default.cfm?page=grantmaking
All funding is focused on programs which help children in need.

W. K. Kellogg Foundation
www.wkkf.org
In the United States, grants are made in the four areas of: health, food systems and rural development, youth and education, and philanthropy and volunteerism.

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FUNDING OPPORTUNITIES



U.S. Department of Education (ED)
http://www.ed.gov/fund/landing.jhtml?src=rt
The U.S. Department of Education (ED) is providing nearly $38 billion this year to states and school districts, primarily through formula-based grant programs, to improve elementary and secondary schools and meet the special needs of students.

The Kresge Foundation Grant (KRESGE)
http://www.kresge.org/
Grants are provided for the construction of facilities, renovation of facilities, purchase of major equipment, and purchase of real estate.

Home Depot Building Healthy Communities Grant Program
http://corporate.homedepot.com/wps/portal/Grants
Home Depot Grants support community development and improvement projects.

Aetna Foundation Targets Obesity
http://www.aetna.com/foundation/grants_reg/index.html
Aetna Foundation is providing grants to fight obesity and fund the education of communities through health literacy programs.

Build-a-Bear Workshop Foundation
http://www.buildabear.com/aboutus/community/babwfoundation.aspx
Build-a-Bear Workshop Foundation focuses on improving communities by helping children, families, and animals.

Lego Children's Fund
http://www.legochildrensfund.org/
Lego Children's Fund focus is on childhood develop
and funds are made available to educational facilities
in need of early childhood development programs.

Hilton Hotel's Contribution Request Application
http://hiltonworldwide1.hilton.com/en_US/ww/fob/landing/App_Proc/index.do
Hilton Charitable giving has a focus on youth programs and k-12 education.

Land and Water Conservation Fund
http://www.nps.gov/ncrc/programs/lwcf/index.htm
This grant provides up to 50 percent reimbursement for outdoor recreation projects. Federal money is administered by the state in cooperation with the National Park Service.

Recreation Trails Program
http://www.fhwa.dot.gov/environment/rectrails/
http://www.fhwa.dot.gov/environment/rectrails/rtpstate.htm
The Recreation Trails Program (RTP) provides funds to the states to develop and maintain recreational trails and trail-related facilities for both non motorized and motorized recreational trail uses. The RTP is an assistance program of the Department of Transportation's Federal Highway Administration.

Lowe's Toolbox for Education
http://www.toolboxforeducation.com/
There is a preference for funding requests that have a permanent impact such as facility enhancement (both indoor and outdoor) as well as landscaping/clean up type projects. Projects that encourage parent involvement and build stronger community spirit will be favored.

National Oceanic and Atmospheric Administration Bay Watershed Education and Training Program (BWET)
http://www.oesd.noaa.gov/funding_opps.html
NOAA B-WET provides grants in support of locally

relevant experiential learning through meaningful watershed educational experiences in the K-12 environment.

L.L. Bean Conservation and Recreation Grants
http://www.llbean.com/customerService/aboutLLBean/charitable_giving.html?nav=ln
Based on L.L.Bean's heritage and ongoing commitment to ensuring quality outdoor experiences for our customers, we've chosen conservation and outdoor recreation as the primary focus of our corporate charitable giving program. We look to local, state, regional and national organizations to help our customers enjoy the outdoors in a responsible manner.

Environmental Protection Agency Environmental Education Grants
http://www.epa.gov/enviroed/grants.html
The Grants Program sponsored by EPA's Environmental Education Division (EED), Office of Children's Health Protection and Environmental Education, supports environmental education projects that enhance the public's awareness, knowledge, and skills to help people make informed decisions that affect environmental quality.

General Mills Youth Nutrition and Fitness Grants
http://www.generalmills.com/corporate/commitment/champions.aspx
The General Mills Foundation, in partnership with the American Dietetic Association Foundation and the President's Council on Physical Fitness, developed the Champions for Healthy Kids grant program in 2002. Each year since inception, the General Mills Foundation awards 50 grants of $10,000 each to community-based groups that develop creative ways to help youth adopt a balanced diet and physically active lifestyle.

Reader's Digest Make It Matter Grant
http://www.rd.com/makeitmatter.do?partner=grantsalert
Reader's Digest Foundation "Make It Matter" Grants will identify people whose stories of giving back inspire others. RDF will give $100,000 to a deserving charity in their name and the stories may also appear on todayshow.com or rd.com.

American Academy of Dermatology's Shade Structure Grants
http://www.aad.org/public/sun/grants.html
To assist organizations in creating sun-safe outdoor areas, the American Academy of Dermatology (AAD) has announced the availability of grants for its Shade Structure Program. The program is open to schools and organizations that serve children and teenagers, ages 18 and younger.

National Funding Sources for Nature Programming

Youth Garden Grants
http://www.kidsgardening.org/YGG.asp
National Gardening Association awards Youth Garden Grants to schools and community organizations with child-centered garden programs.

The Lorrie Otto Seeds for Education Grant
http://www.for-wild.org/seedmony.html
The Lorrie Otto Seeds for Education Grant Program gives small monetary grants to schools, nature centers, or other non-profit educational organizations for the purpose of establishing outdoor learning centers within the United States and Canada.

American Honda Foundation
http://corporate.honda.com/america/philanthropy.aspx?id=ahf
The American Honda Foundation makes grants to K–12 schools, colleges, universities, trade schools, and others for programs that benefit youth and scientific education.

Operation Green Planet Free Seed Grants
http://www.america-the-beautiful.org/free_seeds/index.php
America the Beautiful Fund's Operation Green Plant program is offering grants of FREE SEEDS (Vegetable, Flower, or Herb) to encourage citizen efforts to protect and preserve America's lands and resources. These are 2006 seeds with germination rates of 90% to 95%. Grants of 100 to 2,000 seed packets are being offered on the basis of availability and relative need.

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FUNDING OPPORTUNITIES



State Funding Sources

California State Parks Foundation
http://www.calparks.org/programs/competitive-grant/competitive-grants-program.html
Every year CSPF typically awards between $150,000 and $200,000 in small grants to California's state parks, governmental entities or nonprofit organizations working to protect, enhance and preserve our parks. These grants, referred to as "discretionary grants," are awarded three times a year through a competitive process. Discretionary grants primarily support four of CSPF's core areas of interest: Volunteer Efforts and Recognition, Education and Interpretation, Natural and Cultural Resource Protection, and Capacity-Building.

The Bicycle Transportation Account (BTA)
http://www.dot.ca.gov/hq/LocalPrograms/bta/btawebPage.htm
The Bicycle Transportation Account (BTA) is an annual program providing state funds for city and county projects that improve safety and convenience for bicycle commuters. In accordance with the Streets and Highways Code (SHC) Section 890-894.2 - California Bicycle Transportation Act, projects must be designed and developed to achieve the functional commuting needs and physical safety of all bicyclists. Local agencies first establish eligibility by preparing and adopting a Bicycle Transportation Plan (BTP) that complies with SHC Section 891.2. The BTP must be approved by the local agency's Regional Transportation Planning Agency.

The California Conservation Corps (CCC)
http://www.ccc.ca.gov/Pages/default.aspx
The California Conservation Corps (CCC) is a public service program that occasionally provides assistance on construction projects. The CCC may be written into [illegible] applications as a project partner. In order to utilize CCC labor, project sites must be public land or publicly-accessible. CCC labor will not perform regular maintenance, but will perform annual maintenance, such as the opening of trails in the spring.

Caltrans Transportation Planning Grant Program
http://www.dot.ca.gov/hq/tpp/grants.html
Caltrans Transportation Planning Grant Program, administered by Caltrans, provides two grants for bicycle and pedestrian project planning and construction. The Community-Based Transportation Planning Grant funds projects that exemplify livable community concepts, including bicycle and pedestrian improvement projects. Eligible applicants include local governments, MPOs, and RPTAs. A 20 percent local match is required and projects must demonstrate a transportation component or objective.

Cool California Funding Wizard
http://www.coolcalifornia.org/funding-wizard#wizard
Cool California Funding Wizard, a searchable database to locate funding across state and federal agencies for reducing the impacts of climate change and supporting sustainable communities.

Environmental Enhancement and Mitigation Funds
http://resources.ca.gov/eem/
Environmental Enhancement and Mitigation Funds provide grant opportunities for projects that indirectly mitigate environmental impacts of new transportation facilities. Projects should fall into one of the following three categories: highway landscaping and urban forestry, resource lands projects, or roadside recreation facilities. Funds are available for land acquisition and construction. The local Caltrans District must support the project.

Habitat Conservation Fund
http://www.parks.ca.gov/?page_id=21361
The HCF program allocates approximately $2 million each

year for grants to cities, counties, and districts to provide for nature interpretation and other non-capital outlay programs which bring urban residents into park and wildlife areas, to protect various plant and animal species or to acquire or develop wildlife corridors and trails.

Land and Water Conservation Fund
http://www.parks.ca.gov/pages/1008/files/lwcf%20application%20guide_%20final%20draft%2010.10.2013.pdf
Land and Water Conservation Fund (LWCF) is a federally funded program, run through the National Park Service that provides grants for planning and acquiring outdoor recreation areas and facilities, including trails. The fund is administered by the California Department of Parks and Recreation. The fund has been reauthorized until 2015. Cities, counties, and districts authorized to acquire, develop, operate, and maintain park and recreation facilities are eligible to apply. Applicants must fund the entire project, and will be reimbursed for 50 percent of costs. Property acquired or developed under the program must be retained in perpetuity for public recreational use.

State Highway Operations & Protection Program (SHOPP)
http://www.dot.ca.gov/hq/transprog/shopp.htm
State Highway Operations & Protection Program (SHOPP) is a Caltrans funding source with the purpose of purpose of maintaining and preserving the investment in the State Highway System and supporting infrastructure. Projects typically fall into the following categories: collision reduction, major damage restoration, bridge preservation, roadway preservation, roadside preservation, mobility enhancement, and preservation of other transportation facilities related to the state highway system. In the past, SHOPP funds have been used to construct bicycle and pedestrian projects, including curb ramps, overcrossings, bike paths, sidewalks, and signal upgrades to meet ADA requirements. Jurisdictions work with Caltrans' districts to have projects placed on the SHOPP list.

Statewide Park Program
http://www.parks.ca.gov/?page_id=26025
The $368 million Statewide Park Program awarded grants for the creation of new parks and recreation facilities in critically underserved communities throughout California.

Wildlife Conservation Board Public Access Program
https://www.wcb.ca.gov/
Wildlife Conservation Board Public Access Program provides grants to public agencies and non-profit groups and organizations in California. The focus of the Board's grant funding program is the acquisition of lands or improvements that preserve wildlife habitat or provide recreational access for hunting, fishing, or other wildlife-oriented activities. Projects eligible for funding include interpretive trails, river access, and trailhead parking areas. The State of California must have a proprietary interest in the project. Local agencies are generally responsible for the planning and engineering phases of each project.

Local Funding Sources

Regional Surface Transportation Program (RSTP)
http://www.mtc.ca.gov/funding/STPCMAQ/
Regional Surface Transportation Program (RSTP) is a block grant program that provides funding for bicycle and pedestrian projects, among many other transportation projects. Under the RSTP, Metropolitan planning organizations prioritize and approve projects that will receive RSTP funds. Metropolitan planning organizations can transfer funding from other federal transportation sources to the RSTP program in order to gain more flexibility in the way the monies are allocated. In California, 76 percent of RSTP funds are allocated to urban areas with populations of at least 200,000. The remaining funds are available statewide.

SANDAG
http://www.sandag.org/index.asp?projectid=411&fuseaction=projects.detail
SANDAG Board of Directors allocates funds under the Transportation Development Act (TDA) and TransNet local sales tax program to support bicycle and pedestrian transportation projects in the San Diego region through a competitive process on an annual basis with input from the SANDAG Bicycle-Pedestrian Working Group using criteria that support regional transportation goals consistent with the Regional Comprehensive Plan and Regional Transportation Plan.



Permitting and Regulatory Requirements

Permitting and Regulatory Requirements

The following is a summary of potential permits and regulatory requirements that may need to be obtained or followed based on the proposed master plan and current requirements.

The master plan proposes several buildings that will need building permits and associated landscape plans supporting the permit. Grading permits will also be required with associated Hydromodification plans.

Work around and in the small tributary creek running through the park and the proposed modifications to Escondido Creek would likely require notification and possible permitting with the U.S. Army Corps of Engineers (USACE) pursuant to Section 404 of the federal Clean Water Act (CWA).

The activities would likely qualify under Nationwide Permit 27 (Aquatic Habitat, Restoration, Establishment, and Enhancement Activities). An updated jurisdictional delineation (a Preliminary Jurisdictional Determination could suffice) and Pre-Construction Notification (PCN) would be required as part of the notification and permitting process with the USACE to quantify and qualify existing waters of the U.S. Maintenance provisions would have to be negotiated with the USACE during the permit process in order to retain maintenance approval over the restored area. As with any CWA Section 404 permit issued by the USACE, a CWA Section 401 Water Quality Certification would be required from the Regional Water Quality Control Board (RWQCB).

The California Department of Fish and Game (CDFW) could interpret the targeted areas as jurisdictional (unvegetated) streambed and require a standard 5-year Streambed Alteration Agreement for the activities pursuant to Sections 1600 et seq. of the California Fish and Game Code. Maintenance provisions would have to be negotiated into the standard Agreement.

Prior to proceeding with permitting, it is suggested to obtain a copy of the City's existing permits from the USACE, RWQCB, and/or CDFW covering the maintenance activities.

As part of the permitting process and/or prior to construction, the agencies (particularly, CDFW) may require preparation and submittal of a restoration plan or habitat mitigation monitoring plan (HMMP) with specific performance criteria and 3-5 maintenance, monitoring, and reporting for the restoration effort. The agencies could require a restrictive covenant or conservation easement (worst case) be placed over the unnamed tributary (if no long-term maintenance is proposed).

The project may qualify as an Initial Study/ Mitigated Negative Declaration (IS/MND).

A concise biological technical study may also be required to support the City's CEQA findings and provide information neces permitting. Most, if not all, of the Maste project site is restricted to non-native upland habitat types (i.e., disturbed habitat, non-native grassland, eucalyptus woodland, ornamental), with the exception of the two streams. However, portions of the property that support the Master Plan project site are characterized by native Diegan coastal sage scrub (DCSS). DCSS is a upland sensitive natural community that requires mitigation for direct impacts, typically at a 2:1 ratio (i.e., two acres of mitigation for every one acre of impact). This could easily be resolved by mitigating impacts to DCSS at Daley Ranch.

DCSS is known to support sensitive plant and animal species, so biological surveys (e.g., spring rare plant surveys, focused animal species surveys) may be required to confirm their presence/absence from impact areas. The federally listed threatened coastal California gnatcatcher (Polioptila californica californica) is known to occur in the local area. The U.S. Fish and Wildlife Service (USFWS) has designated (revised) critical habitat for this species within the DCSS that occurs in the local area.



Future Development Process

(Watermelons shared during Workshop #1)

Future Development Process

This Master Plan is just the first phase of the development of El Caballo Park. It is intended to provide a framework for detailed design and ultimately project construction. It is "step one" in the overall park development process.

Funding for phase one, per the Master Plan Phasing Plan, must be obtained for construction as well as Design Development, Construction Drawing and permit fees.

All neccessary environmental reports must be completed as required by the City and appropriate governmental agencies as identified earlier in this report.

It should be noted that the Phasing Plan is a guide but it should be flexible to accomodate the needs and attainable funding at the time.

Associated Off-Site Future Development

The El Caballo Park Master Plan has sparked potential future improvements off-site. To compliment the activities the park brings to the community and the existing trails within Daley Ranch, the City will study locations within Daley Ranch and City owned land west and south of the park to incorporate a new trail providing a secondary access to the park.

Through the community outreach process, a potential new access road to the Escondido Humane Society was proposed at the intersection of Lake Wohlford Road and East Valley Parkway. If this road is implemented, a gate at the boundary line between the Humane Society and the Park is to be installed to prevent park visitor traffic from driving through the Humane Society parking lot.



Appendix

Appendix

Drainage and Water Quality Concept Report

I. Regulatory Requirements

The following discussion with respect to the stormwater runoff regulatory requirements is Excel Engineering's preliminary opinion of the drainage and storm water quality requirements of the site.

A. Priority Project Determination

As per the requirements imposed on all projects in the City of Escondido, this project will be made to be compliant with the current San Diego County MS-4 Permit, of which the City of Escondido is a co-permittee. San Diego County and its co-permittees are now working under the RWQCB Order No. R9-2009-0009-DWQ, which establishes the working criteria for the countywide model SUSMP and HMP requirements. The newest Order No. R9-2013-0001, adopted in 2013 has several steps that need to be completed before projects will be required to implement those new guidelines. The County wide model SUSMP can be found on the Project Clean Water Web Site hosted by the RWQCB.

In Chapter 1 of the SUSMP, procedures are outlined to determine if the project is a priority development project. The most clearly applicable reason that the project is considered a Priority Development Project is the fact that the project will be disturbing greater than 1 acre of land surface, and the fact that the project is expected to generate greater than background levels of pollutants, primarily from animal waste. In table 1-1 of the SUSMP, the project may be considered to fit into category B (Commercial) since it is a recreational facility, E (Restaurants) since the project includes a concession stand that likely will sell refreshments, H (Parking Lots) since the project is proposing on-site parking, and I (streets roads and highways) since the fire department access road is paved.

B. Hydromodification Flow Controls (HMP) Requirements

Priority Development Projects must be designed so that runoff rates and durations are controlled to maintain or reduce pre-project downstream erosion conditions and protect stream habitat. To determine if a proposed project must implement hydromodification controls, the HMP Decision Matrix (SUSMP Figure 1-1) in the SUSMP was referenced. While the project does propose a few small impervious areas, the area of imperviousness, as compared to the overall site area, is insignificant. The few small areas of impervious surfaces are more than compensated for by the increase in soil retention of the equestrian arena areas. Based on this reasoning the project is considered HMP exempt and will not be required to implement flow control measures.

II. Required Stormwater Treatment Features

A. Requirements for All Development Projects

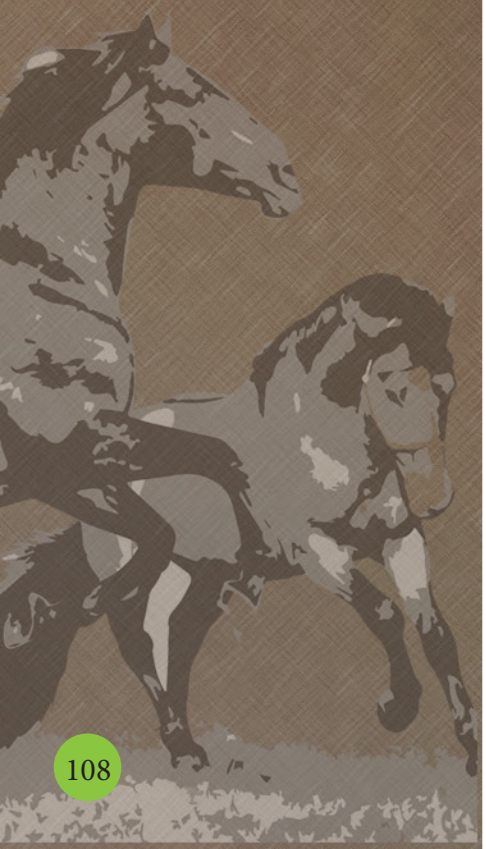
All development projects must include control measures to reduce the discharge of stormwater pollutants to the maximum extent practicable. This project will implement Best Management Practices (BMP) for source control for trash and litter. It will also incorporate Low Impact Development (LID) methods to conserve natural features, set back development from natural water bodies, minimize imperviousness, maximize infiltration, and retain and slow runoff.

B. Priority Development Requirements

While all Development Projects are required to incorporate general BMP and LID design elements, priority Development Projects are required to select specific BMP and LID elements targeting specific pollutants that are expected to be generated from the site. Each priority project is expected to produce a general range of pollutants based on the project category(s). If any of the downstream receiving waters is impaired with a pollutant that the site is expected to produce, then that pollutant is considered a Primary Pollutant of Concern. If the pollutant is not a Primary Pollutant of Concern, then it is considered a Secondary Pollutant of Concern.

C. Expected Pollutants from the Project

Each category of priority project is expected to produce several general categories of pollutants. The expected pollutant produced from the site



include all the pollutants from each category. From SUSMP table 2-1, the expected pollutants of concern for Commercial, Restaurants, Parking Lots and Streets are:

1. Sediment
2. Nutrients
3. Heavy Metals
4. Organic Compounds
5. Trash and Debris
6. Oxygen Demanding Substances
7. Oil and Grease
8. Bacteria and Viruses
9. Pesticides

D. Downstream Impairments

The project is located in the Escondido Hydrologic Sub Area of the Escondido Creek Hydrologic Area of the CARLSBAD Hydrologic Unit (904.62). The project discharges to the Escondido Creek which discharges to the San Elijo Lagoon which discharges to the Pacific Ocean.

1) Escondido Creek

Escondido Creek is listed on the 303d list with the following impairments:

1. DDT (Dichlorodiphenyltrichloroethane) which affects approximately 26 miles of the water body. DDT (Dichlorodiphenyltrichloroethane) is in the Pesticides pollutant category.
2. Enterococcus which affects approximately 26 miles of the water body. Enterococcus is in the Pathogens pollutant category.
3. Fecal Coliform which affects approximately 26 miles of the water body. Fecal Coliform is in the Pathogens pollutant category.
4. Manganese which affects approximately 26 miles of the water body. Manganese is in the Met Metalloids pollutant category.
5. Phosphate which affects approximately 26 miles of the water body. Phosphate is in the Nutrients pollutant category.
6. Selenium which affects approximately 26 miles of the water body. Selenium is in the Metals/Metalloids pollutant category.
7. Sulfates which affects approximately 26 miles of the water body. Sulfates is in the Other Inorganics pollutant category.
8. Total Dissolved Solids which affects approximately 26 miles of the water body. Total Dissolved Solids is in the Salinity pollutant category.
9. Total Nitrogen as N which affects approximately 26 miles of the water body. Total Nitrogen as N is in the Nutrients pollutant category.
10. Toxicity which affects approximately 26 miles of the water body. Toxicity is in the Toxicity pollutant category.

2) San Elijo Lagoon

San Elijo Lagoon is listed on the 303d list with the following impairments:

1. Eutrophic which affects approximately 565 acres of the water body. Eutrophic is in the Nutrients pollutant category.
2. Indicator Bacteria which affects approximately 565 acres of the water body. Indicator Bacteria is in the Pathogens pollutant category.
3. Sedimentation/Siltation which affects approximately 565 acres of the water body. Sedimentation/Siltation is in the Sediment pollutant category.

3) The Pacific Ocean in this discharge area is not a 303d listed water body.

E. Descriptions of Pollutant Categories

a) Metals/Metalloids

The transportation system is a primary source of metals in stormwater runoff to urban streams and groundwater. Cadmium, copper, cobalt, iron, nickel, lead and zinc are deposited into the environment by vehicle exhaust, brake linings, and tire and engine wear. They accumulate on roads, and are washed into storm drains by rainfall runoff. Pollutant concentrations in roadway runoff are positively correlated with traffic volume. All cars, even the cleanest vehicles, shed small amounts of metals, fluids, and other pollutants.

b) Nutrients

Nutrients including nitrogen and phosphorous are the major plant nutrients used for fertilizing landscapes, and are often found in stormwater. Included in this category are pollutants such as: Algae, the various forms of Ammonia, Biochemical oxygen demand (BOD), Chlorophyll-a, Eutrophic conditions, Low Dissolved Oxygen, Nitrate\Nitrite\Nitrogen, Organic Enrichment\Low Dissolved Oxygen, Phosphate, Phosphorus and Total Nitrogen as N. These nutrients can result in excessive or accelerated growth of vegetation, such as algae, resulting in impaired use of water in lakes and other sources of water supply. For example, nutrients have led to a loss of water clarity in Lake Tahoe. In addition, un-ionized ammonia (one of the nitrogen forms) can be toxic to fish. Excessive nutrient levels in waterways stimulate the growth of plants and algae, which can reduce dissolved oxygen levels and harm the entire aquatic ecosystem. The primary nutrients are phosphorous and nitrogen. Phosphates and nitrates enter stormwater from fertilizers applied to lawns and golf courses, decomposition of natural rock and soils, air deposition from vehicle exhaust, detergents used to wash cars on the street, and pet waste.

c) Inorganics

Toxic inorganics are human-made or naturally occurring chemicals that can harm the health of aquatic life and people if exposed at high enough levels. These pollutants include a wide range of chemicals from a wide array of sources. The most common toxic inorganic water pollutants are reported separately in their own categories, for example metals. Around 360 waters nationwide have been reported under the category of toxic inorganics. The impairments include antimony (used as a fire retardant in textiles and plastics), fluoride (added to drinking water to promote dental health), ozone (used to treat water to kill bacteria and viruses), cyanide (used in metal treatment), and perchlorate (used in rocket fuel). Human activities are usually responsible for introducing toxic concentrations of inorganic chemicals to waterways, including direct discharges from industrial or wastewater treatment plants, rain runoff and leakage from agricultural fields, mining operations, landfills, and rocket fuel manufacturing sites, and air deposition from car exhaust and coal-fired power plants.
Inorganics in storm water can be reduced by properly containing chemicals and never [illegible] directly into waterways or storm sewers.

Item 2.

d) Pathogens

A large variety of microbes are found in stormwater, however, the disease causing microbes (pathogens) are the primary concern. Pathogens can enter stormwater through combined sanitary/stormwater sewer overflows and the improper disposal of pet waste. Soil contaminated with solid waste is also a source of pathogens in stormwater. Enterococcus, E. coli and Fecal Coliform are bacteria that are used in water quality analysis as indicator species. These bacteria originate in the intestinal tracts of humans and animals. They themselves are harmless but their presence indicates possible fecal material contamination and the potential presence of other harmful microbes. Two common pathogens found in stormwater are Giardia and Cryptosporidium. These parasites are the cause of two of the most common waterborne diseases in the U.S. Both can persist in the environment for months and are highly resistant to disinfection. Certain species of fish and wildlife are unaffected by the microbes commonly found in stormwater while other species experience symptoms similar to humans, such as gastrointestinal upset. Horse manure storage and removal is addressed in the master plan with controlled storage, regular removal and proper storm water treatment through BMP practices.

e) Pesticides

Pesticides (including herbicides, fungicides, rodenticides, and insecticides) have been repeatedly detected in stormwater at toxic levels,



even when pesticides have been applied in accordance with label instructions. As pesticide use has increased, so too have concerns about the adverse effects of pesticides on the environment and human health. Accumulation of these compounds in simple aquatic organisms, such as plankton, provides an avenue for biomagnification through the food web, potentially resulting in elevated levels of toxins in organisms that feed on them, such as fish and birds. Many rivers are contaminated with DDT and dieldrin, pesticides that were banned in the seventies. These chemicals are highly persistent in the environment, and they continue to enter waterways via the erosion of soils. In addition to the impacts of these legacy chemicals, a significant amount of other pesticides are currently applied in urban areas.

f) Salinity

Salinity in water is a measure of the dissolved quantities of solids and minerals in the water. Analytical measures of salinity include Total Dissolved Solids (TDS), Chloride Content, Sodium Content, Electrical Conductivity, and Specific Conductance. Certain compounds are found in abundance in the environment and easily enter storm water runoff. Less pervious soils tend to accumulate those salts, while more pervious soils allow the salts to be carried deeper into the ground. For the rainfall that becomes runoff, the accumulated salts go into solution and are carried into the downstream water bodies. Depending on the amount of irrigation, the time between runoff producing rainfall events, and the quantities of rainfall runoff, the chloride concentration on the exposed soil can concentrate, and enter the stormwater runoff at high levels that can impact downstream waterbodies and can exceed health levels f aquatic environment.

g) Sediment

Sediment is material eroded from rocks or soil and then transported and deposited in water. Sediment in the proper quantity is a natural part of the banks and bottom of lakes, streams and other waterways, but it becomes a problem when too much fine sediment enters the water or when it is contaminated by other pollutants. Excess fine sediment is one of the most common forms of pollution, reported in over 6,000 water bodies from all parts of the US. These waters most often suffer from excessive suspended sediment in the water or too much deposited fine sediment on the bottom. Too little sediment sometimes causes streams to scour their channels and destroy fish habitat. Sediment problems happen when rain washes silt and other soil particles off of construction sites, into waterbodies. The sediment may clog and damage fish gills or suffocate eggs and aquatic insects on the bottom. Suspended silt may interfere with recreational activities like boating, fishing or swimming and degrade the beauty of waterways by reducing water clarity. Although sediment itself is generally harmless to human health or safety, indirect environmental or health risks can happen when nitrogen and phosphorus pollution and a variety of toxic chemicals attach to sediment particles on land and ride the particles into surface waters.

h) Toxicity

Toxicity describes the resultant state of a waterbody that has decreased ability or no ability to support a balanced aquatic ecological system. Unlike some of the other categories, Toxicity describes the combined or synergetic effect of a combination of pollutants that individually may not impair a water body, but in the presence of other pollutants that may also be present at lower levels, combine to create an unhealthy or inhospitable environment for aquatic life. The condition may be isolated to the sediment, the water or the specific

toxicity may not be known.

F. Pollutants of Concern

Comparing the list of potential pollutants to the list of downstream impairments, the following list shall be considered the primary pollutants of concern:

1. Sediment
2. Nutrients
3. Metals
4. Pathogens
5. Pesticides

The remainder of the expected pollutants shall be considered Secondary pollutants of concern.
The stormwater treatment features target the primary pollutants of concern by selecting features that have at least a medium effectiveness with respect to removing pollutants but preferably a high level of effectiveness. The secondary pollutants of concern are also treated in the same features as the primary pollutants of concern although they may be treated with a lower effectiveness.

G. LID Selection

In the SUSMP table 2-2, each of the expected development project pollutants is grouped as to whether the pollutant tends to be coarse sediment/ trash, fine particles, or dissolved during and after treatment. SUSMP table 2-3 lists the relative effectiveness of a variety of treatment features with respect to whether the pollutant group is coarse, fine, or dissolved. The primary pollutants of concern listed above are associated with all three categories (course, fine and dissolved) of pollutants. Sediment is both course and fine particles, and nutrients are both fine particles and dissolved. All other pollutants are associated with fine particles.
From table SUSMP 2-2, the treatment facilities listed are: Bioretention Facilities (LID), Settling Basins (Dry Ponds), Wet Ponds and Constructed Wetlands, Infiltration Facilities or Practices (LID), Media Filters, Higher-rate biofilters, Higher-rate media filters, Trash Racks & Hydro-dynamic Devices, and Vegetated Swales. Of the listed treatment features, all of them have a high effectiveness associated with course particles so any of them are acceptable with respect to the pollutants of concern. For pollutants associated with fine particles, all of the treatment features are medium or above except for trash racks and hydrodynamic separators, so any of these (except trash racks/ hydrodynamic separators) could be chosen. Finally for pollutants that tend to be dissolved, there is one feature (Infiltration) that has a high effectiveness, and two features (Bioretention, and Wet Ponds/Constructed Wetlands) that have a medium effectiveness. Wet Ponds/Constructed Wetlands are not a feasible treatment option for this site due to the availability of water to maintain the ponds.
Based on the above discussion, the first choice of treatment facility will be infiltration facilities, followed by bio-retention facilities. Based on the Hydrologic Soil Group B of the project soils (discussed later), either of these methods of treatment are feasible for this site.

III. Existing Site Conditions

A. Offsite Run-on to the Project

The project is located at the base of a valley area and currently accepts drainage from the north, west and south and discharges that drain[illegible] east. The site and the surrounding area is undeveloped land with the exception of the Humane Society facility to the north. The offsite flows include natural ground run-off and the overflow from Lake Dixon (located easterly from the site).

B. Soil Type

The project is situated near the Escondido creek, Dixon Lake and Lake Wolford which are discernable on the County Soil Hydrologic Groups map. Based on these reference points the project appears to be within the Group B zone. Group B soils have a moderate infiltration rate when thoroughly wetted; chiefly soils that are moderately deep to deep, moderately well drained to well drained, and moderately coarse textured. Rate of water transmission is moderate. This soil type is expected to be very effective with respect to its ability to infiltrate storm water. Infiltration treatment facilities are some of the most effective storm water treatment methods.

IV. Drainage Design

The drainage design for this project will treat the runoff originating from the project site as close to the points of generation as possible, while transmitting the offsite flows through and/or around the project untreated and un-detained.

A. Pass-Through/Bypass Offsite Flows

The site is situated at the low levels of a valley shaped portion of land. The site receives run-off from the north, the west and the south.
The main offsite flow entering the project



boundary is in the form of a natural channel that is the concentration of the runoff from the adjacent hills and the overflow of Lake Dixon. This channel is mainly a natural channel with some areas of concrete lining. This channel is intended to pass thru the offsite drainage and accept treated drainage from the project area.

The northeast quadrant of the site receives runoff from the existing Humane Society property. This runoff is in the form of sheet flow that generally follows the direction of Save A Life Drive. The project proposes to direct these flows Easterly along the northerly project boundary by means of selective grading and natural earthen berms and discharge the runoff to the Escondido Creek and/or collect portions of the flows in a catch basin structure and pipe the flows to the flow-thru channel.

The southern project boundary (Drainage Area B) accepts runoff from the hill just south of the property. These flows will be collected in a proposed brow ditch and channeled away from the project development area and discharged to points at the western and the eastern ends of the natural channel.

A. Eucalyptus Grove Along Northerly Boundary (Area A)

The northwest quadrant (Drainage Area A) of the site receives runoff from the hills headed up to Daley Ranch. This runoff currently flows into the natural channel. The northwest quadrant of the site will remain in a natural state and those flows will continue to flow to the natural channel as they historically have.

B. Improved Existing Arena Area (Area B)

The runoff from the existing arena area will drain by way of sheet flow to the area of the paved fire access. The area of the arena will be considered self-treating s... the proposed sand soil mixture of the arena will give this area a very large moisture holding capacity compared to the expected rainfall amounts. The arena areas are not expected to produce any significant runoff. The surrounding areas will all be natural ground surfaces and are expected to offer a significant amount of infiltration. The runoff that does reach the paved fire access road will be significantly pre-treated by the time it reaches the pavement. Once it reaches the pavement it will follow the paved access road to a proposed infiltration/ bio-retention area at the southern end of the trailer parking area (area E).

C. Trailer Parking Area (Area E)

The trailer parking area will drain by way of sheet flow in a generally southern direction. At the northern end of the trailer parking area is a small maintenance building and covered areas where the accumulated horse waste products will be stored prior to removal. The parking area will be surfaced with decomposed granite (DG) and will provide a large area for sub-surface storage and infiltration of stormwater. The relatively small impervious area of the maintenance building and muck storage areas will be treated by natural processes during the travel time across the DG parking area. Runoff that does reach the southern end of this area will be treated in the previously mentioned infiltration/ bio-retention area.

D. Lower Equestrian Area (Area C)

The lower equestrian area is composed of one rectangular arena and two smaller round arenas. The ground surface will slope upward to the west. On top of the sloped area will be a shade structure/ concession area. In front of the concession area will be amphitheater style seating. All of the drainage from area C is directed by way of sheet flow to an infiltration/ bio-retention area next to the existing flow thru drainage

channel. All of the runoff from this area will be treated either by natural process (infiltration) as it travels to the bio-retention area, or treated in the bio-retention area before it is released to the flow-thru channel.

E. Common Gathering and Picnic area (Area D)

The Common Gathering and Picnic (Picnic) area will be surfaced with turf and surrounded by paved sidewalks. The entire area will be graded to drain to the lawn area where it will be treated by the natural processes of the grass filtration and infiltration. Any excess runoff will be piped to the flow-thru channel.

F. Therapeutic Arena Area (Area F)

The Therapeutic Arena Area has an existing ground surface that slopes gradually to the south. This area is entirely natural ground surface or engineered equestrian soil mix. The drainage from this area will follow the existing ground slope and drainage patterns and drain southerly along Save a Life Road. All surface runoff in this area will be treated by natural processes.

G. Overflow Parking Area (Area G)

The overflow parking area will be similar to the trailer parking are in that it will be surfaced with decomposed granite (DG) and will provide a large area for sub-surface storage and infiltration of stormwater. This area of the project slopes gently to the south. At the southern end of this area any precipitation that becomes runoff will be collected in an infiltration/ bio-retention area where it will be treated by infiltration or treated and released.

V. Treatment Sizing

Storm water treatment facilities are generally sized based on a percentage of the impervious areas that they are treating. Since this site has a low ratio of imperviousness to "open" (pervious) space, and the advantage that the site surfacing materials also provide significant storm water treatment properties, the integration of the treatment features is not expected to be a significant concern. Due to the lack of impervious surfaces in this project the standard area calculations for sizing treatment control BMP's are less than typical. The formula used to size the Bio-retention facilities for the park and its pervious surfaces is the drainage area multiplied by 10% multiplied by the 4% minimum factor for water quality. In order to provide more area than the bare minimum and allow for possible increase in use, the determined area is then multiplied by a factor of safety of 1.5.

As discussed earlier, the primary treatment control BMP's will be Infiltration and Bio-retention. Infiltration will occur during the routing of storm water over pervious surfaces prior to being collected, treated and further infiltrated in the Bio-retention facilities. The Bio-retention facilities sized for Areas B and E will have a 1,500 square foot minimum surface area. The Bio-retention facility for Area C will be built to a minimum of 500 square feet of surface area. The Bio-retention facility built for Area G will be built to 660 square feet. Each of these facilities will be built with a 36" deep bio/infiltration pit and a minimum 10" water storage depth at the surface.

VI. Storm Water BMP Maintenan

The maintenance of the drainage facilities storm water treatment features is expected to be routine in nature. All of the storm water treatment features are incorporated into the project design such as pervious paving for the parking lots, infiltration/Bio-retention trenches, etc. The storm water treatment facilities all utilize natural processes to clean and filter the storm runoff. With reasonable site maintenance, such as collecting animal waste into approved structures, regular litter pick-up, and regular landscape maintenance, the storm water BMP's should remain effective indefinitely. Primary inspections should take place after large rain events. Facilities in need of maintenance will exhibit excessive ponding or long draw down periods. Should any features require special maintenance, such as a clogged infiltration trench, then the problem should make itself obvious and easily identifiable by simple observation during routine landscape maintenance operations. Typical maintenance includes raking or disturbing the top layer of the Bio-retention facility to distribute fine sediments. If the system becomes clogged with sediments, replacement of portions of the bio material may be necessary.

EXHIBIT "B"

PLANNING CASE NO. PL23-0375

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND)

Due to the number of pages, the IS/MND (SCH# 2026040729) may be reviewed at the links below:

Final Initial Study/Mitigated Negative Declaration

Appendix A – AQ/GHG/Energy Data

Appendix B – Biological Resources Assessment

Appendix C – Cultural Study

Appendix D – CAP Consistency Review Checklist

Appendix E – Stormwater Technical Memorandum

- Part 1 of 3
- Part 2 of 3
- Part 3 of 3

Appendix F – Noise Data

Appendix G – Vehicle Miles Traveled Assessment

EXHIBIT "C"

PLANNING CASE NO. PL23-0375

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Michael Baker INTERNATIONAL

California Environmental Quality Act

MITIGATION MONITORING AND REPORTING PROGRAM

El Caballo Park Master Plan Project

Escondido, CA

October 2026

SCH No. 2026040729

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Table 1. Mitigation Monitoring and Reporting Program 2

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INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the El Caballo Park Master Plan Project (Project). An MMRP is required because the Initial Study/Mitigated Negative Declaration prepared for the Project identified significant adverse impacts and measures have been identified to mitigate those impacts.

This MMRP has been prepared pursuant to section 21081.6 of the Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." California Environmental Quality Act Guidelines section 15097 states:

> *In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.*

MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Escondido (City) will be responsible for monitoring compliance with the mitigation measures identified. Different parties may be responsible for various aspects of the Project. The MMRP identifies the party with the responsibility for ensuring that each individual mitigation measure is completed; however, it is expected that one or more parties will coordinate efforts to ensure such compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below.

- **Mitigation Measures:** Identifies details for each mitigation measure required.
- **Timeframe of Implementation:** Identifies at which stage of the Project the mitigation measure must be completed.
- **Monitoring, Enforcement, and Reporting Responsibility:** Identifies the party with responsibility for mitigation monitoring, enforcement, and/or reporting.

Table 1. Mitigation Monitoring and Reporting Program

<table>
<tr><th>Mitigation Measures</th><th>Recommended Timeframe of Implementation</th><th>Monitoring, Enforcement, and Reporting Responsibility</th></tr>
<tr><td colspan="3">Biological Resources</td></tr>
<tr><td>BIO-1 <u>Avoidance of Multiple Habitat Conservation Program Sensitive Vegetation Communities</u>. During the design phase, and prior to ground-disturbing activities, a qualified biologist shall assess (via survey or other methods) the potential area of disturbance for each Project component to be undertaken in order to determine whether the Project component has the potential to impact sensitive vegetation communities. Avoidance of Multiple Habitat Conservation Program vegetation communities (i.e., Diegan coastal sage scrub and southern mixed chaparral), particularly vegetation communities that occur within the Focused Planning Area (of the Multiple Habitat Conservation Program; see Figure 3.4-1, Vegetation Communities and Other Land Uses, of the Initial Study/Mitigated Negative Declaration), shall be a primary consideration during design and implementation of Project components. Impacts on the Arundo-dominated riparian community shall be addressed through coordination with the regulatory agencies (see mitigation measure BIO-10) but shall require no net loss. If complete avoidance of Multiple Habitat Conservation Program vegetation communities is infeasible through final Project design, compensatory mitigation for impacts shall be required as provided below. The mitigation bank at Daley Ranch can be used to fulfill compensatory mitigation requirements. Refer to the table below for mitigation required for impacts to each vegetation community.
<table>
<tr><th></th><th></th><th></th></tr>
<tr><td>Arundo-dominated riparian</td><td>1:1 or 2:1 (no net loss)</td><td>1:1 or 2:1 (no net loss)</td></tr>
<tr><td>Diegan coastal sage scrub</td><td>2:1</td><td>1:1</td></tr>
<tr><td>Southern mixed chaparral</td><td>1:1</td><td>0.5:1</td></tr>
</table>
*Mitigation ratios in this table were generated from Table 4-6 and Table 4-7 of the Multiple Habitat Conservation Program.</td><td>At the beginning of each phase or each Project and prior to 30% completion of project design</td><td>City of Escondido Development Services - Engineering Services to work with a qualified biologist and coordinate as needed

Planning Services to support with coordination as needed

Affected regulatory agencies, as appropriate (see mitigation measure BIO-10)</td></tr>
</table>

<table>
<tr><th>Mitigation Measures</th><th>Recommended Timeframe of Implementation</th><th>Monitoring, Enforcement, and Reporting Responsibility</th></tr>
<tr><td>BIO-2 <u>Rare Plant Focused Survey</u>. Prior to any ground-disturbing activities, a preconstruction rare plant survey for Palmer’s golden bush, mesa horkelia, summer holly, delicate clarkia, and Robinson’s peppergrass shall be conducted by a qualified biologist during the blooming period (see table below) to determine if species are present, as well as location and quantity, and whether Project improvements would impact such species. If any of these plant species are observed and impacts (including a 100-foot buffer around the plants) cannot be avoided, the City shall coordinate with the California Department of Fish and Wildlife to implement compensatory mitigation in the form of seed collection by a qualified botanist and replanting at an off-site location (i.e., Daley Ranch) at a minimum 1:1 replacement ratio. If rare plant species are determined to be absent, no mitigation is required.
<table>
<tr><th></th><th></th></tr>
<tr><td>Palmer’s goldenbush (CNPS 1B.1)</td><td>September - November</td></tr>
<tr><td>Mesa horkelia (CNPS 1B.1)</td><td>February – July</td></tr>
<tr><td>Summer holly (CNPS 1B.2)</td><td>April – June</td></tr>
<tr><td>Delicate clarkia (CNPS 1B.2)</td><td>April – June</td></tr>
<tr><td>Robinson’s peppergrass (CNPS 4.3)</td><td>January - July</td></tr>
</table>
</td><td>Prior to ground-disturbing activities</td><td>City of Escondido Development Services - Engineering Services to work with a qualified biologist and coordinate as needed

Planning Services to support if species are observed and cannot be avoided</td></tr>
</table>

Mitigation Measures	Recommended Timeframe of Implementation	Monitoring, Enforcement, and Reporting Responsibility
BIO-3 **Coastal California Gnatcatcher Focused Survey and Permitting.** During each design phase, and prior to vegetation removal or ground disturbance, a qualified biologist shall assess (via survey or other methods) the potential area of disturbance for each Project component to be undertaken in order to identify and evaluate current conditions for coastal California gnatcatcher and whether the Project component has the potential to impact coastal California gnatcatcher habitat. If removal of suitable habitat or critical habitat for coastal California gnatcatcher cannot be avoided through final design, a focused survey by a biologist with a 10(a)(1)(A) permit from the US Fish and Wildlife Service shall be required; refer also to Figure 6, USFWS Critical Habitat, of Draft Initial Study/Mitigated Negative Declaration Appendix B, Biological Resources Assessment. A three-visit focused survey following the US Fish and Wildlife Service Coastal California Gnatcatcher Presence/Absence Survey Protocol shall be conducted. If the species is present and would be impacted by the Project, as implemented by phase, habitat removal shall be restricted from March 15 to June 30 to ensure no breeding individuals are affected. Since the Multiple Habitat Conservation Program Subarea Plan has not yet been approved by California Department of Fish and Wildlife and US Fish and Wildlife Service, consultation with the wildlife agencies shall occur to ensure the Project is consistent with the Multiple Habitat Conservation Program and an incidental take permit specifying compensatory mitigation requirements shall be obtained from the wildlife agencies. Any grading activities, vegetation removal, or staging shall occur in conformance with the permit conditions. Mitigation for loss of habitat may be achieved in coordination with mitigation measure BIO-1.	At the beginning of each phase or Project component (prior to 30% completion of project design) Prior to ground-disturbing activities or vegetation removal	City of Escondido Development Services - Engineering Services to work with a qualified biologist and coordinate as needed Planning Services to support coordination with US Fish and Wildlife Service as needed
BIO-4 **Least Bell's Vireo Focused Survey and Permitting.** During each design phase, and prior to ground disturbance or vegetation removal activities, a qualified biologist shall assess (via survey or other methods) the potential area of disturbance for each Project component to be undertaken in order to identify and evaluate current conditions for least Bell's vireo and whether the Project component has the potential to impact least Bell's vireo habitat. If removal of suitable habitat for least Bell's vireo cannot be avoided through final design, a focused survey shall be conducted. If the species is deemed present and construction activities would occur during the breeding season (March 15 to September 15), the City shall obtain an incidental take permit from the US Fish and Wildlife Service and California Department of Fish and Wildlife prior to proceeding with disturbance to the habitat. The incidental take permit shall include requirements for compensatory or other	At the beginning of each phase or Project component (prior to 30% completion of Project design) Prior to ground-disturbing activities or	City of Escondido Development Services - Engineering Services to work with a qualified biologist and coordinate as needed Planning Services to support

Mitigation Measures	Recommended Timeframe of Implementation	Monitoring, Enforcement, and Reporting Responsibility
mitigation, as specified by the regulatory agencies, which shall occur at a minimum 1:1 replacement ratio.	vegetation removal	coordination with US Fish and Wildlife Service as needed
BIO-5 **Crotch's Bumble Bee Surveys and Monitoring.** A preconstruction survey for Crotch's bumble bee shall be conducted by a qualified biologist no more than three days prior to commencement of any ground-disturbing activities related to each Project component undertaken. If bumble bees are observed, the presence of a biological monitor during initial vegetation removal shall be required to ensure no bumble bees are harmed.	Prior to ground-disturbing activities; during vegetation removal	City of Escondido Development Services - Engineering Services to work with a qualified biologist and coordinate as needed
BIO-6 **Special-status Bat Surveys.** Prior to any on-site tree removal, if removal is to occur during the maternity (March–September) or winter (November–February) seasons, a bat survey to determine the presence of a maternity/winter roost shall be required. If a roost is found, the City shall consult with the California Department of Fish and Wildlife for avoidance methods for eviction (outside of maternity and winter season), or other monitoring requirements. If tree removal activities commence 30 days or more following the initial bat survey, a qualified bat biologist shall conduct a preconstruction survey to determine if bats are actively roosting in trees two days prior to tree removal to reconfirm absence.	Prior to tree removal occurring between March-September or November-February	City of Escondido Development Services - Engineering Services to work with a qualified biologist and coordinate as needed Planning Services to coordinate support with California Dept. of Fish and Wildlife coordination as needed

Mitigation Measures	Recommended Timeframe of Implementation	Monitoring, Enforcement, and Reporting Responsibility
BIO-7 **Nesting Bird Surveys.** A nesting bird survey shall be conducted by a qualified biologist within seven days prior to ground-disturbing or vegetation removal activities associated with Project implementation (or Project phase) to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present and could be directly or indirectly impacted by the proposed Project. If active nests are found, the biologist shall establish an appropriate construction exclusion buffer zone, based on site conditions, species, and activity, that shall remain in place until the nest is vacated and juveniles have fledged or the biologist otherwise determines that construction may resume.	Prior to ground-disturbing or vegetation removal activities; during construction	City of Escondido Development Services - Engineering Services to work with a qualified biologist and coordinate as needed
BIO-8 **Worker Environmental Awareness Training.** Prior to any Project staging or construction activities, a qualified biologist shall conduct a Worker Environmental Awareness Training program for Project and construction personnel. The training shall include a description of the special-status species of concern and their habitats; general provisions of the federal Endangered Species Act and California Endangered Species Act; penalties associated with violating the provisions of the acts; measures being implemented for species conservation; and identification of any environmentally sensitive areas to be avoided.	Prior to staging or construction activities	City of Escondido Development Services - Engineering Services to work with a qualified biologist and coordinate as needed
BIO-9 **Biological Construction Monitoring.** Prior to commencement of ground-disturbing or vegetation removal activities, a qualified biologist experienced with identification of the sensitive and common biological resources in the region (biological monitor) shall be retained by the City. The biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities occurring with construction of each Project component. The biological monitor shall perform biological clearance surveys at the start of each workday when ground-disturbing activities shall take place to minimize impacts on special-status species. The monitor shall be responsible for ensuring that impacts to special-status species are avoided to the maximum extent practicable. Monitoring shall continue as necessary and at the biologist's discretion to maintain protective measures and to monitor for species potentially in harm's way. These protection measures may include redirecting wildlife to areas outside the work area. Biological monitoring shall take place until vegetation-clearing activities have ceased.	Prior to commencement of ground-disturbing and vegetation removal activities Monitoring to occur during construction, until all vegetation-clearing activities have ceased	City of Escondido Development Services - Engineering Services to work with a qualified biologist and coordinate as needed

Mitigation Measures	Recommended Timeframe of Implementation	Monitoring, Enforcement, and Reporting Responsibility
BIO-10 <u>Aquatic Resources Jurisdictional Delineation and Permits</u>. Prior to any disturbance of jurisdictional aquatic resources within El Caballo Park or Escondido Creek, the City shall acquire aquatic permits from the regulating agencies (US Army Corps of Engineers, San Diego Regional Water Quality Control Board, and California Department of Fish and Wildlife) and mitigate for permanent and temporary impacts on waters of the US, waters of the state, and state streambed and associated riparian habitat. A jurisdictional delineation and impact analysis shall be prepared in support of the permit applications. This shall include preparation of a Habitat Mitigation and Monitoring Plan for any on-site restoration activities. Mitigation shall occur at a ratio of 1:1 to 2:1 based on coordination with the regulating agencies. The Habitat Mitigation and Monitoring Plan shall be reviewed and approved by the US Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife and all permit conditions shall be adhered to.	Prior to construction impacting any jurisdictional aquatic resources	City of Escondido Development Services - Planning Services to lead the permitting process in accordance with Engineering CIP schedule
BIO-11 <u>Tree Inventory and Vegetation Removal Permit</u>. Prior to any grading or vegetation removal, a vegetation removal permit shall be obtained from the City pursuant to Zoning Code Section 33-1068.B. The vegetation removal permit shall include a site plan showing the location and type of existing plants, trees, and sensitive biological habitat areas, locations for all existing and proposed buildings or improvements on the property, and the specific area to be cleared. The permit shall be accompanied by a tree survey that includes the location, dripline, and trunk diameter at breast height of all mature or protected trees. Additionally, a tree report documenting tree health, impact on the tree (i.e., proposed for removal or preservation), method of removal, and relocation site (if applicable) shall be included. A tree replacement and/or protection plan shall also be prepared in accordance with the Escondido Zoning Code tree replacement standards. The plan shall estimate the health of trees and identify impacts to tree(s) (i.e., preserved, removed, or relocated) and include specifications for transplanting and maintenance of the affected and/or new trees. Any mature tree that would be removed shall be replaced at a 1:1 ratio; any protected tree that would be removed shall be replaced at a 2:1 ratio. All tree-related documents shall be prepared by a professional International Society of Arboriculture Certified arborist. This documentation shall be submitted to the Director of Development Services for review and approval, and any additional conditions shall be implemented. Prior to any vegetation removal or grading, a revegetation plan including a plant palette, methods for planting, performance standards, irrigation, and maintenance requirements shall also be	Prior to grading and/or vegetation removal	City of Escondido Development Services - Engineering and Planning Services

Mitigation Measures	Recommended Timeframe of Implementation	Monitoring, Enforcement, and Reporting Responsibility
prepared for review and approval by the City Director of Development Services. The use of native plantings (i.e., trees, shrubs, plants) shall be required to avoid the potential for indirect encroachment into adjoining native habitat to remain and to reflect the native environment.		
Cultural Resources		
CUL-1 **Archaeological and Native American Monitoring.** An archaeological monitor meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (48 Federal Register 44738) and a Native American monitor representing one of the consulting tribes shall be present during ground-disturbing activities for the Project, including, but not limited to, site clearing, grubbing, boring, trenching, grading, excavation, and demolition of building foundations, or until the archaeological monitor, in consultation with the Native American monitor, determines monitoring is no longer necessary (e.g., initial ground disturbance is complete, soils are sterile for cultural resources) and may reduce monitoring frequency or cease monitoring altogether. The archaeological and Native American monitor shall log all monitoring activity and provide monitoring logs to the City on a bi-weekly basis during the active construction phase. If a discovery is made, the archaeological monitor shall notify the City of the finding within 24 hours by email and/or phone. Additional work may be required in accordance with the terms specified in the cultural resources monitoring and discovery plan. At the completion of grading, excavation, and ground-disturbing activities on the site, a final compiled monitoring report shall be submitted to the City that documents monitoring activities conducted by the archaeological and Native American monitors within 60 days of completion of monitoring. The report shall document impacts to any known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; and, in a confidential appendix, include the monitoring logs. The final monitoring report shall be submitted to the City, the South Coast Information Center, and any consulting tribes.	Archaeological monitor and Native American monitor to be retained prior to ground disturbance Monitoring to occur during construction Monitoring report to be submitted following completion of grading, excavation, and ground-disturbing activities	City of Escondido Development Services - Planning or Engineering to receive monitoring logs Contracted archaeological monitor to produce monitoring logs
CUL-2 **Unanticipated Discoveries**. If a potentially significant archaeological resource is unearthed during excavation activities, work shall stop immediately within 100 feet of the find and the discovery shall be evaluated by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (48 Federal Register 44738) in consultation with the tribal monitor, pursuant to the procedures set forth at California Environmental Quality Act Guidelines Section 15064.5. Depending on the nature of the find, the determination of significance may require	If a potentially significant archaeological resource is unearthed during ground	City of Escondido Development Services – Engineering and

Mitigation Measures	Recommended Timeframe of Implementation	Monitoring, Enforcement, and Reporting Responsibility
additional excavation, potentially including the preparation and execution of a Phase II archaeological testing plan and excavation. Any archaeological testing plan or further investigation shall be consulted on with the affiliated tribe(s) identified through state-mandated consultation. If the resource is determined not significant, no further work is needed. The preferred approach shall be to preserve the resource in place; if the resource cannot be preserved in place, an alternative solution shall be identified through consultation between the City and the affiliated consulting tribe(s). If the find is deemed to be potentially significant, the City shall make a determination of significance on the basis of the recommendations of the affiliated consulting tribe(s) and the qualified archaeologist. The City shall engage in consultation with the affiliated tribe(s) to identify avoidance, minimization, and mitigation for the impacts to the significant resource, and if applicable, to its final disposition. The consulting tribe(s) shall be notified within 24 hours of the discovery via email and phone. The developer shall concurrently provide the City with written evidence of notification to the consulting tribe(s). The consulting tribe(s) shall be allowed access to the discovery, in order to assist with the significance evaluation. Depending on the nature of the find, the determination of significance may require additional excavation, potentially including the preparation and execution of a Phase II archaeological testing plan and excavation.	disturbance activities	Planning Services; Native American Monitor
CUL-3 <u>Inadvertent Discovery of Human Remains</u>. If human skeletal remains are found, those remains shall require proper treatment in accordance with State of California Health and Safety Code Sections 7050.5-7055. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are discovered during excavation of a site. As required by state law, the requirements and procedures set forth in Public Resources Code Section 5097.98 would be implemented, including notification of the County coroner, notification of the Native American Heritage Commission, and consultation with the individual tribe identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation shall halt within the vicinity of the find and any area that is reasonably suspected to overlie adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains.	If human skeletal remains are found during ground disturbance	City of Escondido Development Services – Engineering and Planning Services; County Coroner

Mitigation Measures	Recommended Timeframe of Implementation	Monitoring, Enforcement, and Reporting Responsibility
Geology and Soils		
GEO-1 **<u>Paleontological Construction Monitoring</u>.** Prior to the commencement of grading or excavation activities occurring wholly or partially within moderate to high paleontological sensitivity zones (Qoa and Qya), a Society of Vertebrate Paleontology (SVP) qualified paleontologist shall be retained to conduct full-time paleontological monitoring; refer to Figure 4.5-2, Geological Formations, of the 2012 Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Final Environmental Impact Report. Monitoring outside of these formations shall not be required unless an unexpected find is made. A qualified professional paleontologist is a professional with a graduate degree in paleontology, geology, or related field, with demonstrated experience in the vertebrate, invertebrate, or botanical paleontology of California, as well as at least one year of full-time professional experience or equivalent specialized training in paleontological research (i.e., the identification of fossil deposits, application of paleontological field and laboratory procedures and techniques, and curation of fossil specimens), and at least four months of supervised field and analytic experience in general North American paleontology as defined by the SVP. The qualified paleontologist shall monitor earthwork affecting the aforementioned geological units or supervise the monitoring of these activities by a paleontological monitor. Monitoring logs shall be submitted to the City of Escondido Director of Development Services. If evidence of subsurface paleontological resources is discovered during excavation activities, mitigation measure **GEO-2** shall be implemented.	Prior to commencement of grading or excavation activities for improvements occurring within moderate to high paleontological sensitivity zones	City of Escondido Development Services – Engineering Services to contract with a qualified paleontologist
GEO-2 **<u>Resource Evaluation</u>.** If evidence of subsurface paleontological resources is found during construction activities, excavations within 50 feet of the find shall cease and the construction contractor shall contact the City of Escondido Director of Development Services. With direction from the Director of Development Services, the qualified paleontologist shall evaluate the find, prior to resuming construction activities in the immediate vicinity of the find. If the City of Escondido determines the resource is significant and cannot be immediately recovered, the qualified paleontologist shall prepare and execute a Paleontological Resources Mitigation Program for the salvage and curation of the identified resource(s). The Paleontological Resources Mitigation Program shall specify the fieldwork and laboratory methods to be undertaken, curation requirements, proposed staff qualifications, and whether the entire resource is to be collected or a specified statistically significant sample.	If evidence of subsurface paleontological resources is found during construction activities	City of Escondido Development Services - Engineering and Planning Services

Mitigation Measures	Recommended Timeframe of Implementation	Monitoring, Enforcement, and Reporting Responsibility
The qualified paleontologist shall determine when work within the immediate vicinity of the find may resume, or otherwise expand or reduce, the construction exclusion buffer as warranted to ensure proper treatment of resources. The qualified paleontologist may reduce the frequency of monitoring or cease monitoring altogether if observations of specific site conditions warrant.		
Recreation		
Implement Mitigation Measures **BIO-1** to **BIO-11** and **CUL-1** to **CUL-3**.	See Mitigation Measures BIO-1 to BIO-11 and CUL-1 to CUL-3, above.	City of Escondido Development Services – Planning Services
Tribal Cultural Resources		
Implement Mitigation Measures **CUL-1** to **CUL-3**.	See Mitigation Measures CUL-1 to CUL-3, above.	City of Escondido Development Services – Planning Services

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EXHIBIT "D"

PLANNING CASE NO. PL23-0375

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA") and the CEQA Guidelines (14 C.C.R. § 15000 et seq.), the City of Escondido ("City") is the Lead Agency for the Project, as the public agency with the principal responsibility for considering and approving the Project.
2. An Initial Study/Mitigated Negative Declaration ("IS/MND") was prepared for the Project in accordance with the requirements of CEQA, the CEQA Guidelines, and Article 47 of the Escondido Zoning Code to evaluate the environmental impacts associated with implementation of the El Caballo Park Master Plan.
3. The Draft IS/MND was circulated for public review from April 9, 2026 through May 8, 2026. All comments received during the public review period were considered and responses to comments were prepared and incorporated into the Final IS/MND.
4. The Final IS/MND and Mitigation Monitoring and Reporting Plan ("MMRP") collectively constitute the environmental documentation prepared for the Project pursuant to CEQA, the CEQA Guidelines, and local environmental review procedures, and are collectively referred to herein as the "CEQA Documents".
5. The Planning Commission has reviewed and considered the CEQA Documents and the entire administrative record for the Project and finds that:
    a. The Final IS/MND reflects the independent judgment and analysis of the City of Escondido.
    b. The Final IS/MND was completed in compliance with CEQA, the CEQA Guidelines, and Article 47 of the Escondido Zoning Code.
    c. Potentially significant impacts related to biological resources, cultural resources, tribal cultural resources, and paleontological resources have been identified and mitigation measures have been incorporated into the Project through the MMRP.
    d. All mitigation measures identified in the MMRP are feasible and capable of reducing potentially significant environmental impacts to less-than-significant levels.
    e. Based upon the whole of the administrative record, there is no substantial evidence that the Project, as mitigated, may have a significant effect on the environment, and adoption of a Mitigated Negative Declaration is appropriate pursuant to CEQA Guidelines Section 15070.
    f. The Final IS/MND constitutes a complete, objective, accurate, and good-faith disclosure of the Project's environmental impacts.

6. The Planning Commission find that the mitigation measures identified in the MMRP are incorporated into the Project and shall be implemented in accordance with the requirements of the MMRP. The Planning Commission recommends that the City Council adopt the MMRP concurrently with adoption of the Final IS/MND.

7. Pursuant to Public Resources Code section 21081.6 and CEQA Guidelines sections 15074 and 15091, the record of proceedings for the Project is maintained by the City of Escondido Development Services Department, Planning Services, located at 201 North Broadway, Escondido, California 92025. All documents and materials comprising the administrative record are available for public review in accordance with applicable provisions of the California Public Records Act.

General Plan and Specific Plan Consistency Determinations:

8. The Planning Commission finds that the El Caballo Park Master Plan establishes a long-range framework for future recreational, educational, cultural, and equestrian-oriented improvements within El Caballo Park and related recreational amenities.

9. The Planning Commission finds that the El Caballo Park Master Plan is consistent with the goals, policies, and objectives of the Escondido General Plan, including the Land Use and Community Form Chapter, the Community Health & Services Chapter, and the Resource Conservation Chapter, and Specific Planning Area No. 5 (Northeast Gateway).

10. The Planning Commission finds that the Project supports General Plan goals related to recreation, community gathering opportunities, cultural heritage, open-space preservation, environmental stewardship, habitat enhancement, and the provision of public amenities that serve residents and visitors.

11. The Planning Commission finds that the Project is consistent with the S-P (Specific Plan Area) zoning designation and the Northeast Gateway Specific Plan Area and is compatible with the applicable land use designations. The Project does not require an amendment of the existing zoning or General Plan land use designation.

12. The Planning Commission finds that the Project implements the planning framework previously endorsed by the Planning Commission on February 11, 2014, and accepted by the City Council on March 26, 2014, following completion of the environmental review required for formal adoption of the El Caballo Park Master Plan.

Recommendation:

13. Based upon the foregoing findings and the entire administrative record, the Planning Commission recommends that the City Council:

    a. Adopt the Final Initial Study/Mitigated Negative Declaration;

    b. Adopt the Mitigation Monitoring and Reporting Program;

    c. Adopt the El Caballo Park Master Plan; and

    d. Find the Project consistent with the Escondido General Plan, the Northeast Gateway Specific Plan Area, and applicable provisions of the Escondido Municipal Code.

CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 3
October 27, 2026
Tentative Future Agenda Items

DATE: October 21, 2026

TO: Planning Commissioners

FROM: Garrett Smith, City Planner

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- Residential Condominium Project (tentative Fall 2026)

Policy Work:

- Urban Forestry Workshop (tentative Fall 2026)
- Misc. Housing Element Implementation Ordinances (tentative Fall 2026/Winter 2027)
- Sign Code Amendments (tentative Fall 2026)
- Escondido 2040 (tentative 2027)

Planning Commission Matters and Requests:

- Planning Commission Bylaws – Consider Any Appropriate Revisions (TBD)
- City Vacancy Rates and Relevance to PC Consideration/Decisions (TBD)

Future Meetings:

- PC Meeting Cancellations - weeks of Thanksgiving and Christmas
- PC Tentative Remaining 2026 Meetings – 11/10/2026, 12/8/2026