

APPENDIX G

POTENTIAL WATERSHED POLLUTANTS

Appendix G
Potential Watershed Pollutants by Land Use and General Plan Neighborhood

This table, Table G-1, identifies potential watershed pollutants by land use and General Plan Neighborhood. Through this analysis, and associated managed plans, pollutants will be managed and reduced on per watershed basis for the entire community rather than on an individual project basis.

For the purposes of this analysis, General Plan land use designations have been condensed into generalized land uses. Generalized land uses, by nature of the activities that are associated with them, are known to generate pollutants that affect the impaired water bodies.

Policies of the General Plan and Mitigation Measures of this Program EIR related to hydrology and water quality support this watershed analysis and management approach.

Table G-1
Future General Plan Land Use Designations by HSA and General Plan Neighborhood

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description			
903.13	Twin Oaks Valley	226.5	R	AG	Agricultural/Residential			
Agua Hedionda Creek Watershed								
904.31	Business/Industrial	24.9	C	C	Commercial	8%	105	Commercial
904.31	Business/Industrial	2.0	C	I	Industrial	7%	93	Mixed Use
904.32	Business/Industrial	0.4	C	MU4	Mixed Use 4	9%	111	Open Space
904.32	Business/Industrial	11.6	C	OS	Open Space	1%	9.2	Public
904.32	Business/Industrial	2.9	C	P	Parks	75%	975	Residential Total
904.32	College	1.4	C	BP	Business Park	100%	1293	total
904.32	College	61.5	C	MU1	Mixed Use 1			
904.31	Business/Industrial	4.8	MIX	LDR	Low Density Residential			

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description		
904.32	Business/Industrial	0.3	MIX	PI	Public/Institutional		
904.32	Business/Industrial	1.0	MIX	RR	Rural Residential		
904.32	College	0.2	MIX	NC	Neighborhood Commercial		
904.32	College	87.0	MIX	OS	Open Space		
904.31	Business/Industrial	5.0	OS	LI	Light Industrial		
904.32	College	106.4	OS	PI	Public/Institutional		
904.31	Business/Industrial	0.2	PU	LMDR	Low Medium Density Residential		
904.32	College	9.0	PU	RR	Rural Residential		
904.31	Business/Industrial	53.6	R	MDR2	Medium Density Residential 2		
904.31	Business/Industrial	17.2	R	MU3	Mixed Use 3		
904.32	Business/Industrial	52.9	R	SPA	Specific Plan Area		
904.32	Business/Industrial	20.4	R	VLDR	Very Low Density Residential		
904.32	Business/Industrial	17.2	R	AG	Agricultural/Residential		
904.32	Business/Industrial	13.6	R	LDR	Low Density Residential		
904.32	Business/Industrial	20.4	R	LI	Light Industrial		
904.32	Business/Industrial	103.1	R	RR	Rural Residential		
904.32	College	238.7	R	VLDR	Very Low Density Residential		
904.32	College	122.6	R	BP	Business Park		
904.32	College	4.6	R	C	Commercial		
904.32	College	10.5	R	I	Industrial		

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description			
904.32	College	80.5	R	LDR	Low Density Residential			
904.32	Twin Oaks Valley	215.5	R	LMDR	Low Medium Density Residential			
904.32	Twin Oaks Valley	4.1	R	MDR2	Medium Density Residential 2			
San Marcos Creek Watershed						7%	1092	Commercial
904.52	Barham/Discovery	8.7	C	RR	Rural Residential	26%	4014	Mixed Use
904.52	Barham/Discovery	34.3	C	SPA	Specific Plan Area	3%	486	Open Space
904.52	Barham/Discovery	9.9	C	AG	Agricultural/Residential	1%	110	Park
904.51	Business/Industrial	1.4	C	MHDR	Medium High Density Residential	3%	465.4	Public
904.52	Business/Industrial	25.0	C	LDR	Low Density Residential	60%	9160	Residential Total
904.52	Business/Industrial	201.4	C	MU1	Mixed Use 1	100%	15328	total
904.52	Business/Industrial	191.0	C	MU3	Mixed Use 3			
904.52	Business/Industrial	9.2	C	OP	Office Professional			
904.52	College	19.5	C	SPA	Specific Plan Area			
904.52	College	6.6	C	VLDR	Very Low Density Residential			
904.51	Lake San Marcos	0.6	C	VLDR	Very Low Density Residential			
904.52	Lake San Marcos	32.5	C	PI	Public/Institutional			
904.52	Lake San Marcos	5.1	C	VLDR	Very Low Density Residential			
904.51	Questhaven/La Costa	1.9	C	MDR	Medium Density Residential			

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description			
904.51	Questhaven/La Costa	101.8	C	MDR2	Medium Density Residential 2			
904.51	Questhaven/La Costa	0.6	C	MU1	Mixed Use 1			
904.51	Questhaven/La Costa	24.5	C	MU2	Mixed Use 2			
904.52	Richland	87.7	C	SPA	Specific Plan Area			
904.52	Richland	115.1	C	SPA 2	Specific Plan Area 2 - 15 - 1 acre lots max			
904.52	Richland	63.4	C	AG	Agricultural/Residential			
904.52	Richland	18.8	C	HR1	Hillside Residential 1			
904.52	Richland	7.4	C	HR2	Hillside Residential 2			
904.52	Richmar	35.8	C	C	Commercial			
904.52	Richmar	20.8	C	I	Industrial			
904.52	Richmar	19.5	C	LDR	Low Density Residential			
904.52	Richmar	4.5	C	LI	Light Industrial			
904.53	Twin Oaks Valley	45.1	C	C	Commercial			
904.52	Barham/Discovery	18.6	MIX	C	Commercial			
904.52	Barham/Discovery	33.9	MIX	LDR	Low Density Residential			
904.52	Barham/Discovery	1578.5	MIX	LI	Light Industrial			
904.51	Business/Industrial	27.4	MIX	MU1	Mixed Use 1			
904.52	Business/Industrial	117.9	MIX	P	Parks			
904.52	Business/Industrial	2.7	MIX	PI	Public/Institutional			
904.52	Business/Industrial	33.2	MIX	VLDR	Very Low Density Residential			

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description			
904.52	Business/Industrial	8.5	MIX	AG	Agricultural/Residential			
904.52	Business/Industrial	211.0	MIX	AG	Agricultural/Residential			
904.52	College	5.4	MIX	C	Commercial			
904.52	College	1.0	MIX	COUNTY RR .125-1	County Rural Residential .125-1 du/ac			
904.51	Lake San Marcos	195.2	MIX	BP	Business Park			
904.51	Questhaven/La Costa	821.6	MIX	MU3	Mixed Use 3			
904.52	Questhaven/La Costa	335.6	MIX	SPA LI/C/MHDR/OS	Specific Plan Area Light Industrial/Commercial/MedHighDensity Residential(20-30du/ac)/OpenSpace			
904.52	Questhaven/La Costa	79.5	MIX	VLDR	Very Low Density Residential			
904.52	Richland	4.5	MIX	PI	Public/Institutional			
904.52	Richland	66.8	MIX	SPA	Specific Plan Area			
904.52	Richmar	120.3	MIX	LMDR	Low Medium Density Residential			
904.52	Twin Oaks Valley	124.7	MIX	RR	Rural Residential			
904.52	Twin Oaks Valley	118.3	MIX	C	Commercial			
904.53	Twin Oaks Valley	109.8	MIX	I	Industrial			
904.52	Barham/Discovery	158.2	OS	MDR2	Medium Density Residential 2			
904.52	Business/Industrial	165.5	OS	OS	Open Space			

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description			
904.52	Business/Industrial	8.4	OS	C	Commercial			
904.52	College	120.3	OS	LDR	Low Density Residential			
904.51	Lake San Marcos	32.9	OS	LDR	Low Density Residential			
904.52	Lake San Marcos	241.9	OS	AG	Agricultural/Residential			
904.52	Questhaven/La Costa	10.2	OS	AG	Agricultural/Residential			
904.52	Richland	70.7	OS	SPA 2	Specific Plan Area 2 - 15 - 1 acre lots max			
904.53	Twin Oaks Valley	10.1	OS	LDR	Low Density Residential			
904.52	Barham/Discovery	70.4	PK	MU1	Mixed Use 1			
904.52	Business/Industrial	39.6	PK	COUNTY RR	County Rural Residential			
904.52	Barham/Discovery	6.3	PU	OS	Open Space			
904.52	Business/Industrial	34.4	PU	COUNTY RR .125-1	County Rural Residential .125-1 du/ac			
904.52	College	225.3	PU	MDR1	Medium Density Residential 1			
904.52	Lake San Marcos	46.3	PU	C	Commercial			
904.51	Questhaven/La Costa	2.4	PU	MU4	Mixed Use 4			
904.52	Richland	95.2	PU	SPA BP	Specific Plan Area Business Park			
904.52	Richmar	46.0	PU	MDR2	Medium Density Residential 2			

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description			
904.53	Twin Oaks Valley	9.6	PU	LI	Light Industrial			
904.52	Barham/Discovery	314.2	R	PI	Public/Institutional			
904.52	Barham/Discovery	204.1	R	RR	Rural Residential			
904.52	Barham/Discovery	20.7	R	SPA/RES/OS/P	Specific Plan Area/Residential (89 lots)/Open Space/Park			
904.52	Barham/Discovery	19.2	R	VLDR	Very Low Density Residential			
904.52	Barham/Discovery	247.1	R	AG	Agricultural/Residential			
904.52	Barham/Discovery	90.7	R	C	Commercial			
904.51	Business/Industrial	106.0	R	MU3	Mixed Use 3			
904.51	Business/Industrial	43.4	R	RR	Rural Residential			
904.52	Business/Industrial	182.0	R	LDR	Low Density Residential			
904.52	Business/Industrial	29.4	R	LMDR	Low Medium Density Residential			
904.52	Business/Industrial	20.7	R	MDR1	Medium Density Residential 1			
904.52	Business/Industrial	43.6	R	OS	Open Space			
904.52	Business/Industrial	65.3	R	RR	Rural Residential			
904.52	College	11.6	R	LMDR	Low Medium Density Residential			
904.52	College	122.5	R	MDR2	Medium Density Residential 2			
904.52	College	131.9	R	OP	Office Professional			
904.52	College	106.1	R	OS	Open Space			

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description			
904.53	College	28.7	R	VLDR	Very Low Density Residential			
904.51	Lake San Marcos	5.6	R	RR	Rural Residential			
904.51	Lake San Marcos	2.0	R	SPA	Specific Plan Area			
904.51	Lake San Marcos	190.4	R	BP	Business Park			
904.51	Lake San Marcos	52.5	R	C	Commercial			
904.51	Lake San Marcos	7.4	R	I	Industrial			
904.51	Lake San Marcos	7.3	R	LDR	Low Density Residential			
904.51	Lake San Marcos	32.9	R	LI	Light Industrial			
904.51	Lake San Marcos	97.0	R	LMDR	Low Medium Density Residential			
904.52	Lake San Marcos	190.8	R	HR2	Hillside Residential 2			
904.52	Lake San Marcos	274.9	R	LI	Light Industrial			
904.52	Lake San Marcos	16.8	R	PI	Public/Institutional			
904.52	Lake San Marcos	60.8	R	RR	Rural Residential			
904.52	Lake San Marcos	12.8	R	SPA	Specific Plan Area			
904.52	Lake San Marcos	1.8	R	SPA BP	Specific Plan Area Business Park			
904.51	Questhaven/La Costa	0.4	R	OP	Office Professional			
904.51	Questhaven/La Costa	86.7	R	OS	Open Space			
904.51	Questhaven/La Costa	77.8	R	P	Parks			
904.51	Questhaven/La Costa	15.1	R	PI	Public/Institutional			
904.52	Questhaven/La Costa	80.7	R	OS	Open Space			

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description			
904.52	Richland	89.1	R	SPA LI/C/MHDR/OS	Specific Plan Area Light Industrial/Commercial/MedHighDensity Residential(20-30du/ac)/OpenSpace			
904.52	Richland	39.0	R	SPA-RES	Specific Plan Area Residential - Up to a Maximum of 12 Residential Lots			
904.52	Richland	80.5	R	VLDR	Very Low Density Residential			
904.52	Richland	50.5	R	AG	Agricultural/Residential			
904.52	Richland	127.3	R	SPA 2	Specific Plan Area 2 - 15 - 1 acre lots max			
904.52	Richland	985.8	R	AG	Agricultural/Residential			
904.53	Richland	3.8	R	AG	Agricultural/Residential			
904.52	Richmar	0.0	R	MU3	Mixed Use 3			
904.52	Richmar	108.9	R	NC	Neighborhood Commercial			
904.52	Richmar	11.9	R	OP	Office Professional			
904.52	Richmar	25.6	R	OS	Open Space			
904.52	Richmar	84.1	R	PI	Public/Institutional			
904.52	Richmar	41.9	R	RR	Rural Residential			
904.52	Richmar	4.6	R	SPA	Specific Plan Area			

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description			
904.52	Richmar	61.3	R	VLDR	Very Low Density Residential			
904.52	Twin Oaks Valley	128.8	R	MDR2	Medium Density Residential 2			
904.52	Twin Oaks Valley	277.7	R	OS	Open Space			
904.53	Twin Oaks Valley	2831.0	R	LMDR	Low Medium Density Residential			
904.53	Twin Oaks Valley	1098.8	R	MDR1	Medium Density Residential 1			
904.53	Twin Oaks Valley	108.9	R	MDR2	Medium Density Residential 2			
Escondido Creek Watershed								
904.62	Barham/Discovery	4.1	C	RR	Rural Residential			
904.61	Questhaven/La Costa	14.7	C	MHDR	Medium High Density Residential	5%	108	Commercial
904.61	Questhaven/La Costa	44.9	C	PI	Public/Institutional	47%	948	Mixed Use
904.62	Richland	44.1	C	OS	Open Space	0%	10	Open Space
904.61	Questhaven/La Costa	944.8	MIX	SPA	Specific Plan Area	13%	258	Public
904.62	Questhaven/La Costa	3.0	MIX	C	Commercial	35%	706	Residential Total
904.62	Richland	10.0	OS	PI	Public/Institutional	100%	2029	total
904.61	Questhaven/La Costa	257.7	PU	SPA VLDR	Specific Plan Area Residential - SPA/VLDR			
904.62	Barham/Discovery	210.9	R	SPA	Specific Plan Area			

Hydro Sub Unit (HAS)	General Plan Neighborhood	Acreage	Final MS4 Permit Potential Pollutant Land Use	Final General Plan Land Use Designation	Land Use Description			
904.62	Barham/Discovery	4.0	R	SPA LDR	Specific Plan Area Residential - Up to 25 lots, SPA Low Density Residential (4-8 du/ac)			
904.62	Barham/Discovery	0.5	R	AG	Agricultural/Residential			
904.61	Questhaven/La Costa	239.3	R	SPA/I	Specific Plan Area Industrial			
904.61	Questhaven/La Costa	46.4	R	VLDR	Very Low Density Residential			
904.61	Questhaven/La Costa	10.8	R	HR1	Hillside Residential 1			
904.61	Questhaven/La Costa	76.0	R	AG	Agricultural/Residential			
904.61	Questhaven/La Costa	21.2	R	SPA LDR	Specific Plan Area Residential - Up to 25 lots, SPA Low Density Residential (4-8 du/ac)			
904.61	Questhaven/La Costa	23.7	R	AG	Agricultural/Residential			
904.62	Questhaven/La Costa	1.2	R	HR1	Hillside Residential 1			
904.62	Richland	13.6	R	RR	Rural Residential			
904.62	Richland	58.1	R	SPA	Specific Plan Area			

