



Iorrey Pines

Torrey Pines Community Plan
Local Coastal Program Addendum

INTRODUCTION

The purpose of this document is to identify those areas in the Torrey Pines Community Plan and Local Coastal Program which address coastal policies and provide additional specific language that will clarify the Plan's goals and proposals in order to meet the Coastal Act requirements.

The Torrey Pines Community Plan also constitutes The City of San Diego's Local Coastal Program as submitted to the California Coastal Commission in compliance with the California Coastal Act of 1976.

The following dates relate to the approval and adoption of this Plan and Addendum by the City and the Coastal Commission.

Torrey Pines Community Plan (LCP)	March 1975
Planning Department Draft LCP Addendum	February 1981
Planning Commission approval	March 1981
City Council adoption	March 1981
Regional Coastal Commission approval	_____ 1981
State Coastal Commission certification	_____ 1981

Community Profile

The Torrey Pines Planning Area comprises 2,650 acres of land located in the north coastal region of The City of San Diego. The boundaries of the community include the northerly San Diego City limits, Interstate 5 and Interstate 805, the southerly portion of the Sorrento Valley Industrial Park, the Pacific Ocean, and the Del Mar City limits (see accompanying map). The communities which adjoin Torrey Pines are Solana Beach on the north, North City West on the east, Mira Mesa on the southeast, the University of California, University City and La Jolla on the south, and the City of Del Mar on the west. The Torrey Pines planning area is almost entirely located within the Coastal Zone (approximately 98%), with the exception of a small area at the junction of Interstate 805 and the A.T. & S.F. Railroad.

Torrey Pines can be separated into four distinct geographic areas. These include (1) the San Dieguito Lagoon and Crest Canyon, (2) the residential-developed area on the slopes and mesa north of Carmel Valley Road, (3) Penasquitos Lagoon south of Carmel Valley Road, and **(4)** the industrial area of Sorrento Valley.

Approximately 6,000 people reside in the Torrey Pines community. Single-family homes are located on Del Mar Heights mesa and in Del Mar Terrace above Penasquitos Lagoon. Multi-family housing is located immediately north of Carmel Valley Road, and in the southwest quadrant of the intersection of Del Mar Heights Road and Interstate 5. Additional multi-family housing is located in the vicinity of Portofino Circle, immediately west of Interstate 5.

The San Dieguito Lagoon and Crest Canyon consist of 410 acres of undeveloped land which includes the lower San Dieguito River Basin and a rugged canyon and sandstone bluff area supporting Torrey Pine trees. Crest Canyon was recently acquired for open space purposes and most of the property is owned by The City of San Diego, with a small portion owned by the City of Del Mar. There is some residential development pending on the San Dieguito slopes.

Penasquitos Lagoon is a 300-acre tidal estuary that contributes valuable open space to The City of San Diego. The combination of Torrey Pines covered hillsides sloping down to an adjacent salt marsh estuary does not exist anywhere else in the world. The 150-acre Torrey Pines Park Extension north of Carmel Valley Road is a valuable addition to the State Reserve and also serves as a wildlife link with the Lagoon. Finally, Torrey Pines Beach provides direct access to the shoreline in this area.

Sorrento Valley extends southeasterly across Interstate 5 near the intersection of Interstate 805 and is approximately 3.5 miles in length. The valley area ranges from a width of 700 feet near Carroll Canyon to 1,500 feet at its northerly end. A large percentage of the valley floor is located in the floodplain of a 50-year flood, part of which is channelized. Soledad Creek and the A.T. & S.F. Railroad bisect the valley longitudinally, and only the eastern half has been extensively developed. Of the 600 acres of industrially-zoned land in the valley, approximately 260 acres **(43%)** are vacant and developable. To date, most development in the valley has been of the type which provides space for small manufacturing firms, research and development, laboratories, offices, and industrial services. There are approximately 340 businesses and about 6,800 people are presently employed in the work force. Industrial land is very valuable and needed at present.

The Torrey Pines Local Coastal Program will include two lagoon management plans, if guidance for them is forthcoming from the Coastal Commission. One will be the San Dieguito Lagoon Management Plan, a joint effort between the Cities of Del Mar and San Diego, as well as the County of San Diego and the State of California. The second will entail a management plan of the Penasquitos Creek drainage system that will analyze upstream development effects on the Penasquitos Lagoon. The Plan will be developed by the Coastal Commission, with the City's coordination.

Planning History

The Torrey Pines Community Plan was adopted in 1975. The North City LCP will serve as an addendum to the Plan as it includes more conclusive information on coastal issues than is contained within the Plan itself. The Torrey Pines area is included within the North City LCP because of the relationship of the San Dieguito and Los Penasquitos lagoons to upland development. The entire community plan area lies within the Coastal Zone.

Issue Identification

As the first step in the LCP process, The City of San Diego and the Coastal Commission have identified the significant coastal issues affecting the Torrey Pines community planning area. The issues which will be addressed are:

1. Provision of increased shoreline accessibility from Carmel Valley Road, while preventing encroachment into Los Penasquitos Lagoon.
2. Provide for maximum public access consistent with resource protection through the provision of alternative modes of public access such as public transportation and properly designed pedestrian and bicycle routes.
3. Provide for a balanced beach use. Consider the elimination of parking fees at Torrey Pines Beach, as a means to encourage further use at this beach and relieve excessive use at other beaches which are overcrowded.
4. Designate areas for visitor-serving recreational uses including low cost facilities such as camping, hiking trails, etc.
5. Provide pedestrian access where feasible in and to the Torrey Pines extension area; and provide pedestrian access through the Los Penasquitos Lagoon and Canyon where compatible with wildlife corridors.

6. Retain low and moderate income housing and provide new housing for low and moderate income families in the future.
7. Determine the effects of erosion, siltation and sedimentation on the Los Penasquitos and San Dieguito lagoons, due to encroachments that have occurred within the coastal wetlands associated with the lagoons.
8. Determine the effects of upland development on siltation in Los Penasquitos Lagoon and on erosional process in Crest Canyon and Torrey Pines extension.
9. Consider conflicts between residential uses and habitat protection in the area designated for residential and recreational uses west of Carmel Valley Road and adjacent to Los Penasquitos Lagoon.
10. Any filling within the defined floodplain of Los Penasquitos and Soledad creeks as well as the San Dieguito River would be inconsistent with Coastal Act policies, if it adversely affects natural stream flow characteristics of these water courses.
11. Determine the extent of the public trust in the wetland area.
12. Restoration of natural conditions in the San Dieguito Lagoon.
13. Identify the amount and method of dredging that will be necessary for Lagoon restoration.
14. The viability of the wildlife as well as vegetative resources within the Los Penasquitos Lagoon, Torrey Pines Reserve Extension and San Dieguito Lagoon should be considered in terms of habitat associations and linkages to surrounding buffer areas as well as more distant habitats located within Los Penasquitos and Soledad canyons.
15. Establish Resource Protection Zones for areas immediately adjacent to the Torrey Pines Reserve and Extension.
16. Identify prime agricultural lands and all other lands suitable for agriculture within Sorrento Valley and the San Dieguito River floodplain.
17. Designate appropriate agricultural uses, such as grazing, agriculture, nurseries, etc., that may be appropriate for the remaining buffer areas surrounding Los Penasquitos and San Dieguito lagoons.

18. Develop performance standards for grading and construction in areas where steep slopes and erosion potential exists, such as Crest Canyon.
19. Determine existing land use designations relative to resource protection in environmentally sensitive areas and adjacent buffer areas.
20. Delineation, protection and mitigation of existing archaeological and paleontological resources within Sorrento Valley and between Portofino Road, Carmel Valley Road and Interstate 5.
21. Protect the visual integrity of future development on the slopes above San Dieguito Lagoon, at the Interstate 5-Carmel Valley Road intersection, and in the Sorrento Valley industrial area.
22. The abatement of large freestanding signs within Sorrento Valley to enhance the visual quality of the Los Penasquitos Lagoon viewshed.
23. Correct potential health and pollution hazards associated with the sewage pumping facility located within Sorrento Valley adjacent to the Los Penasquitos Preserve.
24. Prevent detrimental effects on Los Penasquitos Lagoon from industrial development in Sorrento Valley.

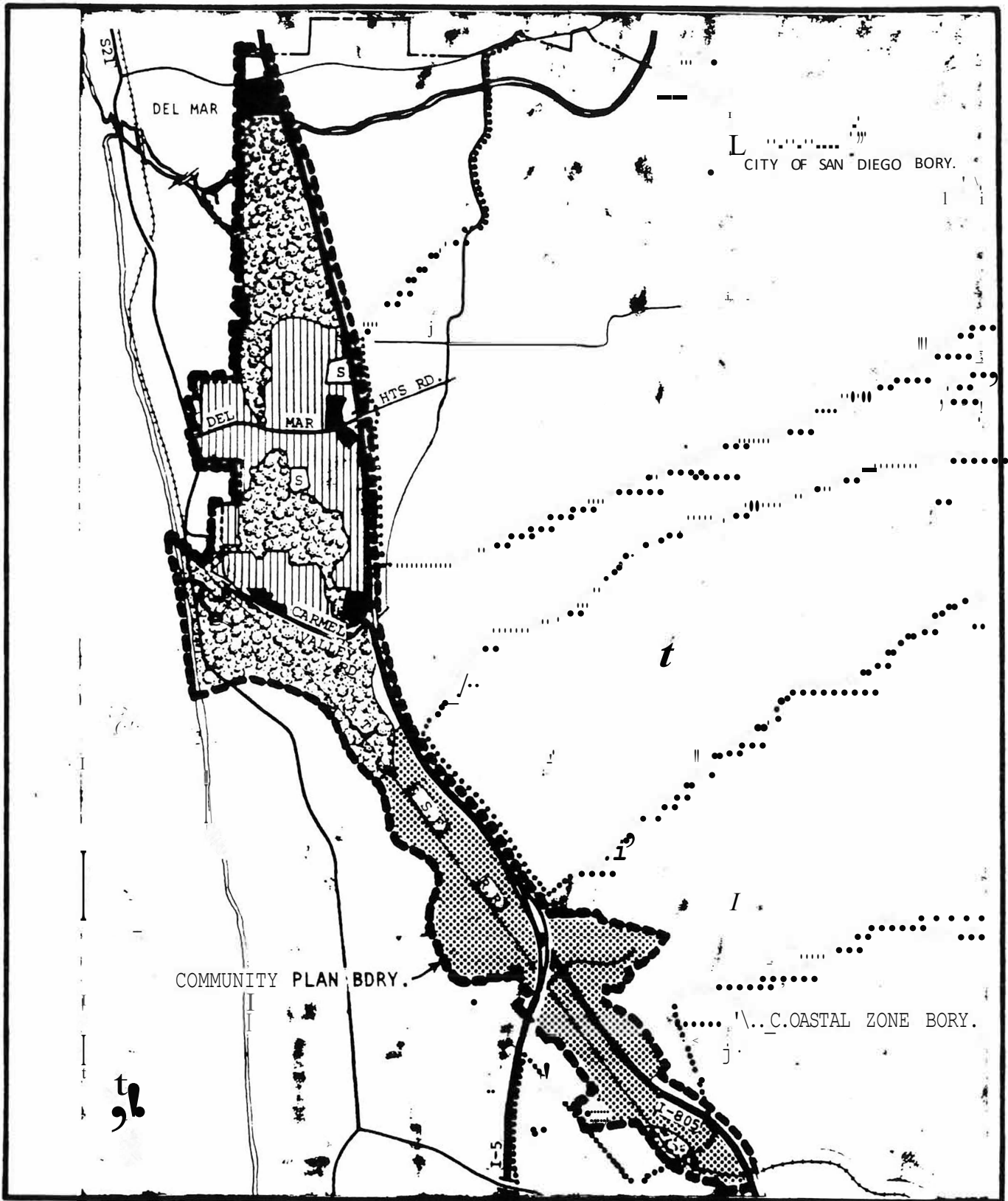
Existing Plan Summary

The goals of the Plan set forth in a broad nature the community aspirations regarding the future of the Torrey Pines community. They are:

- o To preserve and enhance the unique natural environment.
- o To preserve the low density character of the residential community.
- o To foster to the extent possible the development of a racially, ethnically and economically diverse community.
- o To provide facilities adequate to serve the community.
- o To insure perpetuation of the existing beneficial qualities of living.
- o To assess aesthetics, convenience and appropriateness equally in determining need for new development.

- o To foster the development of a prestigious industrial park in Sorrento Valley.

In addition to these overall goals, specific planning objectives are presented for each land use element of the Plan. The planning objectives more clearly define the actions that will be necessary to carry out the broadly stated planning goals for the Torrey Pines community. (See Torrey Pines Community Plan for more detail).



NORTH CITY LOCAL COASTAL PROGRAM

TORREY PINES COMMUNITY-GENERALIZED LAND USE



CITY OF SAN DIEGO
PLANNING DEPARTMENT



	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	OPEN SPACE/PARKS
	SCHOOL SITES

PUBLIC ACCESS

ISSUE: PROVISION OF INCREASED SHORELINE ACCESSIBILITY FROM CARMEL VALLEY ROAD, WHILE PREVENTING ENCROACHMENTS INTO LOS PENASQUITOS LAGOON.

Existing Conditions

Cannel Valley Road is bordered on the south by the Los Penasquitos Lagoon and Torrey Pines State Reserve and Beach. 1995 automobile access needs on Carmel Valley Road is anticipated to increase threefold to 14,000 vehicles per day. The Lagoon consists of flatlands covered with low shrubs, and is laced with deep channels and occasional tidal flats. When the Lagoon is open to the ocean, it supports large populations of estuarine fish and shellfish, including some commercially important species.

The Lagoon is important among San Diego's estuaries because of its proximity to the Torrey Pines State Reserve and Beach, its ecological role in the coastal/marine environment, and its open space/recreational aspects as it relates to the adjacent State Park and beach.

An increase in travel is forecast in nonautomobile modes (pedestrian, bicycle, transit), however the private automobile is expected to continue to be the dominant form of transportation in the next 20 years.

The circulation patterns of neighboring Del Mar will influence the future circulation system of Torrey Pines. Also, future activity in the Sorrento Valley Industrial Park will increase traffic volume near freeway access points. Portofino Drive is projected by 1995, to increase in volume from 2,600 to 5,000 cars a day at Del Mar Heights Road, if development takes place near the intersection of Portofino Drive and Carmel Valley Road.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goals

- o To provide a balance between land use and circulation such as the elimination of heavy traffic through residential areas (page 69).
- o To limit encroachment of the incompatible elements of the circulation system such as motor vehicles, into open space park areas (page 69).

- o To develop realistic and immediate solutions to the existing circulation problems in the community resulting from additional growth and the possible closing of Camino Del Mar by the City of Del Mar (page 69) •

b. Proposals

- o In order to prevent encroachment in the Penasquitos Lagoon, a special design concept should be implemented for Carmel Valley Road as follows: A low speed, two lane improved street with a bikeway and pedestrian way on the Lagoon side, and left turn lanes from Camino Del Mar to Portofino Drive. The existing four lane section of Carmel Valley Road at the intersection of Sorrento Valley Road is recommended to be extended west to Portofino Drive, with care taken to preserve as much as possible the topography on the north and to protect the Lagoon on the south (page 73).
- o The City of Del Mar should be encouraged to coordinate with The City of San Diego on any proposals to change its circulation system (page 73).

LCP Specific Language

The Coastal Conservancy Enhancement Plan recommends as part of the Los Penasquitos Lagoon preservation and restoration program, that special design concepts are necessary for any further construction to Carmel Valley Road west of Interstate 5, as discussed in the Torrey Pines Community Plan.

ISSUE: PROVIDE FOR MAXIMUM PUBLIC ACCESS CONSISTENT WITH RESOURCE PROTECTION THROUGH THE PROVISION OF ALTERNATIVE MODES OF PUBLIC ACCESS SUCH AS PUBLIC TRANSPORTATION AND PROPERLY DESIGNED PEDESTRIAN AND BICYCLE ROUTES.

Existing Conditions

The San Diego Association of Governments (SANDAG) is currently revising their long-range transit plan which will include a study of the northern extension of a light rail transit system.

The Metropolitan Transit Development Board (MTDB) will be studying the possibility of a light rail transit system following the I-5, A.T. & S.F. corridor. At this time, no terminus has been determined.

MTDB and San Diego Transit are scheduled to implement Metro Route 150 serving Via de la Valle, Carmel Valley Road, Sorrento Valley, and UCSD. The California Department of Transportation (CALTRANS) will be building a parking lot at the southwest corner of the Carmel Valley-I-5 junction, for a park-and-ride service. MTDB will serve this facility by providing a shelter for passengers of Metro Route 150.

MTDB and San Diego Transit are planning a transit center in the North University area to serve all three levels of transit routes; metro, urban and feeder. The purpose of a transit center is to allow passengers to transfer from one route to another without returning to the downtown area. The location of the center is yet to be determined, but will be considered in a study currently being prepared to identify neighborhoods in need of bus service and to restructure routes accordingly.

A multi-modal terminal planned for the Del Mar area, serving buses and Amtrak, will have a direct impact on the residents of Torrey Pines. Residents needing public transportation, will be in close proximity to the County's northern terminus. It will also serve inland residents needing transportation to the beaches and recreational centers of the North City area.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goals

- o To encourage and support the development of a mass transportation system serving the San Diego region and specifically the Torrey Pines area (page 69).
- o To develop a system of bikeways, pedestrian ways and horse trails compatible with the open space goals and transportation system to allow for commuter and recreation desires (page 71).

b. Proposals

- o Develop community bikeways (page 75).
- o A bikeway on Del Mar Heights Road should provide a connection between the Torrey Pines community and the senior high school located on the east side of Interstate 5 (page 75).
- o Bike paths should be provided on Mango Drive, Mango Way, Caseta Drive and Cordero Road (page 75).

- o A bikeway on Portofino Drive should be provided to link the community to the City-wide system at Carmel Valley Road and Sorrento Valley Road as well as to Torrey Pines State Park (page 75).
- o Open space areas should be linked by a pedestrian path from Penasquitos Lagoon to the Reserve Extension via the proposed Wildlife Corridor, north from the Extension of Crest Canyon via surface streets, and a rugged trail from the southeast corner of the Extension over Portofino Drive to Carmel Valley Road (page 75).
- o Continue the cooperative working relationship with the Metropolitan Transit Development Board and SANDAG in the planning and implementation of a fixed guideway system for San Diego (Progress Guide and General Plan, page 66).

LCP Specific Language

- o Work oriented trips to adjacent industrial park areas should be encouraged on public transportation. Methods by employers that will encourage employee use of available new forms of public transit should be pursued. The City's Para-transit Division should work on developing such a program with employers and employees. Some major firms in San Diego are working on such a program, which at this time includes, but is not limited to:
 - providing employer financed monthly buses to employees.
 - providing vans for small group commuting.
 - providing its own industry sponsored transportation system.
- o Continue to provide public transportation systems; and to expand bus service as needed. Consideration of peak summer bus service should be pursued **with** San Diego Transit, as recommended by the SANDAG Coastal Access Study of 1978. Employee related transportation strategies as previously outlined should also be pursued.
- o Pursue with MTDB the possibility of extending the light rail transit system to the Del Mar/Torrey Pines area.

- o Pursue development of a system of bike trails that will connect major activity areas such as the University of California to the town center, the proposed commercial center in North City West, and the recreational centers of the area, with a focus on the ocean and natural scenic corridors.
- o Pursue development of a transportation system including use of bus, light-rail, shuttle service and bicycles which will provide access to the ocean, commercial centers, and the university. Parking areas should be identified primarily inland, however, emphasis should not be placed on the automobile.
- o Pursue development of a mini-bus service from Sorrento Valley to the University of California and recreation centers. This will encourage those employed in Sorrento Valley, and university students, to use adjacent amenities without use of the automobile.
- o Pursue expansion of existing bike paths to include Carmel Valley Road and Sorrento Valley Road.
- o Coordinate with SANDAG to expand the "Bikes on Buses" program to provide bicycle rack service to include both Sorrento Valley and Carmel Valley Road leading into North City West.

ISSUE: PROVIDE FOR A BALANCED BEACH USE. CONSIDER THE ELIMINATION OF PARKING FEES AT THE TORREY PINES BEACH, AS A MEANS TO ENCOURAGE FURTHER USE AT THIS BEACH AND RELIEVE EXCESSIVE USE AT OTHER BEACHES WHICH ARE OVERCROWDED.

Existing Conditions

Torrey Pines Road (Highway 101) separates Los Penasquitos Lagoon from Torrey Pines Beach. The beach is approximately one mile long. It is improved with lifeguard stations and restrooms. There is a paved parking lot for 575 cars on the east side of the road, with access from Carmel Valley Road. A dirt lot for an additional 300 cars is located on the west side of Torrey Pines Road, near the park entrance. Both are state controlled pay lots. There are 102 marked off-street spaces, and on a busy day 200 cars will double park along the road. The paved parking lot also serves a primitive overflow camping area. Also, many campers illegally park overnight along Torrey Pines Road. The yearly utilization of this beach does not seem to warrant additional parking, and congestion is not as severe as other

beach areas in the City. However, there is serious congestion occurring at peak periods, particularly in conjunction with the summertime operation of the Del Mar racetrack.

Existing Plan/LCP Language

a. Goals

- o To preserve and enhance the unique natural environment (page 15).
- o To provide facilities adequate to serve the community (page 15).

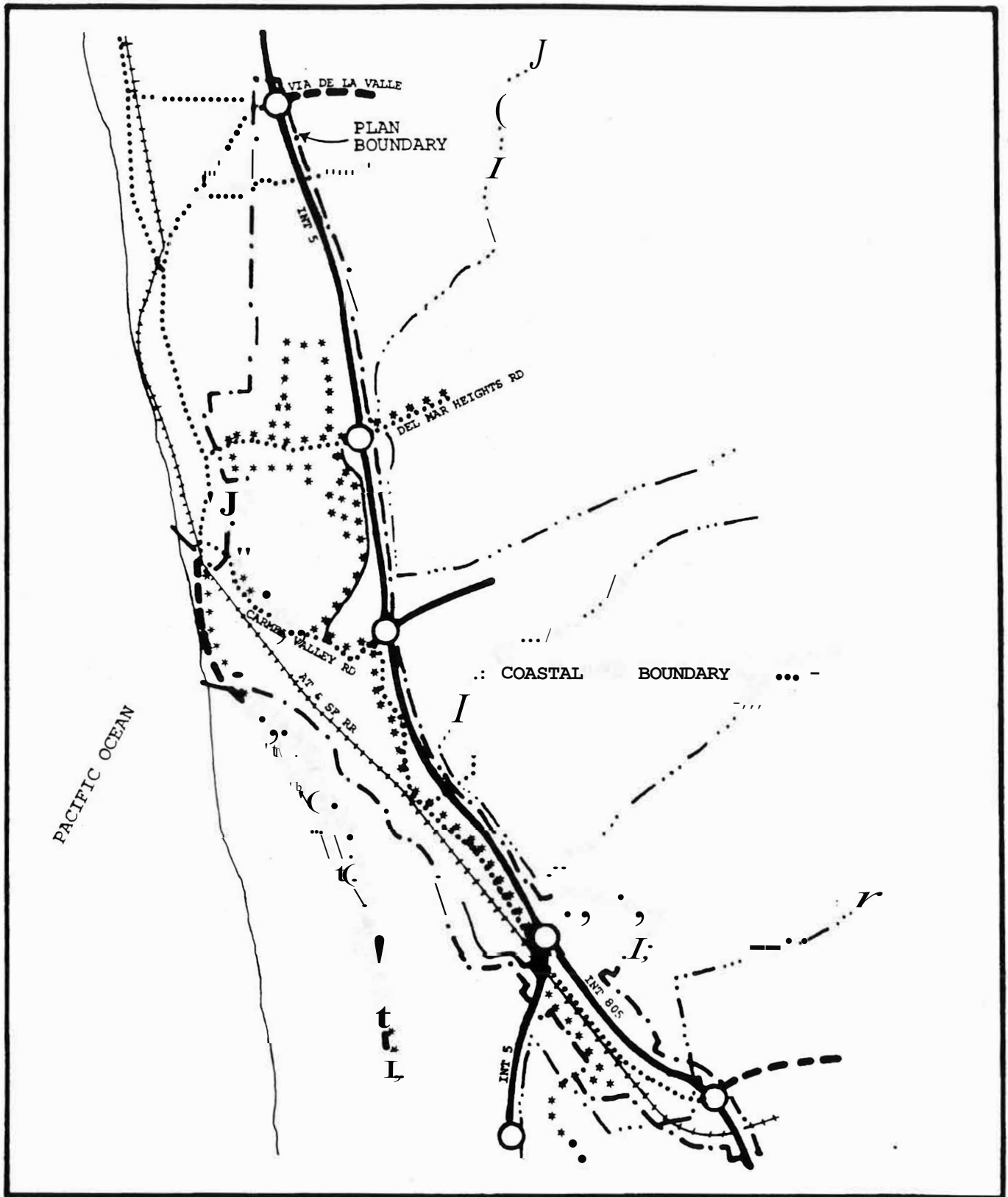
b. Proposals

- o Designate and preserve as open space the exceptional topography and ecosystem in this community, including Los Penasquitos Lagoon, Torrey Pines State Park Reserve Areas, Crest Canyon, San Dieguito Valley, and the sandstone cliffs overlooking San Dieguito Valley (page 57).
- o Encourage the development of adjacent properties to be undertaken in a manner that is visibly and physically compatible with the natural environment (page 57).
- o Provide park and recreation facilities designed to meet the needs of the Torrey Pines community (page 57).
- o Provide a variety of park and recreation facilities to serve all age groups and interests (page 57).

LCP Specific Language

- o The State Department of Park and Recreation propose the following project relating to parking concerns in the Torrey Pines Beach area.
 - Pave the existing 150-car parking lot at the entrance to the reserve with the provision of a permanent restroom at this location. Also, expand the parking facility to accommodate 300 cars on both sides of Highway 101.
 - Remove the two parking lots (15 cars each) from the grove area.

- Reconstruct and expand the parking lot near the golf course to 250 car capacity with appropriate natural landscaping. Access will be via the road past the golf course.
- o Request the State Department of Park and Recreation to study the feasibility of eliminating parking fees at the Torrey Pines Beach.



NORTH CITY LOCAL COASTAL PROGRAM

TORREY PINES COMMUNITY-STREET CLASSIFICATION & BIKEWAYS



CITY OF SAN DIEGO
PLANNING DEPARTMENT



- (-) - FREEWAY
- - - PRIME ARTERIAL
- MAJOR STREET
- COLLECTOR STREET
- BIKEWAY

RECREATION AND VISITOR SERVICE FACILITIES

ISSUE: DESIGNATE AREAS FOR VISITOR-SERVING RECREATIONAL USES INCLUDING LOW-COST FACILITIES SUCH AS CAMPING, HIKING TRAILS, ETC.

Existing Conditions

The community of Torrey Pines is primarily residential in character and there is not a large amount of space devoted to coastal recreation or visitor facilities. The most significant recreational feature is the beach at Torrey Pines State Park. It is essentially a natural area with basic facilities such as lifeguard stations and restrooms. Commercial recreation development is permitted at the southwest intersection of Interstate 5 and Via de la Valle, as a recreational vehicle park and associated recreation facilities are presently congregated at this general location.

At first glance, it would appear that the Torrey Pines community has enough acreage in natural parks to warrant some usage to them for active recreation. However, the ecosystem of these areas is so fragile, and the land so steep and inaccessible, that joint use for a neighborhood park function is undesirable. Emphasis must therefore be given to supplementing the existing resource-based parks with population-based parks.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goals

- o Designate and preserve as open space the exceptional topography and ecosystem in this community, including Los Penasquitos Lagoon, Torrey Pines State Park Reserve areas, Crest Canyon, San Dieguito Valley, and the sandstone cliffs overlooking San Dieguito Valley (page 57).
- o Encourage the restoration of the natural resources of Penasquitos Lagoon and the restoration of the San Dieguito Lagoon as a tidal estuary (page 57).
- o Permit only those recreational activities which do not have a negative impact on lagoon ecosystems, or on the environment of the Torrey Pine tree (page 57).

b. Proposals

- o Approximately 885 acres, including Penasquitos Lagoon, Torrey Pines Reserve Extension, Crest Canyon, San

Dieguito Valley, and the bluffs to the south of it, should be preserved, and those areas not presently acquired, should be acquired, for open space purposes as shown on the open space map (page 59).

- o Protect the Penaequitos Lagoon ecosystem by conformance to the intent and purpose of the proposals in the report, "A Plan for the Preservation of Natural Parks for San Diego," page 24. Designation of the boundaries is subject to revision after the San Diego Coastal Lagoon Management Committee submits its determination of the Lagoon's limits. Also, in order to expedite the Lagoon's protection, the Water Quality Control Board's resolution to control siltation from construction projects should be enforced (page 59).
- o Any future improvement to railway, highway embankments and bridges traversing the Los Penasquitos Lagoon and Marsh, should be designed and constructed to minimize their impact on the natural characteristic of the area. Particularly, the blockage of the Lagoon to tidal action and the disturbance of wildlife by rail and vehicular traffic should be considered (page 61).
- o If Penasquitos Lagoon is not acquired for open space the areas now zoned A-1-10 should remain in that zone, and the area zoned A-1-1 and **M-1A** should be subject to further studies. Application of the FW and FPF zones, the types of uses compatible with this particular natural system and the significance of the Lagoon as part of the regional open system, must be considered. In deciding land uses, consideration should also be given to the results of the current Lagoon studies by the San Diego Coastal Lagoon Management Committee and the San Diego Coast Regional Commission (page 61).
- o Resource parks are located at the site of distinctive scenic or natural or cultural features. They are intended for City-wide use. Their size and development should be determined by the specific resource involved, expected use, available land and location. In general, development and amenities should not impair the feature or resource that motivates the resource-based park. Population-based parks ideally constitute between 1.0 and 3.9 acres/1,000 residents, depending on proximity to schools and the residential densities of their service areas (Progress Guide and General Plan, page 106).

LCP Specific Language

- o Maintain commercial recreation development at the southwest corner of I-5 at Via de la Valle, as a visitor- serving commercial recreational use.
- o Encourage the development of more motels and restaurants in the area, as long as conflicts between these uses and natural habitat areas, established residential areas, or community facilities are avoided.

ISSUE: PROVIDE PEDESTRIAN ACCESS WHERE FEASIBLE IN AND TO THE TORREY PINES EXTENSION AREA; AND PROVIDE PEDESTRIAN ACCESS THROUGH THE LOS PENASQUITOS LAGOON **AND CANYON** WHERE COMPATIBLE **WITH WILDLIFE** CORRIDORS.

Existing Conditions

There are four classifications at Torrey Pines: The State Beach, the State Reserve, the Torrey Pines National Preserve and the Penasquitos Marsh National Preserve. The boundaries are contiguous with the exception of an isolated segment of the reserve located across Cannel Valley Road.

The State Reserve consists of a rugged bluff promontory above the beach and ocean lagoon and marsh, which is the Los Penasquitos Marsh, and an isolated canyon area separated from the main reserve by Cannel Valley road and residential development.

Torrey Pines State Reserve boundaries are sprawling, fitting the deep canyons leading to the Torrey Pines City Golf Course along the south. The eastern boundary crosses the Los Penasquitos Marsh and generally follows the contour of Carmel Valley Road to the Coast Highway. The inland portion, called the "Extension," forms a natural bowl with a residential development loosely distributed along the rim completely encompassing this isolated portion of the reserve. In the extension area, a small short trail has been developed, known as the DAR Memorial Trail. The original linkage between the Extension and the Lagoon is now urbanized and cannot be purchased, although linkages by wildlife corridor to the west and by open space easements to the east can be implemented. Additional lands remain on the northerly perimeter that should be included within the reserve extension. These are the areas presently zoned R-1-15, and the half moon-shaped parcel on the northern boundary.

The Los Penasquitos Lagoon serves as a visual access to the State Park and beach areas. It is comprised of approximately 300 acres and is designated a "Preserve." The entire acreage of the Lagoon (including those undeveloped areas stretching into Sorrento Valley) is about 540 acres. Torrey Pines Road (Old Highway 101) and a parking lot lie along the Lagoon in a north-south direction along the beach; the Atchison-Topeka and Santa Fe railroad cuts across it diagonally; and a sewer right-of-way extends in a north-south direction in the eastern area.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goal

- o Permit only those recreational activities which do not have a negative impact on lagoon ecosystems, or on the environment of the Torrey pine tree (page 57).

b. Proposals

- o All open space should be maintained in primarily a natural state, recognizing that some development is necessary to permit such uses as hiking, bike trails, archery ranges, picnic facilities and similar uses. All such improvements should be compatible with the objectives of an open space system (page 59).
- o Pedestrian linkages as generally shown on the open space map should be provided in order to connect all open space and parks within the system (page 59).
- o Protect the reserve extension and the Lagoon from encroaching peripheral developments by careful review of proposed development plans and proposed rezonings (page 59) .
- o The high cliffs to the east of Los Penasquitos Lagoon across I-5 should be protected from disfiguration by applying the HR overlay Zone. Although this land is lying outside the Torrey **Pines** community, development of these lands would have a visual and environmental effect on the surrounding area (page 60).
- o Any future improvements to **railway**, highway embankments and bicycles traversing the Los Penasquitos Lagoon and Marsh, should be designed and constructed to minimize their impact on the natural characteristic of the area. Particularly, the blockage of the Lagoon to tidal action and the disturbance of wildlife by rail and vehicular traffic should be considered (page 61).

- o Areas zoned R-1-15 should remain in that zone in the perimeter of Torrey Pines Reserve Extension. The horse shoe-shaped parcel at the northernmost edge, zoned R-1-6, should be rezoned to a very low density (page 61).

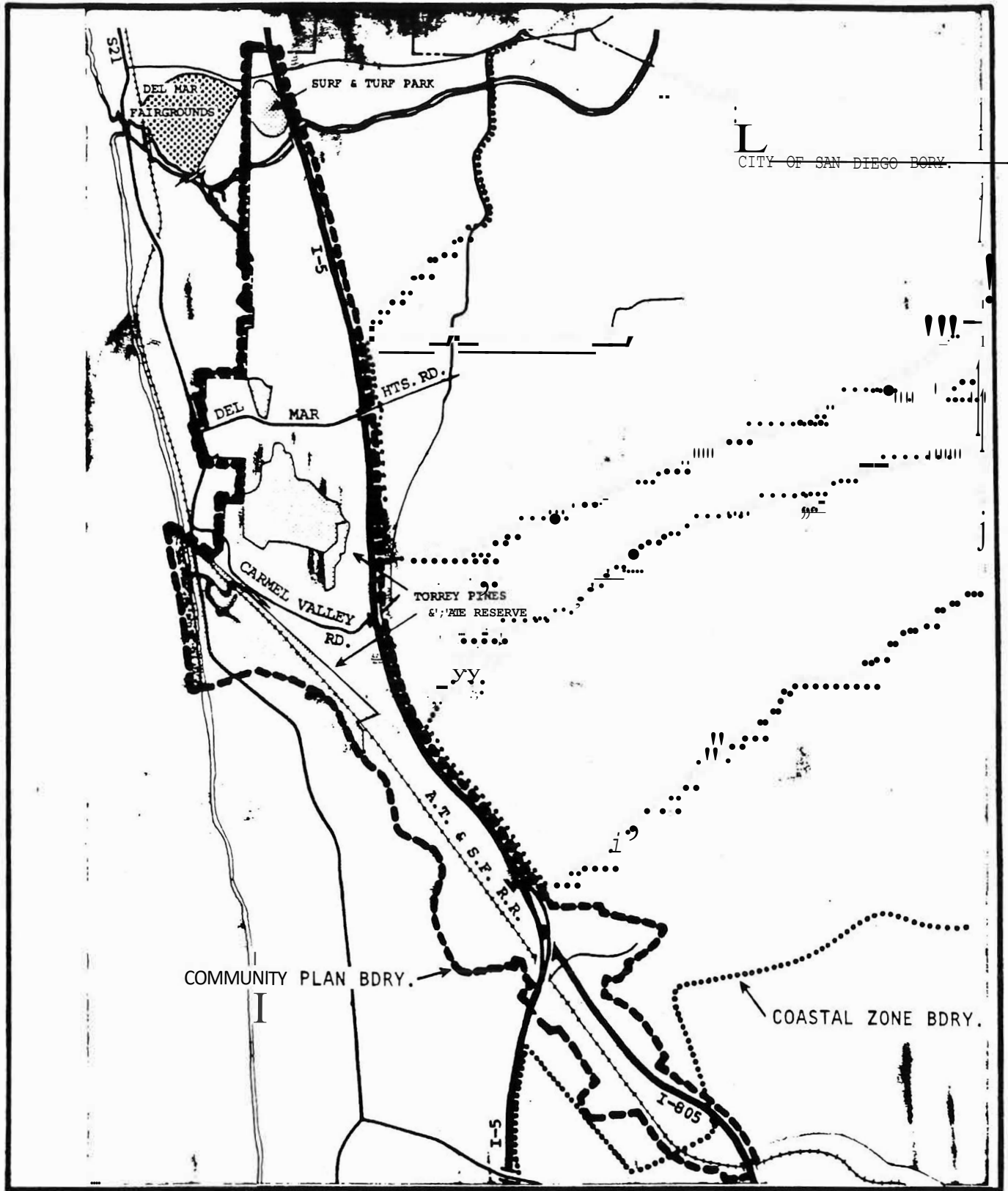
LCP Specific Language

Maintain the Los Penasquitos Marsh Natural Preserve in its natural state for the public enjoyment. A special coastal restoration project should be undertaken with the Coastal Conservancy (see Page 67 for Lagoon boundaries). This study could include actions to:

- Pursue the acquisition of all wetlands and related critical habitat areas and buffers within this area not now a part of the state reserve.
- Allow public uses which can be accommodated without threat to the ecological integrity of the Torrey Pine. Allow only those public uses which are necessary to enable the people to see, understand, and enjoy the Torrey Pines.
- Develop pedestrian access for the extension area to the maximum extent feasible. However, assure that soil and bluff erosion will not be accelerated at a rapid rate and efforts to control it will be satisfactory.
- Develop pedestrian access where compatible with wildlife corridors. Access can be limited to narrow trails or reasonable to mitigate negative impacts on ecological systems.

Pursue the development of a Los Penasquitos Creek and Canyon recreational link between Los Penasquitos Canyon and the Torrey Pines area.

Guidelines and restrictions for development in and adjacent to this area should be prepared to prevent direct or indirect encroachment. These considerations should be established through an enhancement plan developed by the Coastal Conservancy.

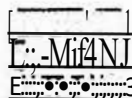


NORTH CITY LOCAL COASTAL PROGRAM

TORREY PINES COMMUNITY-RECREATIONAL LAND USE



CITY OF SAN DIEGO
PLANNING DEPARTMENT



PARKS
BEACHES
COMMERCIALLY ORIENTED

HOUSING

ISSUE: RETAIN LOW AND MODERATE INCOME HOUSING AND PROVIDE NEW HOUSING FOR LOW AND MODERATE INCOME FAMILIES IN THE FUTURE.

Existing Conditions

Although nearly 60 percent of the planning area is zoned for industrial or agricultural land use, the residents are the nucleus of the Torrey Pines community. The homes they live in are comprised of both traditional detached and attached single-family units and condominiums. There are very few low and moderate income units presently within the Torrey Pines area due to the high cost of land and increased labor, material and construction costs. The few low and moderate income housing units existing are older single-family units on large lots inhabited by older people who bought the units several years ago prior to more intense urbanization. Land and development costs are so high that the area's residential development would have to have some form of government subsidy, in order to provide low and moderate income units. The funds available at the local level, are typically used in areas of San Diego where land is cheaper to acquire or where the City owns the land. The only immediately feasible way to provide housing for low and moderate income persons is to insure that City-owned sites are evaluated for such use, that the present lower priced housing stock is maintained and rehabilitated as needed, and density increases through infilling is allowed as an incentive to provide low and moderate income housing.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goals

- o To foster to the extent possible the development of a racially, ethnically and economically diverse community (page 15).
- o Provide housing of varied dwelling unit types and costs within the community (page 22).

b. Proposals

- o As housing subsidy funds become available, they should be investigated for use in Torrey Pines (page 26).
- o The housing in Torrey Pines, having a potential rehabilitation value, should be identified by type and location and should be encouraged to be maintained (page 26).

LCP Specific Language

- o Encourage the maintenance of existing low and moderate income units by providing rehabilitation funds to low and moderate income property owners.
- o Encourage the use of zoning regulations designed to reflect density bonuses for private development inclusion of low and moderate income housing units in accordance with AB 1151.
- o Encourage the utilization of manufactured or modular housing as a means to provide new affordable housing in the Torrey Pines community.
- o Encourage creative financing such as limited equity cooperatives for families of low and moderate incomes.
- o Evaluate existing government-owned lands for use for low and moderate income housing as long as these are compatible with the land use element of the community plan/LCP.

WATER AND MARINE RESOURCES

ISSUE: DETERMINE THE EFFECTS OF EROSION, SILTATION AND SEDIMENTATION ON THE LOS PENASQUITOS AND SAN DIEGUITO LAGOONS, DUE TO ENCROACHMENTS THAT HAVE OCCURRED WITHIN THE COASTAL WETLANDS ASSOCIATED WITH THE LAGOONS.

Existing Conditions

Penasquitos Lagoon is one of the few remaining tidal estuaries in Southern California that has not been subject to undue development or encroachment, other than that of the railroad, Highway 101 and a major intercept sewer line. The Lagoon consists of flatlands covered with low shrubs, and is laced with deep channels and occasional tidal flats. In some areas, channels reach depths of 19 feet. Sand is building up near the inlet next to Torrey Pines State Park and is creeping back into the Lagoon, decreasing the depth. Fresh water enters the Lagoon from Carmel Valley Creek, Los Penasquitos Creek, and Soledad Canyon Creek. The Penasquitos watershed is about 61,000 acres, extending east to Poway.

The Los Penasquitos Lagoon is one of the more important coastal salt marshes in the County. It is located near the northern limits of The City of San Diego, comprising about 385 acres of ecologically valuable coastal wetlands habitat. Approximately half of Los Penasquitos Lagoon is owned by the State of California and is designated as a natural preserve within the Torrey Pines State Reserve, under the administration of the State Department of Park and Recreation. The other half is owned by the San Diego Gas and Electric Company.

Los Penasquitos Lagoon originated many thousands of years ago when rising sea levels flooded the Penasquitos Valley to form a marine embayment. Silt deposited by inflowing rivers gradually filled the estuary over the years so that most of the area is now covered only by shallow water at high tide. Railroad and highway construction in the early 1900s resulted in significant changes in the natural drainage pattern and tidal circulation of the Lagoon and greatly constricted the Lagoon entrance channel. In the 1960's, the discharge of sewage effluent into the Lagoon caused odor and insect problems. In 1967, tidal flushing was improved with the commencement of a program to keep the Lagoon mouth open by mechanically removing the sand barrier. With the cessation of sewage discharge into the Lagoon in 1972, Lagoon waters have improved considerably. However, elimination of this source of extra water has increased the difficulty of keeping the mouth open, due to an insufficient tidal prism.

The Lagoon is particularly important among San Diego County's estuaries because of its proximity to the Torrey Pines State Reserve and Beach. The combination of Torrey Pines covered hillsides, sloping down to an adjacent salt-marsh estuary, is unique and these conditions probably do not exist anywhere else in the world.

A study by the San Diego County Coastal Lagoon Management Advisory Committee is currently underway to review feasibility of a basin management plan for the Lagoon and its environs. This study was initiated by Mr. William Penn Mott, former Director of the State Park and Recreation Department. The results of the study are expected to contribute useful information in an important, environmentally sensitive area, and therefore facilitate future decisions regarding this Lagoon. The study is due for completion in April 1981.

A wide variety of plant species is found in and adjacent to the Lagoon area. The diversity of vegetation types occurring within a relatively small area makes the Lagoon particularly suitable for the study of ecology. Several rare plant species, including the salt marsh daisy, southern poverty weed and beach deerweed, have focused the attention of botanists on the area.

There are four distinct vegetative types in the Lagoon and it supports a rich variety of animal life, including three endangered species.

Tidal channels, the marine zone, occupy approximately 30 acres; 155 acres are in the littoral zone which includes the salt marsh and some mud flats; the remaining area is in nontidal salt marsh or salt flats, the most common plant community is the coastal salt marsh. Its composition varies with elevation. In the lower areas the green algae and the widgeon grass are seasonally abundant. In the tidal area pickleweed dominates, with alkali heath common, while in the upper reaches the pickleweed is interspersed with salt grass and sea lavender among others. In the salt flats, dominated by glasswort, the locally uncommon salt marsh daisy is found. There are several small areas of brackish water where cattails, rushes and bulrushes occur.

A total of 68 species of waterfowl and shorebird is recorded from the Lagoon and its environs. Most are migratory with peak populations occurring in April and October. The endangered light-foot clapper rail and Belding's savannah sparrow are both resident in the Lagoon marshes. The endangered California least tern also nests in small numbers in the Lagoon.

Twenty-one species of fish have been recorded from the Lagoon channels. The most prevalent are the bay topsmelt, killifish

and California halibut. Two species of small fish, the mudsucker and the short-nosed pipefish, are residents of the Lagoon waters, and have become relatively scarce due to diminution of estuarine habitat.

Several types of shellfish are abundant in some areas of the Lagoon, the most common being the jackknife and bent-nosed clams. Large numbers of ghost shrimp, as well as jackknife and rough piddock clams, were harvested for a local bait industry in 1969 and 1970. This commercial effort has been halted by pressure from the public who objected to the unsightly disturbance created by the harvest.

Since the opening of the Lagoon to regular tidal action in the late 1960's, a number of mollusks, crustaceans and other invertebrates have colonized the area. Surface sediments in the Lagoon area are primarily fine, silty clays and in the salt marshes are relatively thin. Campsites and middens of the La Jolla Indians, who occupied the area 4 to 5 thousand years ago, have been discovered in and near the Lagoon area. Primitive stone implements, animal bones and shells of both Lagoon and ocean mollusks are among the artifacts which have been found. A well preserved skeleton was recently unearthed at a burial site near the northeastern edge of the Lagoon.

Nature study, photography, boating and fishing are the main recreational uses of the Los Penasquitos Lagoon. Many picnickers use the beach area where there are restroom facilities; there is some clamming on the mudflats and on the sandbar near the Lagoon entrance. No hunting or camping is permitted in the Lagoon or adjacent areas.

The Lagoon rates very high in scientific interest and educational use. The area is one of the best documented coastal wetlands in Southern California. College students make extensive use of the Lagoon in course work and research, and many high school and elementary school students visit the Lagoon on field trips. Although much of the educational and scientific use occurs on state lands, the San Diego Gas and Electric Company has permitted studies to be carried out on their portion of the Lagoon.

A railway embankment traverses the Lagoon and a highway cuts across its mouth. Until 1972, sewage effluent was discharged into the Lagoon. A major portion of the Lagoon is in the Torrey Pines State Reserve and has been designated a Natural Preserve. There has been some damage in the upper, privately owned portion by off-road vehicles.

The principal physical problem to be solved to restore the natural health and vitality of the Lagoon is the reestablishment of adequate tidal flushing and circulation. In 1974, the State Department of Fish and Game recommended that a pennant opening from the Lagoon to the ocean be constructed and maintained. Adequate tidal circulation in the lagoon is necessary to maintain estuarine organisms. Good tidal flushing will substantially decrease, or largely eliminate, problems of odor and mosquitos, which will make viewing and recreational use of the Lagoon more pleasing. The construction and maintenance of the opening should not obstruct the natural movement of sand along Torrey Pines State Beach.

The vitality and sustenance of estuarine and Lagoon ecosystems depends upon adequate circulation of their generally nutrient-rich waters. The reproduction and development of existing fish, shellfish and other invertebrate populations, upon which the resident and migratory wildlife depend for food, is suppressed by inadequate tidal flushing.

Stagnant lagoon waters also create problems with mosquitos. Mosquito larvae thrive in stasis, nutrient-rich waters. When fresh or brackish water is empounded, certain types of mosquitos, capable of transmitting disease, can breed in the Lagoon. When empounded water becomes saline, the salt water mosquito, which is a nuisance, but not a health hazard, may reproduce in large numbers. In the past, the stagnant waters have also been responsible for objectionable odors. Hence, there is a definite need to create and maintain a pennant opening from the Lagoon to the ocean in order to restore and rehabilitate the Los Penasquitos Lagoon.

Experience has shown that reproduction and expansion of invertebrate populations are encouraged by a stable, saline lagoon environment with good circulation. Fish are attracted to sheltered, food producing lagoons with access from the sea. However, true estuarine conditions created by a permanent opening might change the type of waterfowl using the Lagoon. Surface feeding, or dabbling ducks that are more dependent upon fresh or brackish water for food and nesting requirements probably would be replaced by diving ducks and other marine-oriented birds.

Finally, increased tidal circulation also would substantially dilute runoff from surrounding urban and industrial areas reducing future pollution problems which might occur. In theory, a Lagoon will stay open if the tidal prism is large enough to produce sufficient inlet channel flow to prevent deposition of sand at the mouth. Yet, at this time, the tidal prism in Los Penasquitos Lagoon is not large enough to keep the

mouth open permanently under existing conditions. Half of the original tidal volume of the Lagoon has been lost since 1925, due to various construction projects. The problem is compounded since a substantial portion of the present volume is trapped behind a cobble sill which has built up in the inlet channel. The sill is positioned at mean sea level preventing water below that level in the Lagoon from draining during the tidal cycle. Without the sill the channel would naturally lower itself another 2 1/2 feet to mean lower low water, adding an estimated 40- to 60-acre feet to the tidal prism.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goal

- o To preserve and enhance the unique natural environment (page 15).

b. Proposals

- o The value of the Lagoon as a wildlife habitat for many marine and terrestrial animals and plants should not be underemphasized. Because the entire subsystem is being encroached upon by urban development, efforts to assure its preservation should be undertaken as soon as practicable (page 53).
- o A Basin Management Plan for Penasquitos Lagoon and its environs should be made (page 59).
- o Provide two corridors between the reserve extension and the Lagoon to provide a natural connection for both wildlife and hikers. The corridor on the west should be relandscaped with native vegetation (page 59).
- o If Penasquitos Lagoon is not acquired for open space, the areas now zoned A-1-10 should remain in that zone, and the areas zoned A-1-1 and M-1A should be subject to further studies. Applications of the FW and FPF zones, the types of uses compatible with this particular natural system and the significance of the Lagoon as part of the regional open space system must be considered. In deciding land use, consideration should also be given to the results of the current lagoon studies by the San Diego County Coastal Lagoon Management Committee and the San Diego Coast Regional Commission (page 61).

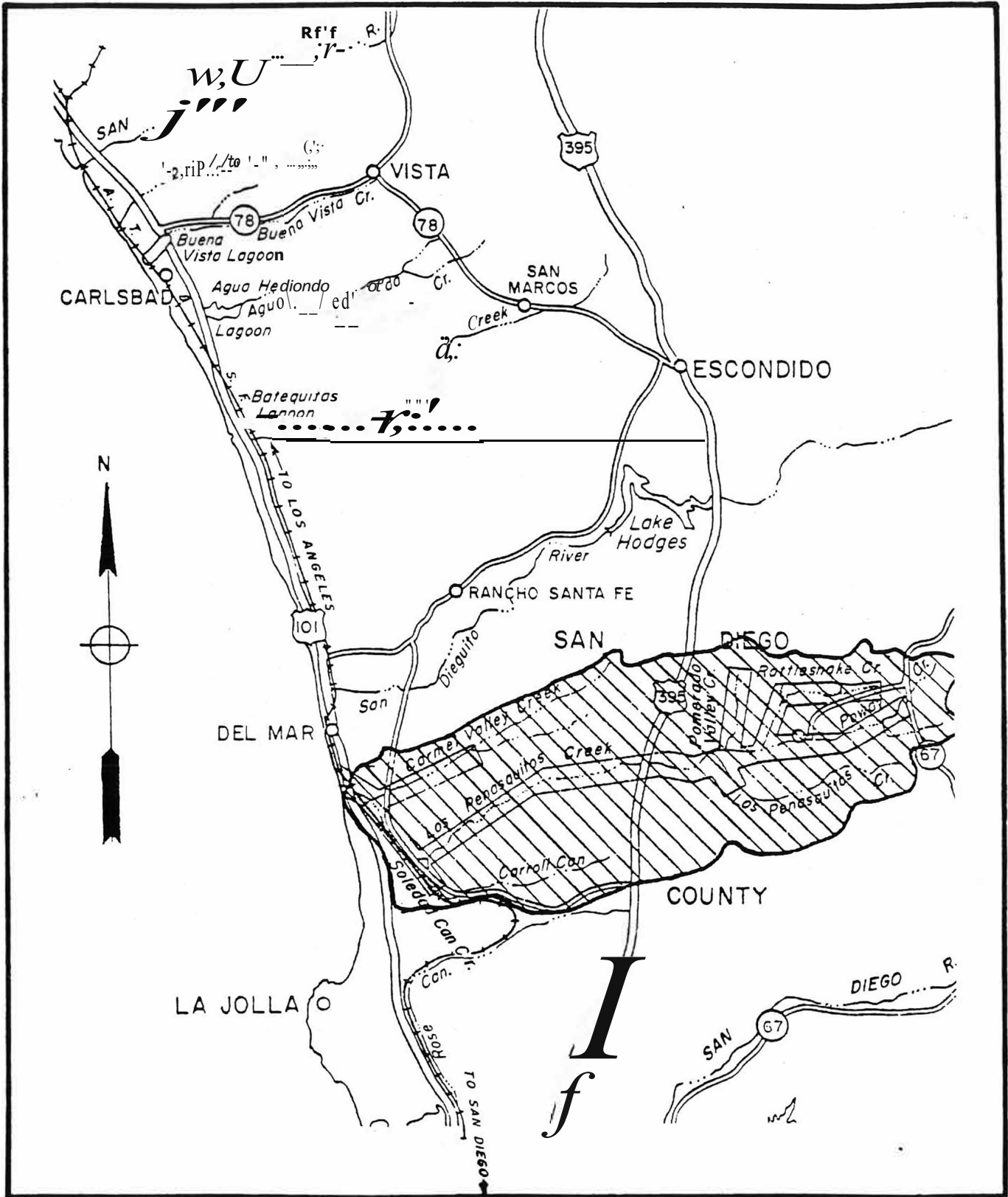
LCP Specific Language

A coastal restoration project should be undertaken with the Coastal Conservancy in order to properly establish the environmental management strategies necessary to enhance the natural viability of the Fenasquitos Lagoon. The restoration project should address ownership of the area and the following issues:

- Special protection should be given to areas and species of special biological or economic significance. Uses of the marine environment should be carried out in a manner that **will** sustain the biological productivity of coastal waters and that **will** maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific and educational purposes.
- Pursue the preservation of major areas of sediment storage. These areas function to store sediment so that it is not carried downstream into stream and lagoon channels. Development of these areas would eliminate the storage and trapping functions of the area and increase downstream movement of sediment. These sediment storage areas include all of the freshwater and saltwater marsh areas surrounding Los Penasquitos Lagoon and the freshwater swamps or alluvial fans at the base of the major streams. These areas should be preserved in their natural state, and only development that retains the natural state and function of these areas or properly mitigates any absolutely necessary disruption should be allowed.
- Upstream development should be carefully planned, located and designed so as to avoid large increases in storm flows. Planning to prevent increased storm flows should use small watersheds as management units. Management of storm flows in this manner would allow preservation of the main stream channel and continuation of sediment depositional patterns currently occurring in the main channels.
- Periodically clean and maintain small water and sediment storage ponds. Route flood flows to avoid additive flood peaks.

- Assure that portions of the Los Penasquitos stream valley between Black Mountain Road and Sorrento Valley remain scenic, parkland and open space. It is essential that increased runoff from developments on the surrounding hillsides and ridges do not contribute to major changes in the flow regime of Los Penasquitos Creek. Flood flows should be managed to protect the existing park resources in the canyon **as well** as Los Penasquitos Lagoon.

- Studies and plans should also address the possibility of artificially opening the mouth of the Lagoon.



NORTH CITY LOCAL COASTAL PROGRAM

LOS PENASQUITOS WATERSHED - LOCATION MAP



CITY OF SAN DIEGO
PLANNING DEPARTMENT



ISSUE: DETERMINE THE EFFECTS OF UPLAND DEVELOPMENT ON SILTATION IN LOS PENASQUITOS LAGOON AND ON EROSIONAL PROCESSES IN CREST CANYON AND TORREY PINES EXTENSION. DEVELOP A MANAGEMENT PLAN TO CONTROL EROSION, WATER RUNOFF AND FLOODING TO PROTECT AND ENHANCE THE VIABILITY OF LOS PENASQUITOS AND SAN DIEGUITO LAGOONS. SPECIAL EMPHASIS SHOULD BE GIVEN TO CONTROL AND MANAGE SURFACE WATER RUNOFF INTO CREST CANYON FROM SURROUNDING UPSTREAM URBAN DEVELOPMENT.

Existing Conditions

The major streams, Carroll, Carmel and Los Penasquitos all contain three main zones.

- o An upper zone of narrow incised channels
- o An unchanneled zone with alluvial fan formation
- o A lower zone of wide shallow arroyos.

The watershed can be divided into six management units having different capabilities for deposition and erosion of sediment (see Map on Page 58). Hillslope erosional province has the highest potential for sediment production. Stream flow as well as tidal action is responsible for Lagoon channel maintenance. The Lagoon inlet is open to the sea following high winter stream flows. The lagoonal tidal prism and inlet area appear to be too small to allow for circulation of enough water to counteract the effects of wave action, bringing sand into the Lagoon inlet.

Urbanization would increase flood peaks. Urbanization of tributary watersheds could increase erosion in the main channels. The 100-year flood would increase by an average factor of 1.3 on major streams and increase 3 times on tributaries. Also, urbanization will cause channel formation in zone 2 of major streams. Channel formation in this zone would produce a continuous channel network, allowing for free passage of flood flows and sediment load.

The land in the Los Penasquitos basin has undergone several major changes in land-use in the past few hundred years. The first major change occurred as Europeans moved into the area and used the land for cattle grazing, and later for the raising of crops. Much of the land in the western half of the watershed was probably grassland at this time and used for grazing. Exotic grass species introduced from Europe eventually replaced many of the Californian species. This change in plant communities is recorded in the pollen record which Mudie and Byrne (1979) have identified-in the stratigraphic record of Los Penasquitos Lagoon; the date corresponds with the advent of European ranching.

Present land use patterns are illustrated on the accompanying map. This map was compiled from 1977 air photos and 1978 field observations. Much of the watershed is covered by grassland, some of which supports grazing cattle and chaparral. Regions, such as the flat ridge tops and wide valley bottoms, are used for farmland, and minor areas are covered by oak woodland or riparian vegetation. There are three major urban areas in the watershed. The community of Del Mar lies on the western boundary of the area, Poway lies in the eastern half of the watershed, and the rapidly growing community of Mira Mesa is situated in the south, comprising parts of Carroll and Los Penasquitos West subwatersheds. At the present time, Carmel Valley and the western portion of Los Penasquitos subwatershed are only slightly urbanized. Most of the urban development of the watershed has occurred since the 1950's and is continuing to develop rapidly.

Many portions of tributary streams and some portions of the major channel in the urbanized areas have been lined with concrete in order to prevent erosion of the stream banks and increase the flow capacity of the channels. These channelized stream sections occur mainly in Poway and are marked on the subwatershed maps.

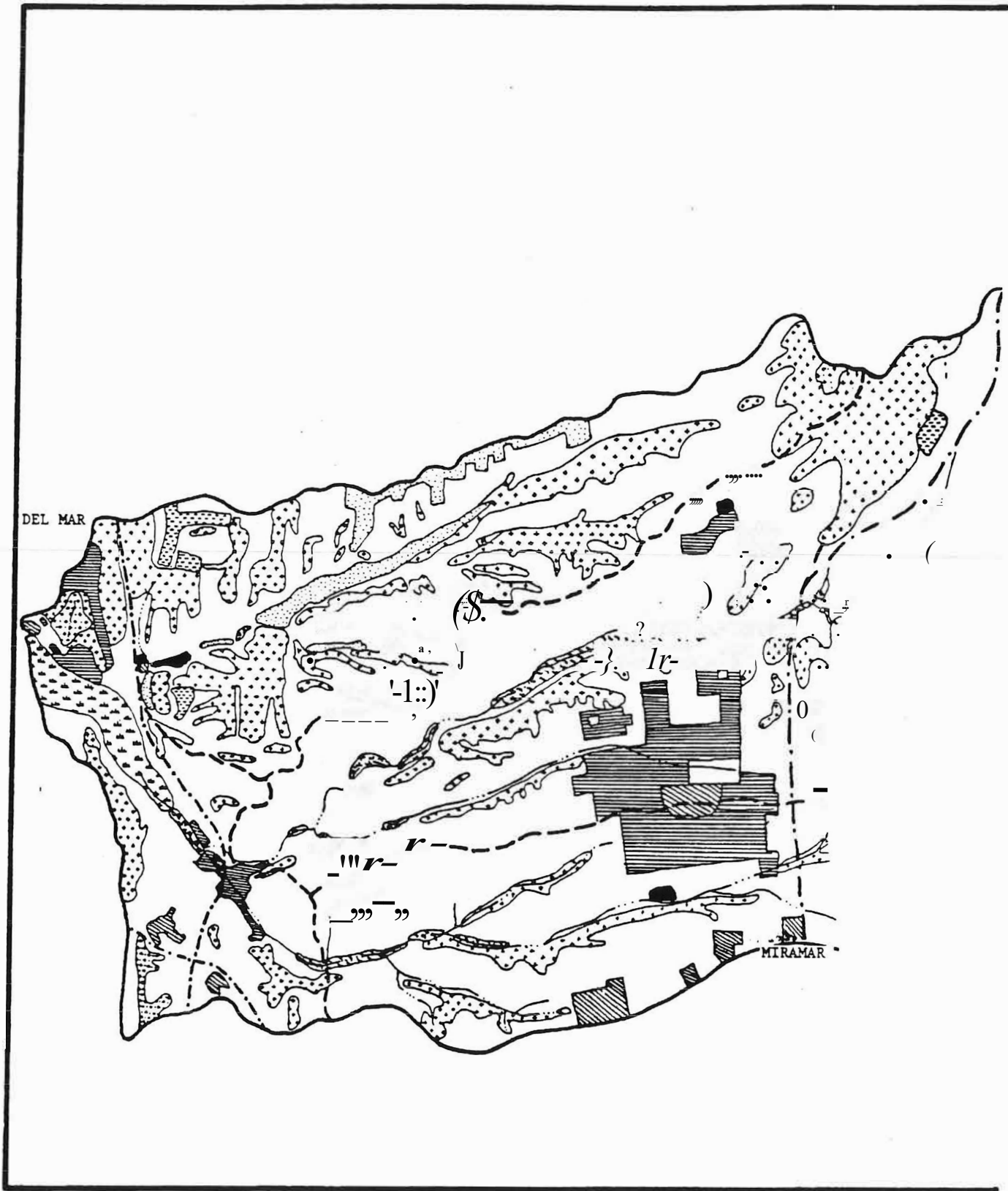
Existing Plan/LCP Language

This particular issue was not specifically discussed in the community plan except as part of an all inclusive identification of goals on environment, hillside, and watershed preservation. However, the Torrey Pines Community Plan calls for further environmental studies relative to the Los Penasquitos Lagoon. Two key studies have been prepared for that purpose: "Stream and Lagoon channels of the Los Penasquitos Watershed, California with an Evaluation of Possible Effects of Proposed Urbanization," by Karen A. Presteggard; and, "San Dieguito Lagoon Resource Enhancement Program, by the State Coastal Conservancy and the City of Del Mar. The studies address mitigation techniques for excessive water runoff and sedimentation. Therefore the suggested LCP specific language is based on the conclusions of these studies.

LCP Specific Language

LOS PENASQUITOS LAGOON:

- o Initiate specific studies and plans for the provision of a permanent opening from the Lagoon to the ocean to be constructed and maintained. The studies should be incorporated into the proposed coastal restoration study to be prepared by the Coastal Conservancy.



NORTH CITY LOCAL COASTAL PROGRAM

LOS PENASQUITOS WATERSHED - LAND USE

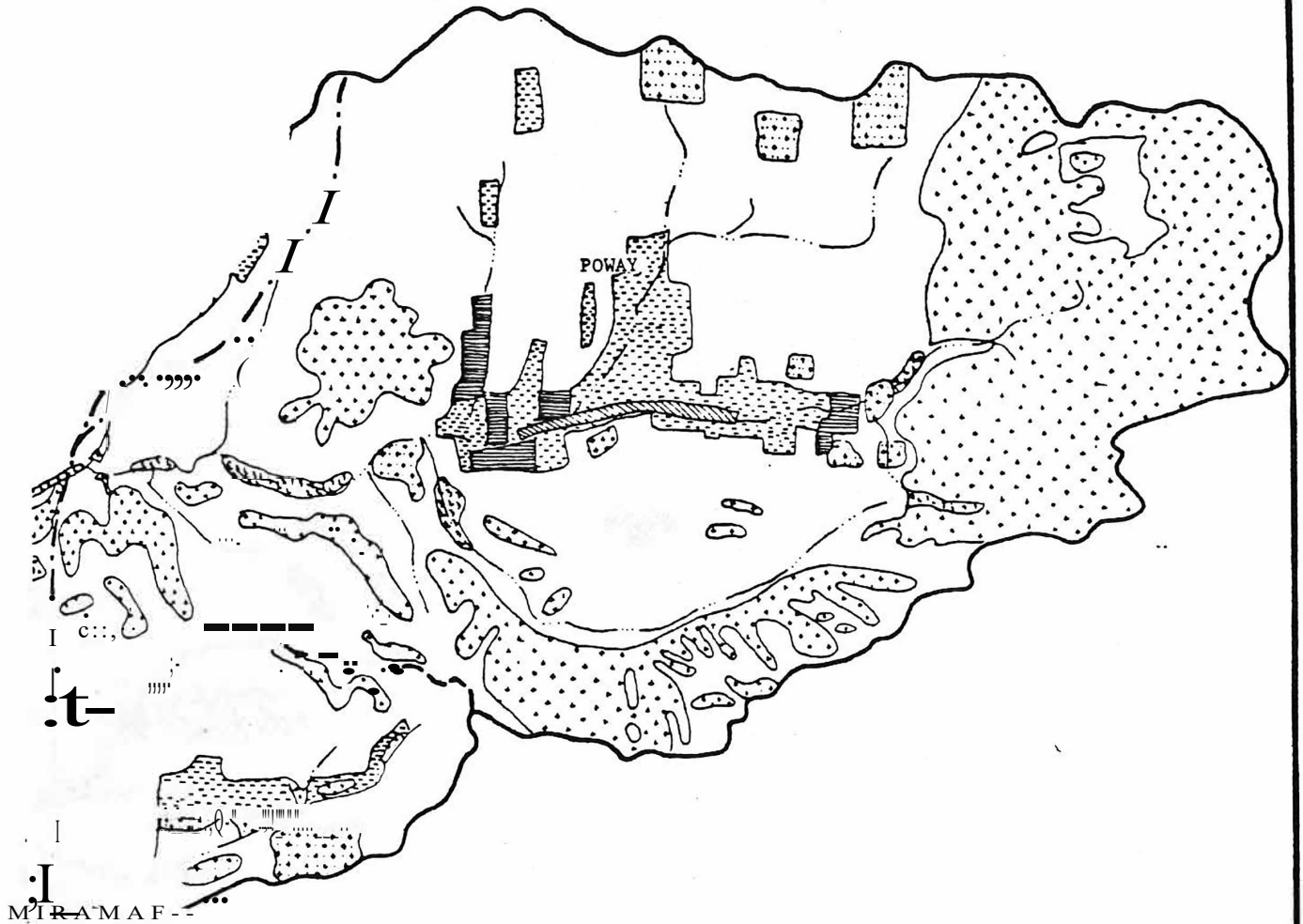


CITY OF SAN DIEGO
PLANNING DEPARTMENT



- GRASSLAND
- MARSHLAND
- ~\ RIPARIAN
- CHAPARRAL

- /// ORCHARD
- WOODLAND
- |— CROPLAND



- | | | | |
|-----|----------------------|-------|------------------------|
| ⋯ | LOW DENSITY URBAN | a:) | RESERVOIR |
| ▬ | MEDIUM DENSITY URBAN | ---/ | INTERMITTENT STREAM |
| \\ | COMMERCIAL | - - - | WATERSHED BOUNDARY |
| ○ | GRADED LAND | - - - | SUB-WATERSHED BOUNDARY |
| · J | MAJOR HIGHWAY | | |

- o Adequate tidal circulation in the Lagoon is necessary to maintain estuarine organisms. Good tidal flushing also would substantially decrease, or largely eliminate, problems of odor and mosquitos, which would make public enjoyment in terms of viewing and recreational use of the Lagoon more pleasing. The construction and maintenance of the opening, however; should not restrict the natural movement of sand along Torrey Pines State Beach.
- o Methods for careful development with proper mitigation including the purchase of the privately owned wetlands in Los Penasquitos Lagoon should be pursued for the area's proper integration and placement within the Torrey Pines State Reserve. No urban and/or major rural development should take place in the lagoon; hence acquisition and placing of this property in the status of a reserve is the best means to insure the ecological integrity of the Lagoon.
- o A watershed protection and management program should be pursued and implemented in the Los Penasquitos watershed to reduce the input of streamborne sediments and pollutants into the Lagoon. A complementary floodplain management program above the Lagoon would best preserve the present wetland environment and at the same time create a green belt of riparian habitat adjacent to the Lagoon which would complement the wetland open space. Sediment traps should be established in water courses outside of the Lagoon area, in conjunction with this floodplain management program.

Strict enforcement of Water Quality Control Board regulations would also assist in reducing sediment deposition. If necessary, the program could include a channelization project constructed through the Lagoon to carry sediments to the ocean.

- o The effects of direct encroachment and disturbing influences upon the Lagoon should be evaluated and protective measures taken against such encroachment. Appropriate and nonappropriate use of the Lagoon by people; domestic animals; and recreation vehicles are disturbing influences in the Lagoon. Tolerance limits and dimension of this problem should be measured and recommendations made accordingly.

- o Mosquito abatement should be accomplished with the least possible impact on the ecology of the Lagoon. Until mesquites can be biologically controlled by adequate tidal circulation and ditching to drain stagnant ponds, the judicious use of selective larvacides should be encouraged as methods of mosquito control.
- o Widening or relocation of roads on the Lagoon perimeter should not encroach into the Lagoon. Plans for improvement of Carmel Valley Road and relocation of Sorrento Valley Road should be carefully and selectively adjusted to prevent filling or disturbance of Lagoon habitats.
- o The San Diego Coastal Lagoon Management Committee should be supported. The goals of this Committee are to set up a basin-wide program of lagoon planning and management to insure coordination of the activity of those agencies having jurisdiction over the basin wetlands. Los Penasquitos has been selected by the Committee as a model lagoon management study area and recommendations are now being formulated for both short- and long-term management practices.
- o Implementation of these recommendations should be undertaken through a State Coastal Conservancy project.

CREST CANYON:

In order to ensure the protection of the Reserve, and to ensure that potential development results in minimum disturbance of existing or natural terrain and vegetation and does not create soil erosion, silting of lower slopes, slide damage, flooding problems, or severe cutting or scarring, grading which takes place in the designated buffer area should consider the criteria set forth as follows:

- o The alteration should result in a minimum disturbance of existing or natural terrain, natural formation, and major vegetation.
- o Development should be subservient to the topography of the site rather than forcing the topography to be subservient to the development.
- o Development should ensure that steep slopes are not endangered by undue increases in weight or retained water to avoid slippage of steep banks.

- o Development should avoid any alteration of natural formations and restoration of the natural sites should be encouraged.
- o Development should minimize the loss of vegetation.
- o Development should not create major interruptions of natural drainage patterns.

Activities and development taking place in the buffer area should follow the following guidelines:

- o Ensure that all runoff during new construction is retained on site in settling ponds or is percolated into the soil on site; or includes construction of a runoff culvert to the lowlands with an adequate energy dissipater to prevent erosion and sedimentation into the lagoon.
- o Ensure that drainage from existing developed areas causes no erosion or sedimentation into the lagoon.
- o Ensure that runoff from existing developed areas does not carry toxins or excess nutrients into the lagoon channels.
- o Ensure that all on-site drainage patterns occur on or through areas designed to serve this function.
- o Minimize the disruption of existing natural features such as trees, and other vegetation, natural ground forms and view.
- o Blend proposed grading with the contours of adjacent properties.
- o Retain the maximum amount of native vegetation on the site and insure that all vegetation is done with natives, minimizing the need for irrigation.
- o Ensure that the value of the viewshed is protected by incorporating considerations into the design of new developments such as:
 - Compatibility of design with the desired developing character of the surrounding area.
 - Recognition of views, climate and the nature of outside activities in the design of exterior spaces.

- Preservation of views and scenic vistas from unreasonable encroachment.
- In areas of rugged topography, design of buildings to be subservient to the natural terrain.
- Consideration of views from the lagoon and the freeway corridor in the landscape and structure design.

ISSUE: CONSIDER CONFLICTS BETWEEN RESIDENTIAL USES AND HABITAT PROTECTION IN THE AREA DESIGNATED FOR RESIDENTIAL AND RECREATIONAL USES WEST OF CARMEL VALLEY ROAD AND ADJACENT TO LOS PENASQUITOS LAGOON.

Existing Conditions

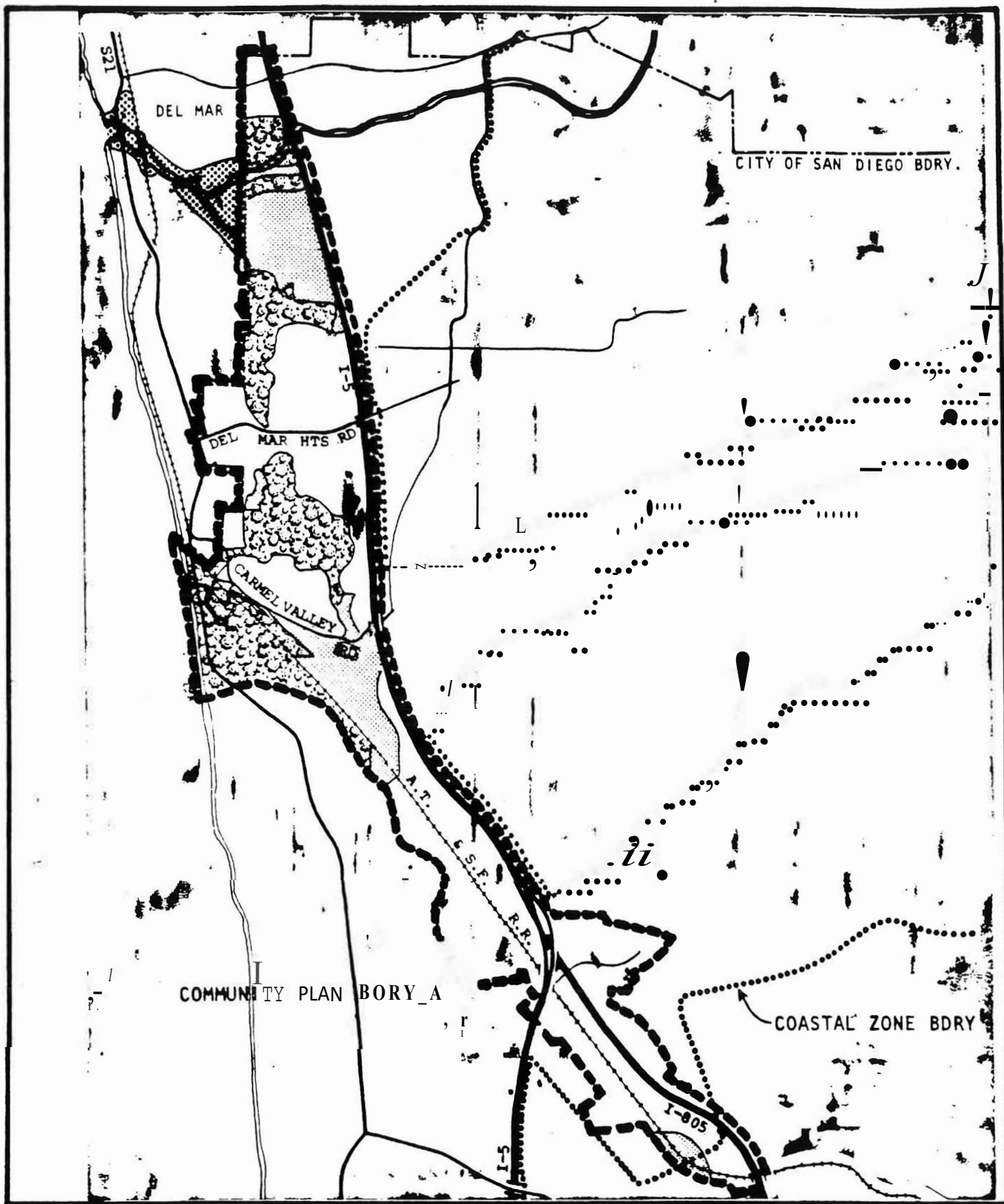
The area west of Carmel Valley Road is designated as open space. Residents of adjacent developments utilize the area for access to the coast, viewing and walking and bird watching. The area is a relatively undeveloped area and has the potential of serving the developed areas in both a scientific and general pleasure capacity. The area can be used for educational use, or for bird watching, viewing and nature trails, picnicking, fishing and possibly even camping.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

- a. Goal
 - o To preserve and enhance the unique natural beauty and amenities of the Torrey Pines community (page 65).
- b. Proposals
 - o Permit only those recreational activities which do not have a negative impact on lagoon ecosystems, or on the environment of the Torrey Pine Tree (page 57).
 - o Encourage the development of adjacent properties to be undertaken in a manner that is visibly and physically compatible with the natural environment (page 57).
 - o Protect the Reserve Extension and the Lagoon from encroaching peripheral developments by careful review of proposed development plans and proposed rezonings (page 59).
 - o The district areas of the community should be protected from intrusion and encroachment of incompatible uses (page 66).

Plan/LCP Specific Language

- o Since the Los Penasquitos Lagoon is primarily a reserve for natural resources, people usage should be designed so that the Lagoon ecosystem is not unduly disrupted. The Coastal Restoration project under the auspices of the Coastal Conservancy should address this issue.



NORTH CITY LOCAL COASTAL PROGRAM

TORREY PINES COMMUNITY-OPEN SPACE



CITY OF SAN DIEGO
PLANNING DEPARTMENT:KNT



- ft - {15} PUBLIC & SEMI PUBLIC
OPEN SPACE
- [Hatched Box] OTHER OPEN SPACE
- [Dotted Line] SUE SYSTEMS
- [Dotted Line] OPEN SPACE OUTSIDE
SAN DIEGO CITY

- o As bird watching is the most popular use of the Lagoon at present, develop a system to allow bird watching without disturbing the natural habitat of the birds. This system could include signing, trails and view stations with telescopes and information boards, and could be funded under a coastal restoration project.
- o Coordinate closely with the State Park Department and the Torrey Pines Park Master Plan to provide trails from the lagoon, to residential areas, and to the State park parking lot. Consider designating mesas as a possible site for picnicking.

ISSUE: ANY FILLING WITHIN THE DEFINED FLOODPLAIN BOUNDARIES OF LOS PENASQUITOS AND SOLEDAD CREEKS (SORRENTO VALLEY) AS WELL AS THE SAN DIEGUITO RIVER WOULD BE INCONSISTENT WITH SECTION 30236 AND 30253 OF THE COASTAL ACT IF IT ADVERSELY AFFECTS NATURAL STREAM FLOW CHARACTERISTICS OF THESE WATERCOURSES.

Existing Conditions

Changes in land use associated **with** urbanization generally increase the amount of impervious cover and the density and efficiency of the drainage network in a watershed. These changes in the variables governing runoff characteristics serve to increase the percentage of runoff, and increase peak discharges and flow volumes. In general, the magnitude of a flood of a given recurrence interval (which is the reciprocal of the frequency of a flood event) will increase as the percentage of impervious surfaces and areas drained by storm sewers increase. This increase in flood magnitude is usually expressed as a ratio of urbanized to unurbanized flood peaks (Leopold, 1968; Rantz, 1971). This ratio becomes smaller as the recurrence interval of the flood increases (becomes less frequent).

There has been some disagreement as to how urbanization would affect the smaller, more frequent storms, especially those with recurrence intervals of less than 2 years. Leopold (1968) suggested that low flows would decrease in number and size as a result of urbanization since the groundwater which sustained low flows would receive less infiltration and become depleted. The data collected since 1968 (Yucel, 1974, Hollis, 1975) indicates that the effect of urbanization declines, relatively, as flood recurrence intervals increases. Apparently, due to the amount of impervious surface in urbanized areas, runoff is produced from modest storm events that formerly would have been absorbed into the soil. Hollis (1975) presents a summary of data indicating that generally a flood event with a recurrence interval greater than 10 years may double in volume due to urbanization, while a flood event with a recurrence interval less than 1 year may increase 5-20 times its former magnitude with a similar degree of urbanization. Floods with a greater than 1 year recurrence interval are not usually affected by 5% or less paving of a watershed. Small (approximately less than 20 km²) watersheds demonstrate a larger response to changes in land use than larger basins.

If proposed development of the Los Penasquitos watershed proceeds without mitigation, there will be two major effects on the Los Penasquitos Lagoon area. One effect is that since runoff rates and flood flows will be greater, the flood height on the Los Penasquitos Lagoon flat will be higher. This may

have a positive consequence in that the Lagoon inlet may open sooner in the rainy season and stay open longer. Negative effects of increased flood flows include flooding of areas marginal to the Lagoon. Prior to opening of the inlet (due to streamflow) the areas around the Lagoon can be expected to be flooded. **As a** consequence of urbanization, parts of Carmel Valley Road, and larger portions of industrial sites in Sorrento Valley, would experience flooding.

Aside from water quality considerations, flooding poses no severe problems for Los Penasquitos Lagoon. At the present time channels lead'ing into the lagoonal area are either very small or nonexistent. Almost any flood flow with a recurrence interval greater than 1 year is capable of flooding the Lagoon flat. It is this spreading effect, the spreading of floodwaters over wide **areas**, that serves to protect the Lagoon channel from erosion during flood events. This spreading effect also serves to dramatically lower velocities, diminishing the competence of the storm flow to carry sediment. Much of the sand and other coarse material drops out in this spread zone before reaching the Lagoon channel proper.

The extensive urbanization proposed for the Carroll Canyon subwatershed will most likely cause large increases in flood flows unless measures are taken to prevent this from occurring. The present flood control channels in Sorrento Valley will protect portions of this area from the more frequent events, but will not protect the downstream areas. At present, the stream channel in this area is small and bordered by dense willow thickets. The channel cannot contain flood flows larger than bankfull (1.5 yrs.) and in places cannot contain flows even that low. This region is the beginning of a spreading zone where the storm flows begin to wash over large areas rather than being contained by stream channels. With large increases in post-urbanized sediment yields resulting from construction and stream channel enlargement, the importance of this spreading area and its role in offsetting accelerated lagoon sedimentation is easily understood.

Similar critical areas also exist at the junction of Carmel and Penasquitos creeks with the main lagoonal area. These areas are all significant sediment deposition sites. They do not, however, have an infinite capacity for sediment storage. Although these areas could absorb much of the sediment produced as a consequence of urbanization, they probably would not be able to store all of it. If saltmarsh areas bordering the Lagoon function as sediment storage areas, it could threaten their character as a saltmarsh. Raising of these lands due to sedimentation could eliminate the frequency of tidal flooding from these areas, eliminating the marsh vegetation and character.

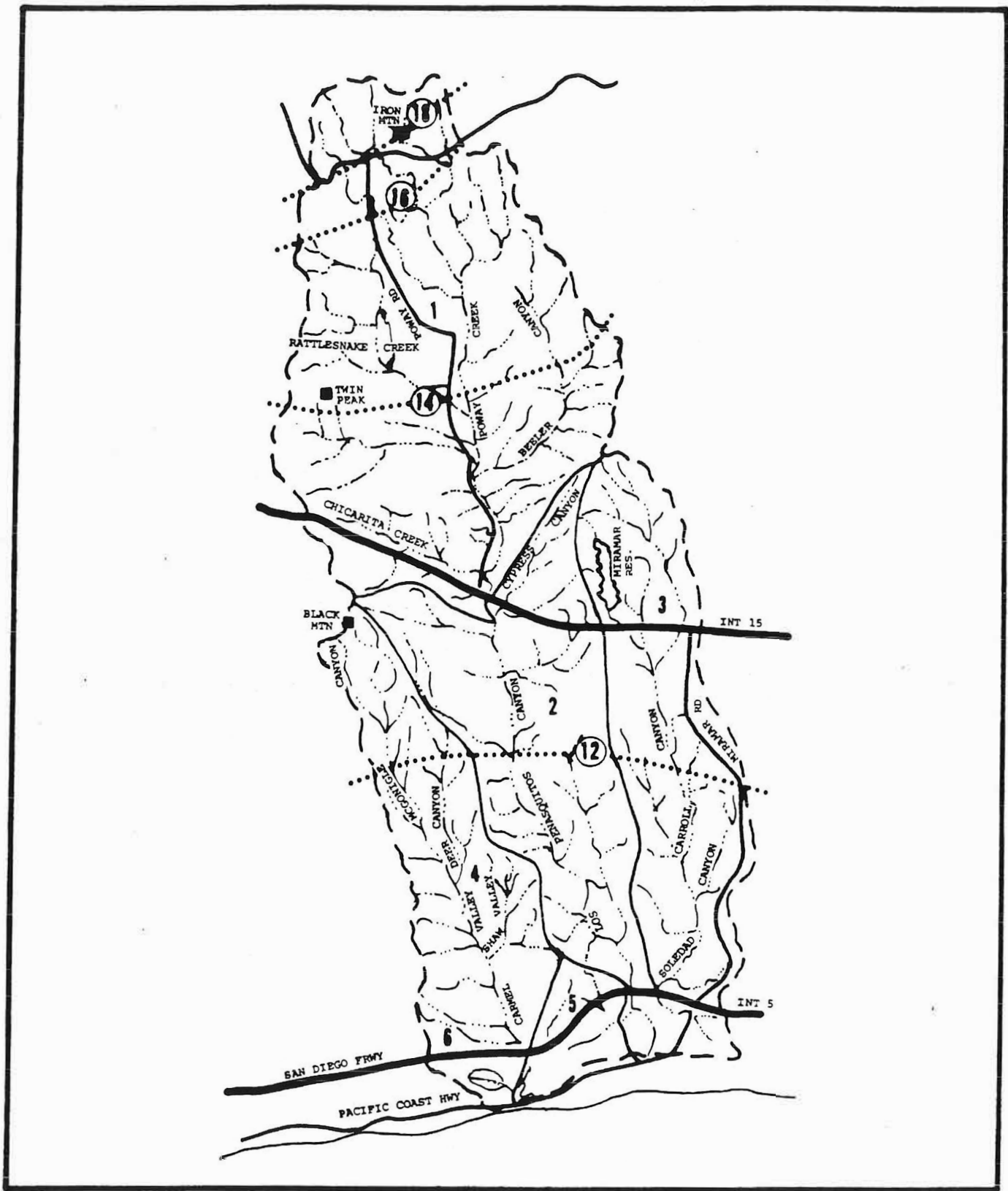
Existing Plan/LCP Language

The Plan does not specifically discuss this issue, except for its all inclusive recommendation that a special study of Los Penasquitos Lagoon be undertaken. Two subsequent studies have taken place, one by the Coastal Commission and one by private development interests. The conclusion of these two reports give the basis for the suggested LCP language proposed.

LCP Specific Language

Development adjacent to the Penasquitos Lagoon should consider the following guidelines:

- Flood control measures should be designed to fit into the natural landscape rather than detract from it, by careful use of natural and man-made materials, and careful design of size and location.
- All new development should minimize risks to life and property in areas with high geologic, flood, and fire hazards.
- Hydrologic, hydraulic and sedimentation computer models should be utilized to analyze existing and future flooding and sedimentation problems. It is proposed that maintaining be done through special funding sources from state, federal and private sources.



NORTH CITY LOCAL COASTAL PROGRAM

LOS PENASQUITOS WATERSHED - PRECIPITATION



CITY OF SAN DIEGO

PLANNING DEPARTMENT: BNT

- | | | | |
|--------|---|---|--------------------------|
|@ | LINE OF EQUAL HEAN SEASONAL PRECIPITATION IN INCHES | 2 | WESTERN PENASQUITOS |
| --- | BOUNDARY OF WATERSHED MANAGEMENT UNITS | 3 | CARROLL CANYON |
| | | 4 | CARMEL |
| | | 5 | LAGOON - SORRENTO VALLEY |
| | | 6 | DEL HAR |

ISSUE: DETERMINE THE EXTENT OF THE PUBLIC TRUST IN THE WETLAND AREA. THE STATE LANDS COMMISSION SHOULD BE CONTACTED AND REQUESTED TO PROVIDE A DESCRIPTION AND ACCURATE MAPPING OF LANDS SUBJECT TO THE PUBLIC TRUST.

Existing Conditions

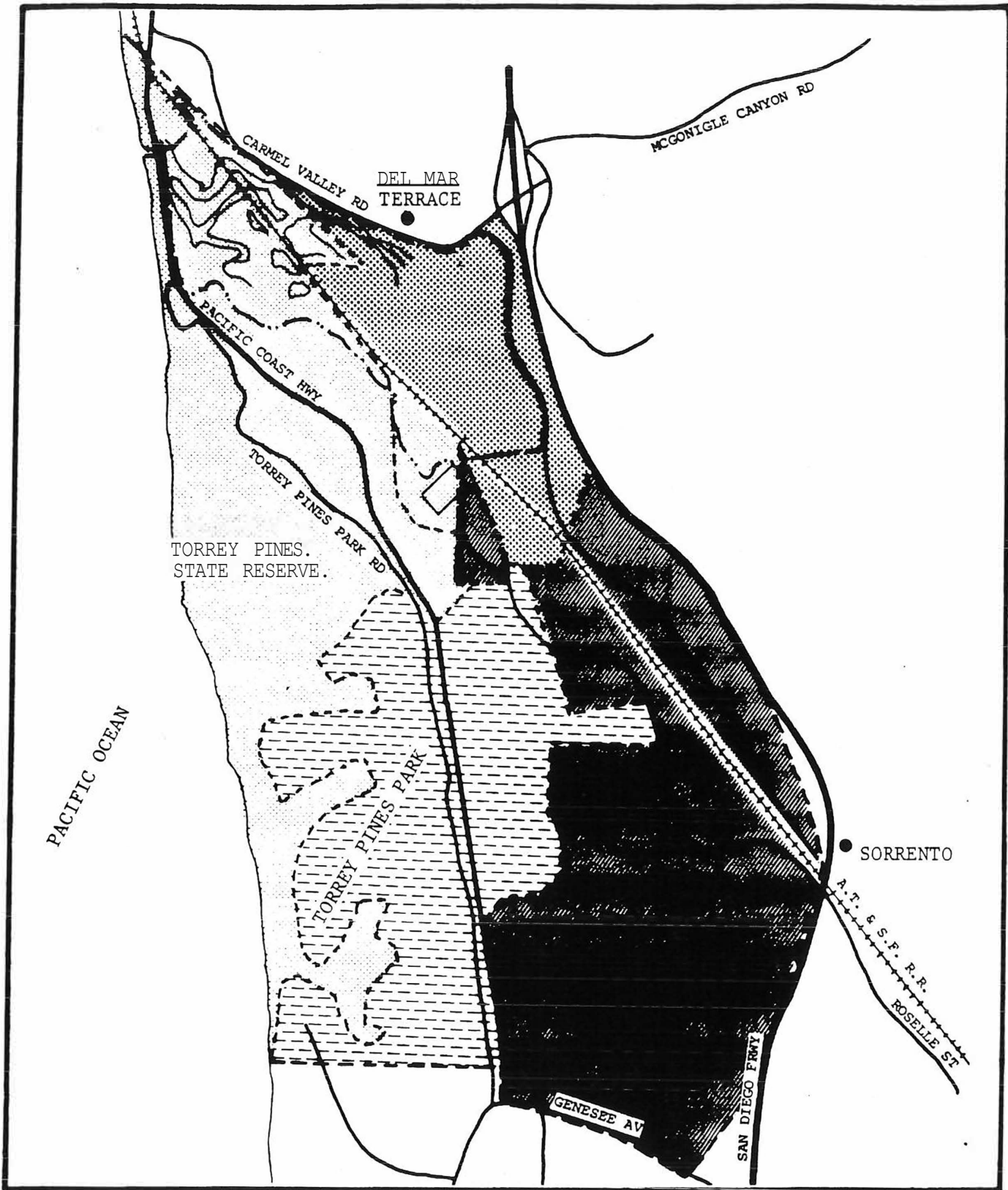
The Torrey Pines community planning area encompasses the Torrey Pines State Beach, State Reserve and Natural Reserve. This area includes 1,265.26 acres with 23,613 lineal feet of ocean frontage. The State Beach is a narrow strip of sandy ocean beach with a developed day-use area near the outlet of the Los Penasquitos Lagoon and a semi-developed area near the reserve entrance. The beach is backed by high sandstone cliffs, except near the Lagoon outlet. The Reserve consists of a rugged bluff promontory above the beach and ocean lagoon and marsh, which is the Los Penasquitos Marsh, and an isolated canyon area separated from the main reserve by Carmel Valley Road and intensive residential development.

Existing Plan/LCP Language

The existing plan identifies the area of the state park together with an additional area for park expansion, and the Penasquitos Lagoon itself for future preservation.

LCP Specific Language

Request the State Lands Commission to provide a description and accurate mapping of lands subject to public trust. Based on that identification, development control **will** be established.

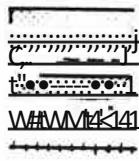


NORTH CITY LOCAL COASTAL PROGRAM

LOS PENASQUITOS ENVIRONS - OWNERSHIPS



CITY OF SAN DIEGO
PLANNING DEPARTMENT



STATE OF CALIF. (PARKS & REC.)

CITY OF SAN DIEGO

SAN DIEGO GAS & ELECTRIC

PRIVATE

ATCHISON TOPEKA & SANTA FE R.R.

BOUNDARY LINE OF LOS PENASQUITOS LAGOON

ISSUE: RESTORATION OF NATURAL CONDITIONS IN THE SAN DIEGUITO LAGOON. THIS WOULD INCLUDE METHODS TO KEEP THE MOUTH OF THE LAGOON OPEN TO INCREASE TIDAL FLUSHING.

Existing Conditions

The San Dieguito Lagoon is located on the northern edge of the City of Del Mar, a rapidly growing coastal community about 20 miles north of San Diego Bay. The Lagoon is a 200-acre remnant of a 600-acre area of marshland and tidal channels that once existed at the mouth of the San Dieguito River. The planning area encompasses approximately 650 acres. This area contains the Lagoon system of channels and tidal basins (200 acres) and surrounding lowlands and bluffs. The project area is bounded by the ocean shoreline to the west, Interstate 5 to the east, Via de la Valle to the north and the bluffs and the mouth of Crest Canyon to the south.

The main channel system of the Lagoon consists of a single east-west running, shallow channel with a fishhook-shaped south fork. A narrow strip of salt marsh borders the western portion of the Lagoon, broadening to the east where the channel forks. Over the past 70 years, the Lagoon has been degraded by a series of development activities. With the construction of Lake Hodges Dam in 1918, the supply of fresh water to the Lagoon was drastically reduced, allowing silt to build up in the Lagoon and contributing to periodic closure of the Lagoon mouth. The dam also deprived the lower San Dieguito River Valley of most of its aquifer recharge supply, leading to the degradation of groundwater quality (and consequently to the abandonment of farming at the Lagoon in the 1930's).

In 1936, over 200 acres of lagoon wetlands were filled with the construction of the Del Mar race track/fairgrounds complex. The construction of Highway 101 (now Camino del Mar), Interstate 5 and a small airfield also replaced a large portion of the wetland area with fill. The Lagoon's wetland area was further reduced by the construction of two diked sewage oxidation ponds, which were used by the City of Del Mar until 1975. As a result of these activities, the physical characteristics of the Lagoon reflect in part a degraded biological system. Due to the alteration of freshwater flows and the cessation of tidal influence, the lagoon water pattern is characterized by extreme variances in salinity, poor circulation, and varying water surface and as the result of these conditions, aquatic faunal diversity has been minimized (only ten species of fish have been identified). It also has limited the ability of the system to rid itself of pollutants from animal wastes, plant nutrients, and sediments. Further, the lack of circulation in the Lagoon system has resulted in stagnant water which facilitates the

breeding of mosquitos. The inability of the system to quickly transport water to the ocean has led to flooding of low lying areas during the wet season.

In addition, the hydrological characteristics of the Lagoon and the loss of wetland acreage to landfill **have** resulted in the relative shortage of several habitat types such as freshwater marsh and mudflats essential for maximum species diversity and biological productivity. In particular, there is a shortage of feeding and nesting areas for the endangered least tern and Belding Savannah Sparrow. The Lagoon and surrounding environs are visually degraded by litter and the lack of vegetation in certain areas. Finally, human and domestic intrusion have disrupted sensitive vegetation and habitat areas. Dogs have disrupted at least one least tern nesting attempt. Foot traffic is threatening the prostrate hosackia, a rare and endangered plant as classified by the California Native Plant Society.

In spite of the degraded nature of the Lagoon and surrounding lands, San Dieguito Lagoon retains high value as habitat for a large number of wildlife species. A variety of habitats still exist at the lagoon-coastal dunes, channels, mudflats, pickleweed salt marsh, salt flats, brackish marsh, riparian vegetation, maritime grassland, and coastal sage scrub. For its size, the Lagoon supports a highly diverse bird population--73 upland and 54 water associated species.

A Coastal Restoration Plan for the San Dieguito Lagoon has been prepared by the Coastal Conservancy. This study, addresses many of the described issues.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goal

- o Encourage the restoration of the natural resources of Penasquitos Lagoon and the restoration of the San Dieguito Lagoon as a tidal estuary (page 57).

b. Proposals

- o Concurrent with the floodplain zoning program, plans should be prepared for all major drainage systems. Such plans should distinguish between urban and nonurban systems. These plans should emphasize preservation rather than protective approaches, retention of agriculture in floodplains, encouragement of water conservation techniques, and the development of park and recreational uses wherever possible (Progress Guide and General Plan, page 98).

- o Four governmental entities have general jurisdiction over the greater planning area of San Dieguito Lagoon: The City of Del Mar, The City of San Diego, the County of San Diego, and the 22nd District Agricultural Association. The State Coastal Conservancy and the City of Del Mar jointly prepared a report entitled "San Dieguito Lagoon Resource Enhancement Program." This report contains specific recommendations to restore and enhance the Lagoon. Some of their recommendations are included within the suggested LCP specific language of this plan.

Plan/LCP Specific Language

- o Marine resources should be maintained, enhanced and where feasible, restored, as recommended by the Coastal Conservancy restoration program.
- o Minimize adverse effects of waste water discharges and entrainment, control runoff, prevent depletion of ground water supplies and substantial interference with surface waterflow.
- o Encourage waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats and minimize alteration of natural streams.
- o Protect and enhance the aesthetic and ecological values of the Lagoon including its water quality, biological productivity and species diversity.
- o In order to cooperate in the implementation of the recommendations made by the Coastal Conservancy study of the San Dieguito Lagoon, the City Property Department should consider a lease with the State Coastal Conservancy or the City of Del Mar of the abandoned oxidation pond currently managed by the Water Utilities Department. The purpose of the lease under the restoration plan is to create a freshwater marsh in the San Dieguito Lagoon which would substantially increase the biological productivity of the whole lagoon system. A long-term lease would enable the State or the City of Del Mar to restore and manage the marsh.
- o Sites within the San Dieguito Lagoon Restoration Plan area which are privately owned should either be purchased by the Federal or State government, or be allowed to develop privately in a manner which is environmentally and financially supportive of the goals

and recommendations of the enhancement plan. Such private development considerations may include but not be limited to urban development clustering in areas of lower environmental quality, in exchange for mitigation actions by the developer and/or a government agency which incorporates the restoration goals and techniques as stated in the Coastal Conservancy Enhancement Plan, as originally drafted by the San Dieguito Enhancement Plan Task Force.

DIKING, DREDGING, FILLING AND SHORELINE STRUCTURES

ISSUE: IDENTIFY THE AMOUNT AND METHOD OF DREDGING THAT WILL BE NECESSARY FOR LAGOON RESTORATION. IDENTIFY METHODS AND TECHNIQUES THAT WOULD MAINTAIN AND ENHANCE THE FUNCTIONAL CAPACITY OF LOS PENASQUITOS AND SAN DIEGUITO LAGOONS. ANY ALTERATION OF COASTAL WETLANDS SHOULD BE LIMITED TO VERY MINOR INCIDENTAL PUBLIC FACILITIES, RESTORATIVE MEASURES, OR NATIVE STUDY. CONSIDER THE FEASIBILITY OF USING TRAPPED SEDIMENT FOR BEACH SAND REPLENISHMENT.

Existing Conditions

The Coastal policies define pennissible diking, filling or dredging of coastal wetlands or estuaries. None of these activities has occurred in the case of Los Penasquitos and San Dieguito lagoons, although some dredging may be necessary for the purpose of lagoon enhancement and management.

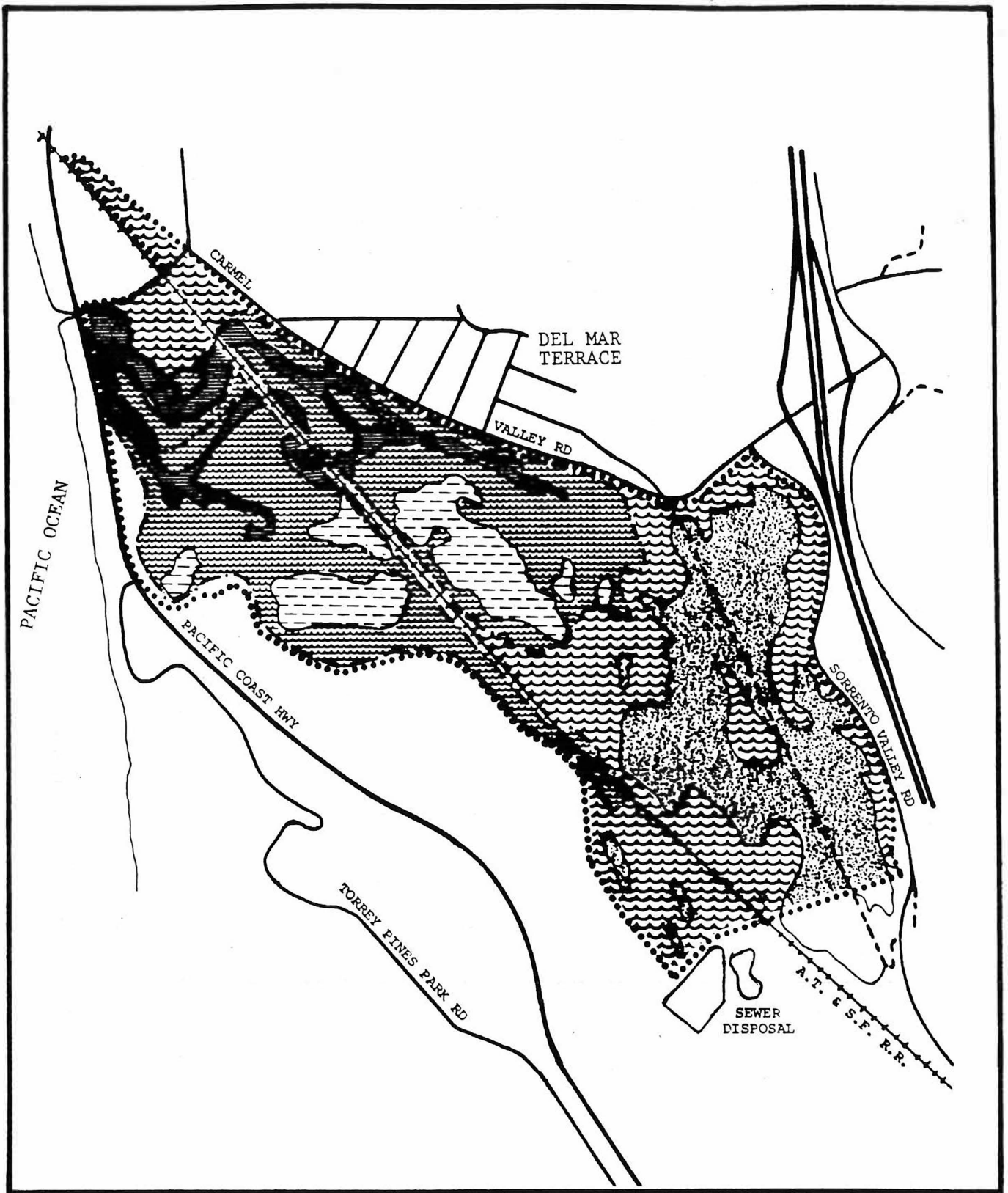
Existing Plan/LCP Language

The Torrey Pines Community Plan does not discuss this issue specifically, although a major proposal is the development of a management plan for the Penasquitos Lagoon based on subsequent studies by the Coastal Commission and SANDAG. The suggested LCP specific language has been developed based upon their pending recommendations.

LCP Specific Language

- o A coastal restoration project should be done under the auspices of the Coastal Conservancy. This study should address the following issues pertaining to the Los Penasquitos Lagoon:
 - Entrance channels for rehabilitated, degraded wetlands in conjunction with a special wetland restoration study to be undertaken by the City under the auspices of the Coastal Conservancy.
 - Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines, where the community's health and welfare is at stake.
 - Mineral extraction, including sand for restoring beaches, except in environmentally sensitive portions of the lagoon.

- Nature study, aquaculture, or similar resource-dependent activities.
- Dredging and spoils disposal should be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems, in accordance with a beach sand replenishment plan. Such a plan is being developed at this time by the SANDAG.
- o Revetments, breakwaters, groins, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes should be permitted only when required to protect existing public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply, based on specific regional impact studies to be provided for this purpose.
- o Channelizations or other substantial alterations of streams should incorporate the best mitigation measures feasible, and be limited to developments where the function of the improvement of fish and wildlife habitat, is greatly enhanced in a reasonable cost/benefit fashion when privately owned lands and development is under consideration and when federal, state or local government is unable to acquire the land.



NORTH CITY LOCAL COASTAL PROGRAM

LOS PENASQUITOS LAGOON - 11b, BITAT TYPES



CITY OF SAN DIEGO
PLANNING DEPARTMENT



- | | | | |
|--|-------------------|--|-----------------------|
| | MARSH (Non-Tidal) | | CHANNELS |
| | MARSH (Tidal) | | UPPER LIMITS OF TIDES |
| | SALT FLAT | | BOUNDARY OF LAGOON |
| | MUD FLAT | | |

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

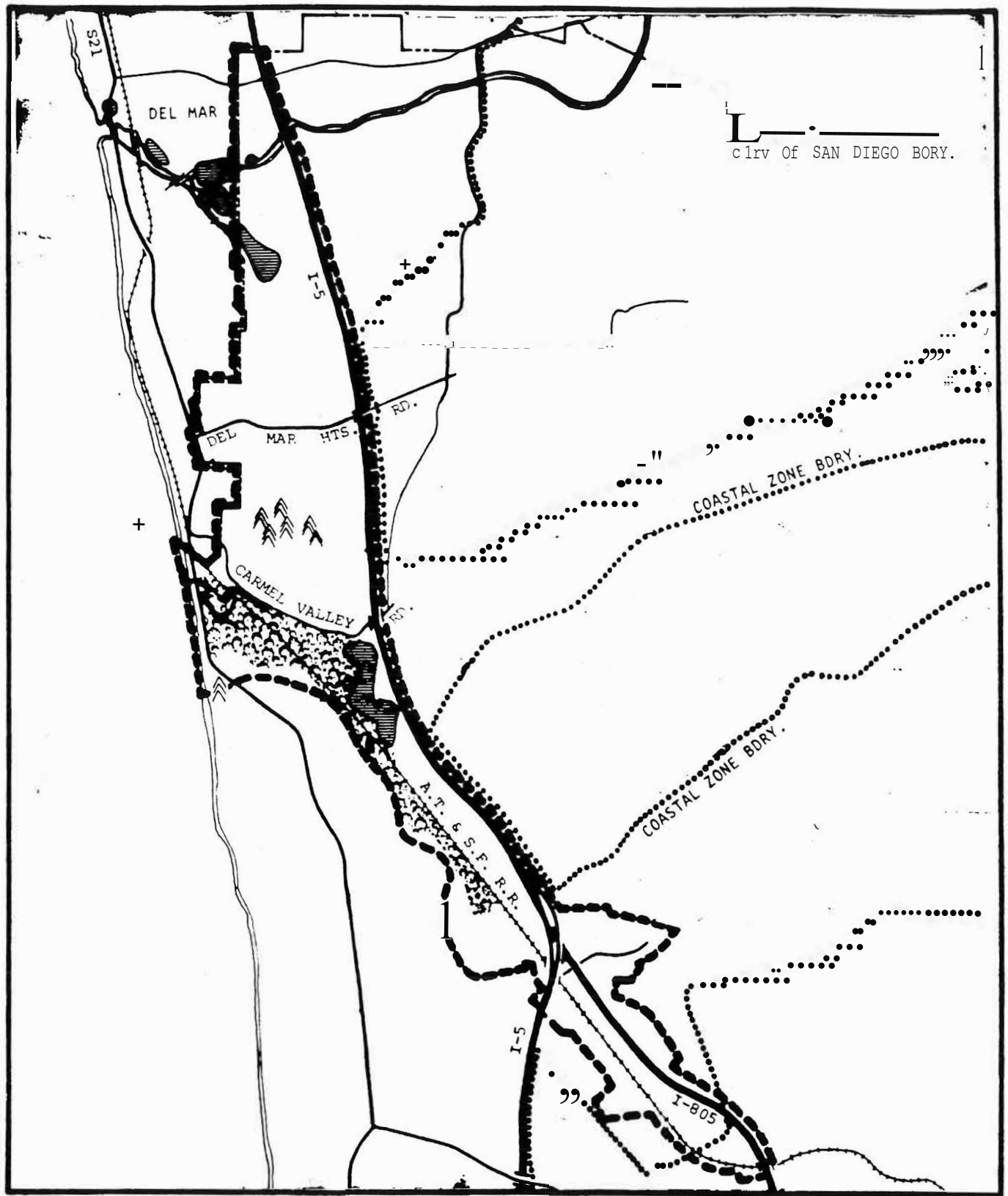
ISSUE: THE VIABILITY OF THE WILDLIFE AS WELL AS VEGETATIVE RESOURCES WITHIN THE LOS PENASQUITOS LAGOON, TORREY PINES RESERVE EXTENSION AND SAN DIEGUITO LAGOON SHOULD BE CONSIDERED IN TERMS OF HABITAT ASSOCIATIONS AND LINKAGES TO SURROUNDING BUFFER AREAS AS WELL AS MORE DISTANT HABITATS LOCATED WITHIN LOS PENASQUITOS AND SOLEDAD CANYONS.

Existing Conditions

The section on Water and Marine Resources alluded to the special ecosystem present in Los Penasquitos lagoon due to its role as a tidal estuary. When the Lagoon is open to the ocean, it supports large populations of estuarine fish and shellfish, including some commercially important species. In addition, the western portion of the Lagoon serves as a nesting area for many types of waterfowl and is a good example of a unique biological community of plants associated with the transition zone between marine and fresh water environments. Two endangered species of marsh birds have been identified here, the Clapper Rail and the Least Tern.

The Reserve Extension is an environmentally sensitive habitat area primarily because of the stands of torrey pines. The torrey pine is extremely rare and besides the main portion of the State Reserve (located south of and above Penasquitos Lagoon), exists in only one other location in the world (Santa Rosa Island). To date the State of California Park and Recreation Department has overseen the acquisition of approximately 150 acres of land in the Extension. The original linkage between the Extension and the Lagoon is now urbanized and cannot be purchased, although a few smaller linkages by wildlife corridors and open space easements are feasible.

Another important natural area is Crest Canyon. It extends north from Del Mar Heights Road to San Dieguito Lagoon and includes about 130 acres of native coastal chaparral, a Torrey Pine grove, and sandstone cliffs. Crest Canyon has been acquired by the City and surrounding property owners for open space. This designation precludes future development and virtually assures this beautiful canyon of remaining in a natural state.



NORTH CITY LOCAL COASTAL PROGRAM

TORREY PINES COMMUNITY-SENSITIVE HABITATS

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CITY OF SAN DIEGO
PLANNING DEPARTMENT



- ENDANGERED WILDLIFE HABITAT
- COASTAL WETLANDS
- TORREY PINES
- COMMUNITY PLAN BDRY.
- COASTAL ZONE BDRY.

Existing Plan/LCP Language

The existing plan does not specifically address this issue, although the plan does recommend a special study of Los Penasquitos Lagoon in an attempt to resolve these issues.

LCP Specific Language

- o The canyon bottoms of Los Penasquitos and Lopez canyons, with their riparian habitat, should remain as open space. Similar habitat areas in side canyons also should be protected. "Buffer Zones" sufficient to protect these environmentally sensitive habitat areas should be established for development adjacent to these areas. The standard for evaluating development adjacent to such areas is the extent to which the proposed development maintains the functional capacity of such areas. Therefore, development permitted in a buffer zone should be limited to access paths, fences necessary to protect the habitat area, and similar developments which have beneficial effects or no significant adverse effects on the adjacent environmentally sensitive habitat areas. The extent of these buffer zones should be determined on criteria which includes a determination of: 1) the biological significance of adjacent buffer lands; 2) the sensitivity of species to disturbance; 3) the susceptibility of the buffer parcel to erosion; and 4) the type and scale of adjacent development proposed.
- o Development, alteration or grading of natural landforms should not occur on slopes greater than 25 percent in areas associated with the identified wildlife corridors in order to maintain the flora and fauna associated with this habitat area. This also will help to prevent erosion and protect the downstream riparian corridor and lagoon areas.
- o Mitigation measures should include, but not be limited to, buffer areas, drainage improvements to avoid adjacent runoff impacts to pool areas, adequate fencing and/or signing to avoid physical disruption, and appropriate setback of adjacent development to provide any necessary buffer.

ISSUE: ESTABLISH RESOURCE PROTECTION ZONES FOR AREAS IMMEDIATELY ADJACENT TO THE TORREY PINES RESERVE AND EXTENSION.

Existing Conditions

Presently, the Torrey Pines Reserve has a Hillside Review Overlay District designation. The purpose of this district is to provide for the reasonable use of steep hillsides and related lands while protecting the public health, safety and general welfare by insuring that development results in minimal disturbance of natural terrain and does not create soil erosion, silting of lower slopes, slide damage, flooding problems, or severe cutting or scarring. The Hillside Review Overlay District is an overlying zoning district intended to foster urban development of a character which will respect the natural environment, thereby conserving the aesthetic qualities and restorative value of such land as an important part of San Diego's heritage.

Within a Hillside Overlay District no building, improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged or used, nor shall any lot or premise be excavated or graded until a Hillside Review Permit is obtained. In reviewing an application for a Hillside Review Permit the following Findings of Fact shall be made:

- a. The development will result in minimum disturbance of the natural terrain commensurate with the proposed use of the lot or premises.
- b. Grading and excavation proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding problems or severe cutting or scarring.
- c. The proposed development will serve to preserve and enhance the natural environment and the aesthetic qualities of the site.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975, TPCP, and Progress Guide and General Plan, PGGP)

- a. Goals
 - o To preserve and enhance the unique natural environment (TPCP, page 15).
 - o To assess aesthetics, convenience and appropriateness equally in determining need for new development (TPCP, page 15).

- o Preserve the natural base of the City; the valleys, canyons, hillside and shoreline by encouraging development to respect a vanishing resource (PGGP, page 166).

b. Proposals

- o The high cliffs to the east of Penasquitos Lagoon across I-5 should be protected from disfiguration by applying the HR Overlay Zone (TCP, page 60).
- o Maintain the character of the undeveloped valleys, canyons and hillsides (PGGP, page 167).
- o Valleys and canyons should not be considered as right-of-way (PGGP, page 167).
- o Parts of the valley and canyons should be ecological preserves, campgrounds and park lands for children to explore (PGGP, page 167).
- o The steeper the natural slope, the more severe the cut and fill required to produce level areas and the higher the resulting banks. Therefore, in steep terrain:
 - Lower the requirements for level areas; e.g., narrower streets, smaller yards, etc.
 - Make level areas in smaller increments to minimize bank height; e.g., split streets, multi-level houses and yards, etc.
 - Create level areas by structure rather than by grading on extreme slopes; e.g., platform houses, decks, etc.

In level terrain:

create interest by building up earth forms.

In all terrain:

preserve smooth flowing planes in the ground form. Steep slopes are difficult to plant and maintain and nature breaks down sharp edges, so avoid them in the first place (PGGP, page 167).

LCP Specific Language

- o Environmentally sensitive habitat areas should be protected against any significant disruption of habitat values, and only uses dependent on and compatible with such resources should be allowed within such areas. Grading should be minimized, and allowed only when absolutely necessary at which time special consideration of development controls, manufactured hillsides, which reproduce as closely as possible the undisturbed landscape and hillside, and replanting with natural vegetation should be pursued.
- o Protect and enhance areas adjacent to environmentally sensitive habitat areas and parks and recreation areas, by utilizing Park Sensitive Development guidelines. These guidelines should follow the criteria listed below:
 - The filling of lateral canyons and grading over canyon rims should be minimized except in those few areas not visible from the canyon floor. "Promontories" and canyon rims that are visible from the canyon floor may be developed when suitable landscape screening is provided after thorough design review. This review process can be accomplished on slopes of 25 percent or greater and by use of the Planned Residential Development (PRD) procedure. Both of these methods will result in substantial slope areas being placed in open space easements, or dedicated to the City when adjacent to regionally significant park or open space areas.
 - Public access to canyon rims and views should be provided at suitable locations in the form of paths, scenic overlooks and streets.
 - Grading on ridges should be kept to a minimum. Where grading is feasible, a sculptured grading technique should be used to blend slopes with natural land contours. Graded areas should be built upon or planted rapidly in accordance with the City's land development ordinance. These measures should preclude the erosion of exposed slopes and subsequent erosion and siltation of natural drainage systems.
 - Any recontoured slopes should be stabilized with appropriate plant materials to help re-establish the natural biotic systems.

- Development should be sited and designed to prevent impacts which would significantly degrade environmentally sensitive habitat areas.
 - Only low-profile, dwellings should be allowed near the canyon rims. Such dwellings should be sensitively designed to fit with the hillside and not be visually prominent from the canyon floor.
 - Design of dwelling units should stress a blending of architecture with the natural terrain. Architectural shapes, bulk, color, materials, and landscaping should be carefully chosen and respect the physical constraints of the land.
 - Use of the Planned Development procedures are encouraged to minimize grading and to preserve the natural environment.
 - Development of land underlain by the Ardath Shale of similar formations (which are often unstable and not suitable for building sites) should be avoided, unless specific engineering studies indicate that potential problems can be mitigated, and that mitigation procedures result in the best overall solutions to the problem.
 - Appropriate mitigation measures should be applied to archaeological sites found in the area. Where development would adversely impact archaeological or paleontological resources, reasonable mitigation measures will be required. This proposal can be implemented by requiring thorough archaeological surveys prior to the approval of rezonings and subdivision maps.
- o Establish buffer areas (or resource protection zones) around environmentally sensitive public beaches, parks, natural areas and fish and wildlife preserves. The purpose of these buffer areas is to ensure the compatibility of surrounding private development with the sensitive resource values of the public areas or preserves. The establishment of such buffer areas should be part of the resource enhancement study to be undertaken under the auspices of the Coastal Conservancy. The goal of these resource protection zones would be that of total or partial purchase, together with special urban design development controls to be incorporated into the ordinance portion of the LCP.

AGRICULTURE

ISSUE: IDENTIFY "PRIME" AGRICULTURAL LANDS AND ALL OTHER LANDS SUITABLE FOR AGRICULTURE WITHIN SORRENTO VALLEY AND THE SAN DIEGUITO RIVER FLOODPLAIN AND DEVELOP LAND USE POLICIES TO PRESERVE THESE LANDS CONSISTENT WITH SECTION 30241 AND 30242 OF THE COASTAL ACT.

Existing Conditions

Nearly 60 percent of the planning area is zoned for industrial or agricultural land use. A large percentage of the valley floor lies within the floodplain of a 50-year flood. Development of the Valley must take into consideration the danger of flooding and the impact of flood control measures on the Penasquitos Lagoon. Land suitable for agriculture within Sorrento Valley has been developed with industrial and science-research activities. Land suitable for agriculture within the San Dieguito River floodplain is inland from the Coastal Zone and is presently planned for open space and the retention of the agricultural zone designation.

There are still many locations in San Diego which have the productive soil and the other requisites to be especially well suited for agricultural purposes, but this stock of prime agricultural land is diminishing rapidly. These lands represent a valuable natural resource. They could be important for food production in the future, the demand for certain vegetable and flower crops could increase, or there could conceivably be an increased future need for locally-produced food. Unfortunately, land used for agriculture is frequently a prime target for urbanization since it is generally level, easily excavated, well drained, and has good access. It is also unfortunate that once agrarian lands are developed they are then lost to agriculture.

Agriculture can fill an important role in several of the objectives of the Progress Guide and General Plan: diversification of land uses, a tool of growth management, a means to prevent sprawl, an important open space use, the preservation of flood plains, and providing variety in the urban scene. It is also a significant contributor to the City's economic base.

Agriculture is an important factor in the local economy. Because of San Diego's particular combination of climate and soil types, an agricultural industry has developed which produces significant amounts of off-season and specialty crops: avocados, citrus, tomatoes, flowers and nursery stock. As a "basic" industry, it is responsible for an important multiplier effect throughout the area's economy. It also enables residents to buy fresh products locally grown.

Urban pressures on local agriculture are more the cause of its decline than lack of markets or appropriate growing conditions: increased land values, taxes, availability and cost of water, and seawater intrusion are the major problems. As urban growth extends into agricultural areas, the demand for land increases and prices escalate. Consequently the farmer finds it difficult to retain land he already owns or to purchase any additional land that may be needed to increase operating efficiency. Along with higher land values comes increased taxes, which add to operating costs. Lowering of the groundwater table in many areas has both necessitated the use of more expensive imported water for irrigation and also has allowed seawater intrusion which is detrimental to many crops. **As a** result of these developments, agriculture in San Diego has dwindled from widespread prevalence to relatively few concentrations in the South Bay, San Pasqual Valley, and the areas east of Cardiff, Encinitas and Leucadia. A continuing overall decline in acreage devoted to agriculture can reasonably be expected.

Existing Plan/LCP Land Use (Torrey Pines Community Plan, 1975, TPCP, and Progress Guide and General Plan, PGGP)

a. Goals

- o To preserve and enhance the unique natural environment (TPCP, page 15).
- o To preserve the low density character of the residential community (TPCP, page 15).
- o Wise management and utilization of the City's remaining land resources, and preservation of its unique landforms, and the character they impart to San Diego (PGGP, page 118).
- o Retention of premium agriculturally productive lands in agricultural usage (PGGP, page 118).

b. Proposals

- o The existing A-1-10 Zone should remain in the San Dieguito Valley, and the FW and FPF zones should be applied since only those uses permitted in the A-1-10 Zone are considered compatible or desirable at this time. The lack of community services and facilities and the circulation problems to and from Del Mar and I-5 suggest that urbanization of this area at this time would be premature (TPCP, page 60).

- o Open space acquisition that facilitates conservation of important agricultural lands should receive priority (PGGP, page 119).
- o Prime productive agricultural lands should be retained in permanent agricultural zones (PGGP, page 118).
- o Adopt enabling legislation to permit owners of prime agricultural lands to take advantage of the provisions of the Williamson Act (PGGP, page 18).
- o Continue water reclamation research programs with the aim of providing inexpensive means of leaching soils and preventing salt water intrusion in addition to cheaper irrigation (PGGP, page 119).

ISSUE: DESIGNATE APPROPRIATE AGRICULTURAL USES, SUCH AS GRAZING, AGRICULTURE, NURSERIES, ETC., THAT MAY BE APPROPRIATE FOR THE REMAINING BUFFER AREAS SURROUNDING LOS PENASQUITOS AND SAN DIEGUITO LAGOONS.

Existing Conditions

San Dieguito Lagoon is surrounded by residential and commercial uses with some areas identified as open space and very low density residential developments. The San Diego County Soil Survey identifies soil in the buffer **areas as** being appropriate for agricultural and ranching uses. The Los Penasquitos Lagoon also is surrounded by residential and commercial uses with some open space descriptions. Buffer soils are compatible with grazing, agriculture and nurseries.

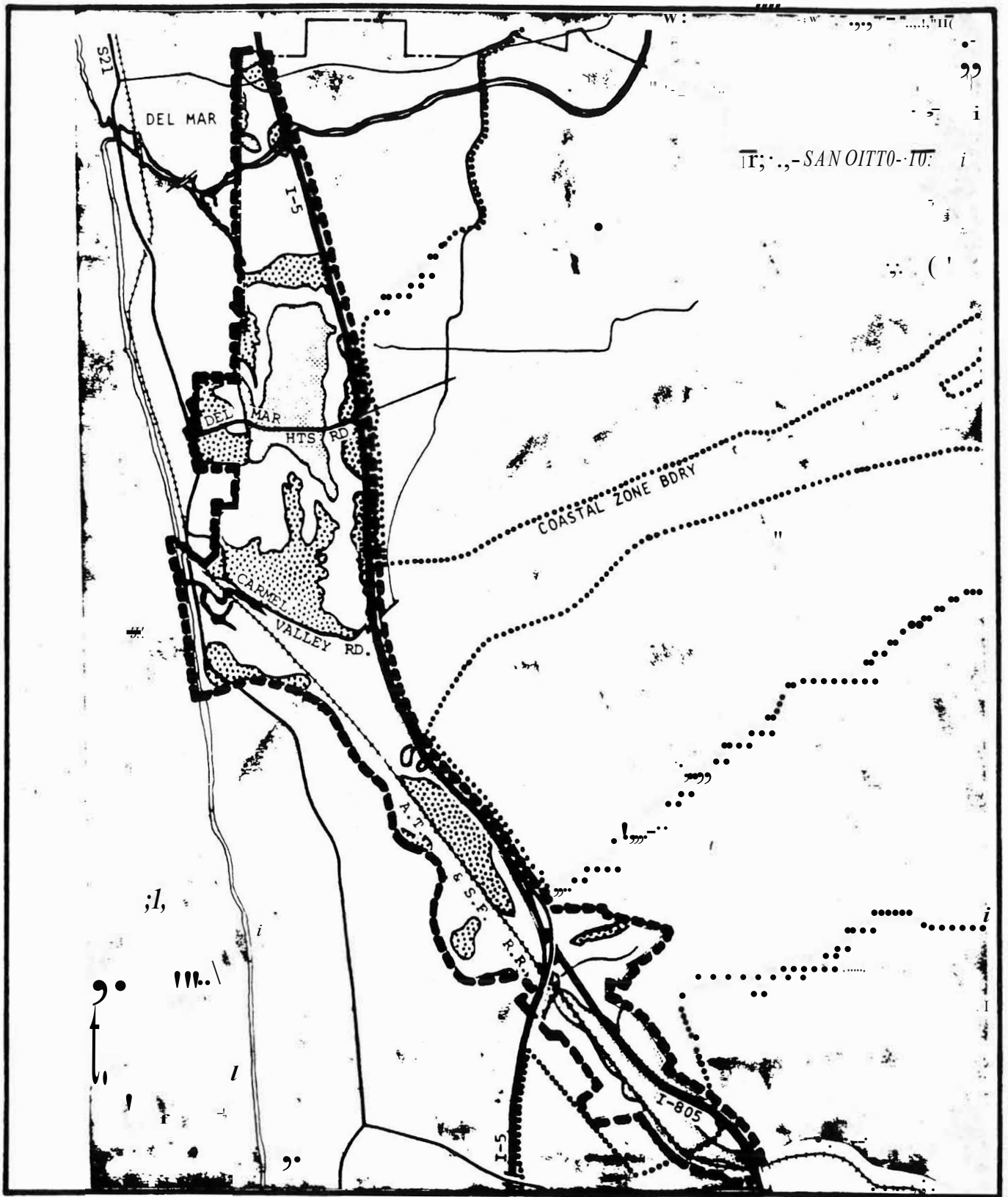
Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

If Penasquitos Lagoon is not acquired for open space the area should be subject to further studies. Application of the **FW and FPF** zones, the types of uses compatible with this particular natural system and the significance of the lagoon as part of the regional open space system must be considered. In deciding land use, consideration should also be given to the results of the current lagoon studies by the San Diego County Coastal Lagoon Management Committee and the San Diego Coast Regional Commission (page 61).

LCP Specific Language

- o Retain premium agriculturally productive land in agricultural usage.

- o Future use of buffer areas should be designed as to not affect or diminish the productivity of the lagoons, but enhance the natural unique features of the lagoon.
- o Design specific development regulations for buffer areas including techniques that provide physical separation and barriers between residential and agricultural uses, and design intensity.
- o Buffer uses should be of the type that does not require pesticide use, and would not have harmful effects on the lagoon or agricultural areas.








NORTH CITY LOCAL COASTAL PROGRAM

TORREY PINES COMMUNITY - AGRICULTURAL SOILS



CITY OF SAN DIEGO
PLANNING DEPARTMENT



-  RATED GOOD FOR AVOCADOS, CITRUS, TRUCK CROPS, TOMATOES, FLOWERS
-  RATED FAIR  • USDA CROP SUITABILITY STUDY
-  COMMUNITY PLAN BDRY
-  COASTAL ZONE BDRY

HAZARDS

ISSUE: DEVELOP PERFORMANCE STANDARDS FOR GRADING AND CONSTRUCTION IN AREAS WHERE STEEP SLOPES AND EROSION POTENTIAL EXISTS, SUCH AS CREST CANYON. UPDATE 100-YEAR FLOODPLAIN BOUNDARY FOR SORRENTO VALLEY (LOS PENASQUITOS LAGOON) AND SAN DIEGUITO LAGOON **AREA**.

Existing Conditions

The Los Penasquitos drainage basin is 95.8 square miles (61,000 acres) in size and contains Soledad Canyon Creek, Carmel Valley Creek and Los Penasquitos Creek as its major tributaries. The San Dieguito drainage basin is 44 square miles in size and is drained by the San Dieguito River. These drainage systems empty into Penasquitos and San Dieguito lagoons, respectively. Existing flood control facilities in the Penasquitos system include two short sections of constructed channel upstream of the confluence of upper Soledad and Penasquitos creeks, and secondly, a short leveed channel section in conjunction with the Pacific Sorrento Industrial Park. A large percentage of Sorrento Valley lies within a 50-year flood area. Development in the valley must take into consideration the danger of flooding and impact of flood control measures on Penasquitos Lagoon.

There are no existing flood control facilities in the San Dieguito system, with the exception of a channel under Interstate 5. The City has instituted a floodplain management program through the application of Floodway (FW) and Floodplain Fringe (FPF) zoning in the lower San Dieguito River Valley. The City will continue to monitor development proposals in the floodplain on a regular basis.

Many of the steeper slopes in the Torrey Pines area are composed of sandstone, and thus susceptible to erosion, geologic instability (sliding), and bluff alteration in general. These conditions are encountered on the bluffs above Penasquitos Lagoon (both north and south side), along Crest Canyon, and on the southern slopes above San Dieguito Lagoon. Such conditions could be accelerated by construction activity.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goal

- o Encourage the development of adjacent properties to be undertaken in a manner that is visibly and physically compatible with the natural environment (page 57).

b. Proposals

- o The locations for very low density residential land use are on the edge of the Torrey Pines Reserve Extension. This provides for the minimal disturbance of the natural environment within the Reserve by buffering it from higher density land usage with its attendant population pressures (page 23).
- o The location for low density development correlates with the existing R-1-5 or R-1-6 zoning pattern. Most of the relatively level mesa and terrace lands are committed to this land use pattern (page 23).
- o Restrict development in Sorrento Valley from further infringement on the Penasquitos Lagoon ecosystem (page 36).
- o All new residential development, other than single lot development, should be encouraged to use the Planned Residential Development Concept (page 26).
- o The Planning Commission should adopt design criteria for use as guidelines by the Planning Department and developers in implementing the Planned Residential Development and subdivision ordinances (page 26).

Flood Control

The major portion of the Torrey Pines Community is within the Los Penasquitos drainage basin which contains 95.5 square miles of land area. The area north of Del Mar Heights Road is in the 44 square mile San Dieguito drainage basin area.

The following table gives the Army Corps of Engineers estimate for flood flows for the various streams in the study area. The estimate for the San Dieguito River was made by the State of California Water Resources Agency.

	<u>50</u> ::z::r.	<u>100</u> ::z::r.	<u>S.P.F.</u>
Lower Soledad Canyon	17,000 cfs.	23,000 cfs.	33,000 cf s.
Upper Soledad Canyon	7,500 cfs.	11,000 cfs.	13,000 cfs.
Carmel Valley	5,200 cfs.	7,000 cfs.	9,000 cfs.
Los Penasquitos	14,500 cfs.	21,000 cfs.	27,000 cfs.
San Diegui to River	40,100 cfs.	59,800 cfs.	

(cfs. - cubic feet per second)

Existing flood control facilities in the Penasquitos drainage basin consist of the following:

- a. Two short sections of constructed channel upstream of the confluence of the Upper Soledad Canyon Creek and the Los Penasquitos Creek. The Penasquitos Channel is mostly composed of rock faced sides and an earth bottom. The Upper Soledad Canyon Channel is concrete.
- b. Downstream of the confluence, in the Lower Soledad Canyon Creek, a short leveed channel section has recently been constructed in conjunction with the Pacific Sorrento Industrial Park.

There are no existing flood control facilities in the San Dieguito River, with the exception of a channel under Interstate 5 (page 47).

A flood control program should be designed to both protect property and to enhance and protect the ecology and aesthetic qualities of the Los Penasquitos Lagoon and Torrey Pines Beach areas, balancing the possible destructiveness and beneficial aspects of flooding (page 51).

A floodplain management program should be established for all the floodplains within the study area. Floodway (FW) and Floodplain Fringe (FPF) zones should be applied to these areas (page 51).

LCP Specific Language

- o A flood control program should be designed to both protect property and to enhance and protect the ecology and aesthetic qualities of the Los Penasquitos Lagoon and Torrey Pines Beach areas, balancing the possible destructiveness and beneficial aspects of flooding.
- o A Floodplain Management Program should be established for all the floodplains within the study area. Floodway (FW) and Floodplain Fringe (FPF) zones should be applied to these areas. Flood protective facilities may be provided in selective areas to protect developed property.
- o Adopt guidelines for development to insure safe hillside development, erosion control and maintenance of public views.

LOCATING AND PLANNING NEW DEVELOPMENT

ISSUE: DETERMINE EXISTING LAND USE DESIGNATIONS (ZONING AND DENSITY) RELATIVE TO RESOURCE PROTECTION IN ENVIRONMENTALLY SENSITIVE AREAS AND ADJACENT BUFFER AREAS.

Existing Conditions

The community of Torrey Pines is essentially a developed community with a small amount of vacant land that is zoned for residential purposes, where existing public facilities can accommodate anticipated infill. This infilling will occur when scattered single-family lots are developed in Del Mar Heights and Del Mar Terrace, and **with** the anticipated construction of approximately 90 multi-family units north of Carmel Valley Road. There is also a relatively large parcel of vacant land zoned for low density housing and commercial office use at the northwest corner of Carmel Valley Road and Interstate 5. A current proposal for this property includes 100 residential units and a commercial complex. Finally, the slopes of San Dieguito Valley will probably be urbanized at a very low density. Most of the remaining vacant land in the community will stay undeveloped. These areas include the San Dieguito Lagoon, Crest Canyon, Torrey Pines Reserve Extension, and Penasquitos Lagoon.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goals

- o To preserve and enhance the unique natural environment (page 15).
- o To preserve the low density character of the residential community (page 15).
- o To assess aesthetics, convenience and appropriateness equally in determining need for new development (page 15).

b. Proposals

- o The locations for very low density residential land use are on the edge of the Torrey Pines Reserve Extension (page 23).
- o The 16 lots of the Del Mar Heights subdivision located west of Mango Drive and south of Lozana Road should remain in the R-1-6 Zone and be developed with a Planned Residential Development Permit clustering the

units on the level portion and preserving the steep slopes on the north (page 23).

- o The precise location of the northerly limit of industrial expansion of Sorrento Valley should be based upon further definition of the critical boundary limits of the Penasquitos Lagoon (page 38).
- o Development of the entire Sorrento Valley industrial area should be subject to stringent review so as to minimize siltation and other adverse environmental impacts on the Penasquitos Lagoon; and also minimize visual impacts upon the adjacent residential community and freeway travelers (page 39).
- o There should be a floodplain management plan to protect Penasquitos Lagoon and the Industrial Valley from damage caused by the delivery of large volumes of silt-laden water (page 39).
- o Developments should follow the natural contour of the land whenever possible (page 41).
- o Designate and preserve as open space the exceptional topography and ecosystem in this community, including Los Penasquitos Lagoon, Torrey Pines State Park Reserve areas, Crest Canyon, San Dieguito Valley, and the sandstone cliffs overlooking San Dieguito Valley (page 57).

LCP Specific Language

- o New development should first be located adjacent to developed areas able to accommodate it, and where it will not have significant adverse effects on coastal resources.
- o Existing developed areas should be rezoned to be consistent with the land use plan.
- o Undeveloped areas should be zoned to assure protection of environmentally sensitive areas and buffer zones.
- o New development should be regulated to assure that it has recreational and commercial facilities, transportation options, and on-site parking.

ISSUE: DELINEATION, PROTECTION AND MITIGATION OF EXISTING ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES WITHIN SORRENTO VALLEY AND BETWEEN PORTOFINO ROAD, CARMEL VALLEY ROAD AND INTERSTATE 5.

Existing Conditions

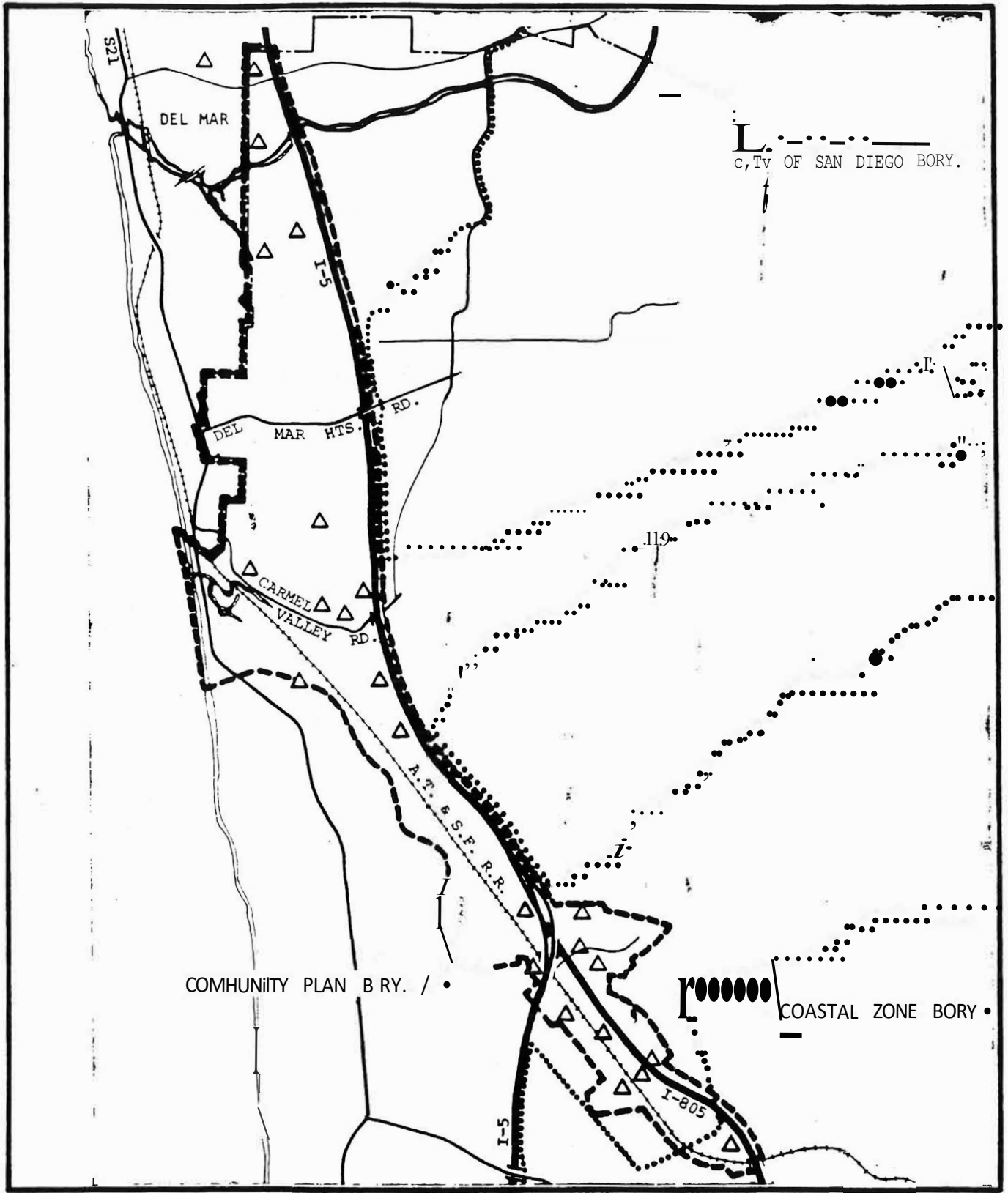
Several archaeological investigations have been completed or are in the process of completion in the Sorrento Valley area. Before any major project is approved, an EIR is usually required which includes an archaeological report. Sorrento Valley has proved to be rich in archaeological and paleontological resources. The importance of each **site is** subject to individual study.

Existing Plan Language (Progress Guide and General Plan, page **144**)

- o Utilize an existing organization or sponsor the establishment of a private, nonprofit, organization for the purpose of acquiring and preserving prehistoric sites.
- o Prepare a comprehensive City-wide inventory of cultural resources including both prehistoric sites and man-made resources.
- o Develop a program of National Register designation for prehistoric and historic districts.
- o Create an archive for the City and County of San Diego wherein all excavated collections, records and reports could be centrally located.
- o Explore potential sources of funds, federal, state and local, for the acquisition, preservation and management of cultural resources.
- o Develop a method whereby both the public and private sectors equally share the costs of conserving cultural resources.
- o Develop public policy to protect prehistoric sites from the encroachment of expanding land uses.

LCP Specific Language

- o Require reasonable mitigation measures where development would adversely impact archaeological or paleontological resources.
- o Archaeological sites should be mitigated following standard procedures including recordation, surface mapping, subsurface investigation, collection and curation of artifacts and a formal report describing the findings.
- o Archaeological and historical preservation guidelines should be developed to be used in reviewing areas of new development in accordance with EIR guidelines and Historical Site Board review.



NORTH CITY LOCAL COASTAL PROGRAM

TORREY PINES COMMUNITY-ARCHEOLOGICAL SITES



CITY OF SAN DIEGO
PLANNING DEPARTMENT



VISUAL RESOURCES AND SPECIAL COMMUNITIES

ISSUE: PROTECT THE VISUAL INTEGRITY OF FUTURE DEVELOPMENT ON THE SLOPES ABOVE SAN DIEGUITO LAGOON, AT THE INTERSTATE 5-CARMEL VALLEY ROAD INTERSECTION, AND IN THE SORRENTO VALLEY INDUSTRIAL AREA.

Existing Conditions

Torrey Pines is one of the most scenic communities in all of San Diego. The canyons, lagoons, vegetation and cliffs of Torrey Pines should be protected, if development occurs. The visual quality of the environment should be maintained through grading and landscaping standards, building design techniques, open space, preservation and sign controls. According to a strict interpretation of Coastal policies, Torrey Pines is not a special community nor does it contain any special neighborhoods.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

- a. Goal
 - o To preserve and enhance the unique natural beauty and amenities of the Torrey Pines community (page 65).
- b. Proposals
 - o Grading and landscaping standards should be improved (page 65).
 - o Encourage an overall quality of design by using materials, color and texture to give identity and focus to groups of structures within the urban landscape (page 65).
 - o Telephone and electrical distribution lines should be underground, when technically and economically feasible, and in accordance with a systematic program establishing priorities in the Del Mar Terrace and Sorrento Valley areas (page 65).
 - o Points of visual relief should be developed in the urban landscape through the use of open spaces and landscaping, building setbacks, building materials, location of public facilities, and street and right-of-way design maintenance (page 66).
 - o The distinct areas of the community should be protected from intrusion and encroachment of incompatible uses (page 66).

- o Nuisances to adjacent uses should be minimized through the control of noise, odor, pollution, vibration and glare, and the screening of unaesthetic land uses (page 66).
- o Encourage the preservation of Torrey Pine trees in private as well as public areas (page 66).
- o Encourage the planting of Torrey Pine trees in roadways and other landscaped areas (page 66).
- o Del Mar Heights Road and Sorrento Valley Road should receive first priority in the planting of street trees and landscaping (page 66).

LCP Specific Language

- o Protect scenic and visual qualities of coastal areas as a public resource.
- o Development should be designed to protect public **views** to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded public areas.
- o Existing visual impacts from the freeways, of development within Sorrento Valley should be mitigated. Sign control and landscaping standards in addition to other techniques should be considered.
- o Guidelines for scale, height, and grading for future development should be followed.

ISSUE: THE ABATEMENT OF LARGE FREESTANDING SIGNS WITHIN SORRENTO VALLEY TO ENHANCE THE VISUAL QUALITY OF THE LOS PENASQUITOS LAGOON VIEWSHED.

Existing Conditions

At this time the City is awaiting a decision whether the U. S. Supreme Court will hear the appeal by the outdoor advertising (billboard) industry of the California Supreme Court decision to uphold the City's outdoor advertising display ordinance. The ordinance, which has been in effect since April 13, 1972, has provisions to abate outdoor advertising displays which are not related to the premises on which they are located, based on a

four-year schedule (1973-1976). The ordinance has been in litigation since its adoption. Until a final decision, the advertising displays may remain. However, no new permits for advertising displays are being issued.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975

a. Goal

- o To preserve and enhance the unique natural beauty and amenities of the Torrey Pines community (page 65).

b. Proposals

- o The CA-zoned property on Del Mar Heights Road should be rezoned to the CAS Zone (page 66).
- o There should be conformance to the sign ordinance of "S" designated commercial and industrial-zoned areas (page 66).

LCP Specific Language

The on-premises sign regulations for commercial and industrial zones permits only those signs which either designate the name of the owner or occupant of the premises upon which such signs are placed, or identifying such premises; or signs advertising goods manufactured or produced or services rendered on the premises upon which such signs are placed. The following advertising displays should be prohibited:

- o Any advertising display identifying a use, facility or service which is not located on the premises.
- o Any advertising display identifying a product which is not produced, sold or manufactured on the premises.
- o Any advertising display which advertises or otherwise directs attention to a product, service or activity, event, person, institution or business which may or may not be identified by a brand name and which occurs or is generally conducted, sold, manufactured, produced or offered elsewhere than on the premises where such advertising display is located.
- o Any advertising display which is nonconforming shall either be removed or brought into compliance with the Code requirements within a period of time as outlined in the City's Municipal Code, Section 101.0700.

PUBLIC WORKS

ISSUE: CORRECT POTENTIAL HEALTH AND POLLUTION HAZARDS ASSOCIATED WITH THE SEWAGE PUMPING FACILITY LOCATED WITHIN SORRENTO VALLEY ADJACENT TO THE LOS PENASQUITOS PRESERVE.

Existing Conditions

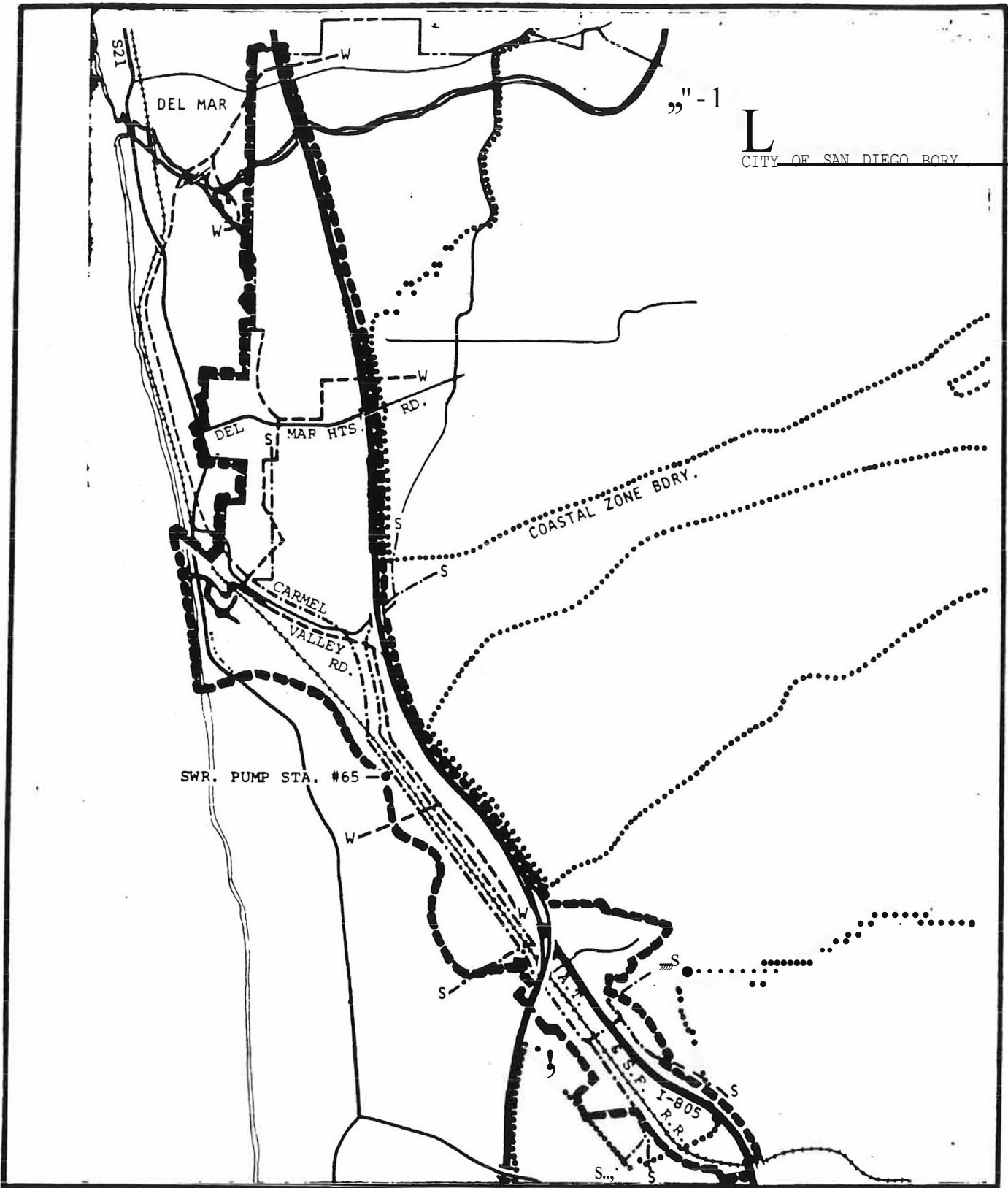
The basic sewer system for the community plan area was constructed by the Penasquitos Sewer District. It provides the major pump stations and force mains to discharge the sewage south to the Metropolitan Sewer System. However, most of the plan area had a previous trunk sewer and treatment system, so it is largely left out of the Penasquitos District boundaries. The residential areas north of Carmel Valley Road have good local sewer systems as has the Sorrento Valley Industrial Park area. The industrial park area is traversed with a trunk sewer to which local sewer mains can be connected as the rest of the area develops. The area is served by Sewer Pump Station 65 at Flintkote Street.

Existing Plan/LCP Language

The existing gas and electric service, water and sewer, and the existing and proposed expansion of telephone service is sufficient to serve the Torrey Pines community.

LCP Specific Language

Two emergency systems have been implemented by The City of San Diego to assure continued pump operations in case of power failure or a flood. One, a portable generator is available for immediate displacement if power failure is experienced. And two, the pump transformer has been placed on the roof of the station to protect it from potential flood damage. The station is a reinforced concrete building.



NORTH CITY LOCAL COASTAL PROGRAM



**CITY OF SAN DIEGO
PLANNING DEPARTMENT**



TORREY PINES COMMUNITY-UTILITIES

- W - - - - WATER MAINS
- S - - - - SEWER MAINS
- COMMUNITY PLAN BDRY.
- COASTAL ZONE BDRY.

INDUSTRIAL AND ENERGY FACILITIES

ISSUE: PREVENT DETRIMENTAL EFFECTS ON LOS PENASQUITOS LAGOON FROM INDUSTRIAL DEVELOPMENT IN SORRENTO **VALLEY**.

Existing Conditions

Sorrento Valley contains approximately 600 acres of industrially zoned land, and of this total, approximately 260 acres are vacant and developable. Most development in Sorrento Valley has been for manufacturing firms, research and development activities, laboratories, offices and industrial services. Sorrento Valley has great potential to develop as a prestigious regional industrial park. Geographically, the area is ideally situated to serve metropolitan San Diego and North County, has railroad access and is adjacent to two major freeways. Physical separation and visual screening between Sorrento Valley and adjacent areas is highly desirable, as well as restriction of development from further infringement' on the Los Penasquitos Lagoon ecosystem. No major industrial or energy facilities exist in the planning area and none are contemplated.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goals

- o Encourage the industrial area to be aesthetically pleasing (page 36).
- o Encourage physical separation and visual screening between Sorrento Valley and adjacent areas (page 36).
- o Restrict development in Sorrento Valley from further infringement on the Penasquitos Lagoon ecosystem (page 36).

b. Proposals

- o Approximately 580 net usable acres of land are proposed for industrial use. The area could provide employment opportunities for 15,000 persons or almost three times the present employment in the Valley. The industrial area should be designed so as to be an asset to both the City at large and the adjacent residential communities (page 36).
- o The precise location of the northerly limit to industrial expansion should be based upon further definition of the critical boundary limits of the Penasquitos Lagoon. In this regard a task force of

scientists, the San Diego County Coastal Lagoon Management Committee, has organized to define a program for effective management of the Lagoon. The study should provide relevant data upon which to base a decision regarding future limits of industrial development within Sorrento Valley. It should also be pointed out that the present northern limit of industrial zoning was established by the City Council on 7-21-73, (effective date) by Ordinance No. 11088 (NS) (page 38).

- o Development of the entire Sorrento Valley industrial area (especially on the north and west perimeters) should be subject to stringent review so as to minimize siltation and other adverse environmental impact on the Penasquitos Lagoon; and also minimize adverse visual impacts upon the adjacent residential community and freeway travelers. New industrial developments should be required to store any toxic materials out of the floodplain areas with catchment basins or other structures to contain accidentally spilled chemicals. The screening of, especially the northern area, can best be accomplished by massive planting of trees such as the faster growing **varieties** of Eucalyptus. The result of such treatment can be compared to the University of California Campus, which from a distance is virtually invisible (page 39).
- o There should be a floodplain management plan to protect Los Penasquitos Lagoon and the industrial valley from damage caused by the delivery of large volumes of silt laden water (page 39).
- o Developments should follow the natural contour of the land wherever possible. Where cuts and fills must be made, the resulting slopes must be at an angle which will support plantings in order to prevent the raw-earth contrast to surrounding vegetation. The problem of cutting into the hill to provide a flat building site will be most critical at the narrowest part of the valley (page 41).