

INDUSTRIAL ELEMENT

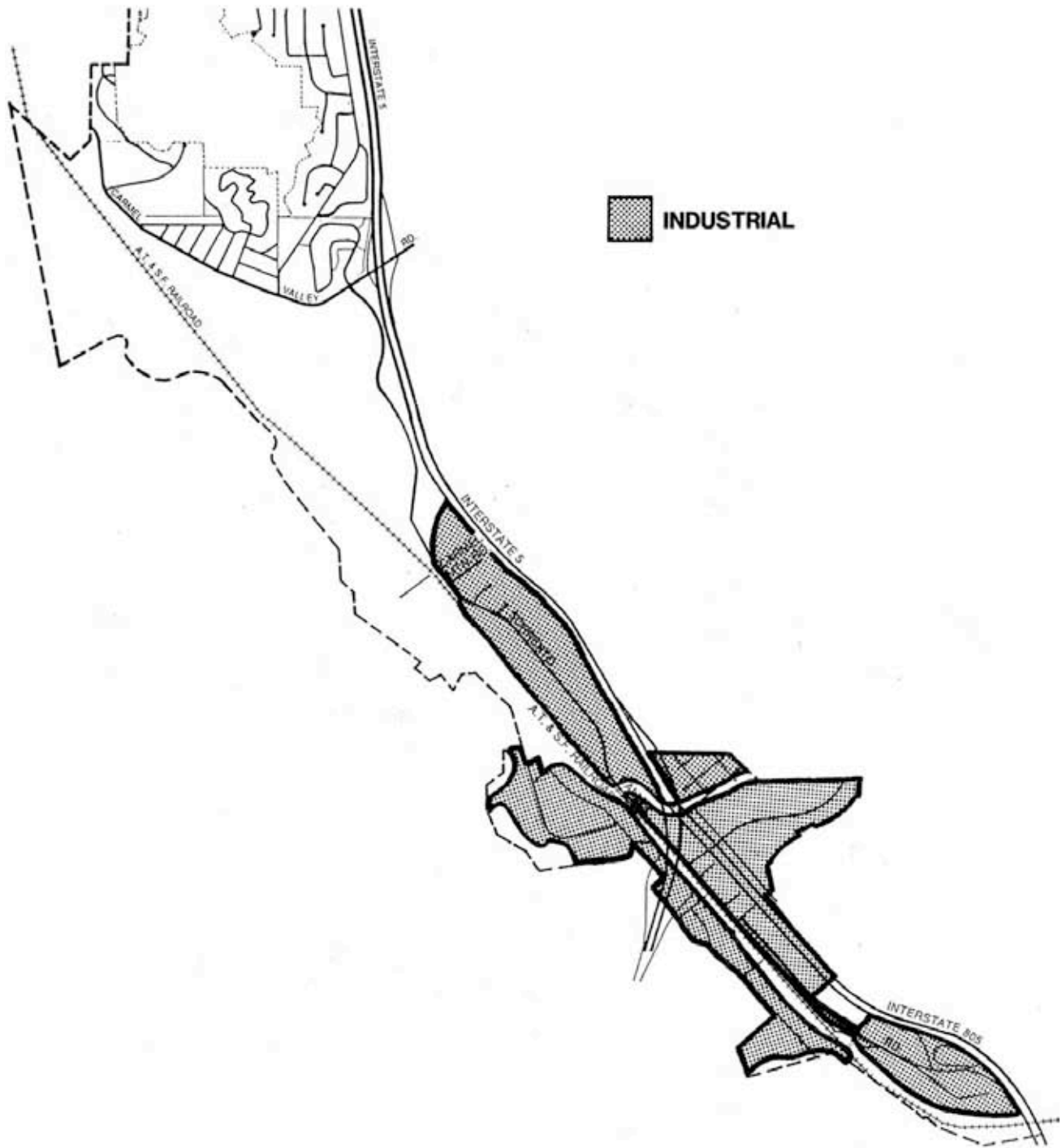
BACKGROUND AND ISSUES

Industrial development in the Torrey Pines planning area is located in Sorrento Valley, which contains approximately 380 acres of industrially-designated property. Industrial development in Sorrento Valley includes manufacturing firms, research and development, laboratories, offices, industrial services, incubator industry and business uses, and support commercial and retail uses. Most of the industrially designated property in Sorrento Valley is zoned M-1A with the FPF (Floodplain Fringe) Overlay Zone. The primary effect of the FPF Zone in this area is to ensure that new development will not adversely impact existing riparian habitat areas.

The Sorrento Valley area contains an abundance of environmentally sensitive areas, including both cultural and biological resources (see **Resource Management Element**). The most significant resource areas are located within the floodplain, wetland and riparian habitat areas of the Los Peñasquitos Lagoon and Carroll Canyon Creek, which bisect the entire Sorrento Valley area. Issues associated with industrial development in Sorrento Valley include the impacts from industrial development on adjacent environmentally sensitive resources, lack of mass transit service, and lack of a usable, continuous open space system.

GOALS

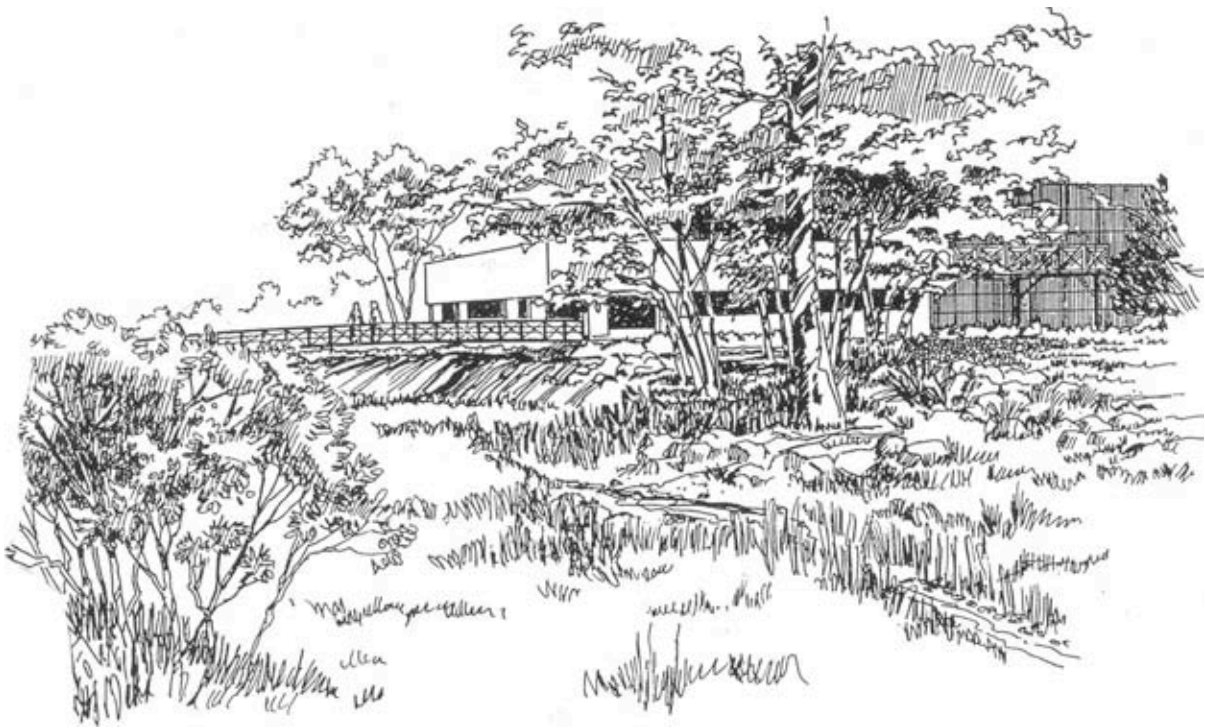
1. Emphasize the citywide importance of and encourage the location of scientific research, biotechnology, and light manufacturing uses in Sorrento Valley because of its proximity to UCSD and the University and Mira Mesa communities' industrial areas. Ensure adequate transit/transportation facilities are provided.
2. Ensure that industrial land needs as required for a balanced economy and balanced land use are met consistent with environmental considerations.
3. Contain industrial development within areas specifically designated for industrial usage.
4. Restore and enhance the Carroll Canyon Creek Wildlife Corridor and the Los Peñasquitos Lagoon.
5. Encourage new industrial development to be well designed and aesthetically pleasing.
6. Provide easy access to the Sorrento Valley employment area through bicycling, mass transit, and transit-oriented development such as providing safe and direct pedestrian connections and a convenient mix of uses.



Industrial Land Use Plan
Torrey Pines Community Plan

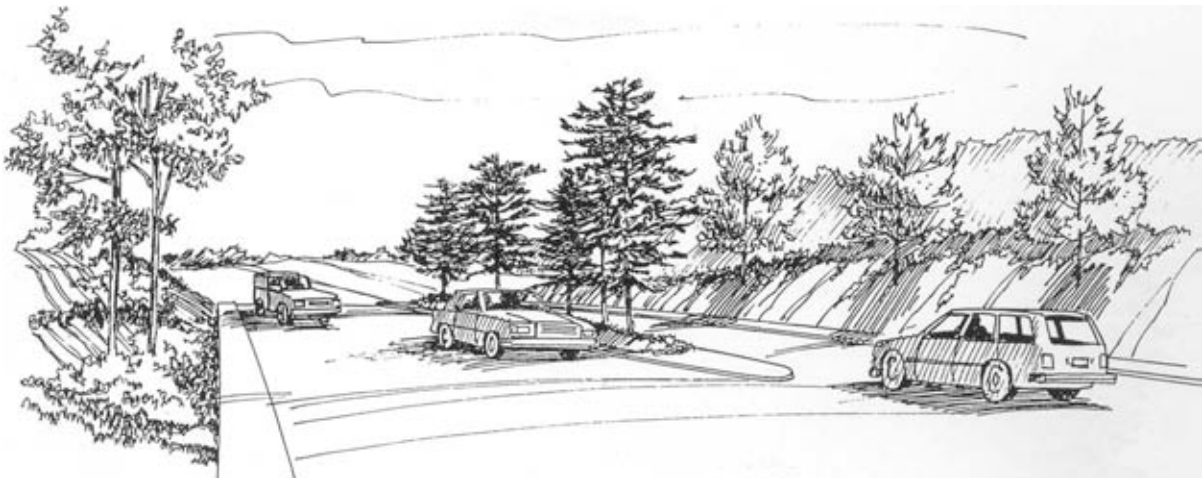
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 FIGURE

7. Minimize traffic impacts from new industrial development through the implementation of Transportation Demand Management Programs. New industrial development should provide opportunities for staggered shifts, four-day work weeks, and other similar alternatives, and should incorporate services such as locker rooms, child care centers, restaurants, post offices, dry cleaners and gift shops to minimize the need for auto trips and to make car pooling a more attractive option.
8. Restrict industrial development on steep slopes, wetlands, riparian habitats, and on archaeological sites, and further encroachment into Los Peñasquitos Lagoon and the Carroll Canyon Creek Corridor, and design industrial projects to blend into adjacent open space areas.



POLICIES

1. Development of freestanding retail commercial uses in industrially designated areas shall be restricted to those uses that serve only the immediate Sorrento Valley industrial area.
2. As required by the Airport Environs Overlay Zone, development within Sorrento valley shall be consistent with the Comprehensive Land Use Plan for NAS Miramar (see Noise Contour and Accident Potential Zone information, **Figures 17 and 18**, in **Appendix**).
3. Development proposed adjacent to environmentally sensitive resources shall not adversely impact those resources, and shall, where feasible, contribute to the enhancement of the resource.
4. Redevelopment of industrial areas shall require a Planned Industrial Development permit, until such time as the Zoning Code Update is complete, in order to implement the policies and design guidelines in this element.
5. Continue to maintain the existing, and where feasible, provide additional landscaped islands within Sorrento Valley Road and Sorrento Valley Boulevard.
6. Provide an open space area and pathway system along the Carroll Canyon Creek corridor area.
7. Where feasible, power distribution lines along Sorrento valley Road shall be relocated underground, and those through Los Peñasquitos lagoon shall be relocated outside the floodplain area.
8. New industrial development projects should provide outdoor seating/eating areas for employees, as well as bicycle lockers/racks, and shower and locker room facilities.



SPECIFIC PROPOSALS

Industrial Development Design Guidelines

Preservation and Enhancement of the Carroll Canyon Creek Corridor

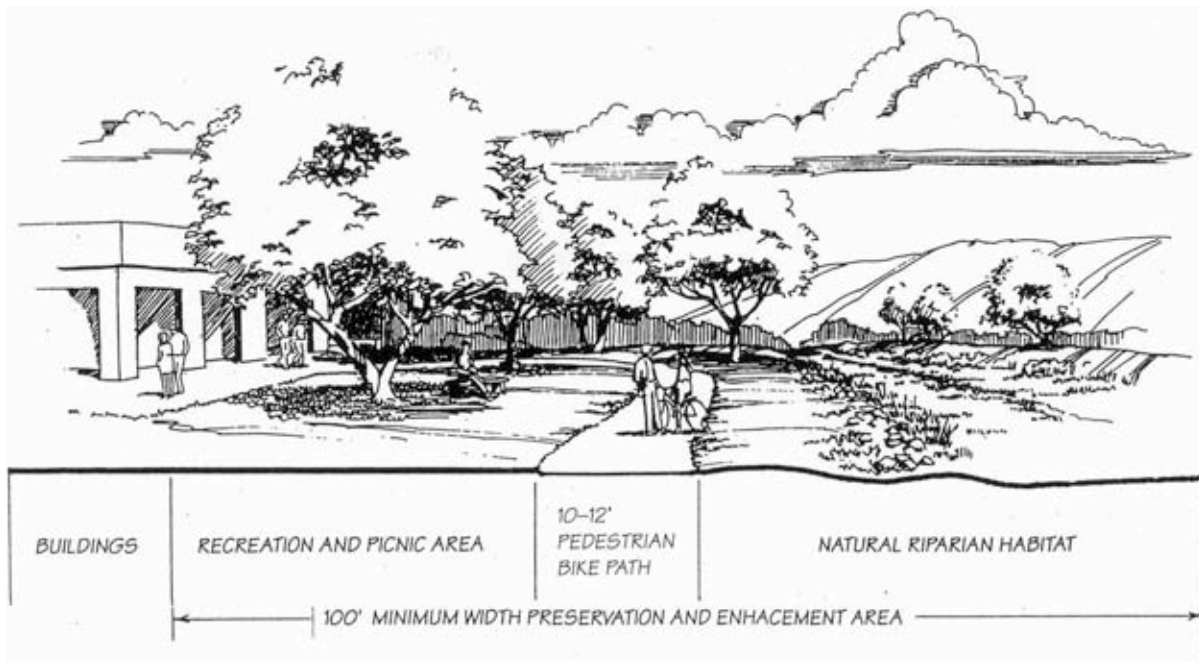
The Carroll Canyon Creek Corridor provides a vital wildlife corridor between Carroll Canyon and Los Peñasquitos Lagoon. The corridor is within the FEMA 100-year floodplain, and contains wetlands with riparian vegetation along its entire length. Future development and redevelopment of property adjacent to this corridor shall be required to preserve and enhance this sensitive resource by incorporating the following features into the project. The intent of these guidelines is to:

1. Provide a contiguous open space linkage between Carroll Canyon and Los Peñasquitos Lagoon.
2. Preserve and enhance the environmental quality and health of the corridor.
3. Provide a continuous pathway (consistent with “2” above) along the entire length of the corridor that will allow both pedestrian and bicycle access.
4. Provide a healthy park-like area where Sorrento Valley employees can jog, read, picnic, relax, etc.



In order to restore and enhance the Carroll Canyon Creek Corridor, all projects proposed immediately adjacent to the corridor shall be subject to the following guidelines:

1. The corridor and buffer area shall vary in width depending on the habitat area. However, no areas shall be narrower than 100 feet. Existing wider portions shall not be encroached upon or reduced.
2. Those disturbed areas of the corridor shall be revegetated and planted with a combination of native trees, primarily riparian woodlands species and native shrubs. The revegetation plan shall include a monitoring program to determine the success of the program and identify maintenance needs.
3. A pedestrian/bicycle path shall be constructed along the entire length of the corridor. The pedestrian path should be identified through special, natural appearing design materials.
4. Passive recreation facilities shall be provided along the corridor but away from the most sensitive habitat areas. Recreational facilities may include picnic areas, benches, viewing areas, etc.
5. The corridor should be designed as a natural appearing waterway with rehabilitation, revegetation and/or preservation of native wetland habitats. Natural environmental features should be preserved and recreated within the floodway proper and should be incorporated in areas beyond the floodway boundary to maintain and enhance the habitat and aesthetic values of the creek.



Section View of Carroll Canyon Corridor

ACTION PLAN

Implementation Measures	Timing	Responsibility for Implementation	Source of Funding
Establish a restoration and enhancement plan for the Carroll Canyon Creek Corridor.	Immediately	City of San Diego, Coastal Commission, State Coastal Conservancy	City of San Diego, State of California, Private
Provide a continuous usable open space linkage between Carroll Canyon and Los Peñasquitos lagoon, including a pedestrian/bicycle pathway.	Require as mitigation at time of project review and approval	Planning Department, Engineering & Development Department	City of San Diego, Applicant
Allow a mixed-use and intensification of industrial land uses adjacent to LRT stations.	Subsequent to determination of station sites	City Council, Planning Department, MTDB	City of San Diego, MTDB
Where feasible, underground power distribution lines along Sorrento valley Road, and remove or relocate those lines within Los Peñasquitos lagoon.	As soon as possible	SDG&E	SDG&E
Provide outdoor eating/seating areas for employees, as well as bike lockers/racks, shower and locker room facilities.	Require as condition of project review approval	Planning Department	Applicant
Require Planned Industrial Development permits for all new industrial projects proposed adjacent to any designated open space areas.	Until update to Zoning Code is complete	Planning Department	Reimbursable