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SUSTAINABILITY & CONSERVATION

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INTRODUCTION

The City of San Diego General Plan and the North Park Community Plan strive to ensure that future generations will be able to use and enjoy resources to achieve and maintain a healthy and diverse environment and economy. The Community Plan supports sustainability through policies and land use guidance that give rise to economic resiliency, resource conservation, renewable energy, and enhancement of habitat and the urban forest. This element of the North Park Community Plan provides the conservation and sustainability goals and policies to effectively manage, preserve, and use the natural resources in the community.

The North Park community recognizes the importance of natural resources and the need for conservation. Many residents are proud of the community's environmental tradition, and actively participate in maintaining clean and healthy natural surroundings. The Sustainability and Conservation Element of the North Park Community Plan is intended to further express the General Plan's Conservation Element policies through the provision of community-specific recommendations, many of which derive from the Sustainable North Park Main Street Guidelines and the establishment of the North Park Eco District.

The Sustainable North Park Main Street Guidelines were developed to act as a catalyst for sustainable development of the North Park community and to serve as a model for other urban communities. The North Park Eco District is a community-based initiative committed to cultivating and celebrating North Park as a livable, mindful and inspiring neighborhood with a thriving green economy.

Through development project review, infrastructure investment, and individual action, the Sustainability and Conservation Element strives to conserve resources, minimize individual ecological footprints, reduce greenhouse gas emissions, reduce vehicle miles traveled, and promote health, well-being, a green economy, community identity and equity. In order to make North Park a more sustainable community, an optimal organizational structure that includes partnerships and strategies is needed to implement the various sustainability policies and components.

Community Sustainability and Conservation:

"To establish the North Park community as a leader in the creative design and implementation of urban community strategies and practices which emphasize environmental and cultural stewardship, sustainable green economies, and social equity, and which actively engage and connect local residents, businesses, and organizations."

Sustainability & Conservation Element Goals

1. Implementation of statewide greenhouse gas emission goals at the community level in a manner that enhances the quality of life, and supports the local economy.
2. A community that is supportive of regional and local initiatives to improve air quality in San Diego County.
3. An environment that encourages a healthy lifestyle for its residents.
4. Improved public health as a result of investment by residents, visitors, and businesses in North Park as a sustainable community.
5. Integration of economic, ecologic, and social equity considerations into North Park's land development policies and process.
6. North Park as a recognized leader in green lifestyles that embrace aspects of sustainability and conservation.
7. A rich social setting that connects people, promotes local culture, and supports the local economy.
8. North Park as an economically vibrant center for green businesses and jobs that protect, preserve, and sustain the environment.
9. An educated community that is less reliant on outside public sources for water and energy.
10. Community branding and promotion as a sustainable community.
11. Long-term programs that establish a more sustainable urban forest with tree species that meet aesthetic, city, and environmental standards.
12. Sustainable landscapes that are are re-generative, increase energy efficiency, and actively contribute to the development of a healthy North Park community.
13. Community gardens that preserve green space in the neighborhood, build a sense of community and social connection, restore unused property, and provide a catalyst for neighborhood and community development.
14. Restoration of disturbed canyons.
15. Protection of natural canyon habitat from building encroachment and incompatible uses while enhancing its ecological diversity.
16. Preservation and protection of natural open space networks to create corridors for wildlife habitation and passive recreation opportunities
17. Preservation and promotion of housing affordability and diversity that benefits all residents.
18. Equitable distribution of public investment throughout the community to ensure accessibility to all members of the community.
19. An organizational structure along with financial strategies to implement sustainability policies.
20. Partnerships and strategies to continue to make North Park a more sustainable community.

KEY GENERAL PLAN POLICIES

The City of San Diego General Plan establishes citywide policies to be cited in conjunction with a community plan. Policies may also be further referenced, emphasized or detailed in a community plan to provide community-specific direction. General Plan Conservation Element policies particularly significant to the North Park community are listed by their notation in cross-reference Table 8-1.

Table 8-1: *General Plan-Related Conservation Sustainability Topics and Policies*

Community Plan Policy	General Plan Policy
Reduce the community's carbon footprint	CE-A.2
Employ sustainable/green building techniques	CE-A.5
Reduce construction and demolition waste	CE-A.8
Use sustainable building materials	CE-A.9
Implement sustainable landscape design and maintenance	CE-A.11
Reduce urban heat island effect	CE-A.12
Conserve landforms, canyon lands & open space	CE-B.1
Apply Environmentally Sensitive Lands Regulations	CE-B.2
Incorporate trails and greenways	CE-B.5
Conserve water resources	CE-D.1(d) & (h), CE-D.5
Control urban runoff	CE-E.2
Improve air quality by landscaping	CE-F.4
Protect biological diversity within open space	CE-G.1, CE-G.3
Develop a sustainable urban forest	CE-J.1
Support urban agriculture	CE-L.3

8.1 SUSTAINABLE DEVELOPMENT

The General Plan bases its goals and policies regarding climate change and natural resources on a number of basic principles that are intended to guide future development in ways that conserve natural, non-renewable resources through sustainable development practices. This model of development considers a balance between natural resources and economic prosperity while protecting the public health, safety and welfare and reducing our environmental footprint.

The City's main responsibility when implementing State climate change laws and guidelines, centers around its authority to regulate land use. Through sensible land use regulation that reduces the number of vehicle miles traveled and promotes sustainable building and development practices, the City can achieve a meaningful reduction in carbon emissions. Actions that reduce dependence on the automobile by promoting walking, bicycling and transit use are key aspects of any strategy to reduce carbon emissions.

The General Plan discussion on this topic is multi-faceted. Strategies included in the Conservation Element address: development and use of sustainable energy types, including solar; reuse or recycling of building material; adaptively retrofitting and reusing existing buildings; constructing energy efficient buildings with healthy and energy-efficient interior environments; creating quality outdoor living spaces; improving materials recycling programs; and, sustainable local food practices.

The Plan expands the General Plan sustainable development policies that focus on reducing dependence on the private automobile, protecting and enhancing the urban forest, and providing for storm water infiltration, water conservation and other green building practices. Applicable policies are located throughout the plan elements while specific policy direction is provided below.

POLICIES

SE-1.1 Design new development and build-up-on the existing community's street grid network to create a more functional environment for pedestrians and bicyclists to reduce local dependence on the automobile as a mode of transportation.

SE-1.2 Promote the continued use or adaptive reuse of buildings with important architectural or historic character as well as any needed upgrades to their energy use efficiency. Structures that meet the Historical Resources criteria for designation shall be preserved and repositioned if necessary to maintain their economic viability.

SE-1.3 Create a meaningful visually and functionally cohesive outdoor gathering space for each multi-family development by considering protection from excess noise, shadowing impacts, and maximizing the positive effects of prevailing breezes in order to reduce heat and provide natural ventilation to individual residences.

SE-1.4 Encourage the use of solar energy systems to supplement or replace traditional building energy systems.

SE-1.5 Provide and/or retrofit lighting within the public-right-of-way that is energy efficient. Use solar powered lights where practical.

SE-1.6 Seek small City-owned sites not suitable for recreation use as opportunities for community gardens.

SE-1.7 Encourage underdeveloped commercial/industrial lots and buildings for use as small farms with associated sale of agricultural products.

SE-1.8 Promote community initiatives for locally-sourced and more environmentally sustainable goods and services.

SE-1.9 Encourage the use of a recognized sustainability rating system on large-scale projects that have broad community impact and publicly post project ratings.

North Park's grid pattern street system provides a convenient foundation for encouraging non-motorized transportation such bicycling and walking.

Adaptive reuse of older buildings is not only an efficient use of existing buildings, but a way to preserve community history.

Community gardens provide locally sourced food and are spaces for community building and learning.

LOCAL "GREEN" INITIATIVES

Along with North Park's emergence as a center for arts, culture, and entertainment is an effort to promote revitalization of historic commercial districts and the support of small, independently-owned businesses through the development of a sustainable business district program – Sustainable North Park Main Street (SNPMS). The program's four overarching goals are to:

- Maintain the cultural and historic integrity of the built and social environment
- Increase resource efficiency and conservation within the business district
- Increase internal community connectivity
- Provide a setting for a sustainable green economy

SNPMS addresses the need for preservation of historically significant and contributing structures; and places a heavy emphasis on the reuse of materials and structures; and supports business practices which focus on energy and waste reduction. SNPMS's goals promote a shared vision of localism, historic preservation, and environmental stewardship, not only in an established business district, but community wide.

POLICIES

SE-1.10 Ensure that development within North Park comprehensively reflects all sustainability considerations –environmental, financial and cultural.

SE-1.11 Support community stakeholders in their efforts to promote North Park's emerging green business clusters and facilitate green business growth through data collection and incentive programs.

SE-1.12 Support the establishment of a Sustainability Resource Center to provide information and resources. These should include technical, financial, marketing assistance educational opportunities, job training and placement programs to residents, businesses, schools, nonprofits, developers, design and construction professionals.

SE-1.13 Encourage new commercial and residential development to provide electric vehicle charging stations.

SE-1.14 Encourage businesses to offer carpool/car share and transit incentives to customers and employees.

SE-1.15 Promote community stewardship of locally-sourced and environmentally friendly goods and services, such as green purchasing and eco-friendly take-out containers and reusable drink containers.

SE-1.16 Support North Park businesses in establishing a composting cooperative to facilitate waste recovery and contribute compost to community gardens.

SE-1.17 Encourage local artist-generated wall murals and other public art by local artists to enhance public spaces and continue to brand North Park as an inviting art and culture district for pedestrians and bicyclists.

SE-1.18 Provide solar-powered electrical outlets in tree wells that will accommodate lighting and convenient maintenance of the public realm.

SE-1.19 Support sustainable infill and adaptive reuse which preserves North Park's historic buildings and leverages energy efficient construction.

SE-1.20 Support the creation of an ad-hoc North Park Sustainable Community Task Force (NPSC) to assess North Park's strengths and weaknesses related to community sustainability partnerships, initiatives, outreach, funding and other resources.

SE-1.21 Promote efforts to form Eco-Districts throughout North Park's neighborhoods and commercial districts.

The Sri Chinmoy Peace Garden, established in February 2013 is an example of a privately-owned public space that utilizes drought-tolerant landscaping.

Opportunities exist for the installation of photo-voltaic systems atop the flat roofs of many businesses in North Park's business districts.

SE-1.22 Promote energy conservation as a means to lower the cost of energy bills for residents and businesses.

SE-1.23 Encourage the implementation of energy efficient measures that exceed California Code, such as:

- Energy-efficient machinery for laundry operations that use less water;
- Energy-efficient kitchens in restaurants and residential uses;
- Storefront shading;
- Laundry operations and that capture gray water for implementation in other uses;
- Skylights, solar tubes and other methods to reduce daytime energy consumption for lighting;
- Passive or zero net energy strategies in new building design.

SE-1.24 Encourage eco-friendly North Park community-oriented special events, such as parades, music and art festivals, bicycle rides, restaurant crawls, craft fairs, etc.

SE-1.25 Support local efforts to brand and market North Park as a sustainable community and a leader in water and energy resource management.

SE-1.26 Promote community projects, programs, and services that foster awareness of conservation and sustainability.

SE-1.27 Promote car and bicycle sharing programs as cost-effective alternatives to car ownership for residents and employees.

SE-1.28 Attract businesses serving unmet North Park consumer demands to encourage local sourcing of goods and services.

SE-1.29 Partner with public and private organizations promoting community sustainability to coordinate program development and delivery. Promote partnerships with local utilities to demonstrate green building practices, such as building energy audits and retrofits.

SE-1.30 Develop a financing strategy to support a comprehensive and sustainable community program, including pursuing new revenue streams and potential funding sources such as a special district to finance construction and/or maintenance of green infrastructure.

URBAN FORESTRY, URBAN AGRICULTURE, AND SUSTAINABLE LANDSCAPE DESIGN

Preservation, improvement and expansion of the urban landscape are essential in creating a sustainable community. San Diego's tree canopy is a major infrastructural element and provides many added benefits to the pedestrian environment and the overall quality of life in urban areas – such as visual relief and beautification, energy conservation, and the minimization of heat gain. The movement towards urban agriculture or "farm-to-table" food production has been supported Citywide with ordinances encouraging the creation of community gardens, beekeeping, raising chickens and goats, and farmers markets and has allowed communities such as North Park to develop local agriculture economies and increase healthy and organic food access to the public.

POLICIES

SE-1.31 Apply street tree policies to private development, community planting projects and to facilitate successful grant funding opportunities.

SE-1.32 Increase the community's overall tree canopy in North Park to cover to the citywide target goal of 20% in urban residential areas and 10% in commercial areas to provide air quality benefits and urban runoff management.

SE-1.33 New development should be designed and constructed to retain significant, mature and healthy trees located within required landscape setbacks, and within other portions of the site as feasible.

SE-1.34 Add or replace street trees to fill existing gaps and provide continuous, regularly spaced tree canopies.

SE-1.35 Encourage new development to retain existing significant and mature trees.

SE-1.36 Establish pilot programs and projects that demonstrate the benefits of drought-tolerant and native landscaping through collaboration with external agencies and organizations, such as local watershed organizations and utility districts.

SE-1.37 Encourage local nurseries to promote the use of drought-tolerant and native vegetation.

SE-1.38 Work with local organizations to develop a North Park Community Forest Master Plan, to include such elements as: tree preservation, tree placement, shade considerations, tree diversity, preferred tree list and planting specifications.

SE-1.39 Encourage the planting of native and/or drought –tolerant landscaping in medians, parkway strips, at public facilities, and as a replacement of private lawns.

SE-1.40 Locate community gardens in North Park where there is sufficient demand, appropriate land, and will not generate adverse impacts on adjacent uses.

SE-1.41 Encourage the marketing and sales of local agricultural products to local residents, vendors, and restaurants through farmers markets and other direct farm-to-table sales.

SE-1.42 Ensure that local development regulations allow for small-scale, compatible agricultural use of property, including edible landscaping, community gardens, and roadside food stands in appropriate areas of North Park.

SE-1.43 Support the various land use-related "interventions" developed as part of the Sustainable North Park Main Street Program and consider their potential incorporation within new development.

Given San Diego's arid climate, drought tolerant landscaping is an appropriate and cost-efficient measure for all new development.

In addition to community gardens, farmers markets provide local agriculture products to local residents.

Increasing North Park's tree canopy can provide multiple benefits from reducing summer heat temperatures to contributing to more pedestrian foot traffic in business districts.

8.2 CLIMATE CHANGE

The Conservation Element of the General Plan discusses climate change and provides a broad range of policies designed to promote sustainability and reduce greenhouse gas emissions (See General Plan policies CE-A-1 through CE-A-13). At the time of this Community Plan update, the City is also engaged in preparing a Climate Action Plan (CAP) that will address mitigation, as well as adaptation measures to proactively prepare for a range of anticipated climate change impacts. Although climate change is a global issue, individual communities can help reduce the emissions that contribute to climate change and devise local plans, policies, and efforts to adapt to anticipated changes.

POLICIES

SE-2.1 Ensure that new development is consistent with the General Plan and Community Plan sustainability policies and the City's Climate Action Plan.

SE-2.2 Preserve and enhance North Park's attributes as a walkable community to provide residents with attractive alternatives to driving especially by establishing multi-modal connections to local schools, North Park's commercial corridors and nodes, Balboa Park and local community and neighborhood parks.

SE-2.3 Preserve, protect, and enhance the community's carbon sequestration resources, also referred to as "carbon sinks" to improve air quality and reduce net carbon emissions.

SE-2.4 Support community organizations in their efforts to produce an inventory of North Park's natural resources, including a list of existing opportunities for carbon sequestration resources.

8.3 NATURAL RESOURCE CONSERVATION

Conservation efforts are important for the community's remaining open spaces, canyons, natural habitats and public views. Local community initiatives to reduce consumption of potable water and effectively manage storm water runoff can also help achieve important regional goals to reduce dependence on imported water and protect water quality within streams, beaches and bays. While the General Plan, this community plan, San Diego's Multiple Species Conservation Program (MSCP), and zoning regulations provide the primary legal framework for natural resource conservation, the community's residents play an important role in determining the ultimate success of preservation and restoration programs. The boundaries of many residential neighborhoods surround the canyon areas providing an opportunity for visual enjoyment of these unique areas and for protection, education and restoration efforts.

NATURAL RESOURCE MAPPING

As part of the community plan update process, the areas designated as open space in the 1988 Community Plan were reviewed using detailed maps available with Geographic Information Systems (GIS) software. The areas intended for preservation by the San Diego MSCP Subarea Plan were also reviewed. This mapping effort reviewed the following GIS data layers:

- Existing Multi-Habitat Planning Area (MHPA) and Community Plan Open Space boundaries
- 1992 and 2012 aerial maps
- Public ownership
- City dedicated and designated park and open space lands
- SANDAG conserved lands database
- Topography
- Vegetation types – 1997 and 2012

As a result, many areas designated Open Space in the previous community plan were found to contain a significant amount of existing development (e.g. houses, streets). The MHPA boundary was particularly affected and did not correlate well to either the community plan Open Space boundary nor to the actual location of sensitive biological resources intended for conservation. While the framework for open space conservation in the 1988 community plan allowed some development within open space, especially along canyon edges, the current framework established by the General Plan and MSCP maps open space for conservation of sensitive natural resources and restricts any type of development that impacts resources. Therefore, a comprehensive, systemic approach was developed in order to evaluate boundaries of community plan open space and the MHPA with respect to their protection of natural resources. This evaluation resulted in reconfiguring the Open Space boundary in the 1988 community plan to exclude most developed areas from Open Space due to their lack of natural resources as well as the long-established land use pattern in the community.

Open space and canyon areas are an integral part of North Park's single-family neighborhoods.

This MHPA boundary correction added 77.1 acres of land containing sensitive biological resources and steep slopes that were previously excluded from the MHPA and removed 48.3-acres of developed/Urban lands, resulting in a net gain of 28.8 acres of MHPA.

OPEN SPACE, LANDFORMS, AND NATURAL HABITATS

State law recognizes that open space land is a limited and valuable resource that should be conserved wherever possible. Open space serves as visual relief to urban development adding character and identity to a community and its neighborhoods. Protecting the community's open spaces serves as a fundamental component of natural resource conservation efforts by protecting canyon landforms, steep hillsides, sensitive biology, scenic resources and public views. Open space has value for understanding geology, as a buffer from climate change, enhancing urban forestry efforts, managing urban water runoff and protecting water resources. It is also a component of sustainable development. Open Space lands and resource-based parks (e.g. Balboa Park) are also discussed in the Recreation Element as valued resources that may also provide public access and enjoyment. Open Space as a land use is discussed in the Land Use Element.

Canyons are a major defining characteristic of the community and its neighborhoods. Steep hillsides are associated with canyons, and to a lesser extent, the terraced landforms. Through long-standing policies, private development has largely been kept to canyon edges leaving many canyons as valuable open spaces, although development has occurred within steep hillsides to some extent. These natural open space areas are largely interspersed throughout the community and range from the steep, southern hillsides of Mission Valley, the western slopes within the Mission Hills neighborhood, the southerly-oriented Maple/ Reynard canyon system, and the canyon extension of Balboa Park north of Upas Street in Hillcrest. Many canyon areas are covered by a grid of dedicated street rights-of-way which have not been improved because of the steep terrain. These dedicated street reservations are city-owned and provide opportunities for view retention, hiking trails, and connecting public open space unless they are vacated and sold or developed for access.

Portions of these canyons have also been disturbed by residential development within the canyons and along the canyon rims. Street improvements have also intersected or protruded into these canyons. The overall effect has been to interrupt the natural topographic and biological continuity of the canyon systems. Breaks in the development that surround canyon interfaces provide important interactive opportunities with open space. Most publicly-owned parcels within canyon open space are also included as dedicated open space lands for park and recreation use.

MULTIPLE SPECIES CONSERVATION PROGRAM AND BIOLOGICAL DIVERSITY

The Multiple Species Conservation Program (MSCP) is a long-term habitat conservation planning program for southwestern San Diego County. The City's MSCP Subarea Plan was adopted in 1997 and the MHPA is the plan's habitat preserve area. The MHPA was designed to be a managed, connected network of habitat and open space to ensure long-term biological diversity. The Subarea Plan provides policies, management directives and acquisition requirements for the preserve as well as Land Use Adjacency Guidelines for development within or adjacent to the MHPA. The MHPA covers several of the canyon systems within the Community Plan area.

Natural habitat areas in the community include the remaining locations of indigenous plant communities, restored native plant communities, and naturalized landscapes mainly found in the canyons and adjacent hillsides. The open space areas include coastal sage scrub, chaparral, grasslands, riparian/wetlands, and native and non-native woodland habitats. Biological diversity refers to the degree of variation of life forms within an ecosystem. These habitats support a variety of migrant and year-round fauna, including California gnatcatcher and Cooper's Hawk, by providing shelter, foraging opportunities, and connectivity to other local and regional habitats.

The community's "urban" canyons provide habitat for native species to reproduce and find new territories, and provide necessary shelter and foraging opportunities for migrating species (primarily avian species). They also contribute to the public's experience of nature and the local native environment. Conserving biodiversity will require effective protection, management, and restoration of remaining natural habitats.

ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS

The Environmentally Sensitive Lands (ESL) regulations are intended to protect, preserve, and, where damaged, restore the environmentally sensitive lands of San Diego. These lands include the steep hillsides, sensitive biological resources, lands within the MHPA, and flood hazard areas found in the community and coastal resources found elsewhere. ESL prohibits disturbance of natural resources wherever they are located within private as well as public property, and contains development regulations that allow development within sites containing environmentally sensitive lands subject to certain restrictions. Development in the community planning area is expected to comply with ESL and any impacts to habitats as a result of development would be mitigated in accordance with the provisions of ESL and the City of San Diego's Biology Guidelines.

Local canyon clean ups have contributed to efforts to spread awareness of the value of canyons and increase stewardship of North Park's natural resources.

POLICIES

SE-3.1 Implement applicable requirements of the Environmentally Sensitive Lands regulations, Biology Guidelines, and MSCP Subarea Plan for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources.

SE-3.2 Minimize grading of steep hillsides and other significant natural features within the community.

SE-3.3 Re-vegetate graded areas and areas of invasive vegetation should be re-vegetated with native vegetation to restore biological diversity and minimize erosion and soil instability.

SE-3.4 Repair and retrofit storm drain discharge systems to prevent erosion and improve water quality by adequately controlling flow and providing filtration. Storm drain outfalls should limit the use of concrete in favor of more natural, vegetated designs.

SE-3.5 Support canyon habitat restoration efforts and invasive species removal by seeking grant funding and working with neighborhood and community groups involved in these efforts.

SE-3.6 Preserve areas mapped as designated open space through easements, open space dedication and/or fee title ownership by the City of San Diego.

SE-3.7 Restore or enhance natural biological values and improve visual aesthetics where streets and storm drain systems abut or cross canyons landforms or steep hillsides. Habitat restoration efforts should aid wildlife movement by providing vegetative cover and controlling and directing access to designated trails.

SE-3.8 Foster local stewardship and develop positive neighborhood awareness of the open space preserve areas with environmental education programs through local schools, community groups, neighborhood and homeowner's associations, and non-profit groups that address the local ecosystem and habitat preservation. Incorporate hands-on learning via neighborhood hikes, or other initiatives that present information in a manner that will increase interest in the natural environment.

CANYON SEWER PROGRAM

During the early 1900's, as the City of San Diego developed, sewer lines were added in the canyons to utilize gravity flow to transport sewage for treatment. Of the 2,894 miles of sewer lines in the city, 253 miles are currently situated in canyons and other environmentally sensitive areas. These pipelines and manholes have historically had limited cleaning because the original maintenance paths to these facilities were not adequately maintained. As a result, a number of sewer spills have occurred within urban canyons or other inaccessible areas over the years. In 2001, in order to address this problem, the City initiated the Long-Term Canyon Sewer Maintenance Program. The focus of the program was to evaluate each of the City's sewer lines in canyons and environmentally sensitive areas for long-term maintenance access needs. In January of 2002, the City Council adopted two council policies related to this purpose.

Council Policy 400-13 identifies the need to provide maintenance access to all sewers in order to reduce the potential for spills. The policy requires that environmental impacts from access paths in environmentally sensitive areas should be minimized to the maximum extent possible through the use of sensitive access path design, canyon-proficient maintenance vehicles, and preparation of plans that dictate routine maintenance and emergency access procedures.

Council Policy 400-14 outlines a program to evaluate the potential to redirect sewage flow out of canyons and environmentally sensitive areas and to an existing or proposed sewer facility located in City streets or other accessible locations. The policy includes an evaluation procedure that requires both a physical evaluation and a cost-benefit analysis. Based on the analysis, if redirection of flow outside the canyon is found to be infeasible, a Long-Term Maintenance and Emergency Access Plan is required. The plan would be specific to the canyon evaluated, and would prescribe, long term access locations for routine maintenance and emergency repairs along with standard operating procedures identifying cleaning methods and inspection frequency.

POLICIES

SE-3.9 Evaluate impacts of sewer cleaning and maintenance actives located in the community consistent with Council Policies 400-13 and 400-14 to assure an effective, efficient and environmentally sensitive means to accomplish these activities.

SE-3.10 Continue communication between the community and the City to report sewer spills or other potential problems as quickly as possible to minimize environmental damage and scope of repair.

Impacts to canyon sewer lines can be minimized through the use of sensitive path designs, canyon-proficient vehicles, and routine maintenance and emergency access plans.

SCENIC RESOURCES & PUBLIC VIEWS

Scenic resources and public views are intended to be preserved and enhanced. Types of scenic resources considered by this plan include:

- Viewsheds: generally unobstructed panoramic view from a public vantage point
- Scenic Overlooks: view over private property from a public right-of-way
- View Corridors: view along public rights-of-way framed by permitted development

Due to the community's sloping topography, public views (both near and far) are common. Views are particularly associated with the community's natural, scenic amenities of San Diego Bay, Balboa Park, Mission Valley as well as the community's many canyons. Unimproved rights-of-way, or 'paper streets' are common in the community and provide opportunities for public views when they intersect or abut canyons or steep hillsides. Views from public vantage points (e.g. public streets, trails, parks) are intended to be protected.

POLICIES

SE-3.11 Public views from identified vantage points, views to and from community landmarks and scenic vistas shall be retained and enhanced.

SE-3.12 Select street trees for their ability to provide canopy and frame public views (refer to the Urban Design Element's Urban Forestry section).

SE-3.13 Where streets and public right-of-way easements intersect or abut canyon landforms or designed open space, ensure unobstructed visual access that provides or preserves public views. Landscaping may be provided at these locations but should be designed to frame, not screen or obstruct public views.

SE-3.14 Evaluate the need for modified or increased setbacks when building adjacent to public view angles. Discourage reduced setbacks that obscure established public vantage points unless alternative or improved public views are proposed.

WATER RESOURCE MANAGEMENT

In San Diego, the natural water cycle is dominated by moist air from the pacific that condenses as rain, fog or mountain snow and collects within the rivers and streams of local watersheds. Due to the pronounced dry season, rivers and streams often flow intermittently. Rainfall within local watersheds is also insufficient to effectively supply water to the region's population; therefore the primary water supply is from sources outside the region, largely from the Colorado River and watersheds in Northern California. The City's historically reliable water supply is due to its ability to secure and import water from these sources. However, these sources face limitations especially in times of drought. The conveyance systems needed to provide this water also consume resources, particularly large amounts of energy.

The City has no direct control over its imported water supply, but is a member agency of the San Diego County Water Authority which is responsible for securing the region's imported water supply, largely from the Metropolitan Water District of Southern California in Los Angeles. The California Constitution requires uses of the state's water be both reasonable and beneficial, and places a limitation on water rights by prohibiting waste and unreasonable use. However, the interpretation of what is wasteful can vary significantly depending on circumstances such as drought conditions. Water conservation is therefore an important aspect of environmental sustainability.

POLICIES

SE-3.15 Encourage new development and building retrofits to incorporate as many water-wise practices as possible. Specifically encourage:

- Use of recycled and/or gray water landscape irrigation systems;
- Retrofit public areas with low-water use vegetation and/or alternative permeable surface materials that meet adopted landscape regulations;
- Ensure that any 'community greening' projects utilize water-efficient landscape design.

URBAN RUNOFF MANAGEMENT

Urban runoff is surface water runoff generated from developed or disturbed land associated with urbanization. The proliferation of impervious surfaces and fewer opportunities for infiltration within the landscape increase the magnitude and duration of storm flows and provide a source for sediment and pollutants to enter the water source. Urban runoff is a major component of urban flooding and is a particular problem for management of watersheds. Urban runoff is the largest pollution source of Southern California's coastal beaches and near-shore waters. Urban runoff control programs typically focus on managing the effect that new impervious surfaces have on stream channels, but may also provide remediation of existing problems. The northern portion of the community is within the San Diego Watershed which comprises the San Diego River and the southern portion is within the Pueblo San Diego Watershed which ultimately discharges into San Diego Bay.

Bioswales and other filtrating techniques can serve the dual function of creating aesthetically pleasing urban areas and treating stormwater.

Residences can contribute to stormwater filtration efforts by reducing the amount of impervious driveway surfaces.

POLICIES

SE-3.16 Incorporate sustainable site planning practices (Low Impact Development) that work with the natural hydrology of a site, including the design or retrofit of landscaped or impervious areas to better capture and use storm water runoff on-site.

SE-3.17 Encourage property owners to design or retrofit landscaped or impervious areas to better capture stormwater runoff.

SE-3.18 Incorporate Low Impact Development (LID) design practices, including such features as bioswales, rain gardens, permeable paving materials, green roofs and rainwater cisterns into project throughout the community.

SE-3.19 Identify opportunities for additional hydro-modification management measures to protect natural water courses from erosion and other problems. Give particular attention to the steeper canyon drainages receiving runoff directly from developed areas through storm drains or other conveyance systems.

SE-3.20 Maintain best management practices in all development to limit erosion and sedimentation.

8.4 AIR QUALITY AND HEALTH

Suitable air quality is important in fostering a healthy living environment. Poor air quality creates health problems for groups with sensitivities such as children, the elderly, and persons with respiratory problems. Local air quality is affected most significantly by motor vehicles and other fossil-fuel burning vehicles, accounting for approximately 80 percent of air pollution emissions in the San Diego region. Freeways are also a primary source of concentrated adverse health effects resulting from air (and noise) pollution. These associations are diminished with distance from the pollution source. The City of San Diego 2008 General Plan Conservation Element addresses air quality in the San Diego Air Basin and includes policies designed to improve air quality on a citywide level. Location-specific conditions can lead to community-based recommendations for improvement.

POLICIES

SE-4.1 Encourage the relocation of incompatible uses that contribute to poor air quality.

SE-4.2 Designate and enforce appropriate trucking routes in order to limit impacts of trucks on residential areas within the North Park community.

SE-4.3 Support community organizations in their efforts to educate residents and businesses on the benefits of alternative modes of transportation.

SE-4.4 Encourage street tree ad private tree planting programs throughout the community to increase absorption of carbon dioxide and pollutants.

SE-4.5 Encourage businesses and residents to implement and participate in healthy living programs.

SE-4.6 Support specialized services for youth, the disabled and seniors.

Air quality and walkability are significant characteristics for healthy neighborhoods.

Bicycling promoting events in the community can educate residents about biking as a convenient and viable alternative mode of transportation.

Tree planting efforts in the community not only contribute to improving air quality, but also beautify community roadways.