



North City Local Coastal Program
Via De La Valle Specific Plan

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FIGURE

CHAPTER 9 COASTAL ELEMENT

The Via De La Valle Specific Plan lies within the state Coastal Zone and is currently an area of Coastal Commission permit jurisdiction as there is no certified land use plan or Local Coastal Program for the area. **Figure 22** shows the various adopted Local Coastal Programs and the designated land uses in the City. Approval of the Specific Plan and its certification by the California Coastal Commission will amend the City's Local Coastal Program and serve as the Land Use Plan for the subject properties. Until certification of the Specific Plan as the Local Coastal Program land use plan, and transfer of permit authority to the City, the Coastal Commission retains the authority to issue the coastal development permit for this area.

9.1 NORTH CITY LOCAL COASTAL PROGRAM LAND USE PLAN

The Coastal Zone within the City has been divided into a number of segments, of which the North City Segment is one. The North City Segment, in turn, is divided into sub segments for study purposes. The Via De La Valle Specific Plan is located to the north of the Carmel Valley subsegment.

The following sections discuss the Coastal issues of the San Dieguito Valley hillsides as they affect the southern hillsides. Although specific issues for the north side of San Dieguito Valley have not been identified by the Coastal Commission, it is interpreted that these same issues affect the southern hillsides will also apply to the Specific Plan area.

Coastal Issues

9.1a Compatible Land Uses

Determination of compatible land uses within areas designated for open space. Protection of significant wildlife habitat areas, through the designation and protection of sufficient buffer areas in association with specific adjacent open space land uses.

SPECIFIC PLAN: The Via De La Valle Specific Plan designates this property for residential and open space uses. Residential development is clustered on the flattest portions of the site, preserving the area of topographic and visual significance within a permanent open space easement. The residential development in Area 5 is located in an area previously disturbed by the 150-foot-wide power easement, natural erosion and road cuts. Approximately 35 percent of the site has been severely disturbed by the activities within the easement and has resulted in some erosion. The residential development in Area 6 is located in the flatter western part and was used in the past for nursery operations that have been heavily disturbed. All project development will meet the following development guidelines to create compatible land uses with the open space and to preserve the visual resources in the coastal zone:

- Development of the north slopes of the San Dieguito River Valley shall maintain a low profile and be set back an adequate distance to allow landscaping to mitigate any visual impact from the surrounding public viewshed.
- Streets serving development on the mesa shall be located near the canyon edges with development located on the interior in order to maintain public views to the adjacent open space areas.
- Where grading occurs, a sculptured technique will be used to blend fill and cut slopes with natural land contours. Any fill slopes will be stabilized with appropriate native plant materials to help reestablish the natural biotic systems of flora and fauna.
- Manufactured slopes and grading cuts will be screened by the buildings and will be only minimally visible. Landscaping shall be applied at the first logical point in the construction schedule. The appropriate slopes will be protected with jute matting. Landscape design shall meet the standards established by this Specific Plan in **Chapter 8**.
- Utilities shall be placed underground.
- Coastal mixed chaparral and coastal sage scrub areas within the major inland bluff systems of the Coastal Zone on slopes greater than 25 percent grade, shall be preserved in their natural state, unless the application of this policy would preclude any reasonable use of the property. This policy shall not apply to the construction of the roads of the City's circulation element. Impacts on habitat shall be minimized and mitigated. Uses of slopes over 25 percent may be made in order to provide access to flatter areas. The preservation of significant amounts of valuable natural open space areas shall be considered as an appropriate mitigation measure, and shall offset the 25 percent slopes to be graded.
- Twenty-five percent slopes remaining undisturbed as a result of the hillside review process, will be placed in a permanent open space easement as a condition of development approval. The purpose of the open space easement shall be to reduce the potential for localized erosion and slide hazards, and to protect native vegetation and visual resources of importance to the entire community.

9.1b Geologic Stability

Geologic instability in some portions of the Coastal Zone. Develop performance standards for grading and construction in areas determined suitable for development.

SPECIFIC PLAN: The Specific Plan area contains three small potential landslide areas. The remainder of the soils onsite are suitable for development. The Specific Plan incorporates the following performance standards for grading:

- Provisions shall be made for maintenance and repair of required runoff and erosion control facilities as well as for the maintenance and repair of any irrigation systems. If in the future after completion of the development, it is determined by the City that any of all of the required runoff and erosion control facilities should be modified or replaced, the City may make the appropriate changes provided, however, that the requirements for erosion and runoff control contained herein shall be satisfied after modification or replacement to the same extent as before.
- All potential landslide areas will be stabilized to the satisfaction of registered soils engineer.
- Onsite storm runoff will be directed away from natural open space or into protected structures in order to protect the hillsides and natural vegetation.
- All grading will meet the standards of the City Engineer.
- Guidelines for future grading and development on hillsides are set forth in **Chapters 7 and 8**.
- Slopes greater than 25 percent slope remaining undisturbed will be included in a permanent open space easement. Transfer of development rights from these areas to more developable areas shall ensure that the open space is permanent.
- Grading plans for proposed developments are to include:
 - Map showing existing and proposed contours (ten-foot intervals) of the property, as well as details of existing and future terrain and area drainage.
 - The direction of drainage flow and detailed plans for locations of all proposed runoff control devices (from runoff control plan to be prepared). Also, the drainage area served by any drains is to be mapped.
 - A grading plan shall be prepared by a professional engineer registered in the state of California, concurrently with subdivision improvement plans, that incorporates erosion control procedures to be utilized during project development. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed in conjunction with initial grading operations and maintained through the development process as necessary to remove sediment from runoff waters draining from the land undergoing development. Land shall be graded in increments in order to minimize soil exposure during the rainy season of November 15 through March 31. Grading may continue during this period, provided however, that all areas disturbed but not completed during the construction season, including graded pads and stockpiles, shall be suitably prepared to minimize soil loss during the rainy season. Temporary erosion control measures therefore shall include the use of berms, interceptor ditches, sandbagging, hay bales, filtered inlets, debris basins, or silt traps.
 - Grading quantities expressed in cubic yards.

- Minimum and maximum slope ratios and heights. Indicate if variable slopes are proposed and if there is to be slope rounding or undulation.
- Easement locations.
- In areas where grading is completed, all graded slopes shall be stabilized prior to the rainy season by means of vegetation or other suitable means. The use of vegetation as a means to control site erosion shall be accomplished pursuant to plans and specifications prepared by a licensed landscape architect. Erosion control by vegetation may include, but is not limited to, seeding, mulching, fertilization, and irrigation within an appropriate lead time prior to November 15, as necessary to provide adequate landscape coverage.

9.1c Wetland Resources

Protect important downstream coastal wetland resources by application of appropriate mitigation for new developments.

SPECIFIC PLAN: The Specific Plan properties drain indirectly into the San Dieguito River Valley, through drainage structures which pass under Via De La Valle. The valley is a valuable coastal wetland resource which must be protected from degradation. Development of the Specific Plan area could potentially contribute to a buildup of silt in the wetlands, if appropriate precautions are not taken. The following erosion control measures will be taken to protect the San Dieguito River Valley:

- Storm runoff will be carried in the streets or storm drains.
- Provisions shall be made for maintenance of new developments, graded pads and stockpiles, and shall be suitably prepared to minimize soil loss during the rainy season. Temporary erosion control measures shall include the use of berms, interceptor ditches, sandbagging, hay bales, filtered inlets, debris basins, or silt traps.
- In areas where grading is completed, all graded slopes shall be stabilized prior to the rainy season by means of vegetation or other suitable means. The use of vegetation as a means to control site erosion shall be accomplished pursuant to plans and specifications prepared by a licensed landscape architect. Erosion control by vegetation may include, but is not limited to, seeding, mulching, fertilization, and irrigation within an appropriate lead time prior to November 15, as necessary to provide adequate landscape coverage.
- Desilting basins will be designed at the points where storm water exits the site.
- Permanent erosion control, including slope planting and storm drain systems, will be installed as soon as feasible after grading commences.

- All new development is in close proximity to existing developed areas with adequate public services, where no significant adverse effects on coastal resources will occur, or will be mitigated.
- New development assures stability and structural integrity, and will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area, or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

9.1d Archaeological Resources

Delineation, protection and mitigation of existing archaeological and paleontological resources.

SPECIFIC PLAN: The Via De La Valle properties have been surveyed by qualified archaeological and paleontological resources. A few scattered deposits of tool and shell flakes have been recorded. The Specific Plan area is not considered to be a significant resource area. Development of the property would have no significant impacts on archaeological or paleontological resources. However, the Specific Plan incorporates the following guidelines for development of properties with paleontological resources:

If any indication of the presence of fossil material is encountered during grading operations, a qualified paleontologist will be retained to be onsite to observe and evaluate the resources.