8 CONSERVATION AND SUSTAINABILITY

One of the aims of both the San Diego General Plan and the Community Plan is how 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 Encanto Neighborhoods Community Plan provides the conservation and sustainability goals and policies to effectively manage, preserve, and use the natural resources in the community.

GOALS

1. Preservation and expansion of the urban forest, including mature trees and vegetation, and creation of a comprehensive planting program that significantly increases the tree canopy in order to save energy, sequester carbon, reduce the urban heat island effect, and reduce storm water runoff.
2. Reduced pollution and greenhouse gas emissions that contribute to global warming, resulting in improved air quality.
3. Energy efficiency and alternative energy strategies, such as on-site production of renewable energy and alternative fuel vehicle charging and filling stations throughout the community.
4. A land use framework that preserves creek corridors as open space and limits potential flooding hazards.
5. An ecologically sound Chollas Creek watershed, prioritizing restoration and dechannalization opportunities, reducing invasive species and improving water quality.
6. Prevention of urban runoff pollutants entering waterways through the use of best management practices such as rainwater collection, bioretention basins, rain gardens and infiltration planting, pervious pavements, and green roofs.
7. Water conservation, including water-efficient infrastructure, drought tolerant plantings, greywater usage and the extension of the municipal reclaimed water to support public parks and landscaped areas.
8. Urban agriculture opportunities such as backyard gardening, community gardens, and urban farms that foster increased food security and the availability of sustainable local food choices.
9. Identification of potential urban agriculture sites such as under-utilized lots, public property and vacant land.

TABLE 8-1: CONSERVATION AND SUSTAINABILITY TOPICS ALSO COVERED IN OTHER PLAN ELEMENTS

CONSERVATION AND SUSTAINABILITY TOPIC AREAS	LAND USE	URBAN DESIGN	ECONOMIC PROSPERITY	PUBLIC FACILITIES, SERVICES, AND SAFETY	RECREATION
Open Space	X				X
Design guidelines for canyon rim development		X			
Protection of visual resources		X			
Las Chollas Creek watershed					X
Water resource management				X	
Urban forestry		X			
Community gardens and urban agriculture	X		X		

The Conservation and Sustainability Element is closely linked with other Plan elements. Protection of open space for habitat and visual enjoyment overlaps with open space values in the Urban Design Element; the Public Facilities, Services, and Safety Element; and the Recreation Element. Protection of Chollas Creek also has important recreational benefits as a trail system. Low-impact stormwater management both helps to protect water resources, and is a storm drainage strategy described in the Public Facilities, Services, and Safety Element. Developing a greater urban tree canopy has benefits for wildlife and reduces the heat island effect, while also contributing to the community's identity, as discussed in the Urban Design Element.

8.1 Sustainability

Climate Change and Sustainable Development

The Conservation Element of the San Diego General Plan discusses climate change and provides a broad range of policies designed to promote sustainability and reduce greenhouse gas (GHG) emissions (see policies CE-A-1 through CE-A-13). Although climate change is a global issue, individual communities can help reduce the emissions that contribute to climate change and devise local plans to adapt to anticipated changes. 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 comes from its authority to regulate land use. Through sensible land use regulation that reduces the number of vehicle miles travelled 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. In addition, the creation of clean, renewable, and sustainable local energy resources provides environmental benefits and increases economic certainty and stability for residents and business alike. The General Plan addresses sustainable energy in policies CE-I.1 through CE-I.13.

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 Encanto Neighborhoods community has the opportunity to utilize the General Plan policies as future development within the community will generally occur on previously-utilized lots where the surrounding built environment influences the pattern and form of new development. New structures sited adjacent to natural slopes or canyons would be able to utilize natural breezes for cooling.

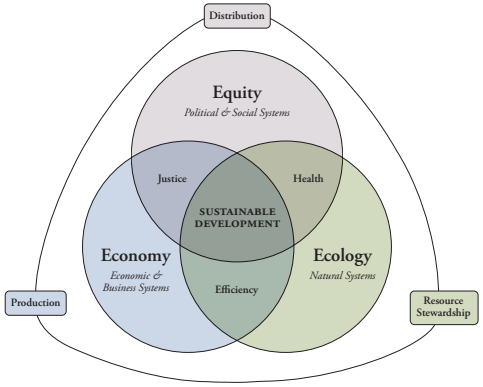
Land Use and Transportation

Transit-Oriented Infill

The City of Villages strategy in the City's General Plan focuses growth into compact, mixed-use centers linked to the regional transit system, and preserves open space lands. Nearly all of the Encanto Neighborhoods community is located within a quarter-mile of transit service, with the exception of the single-family residential area in the northeast corner of the community, indicating that a majority of residents have reasonable access to transit. The community has three intermodal transit centers that are designated for higher density development by the City General Plan and SANDAG's 2050 Regional Transportation Plan.

While multi-modal transportation has been in place since the 1980s, the environment around these three locations remains auto-dominated, without a coherent pattern of mixed uses and without proper infrastruc-

FIGURE 8-1: SUSTAINABLE DEVELOPMENT DIAGRAM



Like a stool that needs three legs to stand up, sustainability can only be achieved if the three 'legs' that support it are all strong. These 'legs' are sometimes called the "three Es of sustainability": ecology, economy, and equity.

ture. Many acres of vacant properties, under-utilized lots, parking lots, and gaps in development provide the opportunities for transit-oriented development (TOD) and improved public amenities.

The Community Plan guides development of a stronger urban form in these areas to transform them into walkable mixed-use districts, including retail, restaurants, cafés, and places for gathering. Improvements to the streetscape can help to strengthen the identities of the corridors through consistent and properly located street trees, improved lighting, and public art.

Priority to Enhance Existing Infrastructure

The Community Plan prioritizes the repair and maintenance of existing roads, bridges, buildings, and water and wastewater facilities. Channeling investment to the community's existing infrastructure can improve quality of life by bringing the new jobs, services, and amenities needed for Encanto Neighborhoods residents.

Sustainable Energy

Use of fossil fuels for energy is the primary contributor to GHG emissions. The United States, with less than 5 percent of the world population, consumes about 20 percent of global energy. Among states, California is the second largest consumer of energy, though the state's per capita energy consumption is relatively low, in part due to mild weather that reduces energy demand for heating and cooling, and in part due to the government's energy-efficiency programs and standards. An important part of sustainable energy is energy conservation, which refers to efforts made to reduce energy consumption in order to preserve resources for the future and reduce pollution.

Energy Efficiency

Energy conservation can be achieved through increases in energy efficiency in conjunction with decreased energy consumption and/or reduced consumption from conventional energy sources. Sustainable energy usually includes technologies that improve energy efficiency. Employing sustainable or "green" building techniques

The Community Plan lays the groundwork for mixed-use infill development around the community's Trolley stations.

can help the City of San Diego achieve overall net-zero energy consumption by 2020 for new residential buildings and by 2030 for new commercial buildings, a goal established by the California Energy Efficiency Strategic Plan of 2008 (updated in 2011). Green building techniques include orienting buildings to minimize the need for heating and cooling; improving the efficiency of mechanical and electrical systems using current technology; using energy-efficient appliances and lighting; using cool roofing materials such as reflective tiles, membranes and coatings; and generating energy using renewable technologies such as rooftop solar.

Renewable Energy

Sustainable energy sources usually also include all renewable sources, such as plant matter, solar power, wind power, wave power, geothermal power, and tidal power. The Community Plan supports the City's pursuit of sustainable energy sources, such as hydroelectricity, geothermal, solar, and wind power, to meet the community's energy needs. Creation of clean, renewable, and sustainable local energy resources provides environmental benefits and increases economic certainty and stability for residents and business alike. The expansion of solar energy production and other renewable technologies can aid in the production of local, renewable energy in the Encanto Neighborhoods community.

Policies

P-CS-1: Implement applicable General Plan sustainable development and resource management goals and policies as discussed in its Conservation Element Sections CE-A, I, and CE.L.3. (See also Urban Design Element.)

P-CS-2: Design new development and roadways to create a walkable community to provide residents with attractive alternatives to driving, thus reducing vehicle miles travelled and fostering a healthy community (see Mobility Element).

P-CS-3: Reduce project level greenhouse gas emissions to acceptable levels through project design, application of site-specific mitigation measures, or adherence to standardized measures outlined in the City's adopted citywide climate action plan.

P-CS-4: Create a meaningful visually and functionally cohesive outdoor gathering space for multi-family development projects that considers protection from excess noise, shadow impacts, and maximizes the positive effects of prevailing breezes to reduce heat and provide natural ventilation to individual residences.

P-CS-5: Encourage the use of solar energy systems to supplement or replace traditional building energy systems.

P-CS-6: Promote development that qualifies for the City's Sustainable Buildings Expedite Program.

P-CS-7: Educate residents and businesses on efficient appliances and techniques for reducing energy consumption.

P-CS-8: Provide and/or retrofit lighting in the public right-of-way that is energy efficient.

P-CS-9: Provide information on programs and incentives for achieving more energy efficient buildings and renewable energy production.

P-CS-10: Include electric vehicle charging stations in new mixed-use, commercial, industrial and multi-family development.

Open space hillside areas exist throughout the community, lending topographic relief to developed areas. Steep slopes are protected as Environmentally Sensitive Lands.

8.2 Resource Management and Preservation

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 regulations are intended to assure that development occurs in a manner that protects the overall quality of the resources and the natural and topographic character of the area, encourages a sensitive form of development, retains biodiversity and interconnected habitats, maximizes physical and visual public access to and along the shoreline, and reduces hazards due to flooding in specific areas while minimizing the need for construction of flood control facilities.

In Encanto Neighborhoods, the ESL regulations apply to the steep hillsides with a slope of at least 25 percent, sensitive biological resources, lands within the City's Multi-Habitat Planning Area (MHPA), and flood hazard areas found in Encanto Neighborhoods. The ESL regulations prohibit 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. The City's MHPA regulations are discussed later in this element.

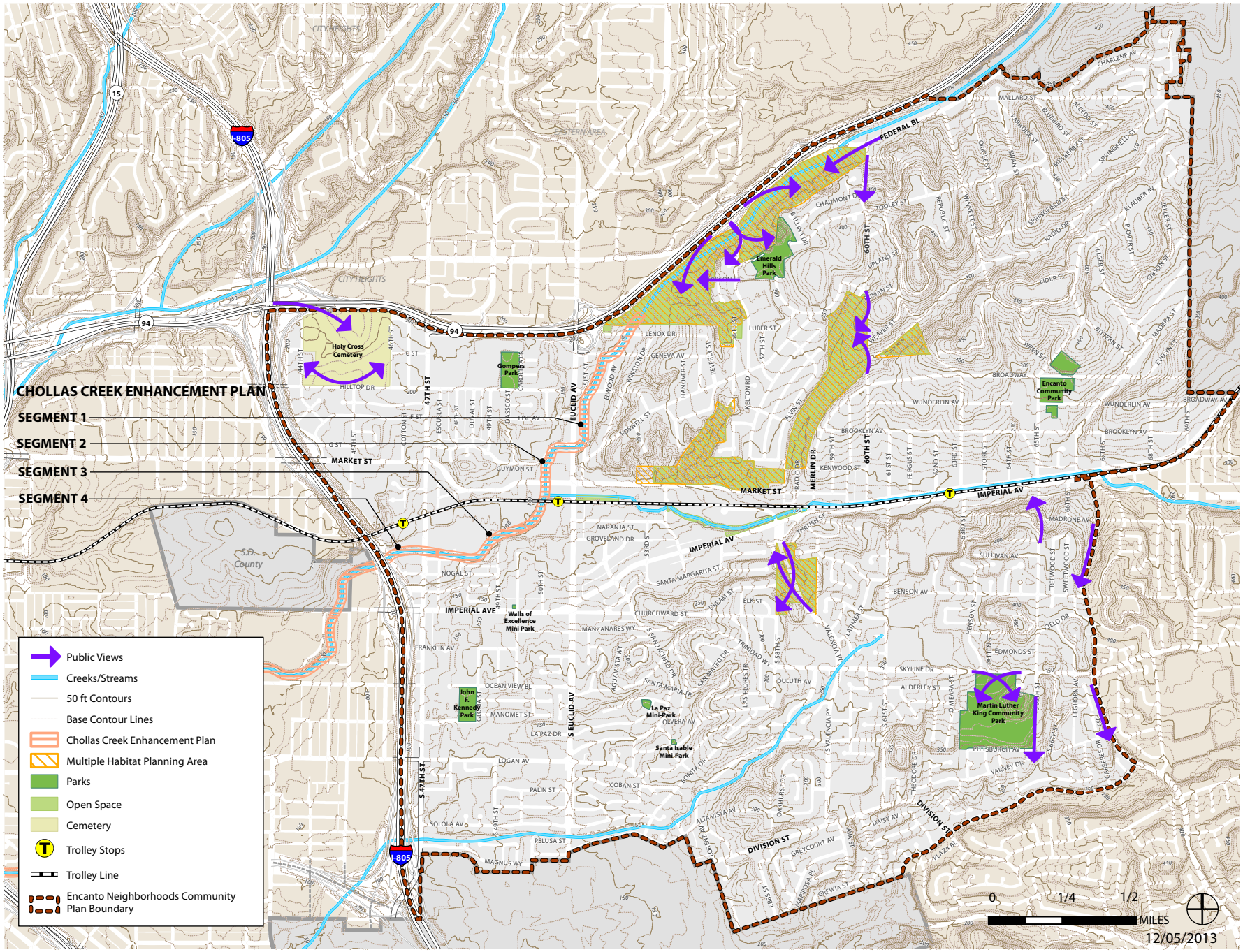
Open Space, Landforms, and Steep Hillsides

Open space serves as visual relief to urban development, adding character and identity to a community and its individual neighborhoods. The Community Plan seeks to provide and enhance a community-wide system of open space and recreational areas which link public, private, passive and active uses. State law recognizes that open space land is a limited and valuable resource that should be conserved wherever possible. The Conservation Element of the City's General Plan discusses open space in terms of the preservation of natural resources, managing urban runoff, enhancing urban forestry, sustaining water resources, understanding geology, and as a component of sustainable development and a buffer from climate change (CE-B.1, CE-B.5). Open Space is also discussed in the Recreation Element as resources with park and recreation purposes offer visual relief from urban development and nature awareness and contemplation.

Figure 8-2 shows the open space, hillsides, and views in Encanto Neighborhoods. Open space hillside areas exist throughout the community, lending topographic relief to developed areas. Areas throughout the community contain slopes in excess of 25 percent. A number of prominent canyons and hillsides in the community serve a passive open space function; these canyons are a major defining characteristic of the Encanto Neighborhoods. Through long-standing policies in the City's past and current general plans and community plans, private development has been limited in these areas.

While the Plan, zoning, MSCP, and other regulations provide the legal framework for open space protection, the residents of Encanto Neighborhoods also play an important role in determining the ultimate success of the preservation and restoration programs. The boundaries of many residential neighborhoods surround the canyon areas, providing an opportunity not only for visual enjoyment of these unique areas but also involvement in protection (i.e., reporting vandalism to the appropriate authorities), education, and restoration efforts.

FIGURE 8-2: OPEN SPACE, HILLSIDES, AND VIEWS IN ENCANTO



Scenic Resources & Public Views

Encanto Neighborhoods are defined by hilly topography and many canyons and creeks. Land form and natural features also help define the edges of the community. Large and mature trees accentuate hillsides. Several hills in the Planning Area provide vantage points from which one can gain panoramic views of the community. Figure 8-2 shows the public views that have been identified within the community, including:

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

Paper streets, which are roads or streets that appear on maps but do not exist in reality, are found at the access points to canyons and open space slopes where the pavement ends. Some of the viewsheds identified are located at open space entries and canyon trailheads providing views into, or from, canyons or open space. These factors contribute to providing opportunities for public views & vistas from public right-of-ways, open space entries, and canyon trailheads throughout the community.

Water Resources Management

The General Plan's Conservation Element discusses water resources management in policies CE-D.1 – D.5, and addresses a balanced water conservation strategy that includes measures such as implementation of landscape regulations for efficient use of water, development of watershed management plans, and participation in regional efforts to maintain and increase reliable water supplies with minimal environmental effects. Water conservation is an important aspect of environmental sustainability. The sections below discuss the water resources present in the Encanto Neighborhoods community, while the provision of water is discussed in the Public Facilities, Services, and Safety Element.

Chollas Creek Open Space, Wetlands and Landform Preservation

Chollas Creek weaves through the community, providing a natural link that has not been fully appreciated

Chollas Creek provides a natural link with potential as a habitat and recreational open space corridor.

and used, but has tremendous potential as a habitat and recreational open space corridor, and as a major pedestrian and bicycle connection. In 2002, the City initiated a more detailed program for the South Branch portion of the creek and has proceeded to carry out improvements. The Chollas Creek Enhancement Program calls for restoring disturbed areas; avoiding future channelization; developing a system of linear trails, access points, and enhanced sidewalks where routes must follow streets; and ensuring that development preserves connections and addresses the corridor. The Program includes a phasing schedule, which identifies the South Branch as the first phase, due to its potential for restoration and its exposure to a wide swath of neighborhoods and commercial areas.

In Encanto Neighborhoods, the Emerald Hills and Encanto branches of Chollas Creek generally follow Highway 94 and Imperial Avenue corridors, respectively, and join in the vicinity of Euclid and Market, continuing to the southwest as the South Branch of Chollas Creek and crossing I-805 into the Southeastern community. Creek conditions vary from concrete-lined channel, concrete on one bank only, and earthen channel. Certain reaches have intermittent flow, while other sections have water throughout the year. The creek corridor has been well-integrated with Market Creek Plaza and Jacobs Center. The area's topography slopes down to the creek, contributing to a sense of place and arrival to the "heart" of the community. The amphitheater adjacent to the Jacobs Center and Market Creek Plaza takes advantage of these natural features and is a central gathering space in the community.

The actions proposed for segments of the South Branch of Chollas Creek in Encanto Neighborhoods include:

- Segment 1 - Trail and public art along the channelized creek segment along 51st Street, and pedestrian linkages to Gompers Learning Laboratory (an outdoor educational project adjacent to Gompers Junior High School); the Multiple Species Conservation Program preserve; and Malcolm X Library;
- Segment 2 – Habitat enhancement and restoration along the channelized but not concrete-lined segment of the creek west of Euclid Avenue and north of Market Street, and creation of a science education center;
- Segment 3 – Trail connection along the creek between Market Creek Plaza and 47th Street, across Water Department land; and
- Segment 4 – Creek restoration, and public trail development and interpretive and arts projects along Imperial Avenue between 47th Street and I-805.

Planned enhancements to open space along Chollas Creek are also discussed in the Recreation Element.

Urban Runoff Management

Chollas Creek is an impaired water body on the Clean Water Act Section 303(d) List of Water Quality Limited Segments. It is subject to three Total Maximum Daily Loads (TMDLs) thresholds, which represent the maximum amount of a pollutant that a water body can receive and still safely meet water quality standards. Therefore, managing urban runoff is important in the Encanto community for the health of both the creek ecosystem and the residents.

Hills and canyons create scenic view corridors in the Encanto Neighborhoods, including along 60th Street (top) and Valencia Parkway (bottom).

As it runs over impervious surfaces, urban runoff can collect harmful pollutants, such as oils and grease from gas stations and roads.

Urban runoff occurs when water from rainfall or man-made operations flows over impervious surfaces and then makes its way into the storm conveyance system from where it can eventually reach the San Diego Bay or enter into waterways such as Chollas Creek. Urban runoff carries pollutants that are picked up by the water as it flows over urban surfaces. These pollutants include but are not limited to oils, grease, trash, pesticides, organic waste, and metals. The General Plan addresses urban runoff management in policies CE-E.1 through CE-E.7.

Increased pollution can be generated from the daily activities of new residents and businesses. The increased direct runoff and daily activities could result in further water quality degradation and flooding concerns. In addition, if not controlled, development activities have the potential to cause soil erosion and sedimentation, which may result in increased rates of surface runoff, decreased water quality, and related environmental damage.

In May 2013, the San Diego Regional Water Quality Control Board unanimously approved a new regional Municipal Separate Storm Sewer System (MS4) permit, which implements a watershed-based approach to stormwater management with an increased reliance on Low Impact Development (LID). This permit applies to new development in the San Diego region, including the Encanto Neighborhoods. The City of San Diego established the Storm Water Standards Manual to provide guidance on the required water quality improvements for new development and redevelopment projects, and the required construction Best Management Practices (BMPs). Techniques to reduce urban runoff include decreasing the amount of impervious surfaces, planting shade trees and drought- tolerant vegetation, and using high- efficiency irrigation.

Air Quality

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. In addition to mobile sources, stationary sources also contribute to air pollution in the San Diego Air Basin (SDAB). Stationary sources include gasoline stations, power plants, dry cleaners, and other commercial and industrial uses. The General Plan's Conservation Element addresses air quality in the San Diego Air Basin and includes policies designed to improve air quality on a citywide level.

In addition to the adopted regulations and programs to address air quality and protect public health, the California Air Resources Board and the San Diego County Air Pollution Control District provide guidance on siting land uses to avoid health risks and avoid nuisances. A common component of such guidance is the recommendation to site sensitive land uses outside specified buffers adjacent to or surrounding major emitters or facilities of concern, such as highways.

Encanto Neighborhoods consists of various air quality sensitive land uses located in close proximity with commercial and industrial land uses. There are numerous instances where potentially sensitive receptors may be located adjacent to commercial and industrial land uses (collocation). Toxic air contaminants are generated by a

number of sources, including stationary sources such as dry cleaners, gas stations, combustion sources, and laboratories; mobile sources such as automobiles; and area sources such as landfills. The community's existing mix of land uses and small amount of undeveloped land limit opportunities for reducing impacts due to collocation.

Biological Diversity and the Multi-Habitat Planning Area

By maintaining functional wildlife corridors and habitat linkages, the community of Encanto Neighborhoods can contribute to regional biodiversity and the viability of rare, unique or sensitive biological resources throughout the area. In addition, limiting access and use to appropriate areas and promoting aquatic biodiversity and habitat recovery by re-naturalizing stream channels can also contribute to the area's biological diversity.

These efforts could be assisted through the implementation of the City's Multiple Species Conservation Plan (MSCP) Subarea Plan, which includes most of the open space in Encanto Neighborhoods. The MSCP Subarea Plan establishes priorities for managing Multi-Habitat Planning Area (MHPA) lands, with regard to public access, trails and recreation, and natural resource management. The Plan calls for signage to clearly identify public access points. Trails, view overlooks, and staging areas are to be located in the least sensitive areas, such as along the edges of urban land uses or the seam between land uses, using existing roads and trails as much as possible. Trail widths are minimized, and in general, trails should not be paved. Recreational uses are limited to passive uses such as birdwatching, photography and trail use.

The MHPA includes about 73 acres in the Chollas Radio Open Space and 36 acres in Chollas Radio Canyon, both defining features of the Emerald Hills neighborhood, as shown in Figure 8-2. These lands are characterized by coastal sage scrub vegetation, and feature well-used trails. Vernal pools are also present here. The MHPA also includes Encanto Canyon and unnamed open spaces on the hillside north of Market Street and on both sides of Valencia Parkway. These areas are characterized as disturbed habitat, but nevertheless provide potential benefits to wildlife, as well as to community residents.

Urban Forestry

Street trees and private tree planting programs are relatively low cost, low-technology methods for improving the visual landscape as well as air quality. Trees can provide shading and cooling for adjacent buildings as well as for pedestrians. Trees can reduce energy consumption by naturally cooling the urban environment, reduce storm water runoff through absorption of water by the trees, enhance or create visual corridors, and improve air quality by converting CO2 into oxygen. The General Plan's Conservation Element contains the goal of protecting and expanding a sustainable urban forest in policies CE-J.1 through CE-J.5.

An Urban Ecosystem Analysis prepared for San Diego in 2003 by the American Forests Organization concluded that San Diego has lost "green infrastructure" as development occurred in previous decades. This has created more heat islands while natural areas have been reduced including the removal of trees with large canopies that provide shade. At the time of the study, Encanto Neighborhoods had about 15 percent tree canopy, which is shown in Figure 8-3: Tree Canopy and Habitat, with existing trees, open and park space, and habitat restoration areas.

The Multi-Habitat Planning Area includes about 73 acres in the Chollas Radio Open Space and 36 acres in Chollas Radio Canyon, defining features of the Emerald Hills neighborhood.

Trees can provide shading and cooling for buildings and pedestrians and contribute to habitat.

The Urban Ecosystem Analysis recommended a target of 25 percent tree canopy overall, 30 percent tree canopy in suburban residential, 20 percent tree canopy in urban residential, and 10 percent in central business districts. A target of 25 percent tree canopy overall in the Encanto Neighborhoods could greatly increase the benefits provided by trees in the community. Street trees also have the opportunity to be a defining characteristic of streets and neighborhoods, and help enhance the community's identity. The Urban Design Element of this plan discusses the development of a Street Tree Master Plan and implementing the Plan through the development process to meet this target and increase the community's tree canopy.

Waste Diversion

An effective integrated waste management strategy conserves raw materials and energy, ensures that waste materials do not become a health threat, and reduces the need for new disposal facilities. The General Plan addresses waste management in policies PF-I.1 through PF-I.5.

Reuse of building materials, use of materials that have recycled content, or use of materials that are derived from sustainable or rapidly renewable sources can reduce the amount of waste generated in the Encanto Neighborhoods. In addition, including features in buildings to facilitate recycling of waste generated by building occupants and associated refuse storage areas can also assist in reducing the amount of waste generated in the community.

Policies

Environmentally Sensitive Lands Regulations and Multi-Habitat Planning Area

P-CS-11: Implement applicable General Plan Biological and Multiple Species Conservation Plan (MSCP) goals and policies as discussed in the Conservation Element Sections CE-G.1-G.5 and CE-H.1-H.9 to reduce the impacts on biological resources, open space, land form, or other environmentally sensitive areas.

P-CS-12: Minimize or avoid impacts to canyons and other environmentally sensitive lands relocating sewer infrastructure out of these areas where possible, minimizing construction of new sewer access roads into these areas, and redirecting of sewage discharge away from canyons and other environmentally sensitive lands if feasible. (Also see the General Plan Conservation Element Policy CE-B.1.d.)

P-CS-13: Implement the requirements of the City of San Diego's ESL regulations, MSCP Subarea Plan, and Biology Guidelines for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources.

P-CS-14: Require that hillside development complement the natural character including minimizing disturbance to topography and biological resources.

P-CS-15: Plan development to minimize grading related to the topography and natural features.

P-CS-16: Preserve open space areas through covenant of easements, open space designation, or dedication to the City of San Diego.

P-CS-17: Revegetate graded areas and areas of invasive vegetation with native vegetation to restore biological diversity and minimize erosion and soil instability.

P-CS-18: Implement the Environmentally Sensitive Lands regulations for biological resources and steep slopes and the MSCP policies and guidelines through the project review process.

P-CS-19: Foster local stewardship and develop positive neighborhood awareness of the open space preserve areas with environmental education programs through local schools, Homeowner's Associations (HOAs), community groups, and other public forums 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.

Open Space, Wetlands and Landform Preservation Policies

P-CS-20: Maintain best management practices in all development to limit erosion and siltation.

P-CS-21: Implement the recommendations contained in the Chollas Creek Enhancement Program such as removing concrete channels in Chollas Creek to create a more natural function and appearance, where feasible, and establishing trails and other passive recreation amenities.

P-CS-22: Remove invasive species from Las Chollas Creek and restore habitat.

P-CS-23: Preserve and protect open space by preventing incompatible uses, such as off-road activities, frisbee golf, off leash dog areas, and equestrian use.

Scenic Resources & Public Views Policies

P-CS-24: Select new street trees for their ability to provide a canopy and framing of public views. (See Urban Design Element Street Tree discussion and recommendations.)

P-CS-25: Ensure unobstructed access to open space and canyon trailheads that provide public vantage points (i.e., views and vistas) and access.

P-CS-26: Evaluate the need for modified or increased setbacks when building adjacent to public view angles. Reject or object to reduced setbacks that obscure established public vantage points unless alternative or improved public views are proposed.

Water Resource Management Policies

P-CS-27: Implement applicable General Plan water resources management goals and policies as discussed in the Conservation Element Sections CE-D.1-D.5 and Urban Design Element.

P-CS-28: Encourage new development to incorporate as many water-wise practices as possible in their design and construction including: encourage recycled and/or gray water irrigation systems; retrofit public spaces and public rights-of-way with low-water use vegetation and/or alternative permeable surface materials that meet adopted landscape regulations; and ensure that any 'community greening' projects utilize water-efficient landscape.

P-CS-29: Conserve water through the provision of water-efficient infrastructure, drought tolerant plantings, greywater usage, and the extension of the municipal reclaimed water to support public parks and landscaped areas.

The Plan encourages development to use Low-Impact Development (LID) practices that slow runoff and absorb pollutants (top and middle). Bioswales will be incorporated along roadways where feasible (bottom).

Urban Runoff Management Policies

P-CS-30: Encourage development to use Low-Impact Development (LID) practices such as bio-retention, porous paving, and green roofs, that slow runoff and absorb pollutants from roofs, parking areas and other urban surfaces.

P-CS-31: Incorporate bioswales or other LID design practices where there is sufficient public rights-of-way throughout the community, and focus specific efforts to capture storm water along roadways in close proximity to Chollas Creek, such as Market Street, 47th Street and Euclid Avenue. Implement these features where appropriate, as they may be infeasible due to soil conditions and impacts to utilities.

P-CS-32: Encourage private property owners to design or retrofit landscaped or impervious areas to better capture storm water runoff.

P-CS-33: Repair and maintain drainage outfalls and brow ditches that discharge directly to or are within open space lands.

P-CS-34: Encourage, through redevelopment and retrofitting, phasing out of commercial and industrial building materials such as galvanized roofs that leach metals into storm water runoff.

P-CS-35: Reduce, through redevelopment and retrofitting, the amount of uncovered industrial and commercial areas where the work activity may contribute pollutants.

P-CS-36: Encourage neighborhood practices for preventing and removing buildup of trash and pet waste on land surfaces.

Air Quality Policies

P-CS-37: Implement the General Plan air quality policies found in the Conservation Element Section F through land use organization, economic development policies, and landscape policies.

P-CS-38: Promote retention of existing, or addition of new drought resistant trees to absorb pollutants.

P-CS-39: Educate businesses and residents on the benefits of alternative modes of transportation including public transit, walking, bicycling, car and van pooling, and telecommuting.

P-CS-40: Create incentives to encourage relocation of incompatible uses that contribute to poor air quality.

P-CS-41: Encourage street tree and private tree planting programs throughout the community to increase absorption of carbon dioxide and pollutants.

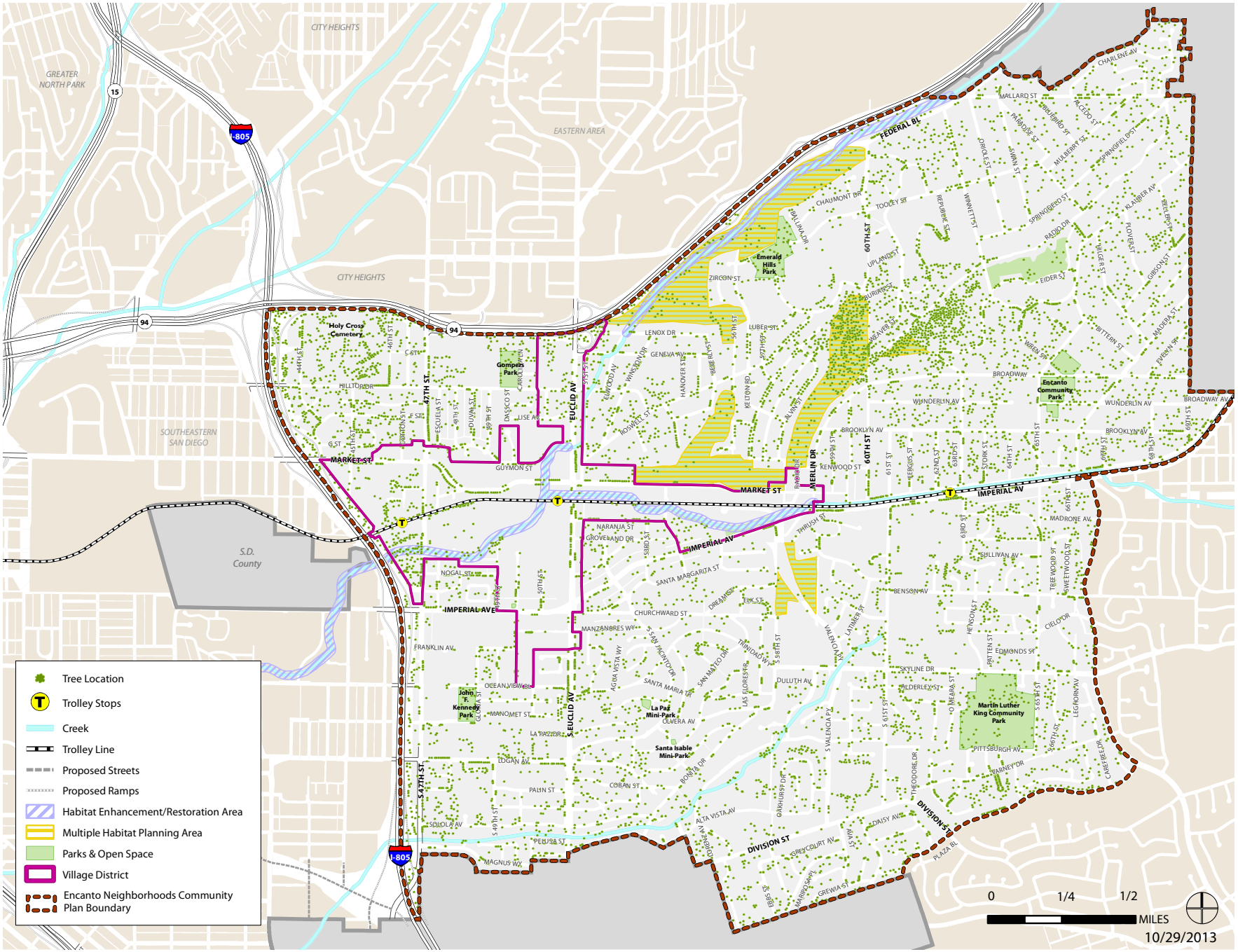
Urban Forestry Policies

P-CS-42: Utilize the Street Tree Master Plan in the Urban Design Element of this plan to apply to private development and to utilize when pursuing greening grants or implementing community planting projects.

P-CS-43: Increase the overall tree canopy cover throughout the Encanto Neighborhoods to the citywide generalized target goal of 20 percent in the urban residential areas and 10 percent in the business areas so that the natural landscape is sufficient in mass to provide significant benefits to the city in terms of air and water management.

P-CS-44: Require new development retain significant and mature trees unless they are diseased and pose a threat to safety and welfare.

FIGURE 8-3: TREE CANOPY AND HABITAT



P-CS-45: Work with the City's Urban Forester to resolve issues that may arise in individual development projects.

P-CS-46: Replace street trees that are 'missing' or have been removed to restore a 'visual resource' or 'continuous canopy.'

P-CS-47: Support public outreach efforts to educate business owners, residents, and school children on the care of and environmental benefits of shade-producing street trees.

Waste Diversion

P-CS-48: Become a zero-waste community that promotes the recycling of both solid and green waste, as well as food scrap composting through education, incentives, and other activities.

P-CS-49: Encourage multi-story developments to include solid waste and recycling management measures, such as dual trash/recycling chutes, in development plans to facilitate compliance with recycling regulations.

P-CS-50: Promote recycling facilities that are well maintained, attractive in appearance, and help promote waste reduction in the community.

8.3 Community Gardens and Urban Agriculture

Urban Agriculture And Community Food Security

The Encanto Neighborhoods Community Plan supports local agriculture, farmers' markets, and eating locally-grown food. These objectives touch on community concerns about other issues such as environ- mental quality, local economic development, neighborhood revitalization, and community connectedness. A sustainable food system perspective is particularly suited to approach food from all these perspectives, by looking at the broader picture and targeting several areas of influence: food access and quality, production (farms and gardens), procurement (markets, stores, and city policies), transport (shipping methods and fuels, packaging, and other factors), and consumer and business decision-making.

Urban gardening can have a multitude of benefits. It is a strategy for creating local healthy food systems and fighting chronic obesity related illness. It is also a carbon reduction and stormwater runoff strategy. Third, it is a way to productively use underutilized sites and promote interactions between neighbors. All future community gardens in Encanto Neighborhoods should become attractive focal points that bring the neighborhood together as a way to interact, recreate and create a sustainable food system within the community.

Encanto Neighborhoods have the potential to provide multiple sites for community gardens that contain individual and shared-plot spaces. For instance, land owned by San Diego Gas and Electric, the Metropolitan Transit System, Caltrans, the City of San Diego,

and the San Diego Unified School District may have remnant parcels that could be used as community gardens. Sections of public parks, in particular areas not well suited to active recreational uses, may also be good locations for community gardens.

Community gardening may also be an appropriate temporary use on private parcels that may be developed in the future, in all zones where allowed, including residential and commercial zones. Gardens may also be created with private sponsors, for use in the long-term, and produce may be sold on site in the gardens.

Policies

P-CS-51: Encourage new developments to identify space for food production, including rooftop gardens. Consider development incentives for projects that provide public community gardens.

P-CS-52: Promote the inclusion and development of urban agriculture in the Encanto Neighborhoods.

P-CS-53: Locate community gardens in Encanto Neighborhoods where there is sufficient demand, appropriate land, and where they will not generate adverse impacts on adjacent uses.

P-CS-54: Develop and maintain partnerships with organizations that provide services, programs, and activities that would complement a community garden program in Encanto Neighborhoods.

P-CS-55: Locate community gardens on publicly-owned properties whenever possible

P-CS-56: Seek small publicly-owned sites not suitable for recreation use as opportunities for community gardens where individuals can supplement their food supply.

P-CS-57: Identify commercially-designated lots that may be appropriate for commercial farms where a business person may create income by selling locally-produced agricultural products.

Farmers' markets and community gardens can be focal points that bring the neighborhood together and create a sustainable food system.

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