



APPENDICES

A. LEGISLATIVE FRAMEWORK

The Torrey Pines Community Plan was developed within the context of a legislative framework existing on federal, state, and local levels. Among the more important levels of influence are:

- Section 65450 of the Government Code of the State of California (State Planning and Zoning Act) which gives authority for the preparation of the community plan and specifies the elements which must appear in each plan. It also provides means for adopting and administering these plans.
- Government Code Chapter 4.3 requires that local governments and agencies provide incentives to developers to include affordable units in housing projects. The City has adopted an ordinance which establishes an Affordable Housing Density Bonus that provides for an increase in density in a given zone to be granted for projects in which a portion of the total housing units are for low or moderate-income persons.
- The California Environmental Quality Act of 1970 (CEQA), as amended, requires that environmental documents be prepared for all community plans. Separate, detailed environmental impact reports are also required for all projects which may adversely affect the environment, including actions related to implementing this Plan.
- The Regional Air Quality Strategy (RAQS) was developed in 1977 to achieve a level of air quality in the San Diego Air Basin that would meet federal air quality standards set forth in the National Clean Air Act. A major recommendation pertinent to this planning effort is to include air quality considerations in all land use and transportation plans.
- The California Coastal Act of 1976 mandates that all designated coastal areas develop a Local Coastal Plan that is consistent with state-wide goals and objectives. The North City Local Coastal Program Land Use Plan, with revisions, was adopted by the City Council in March, 1987. The plan provides specific guidelines for the development of that area of the community that lies within the coastal zone boundary.
- The Progress Guide and General Plan of the City of San Diego establishes citywide goals, guidelines, standards and recommendations which serve as the basis for the goals, objectives and recommendations of the community plan.
- The citywide zoning and subdivision ordinances that regulate the development and subdivision of land in the City.
- In addition to legislation and ordinances, the City Council has adopted a number of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and are used in implementing plan recommendations.

B. RELATIONSHIP TO THE GENERAL PLAN

This Plan provides specific recommendations for actions that will implement the goals and objectives of the General Plan. Recommendations, which implement the General Plan's goals and objectives, are outlined below:

RESIDENTIAL

This Plan recommends the retention of all existing residentially designated areas of the community, provides compatibility guidelines for new residential development, and encourages a balanced community character, and restricts commercial encroachment into residentially designated areas. These recommendations are consistent with the General Plan objectives of conserving, preserving and rehabilitating residential areas, promoting balanced communities and providing opportunities for new residential construction.

COMMERCIAL

This Plan recommends the elimination of a small amount of commercially-designated property within a residential neighborhood, requires that new commercial development occur only within designated areas, and provides specific design guidelines that require new commercial projects to be compatible with the existing neighborhood, including requirements for off-street parking, landscaping and design. These recommendations are consistent with the General Plan objectives of prohibiting the expansion of existing strip commercial development, encouraging consolidated off-street parking, and suggesting drought-resistant landscaping in all new commercial developments.

INDUSTRIAL

This Plan designates approximately 380 acres for industrial development within Sorrento Valley. The **Industrial Element** of this Plan contains recommendations and guidelines which limit commercial development within industrial property, encourage light manufacturing type uses, and promote Transportation Demand Management strategies for new industrial developments. In addition, a significant portion of industrial land that is environmentally sensitive, and has been purchased and included within Torrey Pines State Park, has been designated Open Space in this Plan. These recommendations are consistent with the General Plan recommendations to limit commercial uses in manufacturing zones, remove inappropriately designated industrial land from the citywide industrial inventory and conditionally reduce parking requirements for industrial establishments which provide transportation for their employees.

TRANSPORTATION

The Plan provides for vehicular circulation improvements and some street widening along with the inclusion of bikeways and improved pedestrian amenities. The Plan also provides recommendations for mass transit, provides recommendations for bicycle racks and locker facilities in industrial areas, and recommends that logical and convenient pedestrian paths and bikeways be linked to LRT stations. The community plan recommendations are consistent with the General Plan recommendations to place equal emphasis on the aesthetic, functional and noise design considerations of streets, the maintenance and increased efficiency of the existing street system, the development of an improved mass transit system, the maintenance of bicycle facilities at connection points with other transportation modes, and the provision of adequately sized pedestrian paths and bikeways.

PUBLIC FACILITIES, SERVICES AND SAFETY

This Plan meets the General Plan standards for fire, school, police, library, water and sewer service. This plan also recommends the joint use, for recreational purposes, of Del Mar Hill and Del Mar Heights Elementary Schools. This recommendation is consistent with the General Plan, which encourages joint use of school sites.

OPEN SPACE

This Plan designates over 1,000 acres for open space purposes. Most of this open space land contains sensitive environmental resources that are found within already established open space systems such as Los Peñasquitos Lagoon, Torrey Pines State Park Reserve Extension, Crest Canyon, and San Dieguito Lagoon and River Valley. This plan is consistent with the General Plan's goals, guidelines and standards for open space including: establish an open space system which provides for the preservation of natural resources.

RECREATION

Although over 1,000 acres within the community have been designated for open space, no public park space for active recreational type activities exist within the community. Based on the General Plan guidelines for park and recreational facility service areas, this community's needs are met by facilities located in surrounding areas, and through the use of schools within the community planning area. This Plan also recommends implementation of bikeways and pedestrian pathways that provide connections between open space and other areas within the community.

CONSERVATION OF RESOURCES AND CULTURAL RESOURCE MANAGEMENT

This Plan contains a **Resource Management Element** that identifies all biologically and culturally sensitive resources within the planning area, and provides guidelines on how these

resources should be protected and preserved. The Plan meets the General Plan recommendations to establish an open space and sensitive land element for each community plan with specific criteria on which to identify open space and sensitive land areas; identify and map all hillsides, canyons, water resources, bluffs, beaches, farm land, parks, open space areas, natural resources and special urban areas; minimize grading, control soil runoff, sedimentation, and erosion; and ensure that excavation of archaeological resources be done by qualified professionals who fully analyze and document all materials.

C. PLAN UPDATE AND AMENDMENT PROCESS

While the Plan sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Some rezonings are recommended to carry out the proposals of the Plan and public hearings for these will be held in conjunction with hearings for this Plan. Should the land use recommendations in the Plan necessitate future rezonings, subsequent public hearings would be held as necessary so that future development is consistent with Plan proposals.

This Plan is not a static document. While it is intended to provide long-range guidance for the orderly growth of the community, in order to respond to unanticipated changes in environmental, social, or economic conditions, the Plan must be continually monitored and updated as necessary to remain relevant to community and City needs.

Once the Plan is adopted, two additional steps will follow: implementation and review. Implementation refers to the process of putting Plan policies and recommendations into effect. Review is the process of monitoring the community and recommending changes to the Plan as conditions in the community change. Guidelines for implementation are provided in the Plan, but the process must be based on a cooperative effort of private citizens, city officials and other agencies. The Torrey Pines Planning Group, as well as other private citizen organizations, will provide the continuity needed for an effective implementation program.

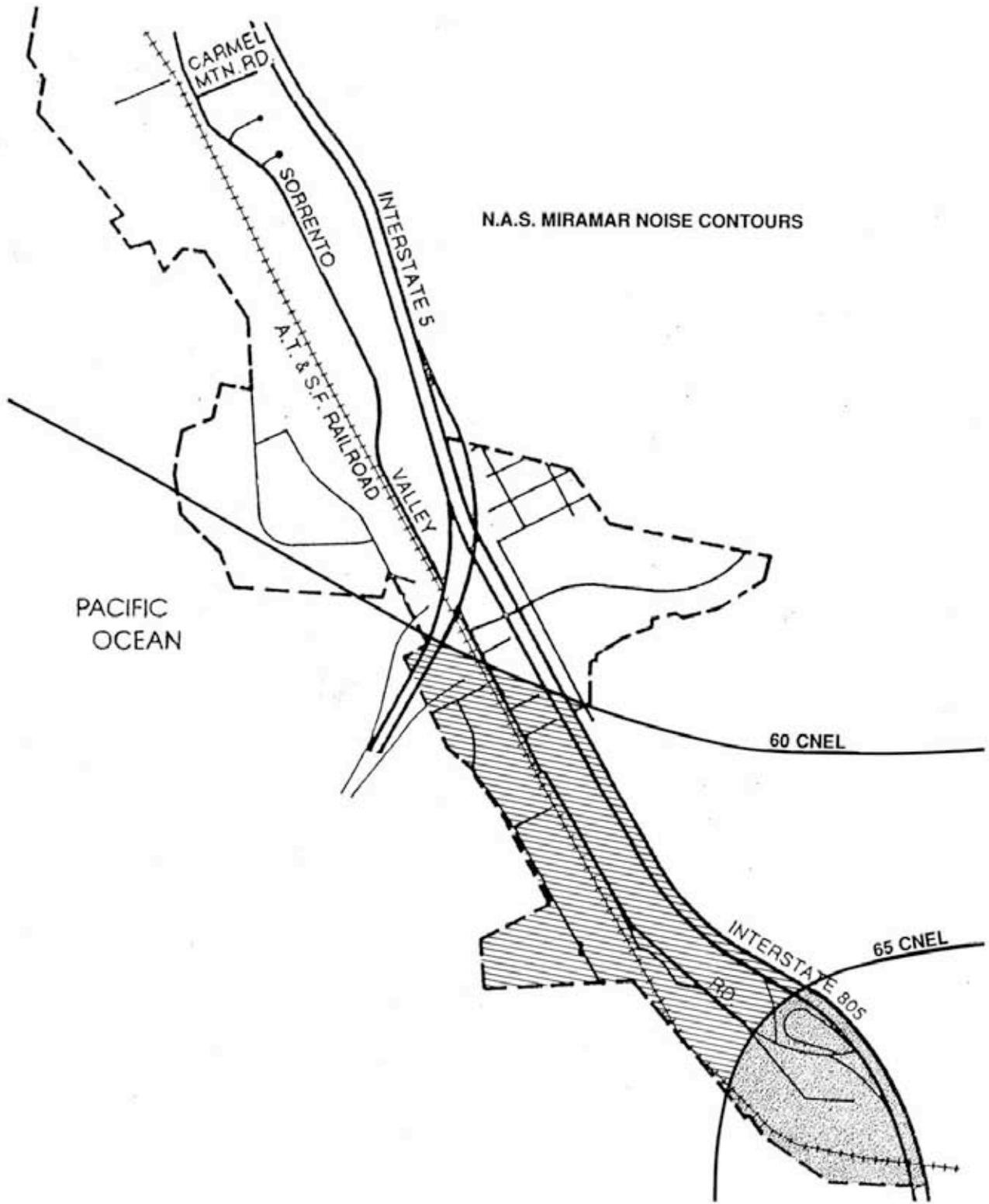
D. NAS MIRAMAR

The Naval Air Station (NAS) at Miramar, although located a couple of miles southeast of the Torrey Pines community planning area, represents some influence on land use within the southern portion of Sorrento Valley.

NAS Miramar accommodates approximately 225,000 flight operations per year. Air operations include departures to the west via the Seawolf corridor, departures to the north via the Julian departure corridor, arrivals from the east, Fleet Carrier Landing Practice conducted over a southern loop, and touch-and-go exercises conducted over a northern loop. The San Diego Association of Governments (SANDAG), in its authority as the region's Airport Land Use Commission, has adopted a Comprehensive Land Use Plan (CLUP) for NAS Miramar to protect the airport from incompatible land uses and provide the city with development criteria that will allow for the orderly growth of the area surrounding the airport.

The CLUP identifies the areas that are affected by noise resulting from air operations and the types of land uses that are compatible within these areas. The CLUP also identifies the areas that are most susceptible to an accident and should, therefore, be protected from high-intensity development. The types and intensities of land uses that are compatible in these areas are also provided.

The following pages indicate where the accident potential zones and noise contours affect the Sorrento Valley area, and how these restrict planning and development in the area.



NAS Miramar Noise Contours
Torrey Pines Community Plan

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FIGURE



Airport Noise/Land Use Compatibility Matrix

LAND USE	ANNUAL DAY/NIGHT AVERAGE SOUND LEVEL IN DECIBELS				
	55	60	65	70	75
1. OUTDOOR AMPHITHEATERS					
2. NATURE PRESERVES, WILDLIFE PRESERVES, LIVESTOCK FARMING, NEIGHBORHOOD PARKS AND PLAYGROUNDS					
3. SCHOOLS, PRESCHOOLS, LIBRARIES		45			
4. RESIDENTIAL- SINGLE FAMILY, MULTIPLE FAMILY MOBILE HOMES, RESIDENTIAL HOTELS, RETIREMENT HOMES, INTERMEDIATE CARE FACILITIES, HOSPITALS, NURSING HOMES		45			
5. HOTELS AND MOTELS, OTHER TRANSIENT LODGING, AUDITORIUMS, CONCERT HALLS, INDOOR ARENAS, CHURCHES		45	45		
6. OFFICE BUILDINGS-BUSINESS, EDUCATIONAL, PROFESSIONAL AND PERSONAL SERVICES; R&D OFFICES AND LABORATORIES			50		
7. RIDING STABLES, WATER RECREATION FACILITIES, REGIONAL PARKS AND ATHLETIC FIELDS, CEMETERIES, OUTDOOR SPECTATOR SPORTS, GOLF COURSES					
8. COMMERCIAL-RETAIL; SHOPPING CENTERS, RESTAURANTS, MOVIE THEATERS			50	50	
9. COMMERCIAL-WHOLESALE; INDUSTRIAL; MANUFACTURING					
10. AGRICULTURE (EXCEPT RESIDENCES AND LIVESTOCK), EXTRACTIVE INDUSTRY, FISHING, UTILITIES, AND PUBLIC R-O-W					



COMPATIBLE
THE OUTDOOR DAY/NIGHT AVERAGE SOUND LEVEL IS SUFFICIENTLY ATTENUATED BY CONVENTIONAL CONSTRUCTION THAT THE INDOOR NOISE LEVEL IS ACCEPTABLE, AND BOTH INDOOR AND OUTDOOR ACTIVITIES ASSOCIATED WITH THE LAND USE MAY BE CARRIED OUT WITH ESSENTIALLY NO INTERFERENCE FROM AIRCRAFT NOISE.

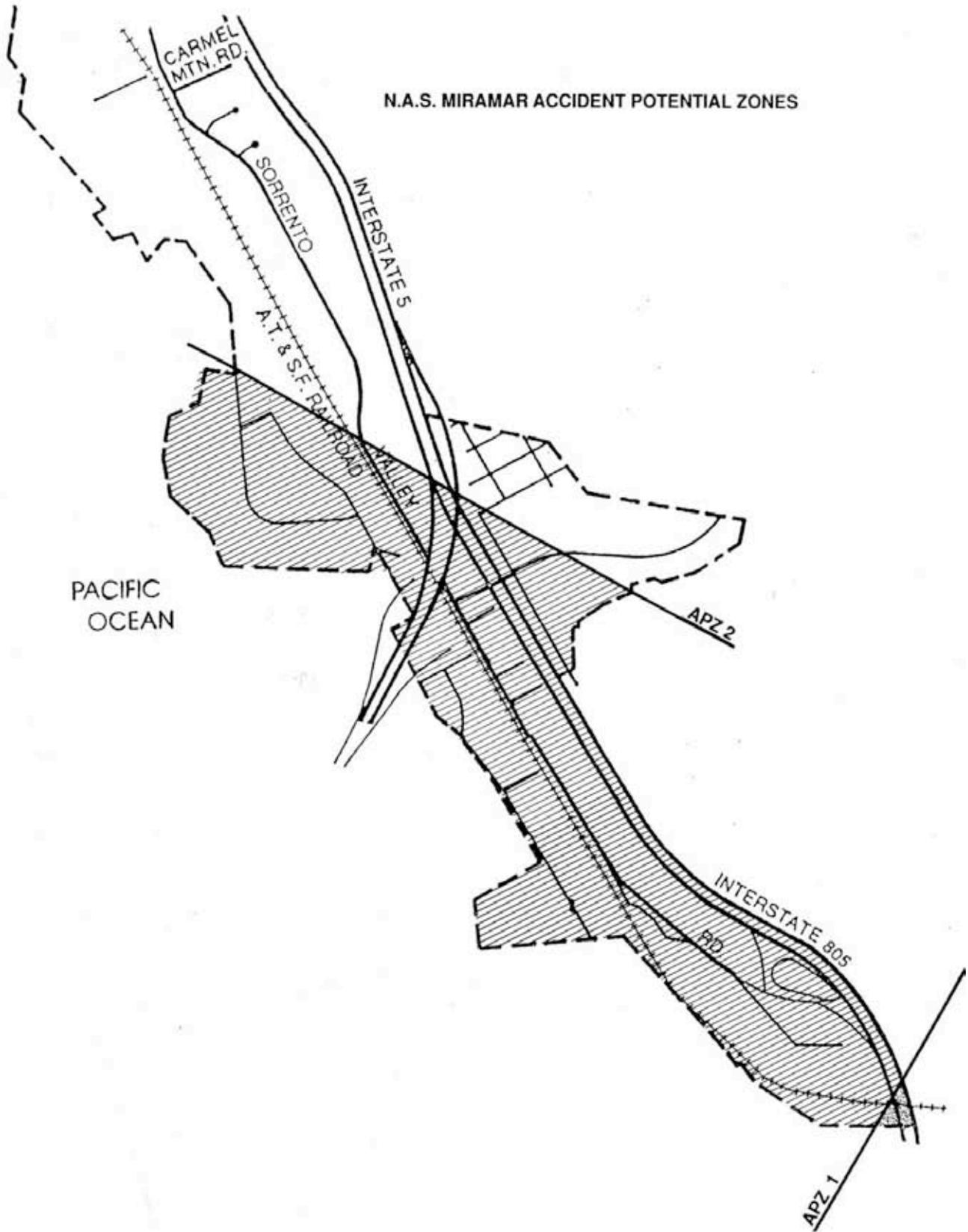


CONDITIONALLY COMPATIBLE
THE OUTDOOR DAY/NIGHT AVERAGE SOUND LEVEL WILL BE ATTENUATED TO THE INDOOR LEVEL SHOWN, AND THE OUTDOOR NOISE LEVEL IS ACCEPTABLE FOR ASSOCIATED OUTDOOR ACTIVITIES.



INCOMPATIBLE
THE DAY/NIGHT AVERAGE SOUND LEVEL IS SEVERE. ALTHOUGH EXTENSIVE MITIGATION TECHNIQUES COULD MAKE THE INDOOR ENVIRONMENT ACCEPTABLE FOR PERFORMANCE OF ACTIVITIES THE OUTDOOR ENVIRONMENT WOULD BE INTOLERABLE FOR OUTDOOR ACTIVITIES ASSOCIATED WITH THE LAND USE.

NOTE: This matrix should be used with reference to the Implementation Directives shown on the following page.



NAS Miramar Accident Potential Zones
Torrey Pines Community Plan

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 FIGURE



Land Use Compatibility in Accident Potential Zones

LAND USE	APZ 1	APZ 2
RESIDENTIAL ^a APARTMENTS, AND TRANSIENT LODGING		
ASSEMBLY AREA Schools, Churches, Libraries, Auditoriums, Sports Arenas, etc., Preschools, Nurseries, and Restaurants		
Hospitals, Sanitariums, and Nursing Homes		
OFFICE, RETAIL STORES ^c	50	
WHOLESALE STORES, MANUFACTURING ^{b, c}	50	
OUTDOOR USES: Playgrounds, Neighborhood Parks, Golf Courses, Riding Stables, Public Right-of-Way	50	

COMPATIBLE

50 or fewer
Persons/Acre

CONDITIONALLY
COMPATIBLE

INCOMPATIBLE

- a. Residential land uses include single-family, duplex, mobile homes, multifamily and retirement homes.
- b. Prohibit the above ground storage of flammable, hazardous and toxic materials for those land uses within the accident potential zones; and storage of the material should be in accordance with the most stringent federal, state and local ordinances and regulations.
- c. It is suggested that lot coverage in APZ 1 should be less than 25%; and less than 40% in APZ 2.

E. LOCAL COASTAL PROGRAM POLICIES

The policies of this section shall apply to all development in the Torrey Pines community planning area within the Coastal Zone. In the event these policies conflict with goals, policies, or proposals contained elsewhere in the Plan, the Local Coastal Program Policies shall take precedence.

HILLSIDES

Within the Coastal Zone, landforms that consist of slopes of 25 percent grade and over that have not been identified as possessing environmentally sensitive habitats, significant scenic amenities or hazards to developments, may be developed provided the applicant can demonstrate all of the following:

1. To protect the scenic and visual qualities of the site as seen from public vantage points, recreational areas, and roads or highways, the proposed development shall minimize the alteration of natural landforms and create only new slopes that are topographically compatible with natural landforms of the surrounding area.
2. The proposed development restores and enhances any previously manufactured slopes on the site to make them compatible with surrounding natural landforms and native vegetation.
3. The proposed development, including any fill or grading, does not create any significant new soil erosion, silting of lower slopes, slide damage or other geologic instability, flooding, or permanent scarring.
4. The proposed development contains a native vegetation restoration and enhancement program for those portions of the site in 25 percent or greater slopes that will provide as follows:
 - a. For every area or quantity of native vegetation located on slopes of 25 percent grade and over, in excess of the encroachment allowance provided in the table below that is disturbed by the development, an area equal to 120 percent of the disturbed area shall be restored in native vegetation. The restoration and enhancement program shall be performed prior to or concurrently with the development and may be incorporated into the design and implementation of the overall landscaping program for the site.
 - b. The native vegetation restoration and enhancement program required by Subsection (a) shall be located on the site of the permitted development. However, if the size, topography or biological characteristics of the site are determined by the Planning Director to be unsuitable for said restoration or enhancement program, then the native vegetation shall be provided at one or more off-site locations within the Coastal Zone, which may include publicly owned rights-of-way. If such locations within the Coastal

Zone are infeasible, then such native vegetation restoration or enhancement program shall be provided at other suitable locations within the City of San Diego outside the Coastal Zone.

- c. All native vegetation restoration and enhancement programs shall be prepared by a biologist, registered landscape architect, or other qualified professional in close consultation with the Department of Fish and Game and U.S. Fish and Wildlife Service.

In the case of those landforms that consist of slopes of 25 percent and over which have been identified as possessing environmentally sensitive habitats or significant scenic amenities or hazards to development (including major undeveloped sites with high erodibility characteristics), the following policy shall apply:

- 1. Slopes of 25 percent grade and over shall be preserved in their natural state, provided a minimal encroachment into the steep slope areas over 25 percent may be permitted as set forth in the following table:

25 PERCENT SLOPE ENCROACHMENT ALLOWANCE

Percentage of Parcel in Slopes of 25 Percent and Over	Maximum Encroachment Allowance as Percentage of Area in Slopes of 25 Percent and Over
75% or less	10%
80%	12%
85%	14%
90%	16%
95%	18%
100%	20%

For the purposes of this ordinance, encroachment shall be defined as any area of twenty-five percent (25%) or greater slope in which the natural landform is altered by grading, is rendered incapable of supporting vegetation due to the displacement required for the building, accessory structures or paving, or is cleared of vegetation, other than allowed below.

The following uses shall be exempt from the encroachment limitations set forth above:

- a. Major public roads and collector streets identified in the Circulation Element of an adopted community plan or the General Plan.
- b. Local public streets or private roads and driveways which are necessary for access to the more developable portions of a site on slopes of less than 25 percent grade, provided no less environmentally damaging alternative exists. The determination of whether or not a proposed road or driveway qualifies for an exemption, in whole or in part, shall be made by the Planning Director based upon an analysis of the project site.
- c. Public utility systems.

2. On existing legal parcels, a deviation in the encroachment allowance percentage may be granted by the Planning Director, if necessary to maintain a minimum development right (total disturbed area) equal to 20 percent of the entire parcel.
3. All encroachment allowances, including permissible deviations, shall be subject to a determination by the Planning Director that such encroachment supports the findings of fact set forth in the City's Hillside Review Zone.

GRADING/WATER QUALITY

A grading plan that incorporates runoff and erosion control procedures to be utilized during all phases of project development shall be prepared and submitted concurrently with subdivision improvement plans or planned development applications where such development is proposed to occur on lands that will be graded, filled, or have a slope of 25 percent or greater. Such a plan shall be prepared by a registered civil engineer and shall be designed to assure that there will be no increase in the peak runoff rate from the fully developed site over the rate of discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years (the "six-hour, ten year" design storm). Runoff control shall be accomplished by establishing on-site or at suitable nearby locations catchment basins, detention basins, and siltation traps along with energy dissipating measures at the terminus of storm drains, or other similar means of equal or greater effectiveness.

Sediment basins (debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operation and maintained through the development process as necessary to remove sediment from runoff waters draining from the land undergoing development. Areas disturbed but not completed prior to November 15, including graded pads and stockpiles, shall be suitably prepared to prevent soil loss during the late fall and winter seasons. All graded slopes shall be stabilized prior to November 15 by means of native vegetation, if feasible, or by 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 or other qualified professional. Erosion control utilizing mulching, fertilization and irrigation within sufficient time prior to November 15 to provide landscape coverage that is adequate to achieve the provisions of this policy. Temporary erosion control measures shall include the use of berms, interceptor ditches, sandbagging, hay bales, filtered inlets, debris basins, silt traps, or other similar means of equal or greater effectiveness. From November 15 to March 31, grading may be permitted provided the applicant conforms to the requirements listed below and submits monthly documentation within two weeks following the end of the preceding month to the City Engineer on the condition of the erosion control procedures for graded pads, slopes and stockpiles whenever precipitation during the month exceeds two (2) inches.

From November 15 to March 31, grading may only occur:

1. In increments as determined by the City Engineer based on site-specific soil erodibility and slopes in order to minimize soil exposure.

2. The applicant has installed temporary erosion control measures that the City Engineer finds are designed to assure that there will be no increase in the peak runoff rate.
3. The applicant posts a bond which shall remain in force and effect for one year after acceptance by the City of the subdivision sufficient to cover the costs of any remedial grading and replanting of vegetation, including any grading and replanting of vegetation, including any restoration of lagoon, wetland, or other environmentally sensitive habitat areas adversely affected by the failure of the erosion control measures.
4. The applicant agrees to provide daily documentation to the City Engineer of the condition of the erosion control procedures for any 24-hour period in which precipitation exceeds 0.25 inches. Failure to provide such documentation or occurrence of any significant discharge of sediments or silts in violation of this policy shall constitute automatic grounds for suspension of the applicant's grading permit(s) during the period of November 15 to March 31.

Grading for properties within the Coastal Zone which drain into Los Peñasquitos Lagoon or San Dieguito Lagoon require compliance with erosion control measures specified in the document "Erosion Control Measures for North City Areas Draining to Los Peñasquitos or San Dieguito Lagoons," on file in the Office of the City Clerk as Document No. 00-17068.

WETLANDS/ENVIRONMENTALLY SENSITIVE RESOURCES

The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted where there is no feasible, less environmentally damaging alternative, where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following newly permitted uses and activities:

1. Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
2. Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
3. Restoration purposes.
4. Nature study, aquaculture or similar resource-dependent activities.

Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

Buffer zones sufficient to protect wetlands shall generally be 100 feet in width, unless the applicant demonstrates that a smaller buffer will protect the resources of the wetland based on site-specific information including but not limited to the type and size of the development

and/or proposed mitigation which will also achieve the purposes of the buffer. The California Department of Fish and Game and the U.S. Fish and Wildlife Service shall be consulted in such buffer determinations and their comments shall be accorded great weight by the City of San Diego and by the California Coastal Commission. Developments permitted in wetland buffer areas shall be limited to access paths, passive recreational areas, fences and similar improvements necessary to protect the wetland, and such improvements shall be restricted to the upper/inland half of the buffer zone. Developments shall be located so as not to contribute to increased sediment loading of the wetland, cause disturbance to its fish and wildlife values, or otherwise impair the functional capacity of the wetland.

Development in Floodplain Areas

Within the 100-year floodplain fringe of the San Dieguito River, fill for roads and other public improvements and/or permanent structures will be allowed only if such development is consistent with uses allowed pursuant to the A-1-10 Zone and other existing zoning, is capable of withstanding periodic flooding, and does not require the construction of off-site flood protective works. The following requirements shall also be met:

Existing environmentally sensitive habitat areas will not be significantly affected and, that as a condition of development, significant new riparian corridors will be planted and maintained to function as enhanced wildlife corridors. Such revegetation program shall, to the maximum extent feasible, utilize native vegetation and shall be designed and implemented by a professional landscape architect, biologist, or other qualified professional in close consultation with the Department of Fish and Game and the U.S. Fish and Wildlife Service.

The design of the development incorporates the findings and recommendations of both a site-specific and coastal watershed hydrologic study in order that the development either assures that there will be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years, and neither significantly increases nor contributes to downstream bank erosion and sedimentation, including wetlands, lagoons, and other environmentally sensitive habitat areas.

Development in Areas of Sensitive Vegetation

In addition, to the extent applicable, all new development within the coastal zone shall be designed to be consistent with multi-species and multi-habitat preservation goals and requirements as established in the statewide Natural Communities Conservation Planning (NCCP) Program, and shall comply with the City of San Diego MSCP Interim Habitat Loss Permit Process, or shall obtain an incidental take permit under Section 4d, Section 7 or Section 10a of the Endangered Species Act related to the California Gnatcatcher. Compliance with these goals and requirements shall be implemented in consultation with the United States Fish and Wildlife Service and California Department of Fish and Game.

VISUAL RESOURCES

The State Coastal Act states that the scenic and visual qualities of the coastal areas shall be considered and protected as a resource of public importance. The Torrey Pines community planning area possesses many highly scenic open space areas and dramatic vistas. Torrey Pines also has a number of road segments that have scenic qualities worthy of formal recognition and protection. This Plan contains numerous recommendations, policies and implementing actions focusing on the preservation of these visual resources including:

1. Significant scenic resource areas including San Dieguito River Regional Park, Crest Canyon, Torrey Pines State Reserve Extension, Los Peñasquitos Lagoon, and the Carroll Canyon Creek Corridor have been designated and rezoned to open space.
2. Three road segments possessing dramatic vistas are recommended for a Scenic Route designation including North Torrey Pines Road, Carmel Valley Road, and Sorrento Valley Road.
3. Power distribution lines and utilities along Sorrento Valley Road and within Los Peñasquitos Lagoon are recommended to be relocated underground.
4. Future development adjacent to the Torrey Pines Reserve Extension, San Dieguito Lagoon, and Crest Canyon areas shall provide for adequate buffer areas. Development proposals shall provide adequate setbacks to avoid significant erosion, visual or sediment impacts from construction. Setbacks also shall be required to prevent fire breaks from being constructed on reserve property or into off-site sensitive areas. No clear-cutting or removal of vegetation shall be allowed within the San Dieguito Lagoon Preserve, Crest Canyon or the Torrey Pines State Reserve Extension.
5. Landscaping of properties adjacent to open space areas shall not use invasive plant species. Landscaping adjacent to these areas should use plant species naturally occurring in that area.
6. New residential development shall be compatible with the existing neighborhood, and designed to blend into adjacent natural open space areas. Only low-profile dwellings designed to fit with the natural terrain and not be visually prominent from the canyon floor shall be allowed. For development located in visually prominent areas adjacent to space areas, building colors and materials shall be limited to earth tones and colors subordinate to the surrounding natural environment, which minimize the development's contrast with the surrounding hillsides and open space areas.
7. New commercial development within predominantly residential neighborhoods shall be designed to minimize or eliminate traffic, noise, parking and visual impacts to residents. Bulk and scale of new commercial development shall be low-scale and of similar height to buildings and homes in the existing area.
8. Continue to maintain the existing, and where feasible, provide additional landscaped islands within Sorrento Valley Road and Sorrento Valley Boulevard. A landscaped center median should be provided along Del Mar Heights Road.

9. Those disturbed areas of the Carroll Canyon Creek Corridor shall be revegetated and planted with a combination of native trees, primarily riparian woodlands species and native shrubs. The revegetation plan shall include a monitoring program to determine the success of the program and identify maintenance needs.
10. Mechanical equipment, outdoor storage and appurtenances shall be screened from view and designed as integral parts of the overall building design. Fences, walls, grillwork, etc. should be of similar material and color as the main building.
11. The Plan recommends the preservation of Torrey Pines trees in private as well as public areas, and encourages the planting of Torrey Pines trees in roadways and other landscaped areas. Should Torrey Pines trees require removal, relocation or replacement of the trees shall occur whenever feasible.
12. New residential, commercial, and industrial development shall provide landscape buffers to screen views of the buildings from designated scenic roadways.

Parking

All commercial, industrial and residential uses shall be designed and constructed with sufficient off-street parking and loading facilities to assure adequate parking is provided with new development such that no adverse impacts on coastal access are documented. Parking ratios shall be utilized as specified and detailed in the City's Zoning Code to provide sufficient parking spaces so as not to require patrons/employees/residents to utilize parking which is necessary/required for other approved uses, or street and other public parking that would otherwise be available for public use. In addition, existing public parking facilities used for public beach access shall be maintained and no reduction in existing public parking shall be permitted.

LOS PEÑASQUITOS WATERSHED RESTORATION/ENHANCEMENT FEE

Applicants for coastal development permits for projects located in the watershed of Los Peñasquitos Lagoon shall enter into an agreement with the City of San Diego and the State Coastal Conservancy as a condition of development approval to pay a Los Peñasquitos watershed restoration and enhancement fee to the Los Peñasquitos Lagoon Fund for restoration of the Los Peñasquitos Lagoon and watershed. The Los Peñasquitos watershed restoration and enhancement fee shall be computed on the basis of the site surface affected by grading for urban development, agricultural, transportation, and other public service facility service facility improvements, but not including for habitat restoration or enhancement, at a rate of \$0.005/square foot and at an additional rate for impervious surface(s) created by the development at a rate of \$0.03/square foot. The applicant shall provide evidence satisfactory to the City that such payment has been made prior to issuance of the Coastal Development Permit. Mitigation measures for development or fill within the lagoon shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity, or opening equivalent areas to tidal action.



RESOURCE MANAGEMENT MAPS

F. Biologically Sensitive Habitats

G. Environmental Constraints

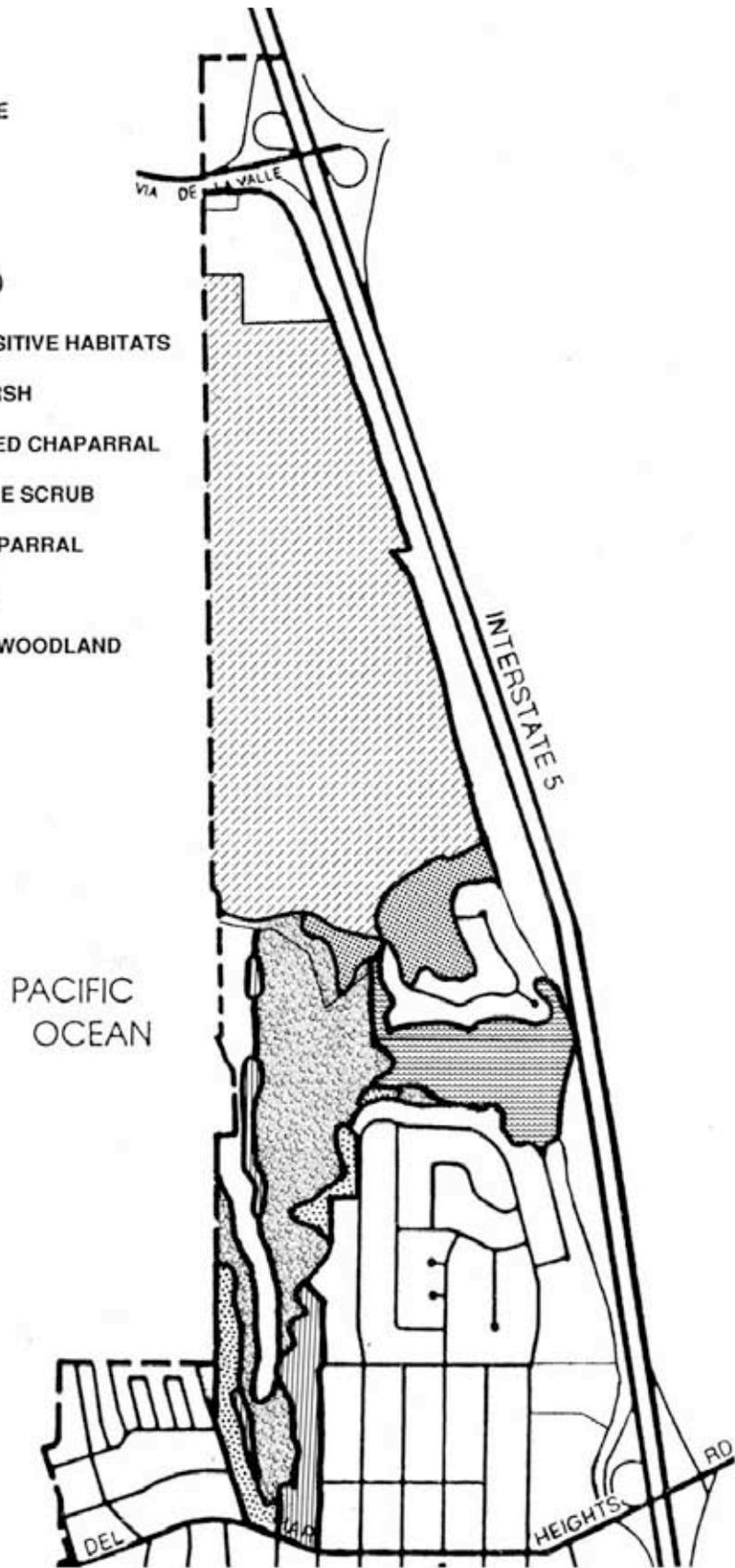
H. Open Space Rezonings

NORTH
NOT TO SCALE

(NORTH AREA)

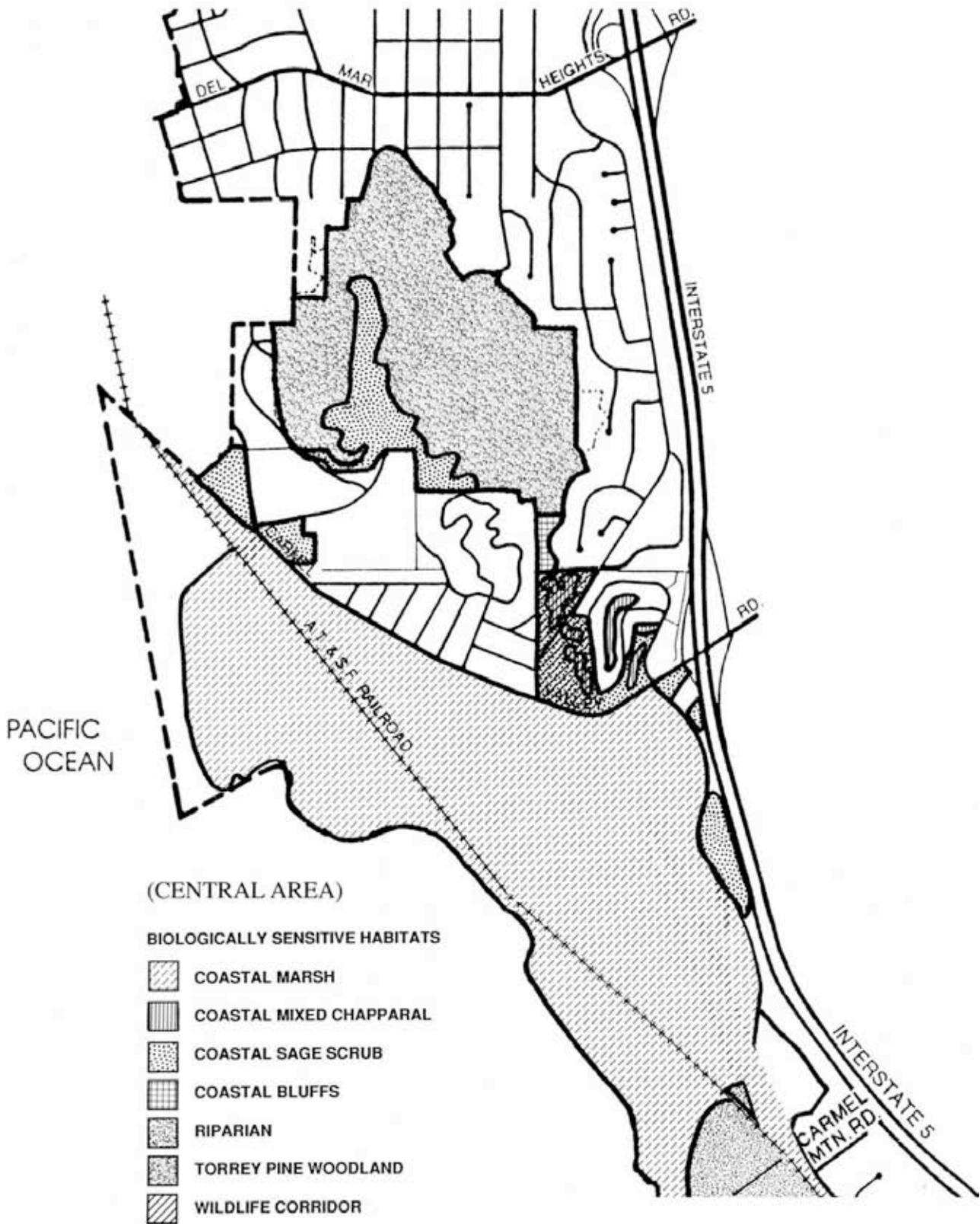
BIOLOGICALLY SENSITIVE HABITATS

-  COASTAL MARSH
-  COASTAL MIXED CHAPARRAL
-  COASTAL SAGE SCRUB
-  CHAMISE CHAPARRAL
-  GRASSLANDS
-  TORREY PINE WOODLAND



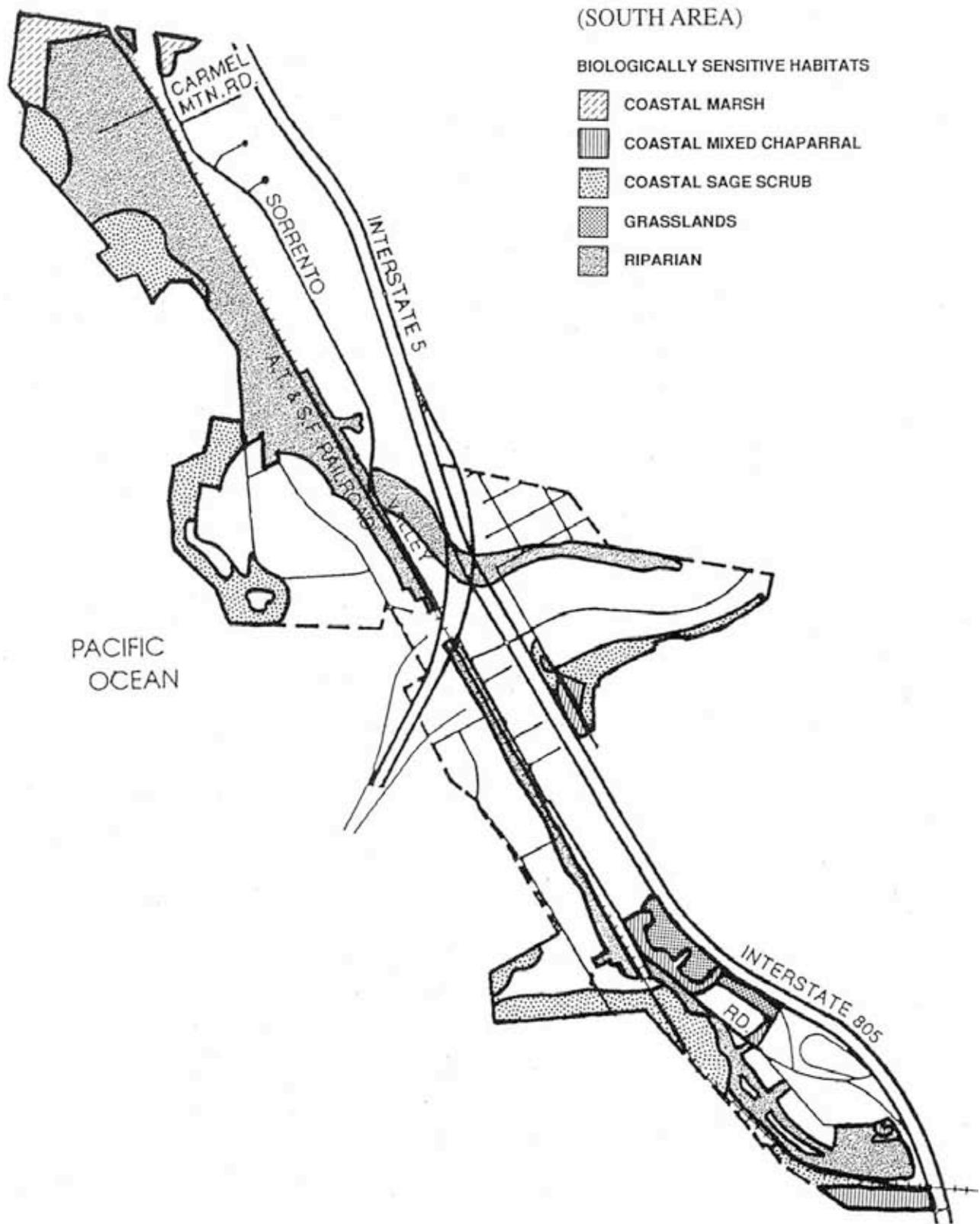
Biologically Sensitive Habitats (North)
Torrey Pines Community Plan – Appendix F

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FIGURE



Biologically Sensitive Habitats (Central)
 Torrey Pines Community Plan – Appendix F

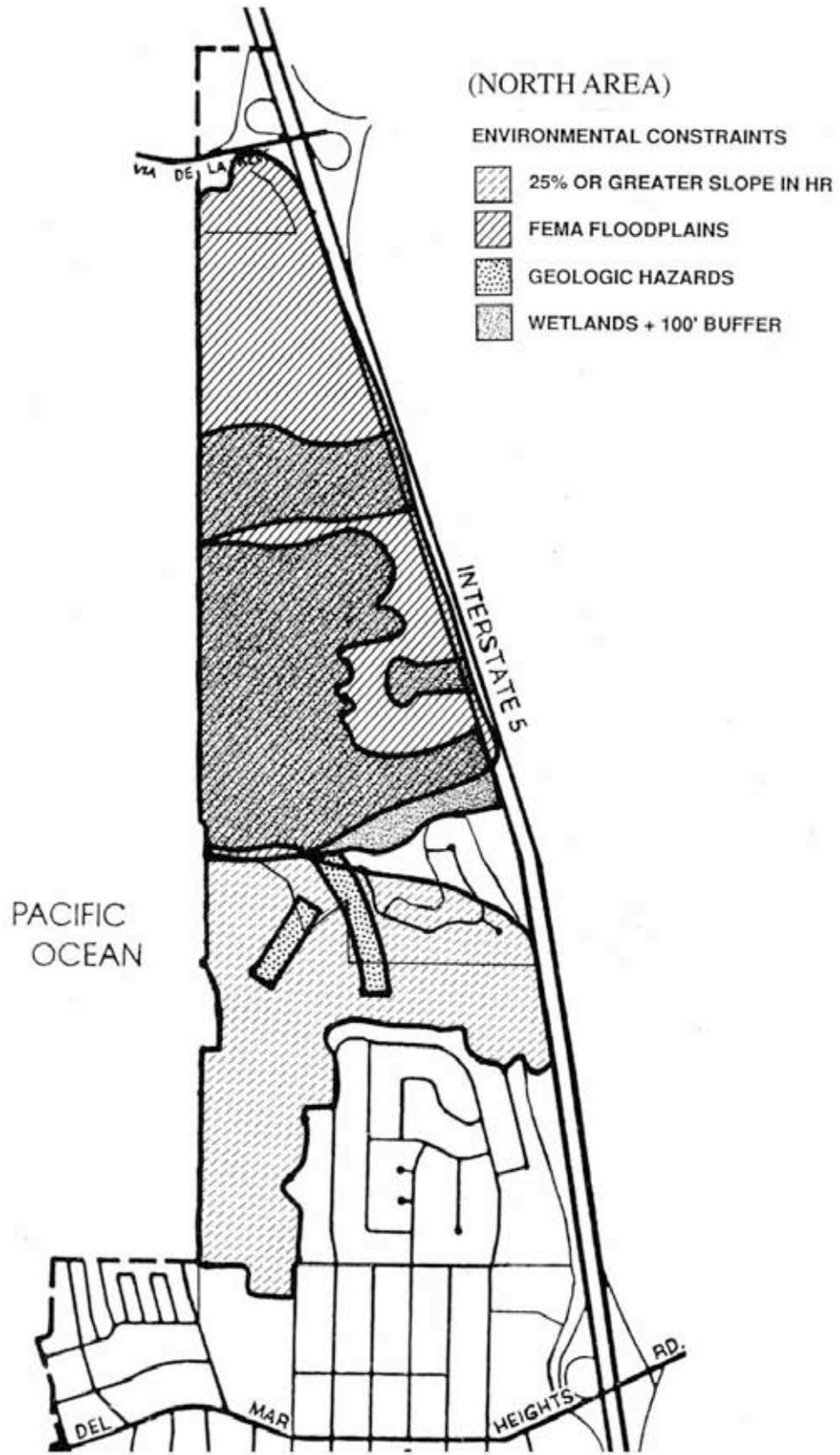
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 FIGURE



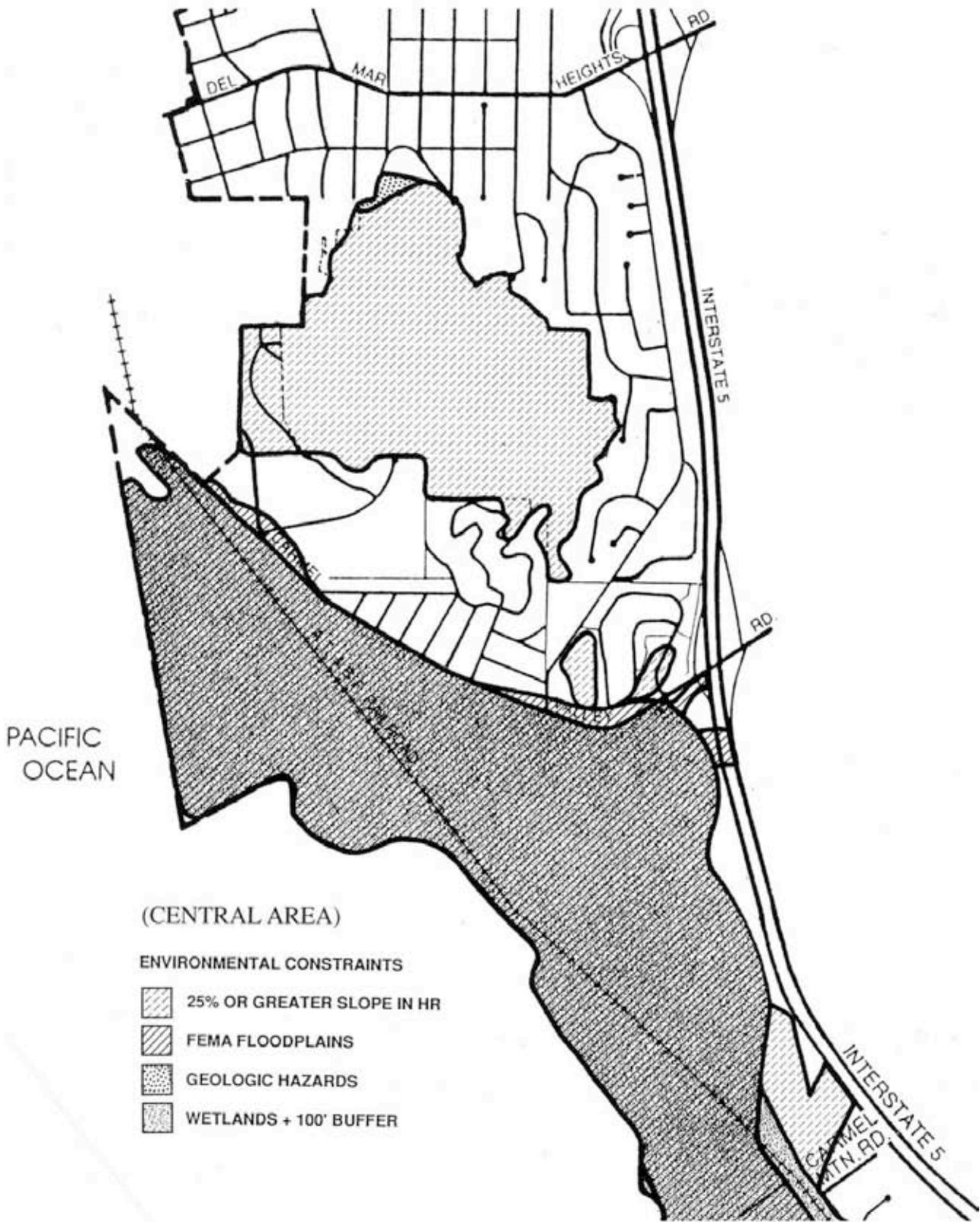
Biologically Sensitive Habitats (South)
 Torrey Pines Community Plan – Appendix F

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 FIGURE

G. ENVIRONMENTAL CONSTRAINTS

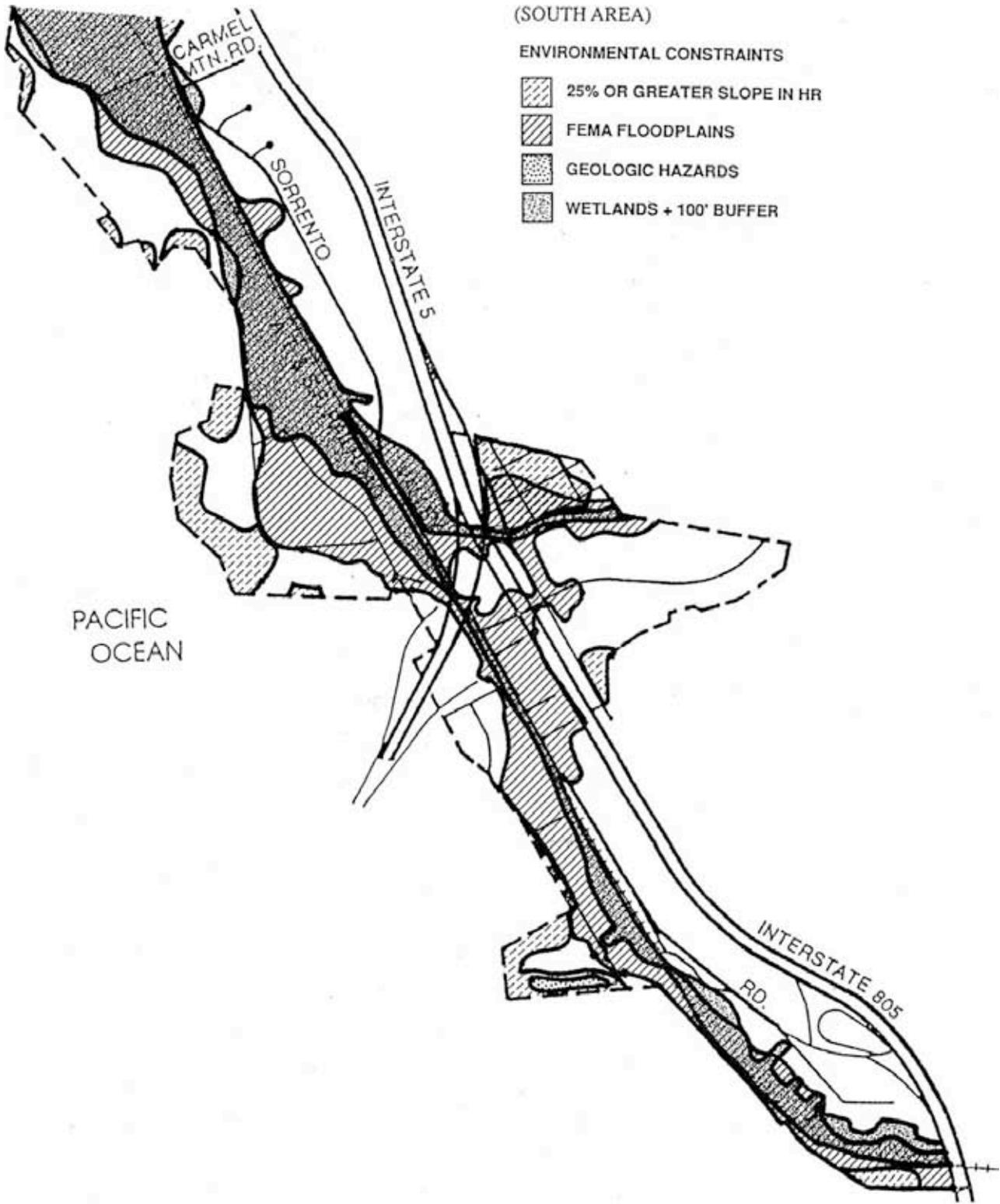


Environmental Constraints (North)
 Torrey Pines Community Plan – Appendix G



Environmental Constraints (Central)
 Torrey Pines Community Plan – Appendix G

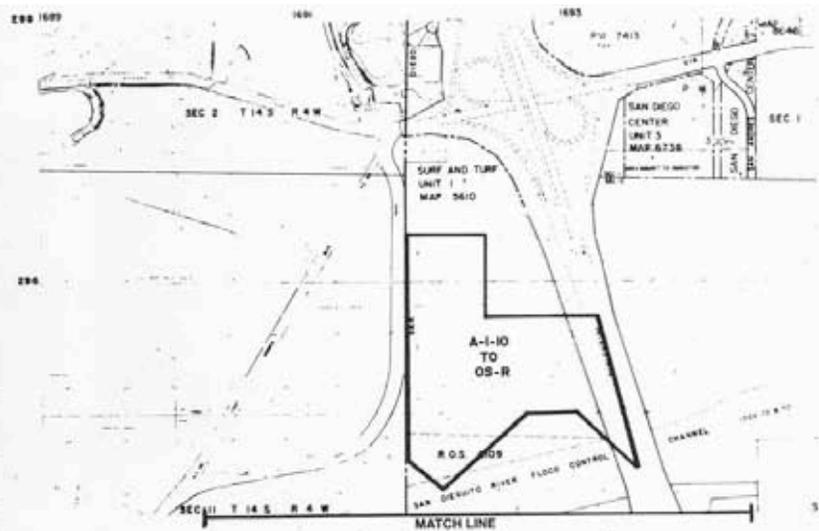
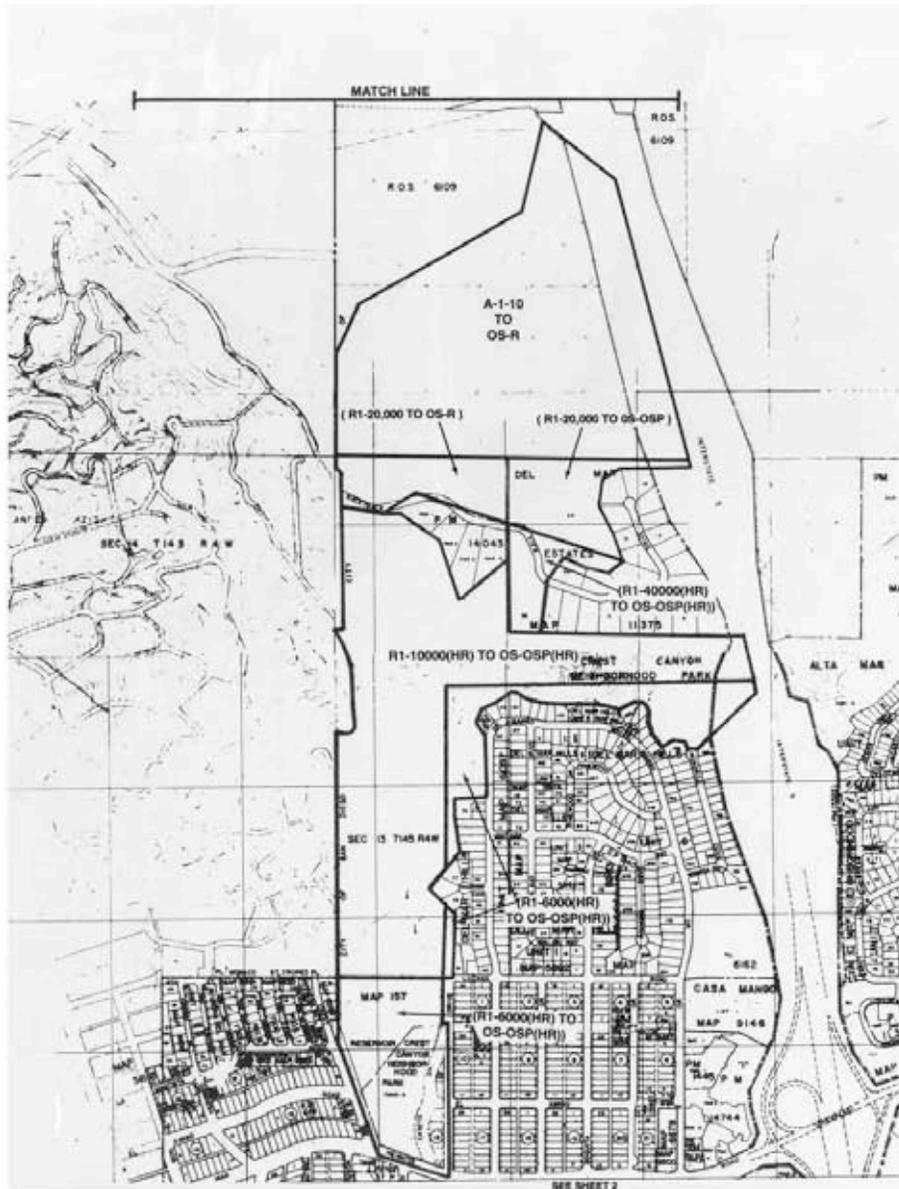
23
 FIGURE



Environmental Constraints (South)
 Torrey Pines Community Plan – Appendix G

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 FIGURE

H. OPEN SPACE REZONINGS



TORREY PINES COMMUNITY PLAN UPDATE REZONINGS			
FILE NO.	DATE	PROJECT	
FILE DATE AM.	FILE DATE PM.	AREA	
FORM NO. 10	REV. 10/01	0281	
PLAN COMM. RECOMMENDATION APPROVE	<i>[Signature]</i>	CITY CLERK	
CITY COUNCIL	CITY CLERK	CITY OF SAN DIEGO	C-860
		SECRETARY OF COMMISSION	



Open Space Rezoning (North)
Torrey Pines Community Plan – Appendix H
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 FIGURE

I. CATEGORICAL EXCLUSION AREAS
