



Environmental Resources – Area 6, Vegetation Communities/Sensitive Species

Via De La Valle Specific Plan

16

FIGURE

CHAPTER 7 RESOURCES MANAGEMENT ELEMENT

7.1 GOALS AND OBJECTIVES

The overall goal of Resource Management Element is to ENCOURAGE THE PRESERVATION OF THE BLUFFS AND CANYONS ONSITE AND THE SUPPORT OF ENVIRONMENTALLY SENSITIVE DEVELOPMENT. The objectives of this element are:

- Encourage an intensity of development on the buildable portions of the site which permits the environmentally sensitive areas of the property to be preserved in natural, undisturbed open space.
- Protect biological resources through the preservation of natural open space areas.
- Encourage sensitive grading techniques which will retain the overall landform, blend into the natural terrain, and protect the visual aesthetics of the site.
- Design an overall drainage plan for the study area which will protect the bluffs and canyons from erosion and will protect the San Dieguito River Valley from siltation.
- All planting and irrigation shall conform to the citywide landscape regulations, as outlined in the Municipal Code and City of San Diego Landscape Technical Manual, as it relates to sections 7.3, 7.4, 7.5a and 8.2c of this Specific Plan.
- To ensure the preparation and adoption of a thorough analysis of the constraints and opportunities of the development areas, including but not limited to the resources protected by the Resource Protection Ordinance (RPO).

7.2 CULTURAL RESOURCES MANAGEMENT

An archaeological reconnaissance of the Via De La Valle properties has been performed. No significant archaeological resources were found. The survey produced four isolated finds of insignificant shell fragments and stone flakes. These finds were determined by the field archaeologist to be of limited value for archaeological research.

A cultural resources survey of Development Area 6 was conducted in January 1993. The results of this survey were negative for historic or prehistoric cultural resources sites, features, or isolates.

7.3 BIOLOGICAL RESOURCES MANAGEMENT

The biological survey of the study area shows approximately one-half of the Specific Plan area has been previously disturbed and does not support any significant resources. The remaining natural areas include a mixture of chamise chaparral, mixed chaparral and coastal sage scrub. The undisturbed steep slopes of Development Area 6 support native plant communities including 1.7 acres of Maritime succulent scrub and 0.5 acres of Diegan coastal sage scrub. The remainder of Development Area 6 is vegetated as shown on **Figure 16**. The following actions will be taken to reduce the impacts upon the biological resources.

- Designate the western bluff facing San Andres Drive and the southern major canyons facing Via De La Valle as a permanent natural open space easement; these areas are shown on **Figure 9**.
- Specify that future grading plans include explicit instructions for the protection of natural open space from potential indirect effects related to equipment storage and transport, temporary stockpiling areas, or other disturbances within the conservation areas.
- Landscaped areas located adjacent to natural open space easements will utilize appropriate irrigation methods which will prevent the acceleration of natural erosion within the open space easements.
- Provide a landscape and erosion control plan to avoid excess transport of sediment into the San Dieguito River marsh.
- In non-open space areas, preserve existing slope contours wherever possible, especially on north-facing slopes, so that native vegetation will remain to stabilize slopes.
- No pedestrian access will be provided to lands to be held in the open space easements. Pedestrian traffic in the open space areas would increase the natural erosion taking place on the ridges and hillsides and contribute to the decline of the native vegetation.
- Damaged and eroded areas within the 15-foot power easements will be reseeded by the Homeowners Association.
- Selective revegetation of natural open space areas will follow the guidelines identified by the landscape concept and in accordance with the City's adopted Landscape Technical Manual.
- Designate 3.8 acres of Development Area 6 as a permanent natural open space easement. These areas are shown on **Figures 10 and 11**.
- Permanent fences within the permanent natural open space easement in Development Area 6 shall be prohibited.

7.4 LANDFORM AND GRADING

Use of appropriate grading techniques on the property will be important. The natural terrain is visible from surrounding areas and is an important aesthetic feature of the region. Areas which will be graded should blend into the natural terrain. Areas designated for open space easements will remain undisturbed. These areas total 62.1± acres on the Specific Plan. Development Area 6 is visible from points along the San Dieguito River, Via De La Valle and I-5. Development Area 6 can be seen from most of the area between I-5 and the intersection of Via De La Valle with El Camino Real. The clearest views of Development Area 6 are available from Via De La Valle, which serves as the site's southern boundary.

The following grading techniques will be incorporated into the development plans:

- Daylight cut methods will be used wherever feasible particularly in areas of high visibility.
- Manufactured slopes will be softened. Slopes which are highly visible will incorporate an undulating appearance, rounding the top and toe of slopes. Slopes which are adjacent to the natural terrain will blend the slope contours into the natural topography.
- Buildings will be used to help screen highly visible manufactured slopes, especially in Development Area 5.
- Manufactured slopes which are located next to natural open space areas will incorporate a native planting scheme which complements the natural vegetation. (See **Landscape Concept 8.2c**).
- Manufactured slope ratios will be limited to 2:1 unless approved by the City Planning and Engineering Departments. The maximum exposed slope height will be limited to 40 feet.
- Grading for Development Area 5 will require additional soils investigation to define the landslide area, and the final grading plans must be approved by a qualified soils engineer.
- Grading for Development Area 6 will require a Geotechnical Investigation to define the presence of any landslides and the final grading plans must be approved by a qualified soils engineer.
- Any grading within SDG&E easements shall be approved by SDG&E. Any grading within the 150-foot-wide SDG&E easement must be designed to assure that adequate earth cover is retained over the existing underground, 30-inch natural gas transmission line.

7.5 EROSION CONTROL

Erosion control and collection of sediment are the two most important onsite drainage concerns associated with the development of the Via De La Valle properties. A limited amount of erosion presently occurs on the properties under natural conditions. In some instances the natural erosion occurring along the ridgelines has caused degradation of plant life. The drainage system for the Specific Plan shall be designed to protect remaining plant communities and to minimize further erosion.

Onsite storm run off will be carried in the streets and in storm drains as previously shown on **Figure 14**. All graded development pads will be designed to drain into the streets, away from natural open space areas, or into storm drains. Landscaped areas located adjacent to natural open space areas will utilize irrigation techniques which prevent irrigation runoff from reaching the open space areas. Preventing the runoff from flowing across the open space will maintain the erosion at its natural level. Permanent erosion control measures, such as slope planting, will be implemented in a timely manner.

Temporary erosion control measures will be an important element of the grading and construction phases. Erosion control devices and techniques will meet the requirements of the City as well as the California Coastal Commission. Outlet structures shall prevent an increase of downstream velocity of flow to control erosion. Drainage facilities will be constructed concurrently with the grading activities.

The collection of sediment from site runoff is also expected to be a temporary measure. The objective will be to remove the sediment from the storm water before it enters the storm drain system which flows to the San Dieguito River. Temporary sediment basins will be built at the points where storm water is expected to be dispersed from the site. These basins will be maintained until the permanent erosion control measures are in place.

Development Area 6 is located about 800 feet north of the San Dieguito River, outside the floodplain. The river has created a coastal lagoon containing significant wetlands and riparian habitats, used by birds and wildlife throughout the year. Drainage from the site is collected by two existing 18-inch storm drains which cross under Via De La Valle. Runoff from the site and the higher elevations to the north empties out of these drains toward the San Dieguito River.

Compliance shall be required with City Clerk Document No. 00-11068, Erosion Control for North City Areas draining to Los Peñasquitos or San Dieguito Lagoons.

7.5a Erosion Control Plantings

Erosion control planting shall be designed to make a visual transition between the native and refined vegetation. Cut and fill slopes constructed in Torrey Sandstone will require periodic maintenance because of their susceptibility to erosion. Revegetation of the Torrey Sandstone slopes shall require special preparation prior to planting. Cut slopes shall be horizontally scarified and low precipitation irrigation applied, with appropriate fertilization to breakdown the sandstone crust. This application shall continue for three to six months. Hand planting and/or hydroseeding may commence after the top four to six inches of soil have been appropriately treated. All hand-planted material shall be placed in holes with a backfill mix of 50 percent native soils and 50 percent organic mulch. Plant species shall be selected for their erosion control and sandstone rooting capabilities. Following is a non-exclusive list of possible planting species:

- Arctostaphylos species
- Ceanothus cyaneus
- Cistus ladiniferous
- Coreopsis maritimus
- Eriogonum giganteum
- Mimulus puniceus
- Salvia species
- Spartium junceum
- Zauschneria cana

7.6 CONSERVATION PRACTICES

Conservation practices will be utilized in the residential and commercial developments. Conservation efforts will take into account the building and site design and long-term maintenance concerns.

7.6a Solar Access

Site design plays an important role in the successful use of passive or active solar systems. The maximization of solar access requires thoughtful orientation of buildings and roof orientations, landscaping, and slopes to permit adequate access to a southern exposure. All proposed developments will address solar energy issues as required by the City.

7.6b Energy Conservation

Proper building design will also be utilized to improve energy conservation efforts where feasible. Such features as extended window overhangs, adequate insulation and weather stripping contribute to lower energy use with a minimal amount of effort.

7.6c Water Conservation

Water conservation will also be considered in the selection of mechanical equipment and plumbing fixtures. An effort will be made to select water fixtures which are characterized by water conservation and efficient water utilization. Landscape design and selection of plant material which is drought resistant will be emphasized. Landscape irrigation systems will be efficiently designed utilizing reclaimed water to reduce the dependency on potable water and to minimize waste.