

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370

Th26a



November 19, 2015

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: CHARLES LESTER, EXECUTIVE DIRECTOR

**SUBJECT: CITY OF SAN DIEGO DE MINIMIS LOCAL COASTAL PROGRAM
AMENDMENT LCP-6-NOC-15-0028-3 (Natural Resource Management Plan
Amendments) FOR COMMISSION REVIEW AT ITS MEETING OF December
9-11, 2015**

The Coastal Act was amended January 1, 1995 to provide for a more streamlined method to review amendments to local coastal programs. Section 30514(d) allows the Executive Director to make a determination that a proposed LCP amendment is de minimis in nature. The Executive Director must determine that the proposed amendment: 1) has no impact, either individually or cumulatively, on coastal resources; 2) is consistent with the policies of Chapter 3; and 3) does not propose any change in land use or water use or any change in the allowable use of property. Section 30514(d) requires the local government to notice the proposed de minimis LCP amendment 21 days prior to submitting it to the Executive Director either through: 1) publication in a newspaper of general circulation; 2) posting onsite and offsite the area affected by the amendment; or 3) direct mailing to owners of contiguous property. If the Executive Director makes the determination that the proposed amendment qualifies as a "de minimis" amendment and finds the public notice measures have been satisfied, such determination is then reported to the Commission for its concurrence.

PROPOSED AMENDMENT

On October 1, 2015, the City of San Diego's LCP amendment request was filed in the San Diego Coast District office. The amendment involves revisions to the Del Mar Mesa Specific Plan and Pacific Highlands Ranch Community Plan, which are the certified Land Use Plans for the Del Mar Mesa and Pacific Highlands Ranch planning areas in the North City segment of the City of San Diego Local Coastal Program. The proposed changes will add text that refers to the City's Carmel Mountain/Del Mar Mesa Preserves Resource Management Plan (NRMP) to the Del Mar Mesa LUP, and incorporate new figures for the NRMP's proposed trail alignments to both LUPs. The amendment was properly noticed via newspaper ad and mailed notices.

Following is a summary of the proposed changes along with a brief explanation of the purpose for or intent of the change and a reason why it is de minimis pursuant to Section 30514 of the Coastal Act.

DISCUSSION

The revisions to the LCP addressed in this action are de minimis in nature. They include text changes to the Del Mar Mesa LUP that identify the NRMP as the adaptive management document for the open space and trail systems within the NRMP boundary of the planning area, and add detail on the function and design of the community's trail system. Revisions also include addition of the NRMP's proposed trail alignments to the trail system figures in both the Del Mar Mesa and the Pacific Highlands Ranch LUPs. The proposed revisions are attached as Exhibit 2 and 3.

The NRMP covers an area of approximately 1,092 acres in the communities of Carmel Valley and Del Mar Mesa, adjacent to the Los Penasquitos Canyon regional park open space. The NRMP affects five planning areas, but Del Mar Mesa and Pacific Highlands Ranch are the only affected communities within the coastal zone with certified LCPs. The purpose of the community plan amendments is to incorporate the NRMP into the Del Mar Mesa LUP by reference, and incorporate a trail system developed as part of the NRMP, including establishing links to adjacent communities, into both the Del Mar Mesa and the Pacific Highlands Ranch LUPs. The City wants the NRMP to be maintained as a separate resource document in order to minimize the need for future LCP amendments for any modification. In working with the City, key elements, such as the trail alignments and linkages, minimum trail width and general specifications, have been incorporated in the certified land use plan components.

The City has therefore submitted Resolution No. R-309954 (Exhibit 1), which amends relevant text sections and the trails map of the Del Mar Mesa Specific Plan, and amends the trails map of the Pacific Highlands Ranch Community Plan. Any implementation of the NRMP that constitutes development within the coastal zone of these certified areas would require a coastal development permit to be processed by the City of San Diego. The City is the permitting authority for the majority of the areas affected by the NRMP, except for a small area in Carmel Valley Neighborhood 8A where there is currently no certified LCP, and thus the Coastal Commission would issue any CDP for development within the coastal zone of this area.

Alignments within the NRMP trail system generally follow existing paths and access roads, and are intended for multi-use by hikers, bikers, and equestrians. The trail system is presently utilized by all those recreational users. There are no physical changes proposed to these trails at this time; they are only being formalized through the NRMP and proposed LUP amendments. Text changes to the Del Mar Mesa LUP include identifying biking as a trail use. There was local interest in the extent of recreation opportunities provided by the NRMP, but this is a City concern and does not affect the proposed amendments' consistency with the Coastal Act. Text changes also describe preferred trail widths, preferred landscaping design, trail alignments as reflected in the new Figure 20, and identification of the NRMP's key purposes and principles as a management and maintenance task-oriented document to protect the area's natural resources and guide the limited activities and development allowable within the preserve.

The proposed de minimis changes do not change land uses or have any potential for impact, either individually or cumulatively, to coastal resources. The proposed changes reflect resource and trail management guidelines contained in the NRMP. All proposed de minimis modifications are consistent with Chapter 3 of the Coastal Act.

CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. In the case of the subject LCP amendment request, the Commission finds that approval of the de minimis LCP amendment, as submitted, would not result in any significant adverse environmental impacts under the meaning of the California Environmental Quality Act. Therefore, the Commission finds that there are no feasible alternatives under the meaning of CEQA which would reduce the potential for such impacts which have not been explored and the de minimis LCP amendment, as submitted, can be supported.

DETERMINATION

The Executive Director determines that the City of San Diego LCP Amendment #LCP-6-NOC-15-0028-3 is de minimis. Based on the information submitted by the City, the proposed LCP amendment will have no impact, either individually or cumulatively, on coastal resources. It is consistent with the policies of Chapter 3 of the Coastal Act. The amendment does not propose any change in land use or any change in the allowable use of property. The City has properly noticed the proposed amendment. As such, the amendment is de minimis pursuant to Section 30514(d).

MOTION:

I move that the Commission concur with the Executive Director's determination that the LCP amendment, as submitted, is de minimis.

STAFF RECOMMENDATION:

The Executive Director recommends that the Commission **concur** in this determination. Unless three or more members of the Commission object to this determination, the amendment shall become effective and part of the certified LCP ten (10) days after the date of the Commission meeting.

RESOLUTION NUMBER R- 309954

DATE OF FINAL PASSAGE AUG 17 2015

ITEM # 225

SWB-SD

8/4/15

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING AN AMENDMENT TO THE
NORTH CITY LOCAL COASTAL PROGRAM: THE DEL MAR
MESA SPECIFIC PLAN AND THE PACIFIC HIGHLANDS
RANCH SUBAREA PLAN SEGMENTS.

WHEREAS, the Del Mar Mesa Specific Plan amendment would amend the trails map to add trails in addition to the single multi-use trail (SDG&E access road) shown in the adopted map; and

WHEREAS, trails are an integral and important element of Del Mesa, a community largely planned around an open space system; and

WHEREAS, the Pacific Highlands Ranch Subarea Plan amendment would add a trail within Deer Canyon that extends west from the Del Mar Mesa Preserve to the main trail in McGonigle Canyon, as well as an extension south to residential neighborhoods in Del Mar Mesa;
NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the amendments to the North City Local Coastal Program (LCP) for the Del Mar Mesa Specific Plan is approved, a copy of which is on file in the office of the City Clerk as Document No. RR- 309954-1

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that the amendments to the North City Local Coastal Program for the Pacific Highlands Ranch Subarea Plan is approved, a copy of which is on file in the office of the City Clerk as Document No. RR- 309954-2

BE IT FURTHER RESOLVED, that these amendments shall take effect outside of the Coastal Overlay Zone upon the date of this resolution's final passage, but those portions of the



amendments which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies these provisions as a local coastal program amendment, or until the thirtieth day from and after this resolution's final passage, whichever occurs later.

APPROVED: JAN I. GOLDSMITH, City Attorney

By Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:als
07/16/2015
08/05/2015 Rev. Copy
Or. Dept: Park & Rec.
Doc. No.: 1020658_3

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of AUG 04 2015.

ELIZABETH S. MALAND
City Clerk

By [Signature]
Deputy City Clerk

Approved: 8/14/15
(date)

[Signature]
KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on AUG 04 2015, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sheri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage AUG 17 2015

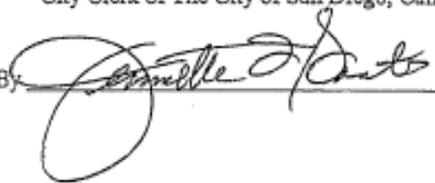
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

(Seal)

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 309954

Del Mar Mesa

Specific Plan



Prepared by
City of San Diego
Development Services Department
Planning Division
1222 First Avenue
San Diego, CA 92101



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

EXHIBIT NO. 2

Proposed Del Mar Mesa LUPA



San Diego LCPA No. LCP-6-NOC-15-0028-3
California Coastal Commission

Within the Coastal Zone, increased density achieved through provisions of state law mandating density bonuses shall not result in greater encroachment in designated Resource Based Open Space or augmentation of any circulation element road beyond what is adopted in the Plan.

4. Horses and Horse Stables

The Del Mar Mesa community is one of the few areas that is planned to remain rural or semirural in the City of San Diego. The Plan and the underlying zoning requires that the community develop consistent with agricultural zoning. The primary uses and amenities in Del Mar Mesa will consist of single-family residential on larger lots, hiking, biking and equestrian trails, horse stables and a resort hotel and golf course. Currently, the community has scattered single-family residences, horse stables, a series of informal hiking and equestrian trails and large open spaces. Many of the residents of Del Mar Mesa keep horses on their property and it is anticipated that some of the residents of the new developments will desire to keep horses on their properties or in the stables that are located in the community. The ability to maintain horses on residential property is unique in the City of San Diego and should be preserved in rural communities such as Del Mar Mesa.

The City of San Diego Municipal Code contains regulations for the keeping of horses in Section 44.0308. Horses shall be permitted in Del Mar Mesa as long as they comply with these regulations, which state the following:

No person shall bring or maintain within the City any horse, unless

- (a) the number of dwelling units within a one-fourth mile wide belt surrounding the corral, pasture or stable within which the horse is kept, is less than 300 units; and*
- (b) 10,000 square feet of such stable, pasture area or corral or combination thereof is provided for up to two (2) horses with an additional 5,000 square feet for each horse in excess of (2); and*
- (c) no residence or dwelling unit exists except such as are owned, maintained or occupied by the owner of such horses within a 75-foot wide belt surrounding the stable, corral or pasture within which such horse is kept.*

In order to reduce the conflicts that may be associated with future development, all projects shall disclose to prospective residents that Del Mar Mesa is a semirural community which allows residents to maintain horses and/or horse stables on their property.

5. Resort Hotel and Golf Course

On March 26, 1996, a majority of the voters of the City of San Diego approved Proposition C, which amended the City's General Plan to allow the City Council to consider a request for a Conditional Use Permit (CUP) for a 300-room resort hotel in the community of Del Mar Mesa. The CUP was approved by the City Council and the

7. Guidelines for Resource Based Open Space Areas and Adjacent Areas

d. Management

Protection of resources within lands designated as Resource-based Open Space affects multiple property owners and is accomplished through provisions of the Implementation section of this Plan as well as through application of various development regulations of the Municipal Code. Resource conservation is also a primary goal of public ownership within Del Mar Mesa, although there are differing objectives and mandates among the various public agency landowners. Lands conserved as part of the MSCP will be managed using the provisions of the Framework Management Plan which is a component of the MSCP Subarea Plan. The purpose of the Framework Management Plan is to maintain biological values over time and to ensure that the species and habitats set aside are adequately protected and remain viable.

The eastern portion of the community (generally east of Toyon Mesa Court) is within the boundary of the City's Carmel Mountain and Del Mar Mesa Preserves Resource Management Plan. The Resource Management Plan sets forth an adaptive management approach responsive to changes in field conditions over time. The Plan describes management and maintenance tasks in accordance with the MSCP Subarea Plan and contains specific guidelines for the limited activities and development allowable within the Preserve (including existing trails).

- Segment 1: Will proceed east from the plan area boundary to the open space. This segment will be a two-lane modified collector street which has one lane in each direction and a center turn lane (50-foot curb-to-curb/72-foot right-of-way), as shown on **Figure 18**.
- Segment 2: Will proceed north-northeast through a primarily open space designated area. The roadway through this area is recommended to be a two-lane collector street (40-foot curb-to-curb/62-foot right-of-way), as shown on **Figure 17**.
- Segment 3: Will proceed northerly from Segment 2 to the Camino Santa Fe connection. This segment is recommended to be a two-lane modified collector street (50-foot curb-to-curb/72-foot right-of-way) which will include one traffic lane in each direction with a center turn lane as shown on **Figure 18**.

9. Internal Streets

The location of internal local roads will be identified by the individual developers of specific projects at the time of tentative map submittal. These internal roads should be designed to follow the natural contours of the land and minimize the disruption of the existing topography and resources. All proposed internal circulation streets will be subject to the general provisions and guidelines of the Plan, the provisions of the City's Street Design Manual and approval of the City Engineer. Where the provisions of the Plan conflict with the City's Street Design Manual, the Plan standards apply. In order to deviate from the City's Street Design Manual, a deviation request must be made to the City Engineer. Provided that the request conforms to the Plan and the design is determined to be based upon sound engineering and provides for the safety and welfare of the community, the deviation shall be granted through a ministerial procedure. The cross-section for internal local roads is depicted on **Figure 16**.

10. Pedestrian Circulation

In an effort to preserve the rural qualities of the Del Mar Mesa community, standard sidewalks shall not be provided along the circulation element roadways or the internal local roadways within the subdivisions. Pedestrian circulation shall be accommodated in the community through the provision of multiuse unpaved trails that are required adjacent to all circulation element roadways and internal local roadways and through a series of hiking, biking and equestrian trails (see **Figure 20**). Examples of appropriate surface treatments are decomposed granite and/or grasscrete or similar materials.

11. Hiking/~~Biking~~/Equestrian Trails

a. Proposed Trail System

In order to provide a linkage to the open space system, connect Del Mar Mesa to the surrounding communities and provide the residents in the area with recreational opportunities, the Plan includes two trail systems described below and illustrated on Figure 20:

- The A multi-use trail shall be located adjacent to all circulation element roadways and shall be designed to accommodate walking, jogging, bicycling and horse riding as recreational activities in addition to providing a community circulation function. Where equestrian users share the alignment, the trail's tread width shall be ten feet in width and separated from the roadway by a six-foot wide landscaped parkway. Where a separate equestrian trail alignment is provided, the tread width may be reduced to eight feet. A twelve foot vertical clearance is preferred for equestrian trails.

Landscaping within the parkway shall consist of trees, shrubs and groundcover. Shrubs should maintain a height of 30 inches to provide a visual buffer from the roadway with greater height allowed outside of required vehicle visibility areas. Plant material should be selected and placed to maintain visibility areas and required tread width for trails. In limited areas, landscaping may encroach within required tread width provided an eight-foot width is maintained as well as a vertical clearance above thirty inches and below ten feet (to accommodate equestrians). In order to direct trail users and provide for safety, the ten-foot trail shall be separated from the six-foot parkway by a three-foot high split rail type fence (see Figure 19).

- A trail system shall also be located within open space which primarily serves a passive recreation function. In addition to the multipurpose trail, a hiking/equestrian trail system is proposed. This system is intended to complement the roadside multi-use trail system by providing public hiking, biking and horse riding opportunities away from vehicular traffic alignments (see Figure 20). This system includes a trail for hikers and equestrians on the northwestern edge of Del Mar Mesa that connecting to trails in Carmel Valley Neighborhood 8 and provides a link to existing and planned trails in Carmel Valley Neighborhood 10, as well as trails through the Shaw Valley and In addition, trails are identified through the Lorenz Parcel (Area No. 70 on Figure 30). Within the eastern portion of the community, a trail will extend and farther to the east extending from Street Z (Rancho Toyon Place), following to connect with the existing SDG&E easement and follow the utility access road linking south into Peñasquitos Canyon and north to connect with the trail system in the Torrey Highlands community and ultimately to the trail within McGonigle Canyon. This far eastern trail is designated for a multi-use, and will including the accommodation of mountain bikes. Several hiking and biking trails will also be

established in the northern and eastern canyons to provide various trail experiences desired by the mountain bike community. These trails will provide additional connections via Deer Canyon to trails approved in Torrey Highlands as well as a connection to the Rancho Penasquitos community.

Where alignments for the proposed trail system described above and shown on Figure 20 cross open space, they are located within authorized existing access roads or along existing dirt paths to avoid grading impacts to environmentally sensitive lands. In general, trails designated for inclusion in the non-vehicular circulation system will be left in their present condition. Limited improvements may be made to address any existing hazards to safe passage. Clear signage should be provided to direct users to designated trail areas.

b. Trail Implementation

Trails identified on Figure 20 may be implemented as part of the process to develop property, or separately by the City or other public agencies. Changes to management, maintenance or user needs may also call for new or reconfigured trail alignments as well as improvements to existing trails. Such changes have the potential to impact environmentally sensitive lands and would require additional environmental review. Proposals that would result in permanent deletions or additions to the trail system should also be reviewed by the Del Mar Mesa Community Planning Board.

For development projects, a trail plan shall be required prior to the approval of all future tentative maps in order to assure the appropriate connections and design necessary to implement the goals and objectives of the Specific Plan. The precise alignment of the trails identified on Figure 20 shall be determined and secured either through dedication or easement as a map condition. Provisions for the maintenance of common trails shall be made either by defining maintenance as a responsibility of the appropriate homeowner's association in the area, or through the formation of a ~~Landscape~~-Maintenance Assessment District.

Roadside multi-use trails and new equestrian/hiking trails should be improved to achieve City trail standards unless the trail is located in the MHPA or in an area with steep topography. Outside the MHPA, where topographic conditions allow, new trails should be eight to ten feet in width, constructed of decomposed granite to a depth of six inches and should be no steeper than ten percent grade.

Within the MHPA, wildlife corridors and/or in areas of steep topography, trail widths should be the minimum necessary for safe passage in order to minimize resource impacts. New or reconfigured trail alignments should also be located to minimize resource impacts and not be disruptive of areas set aside as refuge for wildlife.

The Carmel Mountain and Del Mar Mesa Preserves Resource Management Plan (RMP) also contains Development Guidelines and Prohibitions (Section 6.4 of that plan) that apply when locating and/or improving trails within the Del Mar Mesa Preserve. The Guidelines are

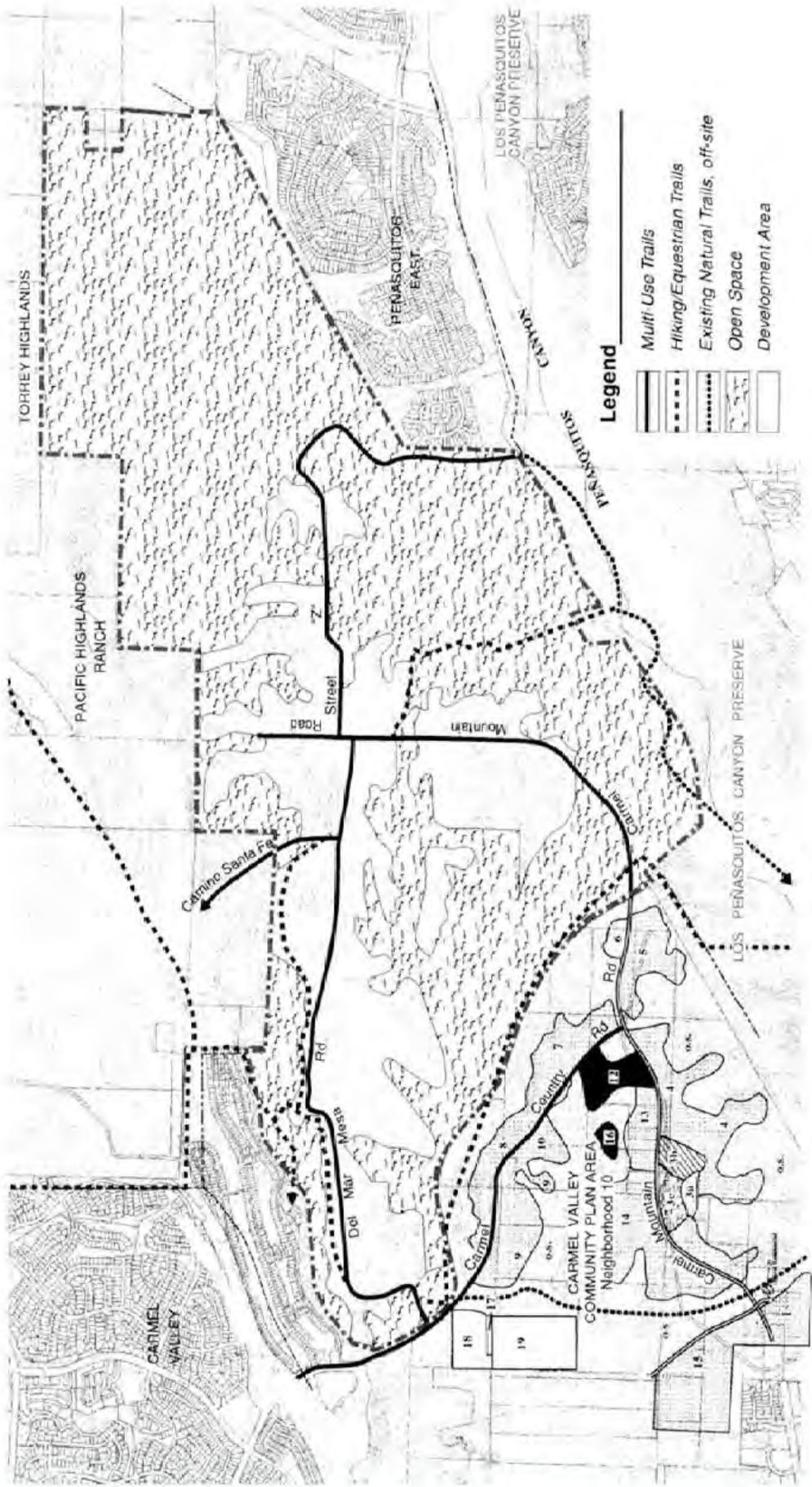
consistent with the MSCP Subarea Plan and also provide more specific direction when developing trails in environmentally sensitive areas.

An east-west connection between developed areas within Del Mar Mesa and the Rancho Penasquitos community was evaluated during development of the RMP but was not included in the Plan due to potential impacts to sensitive biological resources as well as conflicts with ownership mandates of public agency landowners. A trail in this area could serve both recreation and community access functions if located within the mesa top. The primary constraint to a suitable alignment is the location of vernal pool resources within or adjacent to existing paths and access roads that would typically serve as trails. Establishment of alternative alignments would therefore impact upland habitat within the MHPA. Due to the greater sensitivity of vernal pools, the primary objective of any future alignment should be to avoid or minimize impacts to vernal pool resources and would require approval of State and Federal resource agencies.

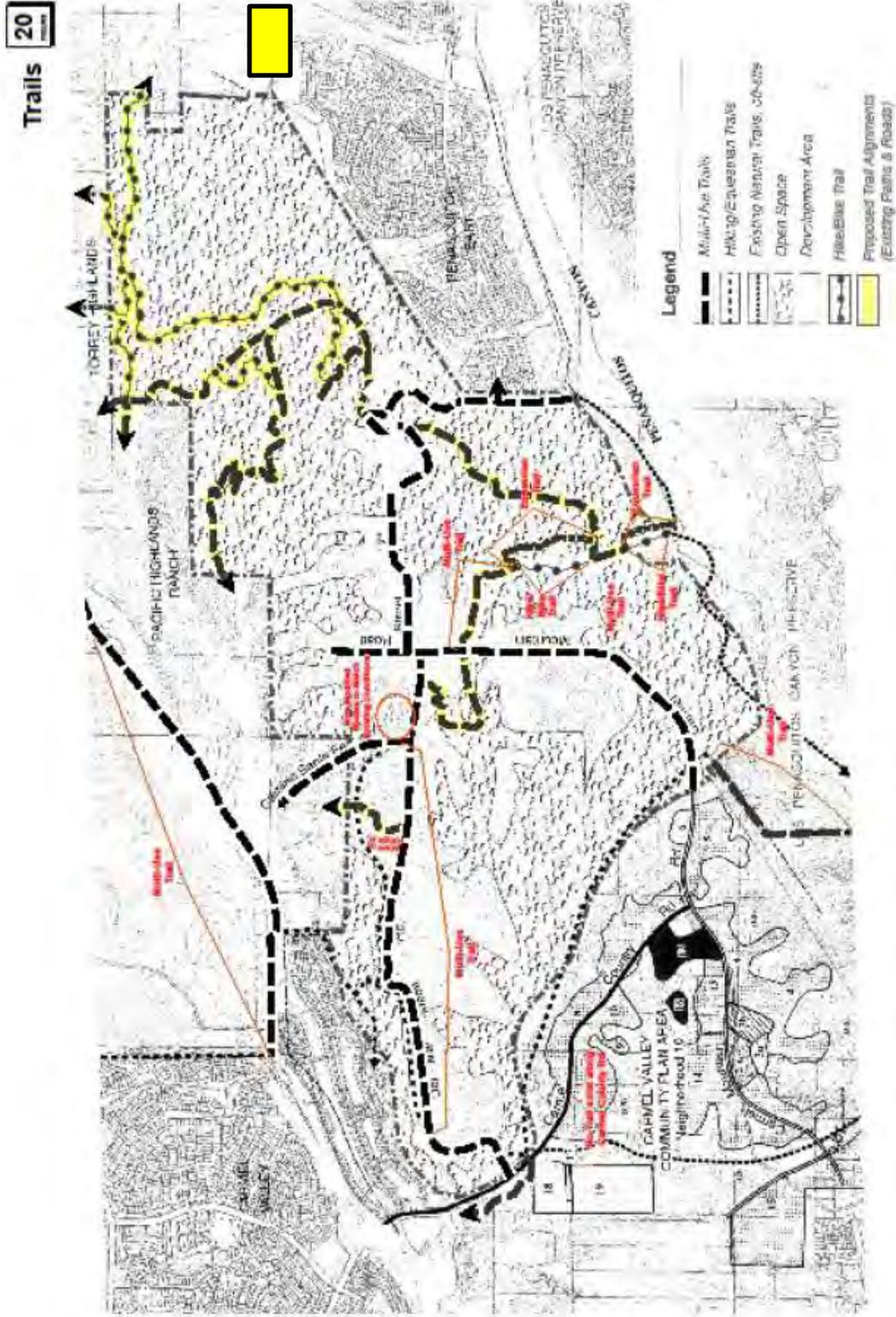
c. Trail Maintenance & Management

Trails within publicly owned open space will be managed and maintained by the Open Space Division of the Park and Recreation Department or another entity acceptable to the land owners. Trails may be closed (temporarily or permanently) at the discretion of the Park and Recreation Department or other land management entity consistent with the criteria of the Consultant's Guide to Park Design and Development and/or criteria set forth in the Carmel Mountain/Del Mar Mesa RMP. Temporary trail closures may occur due to short-term weather conditions or other maintenance and safety concerns.

Existing Figure



Proposed Figure



New Trail Alignments



Existing Figure

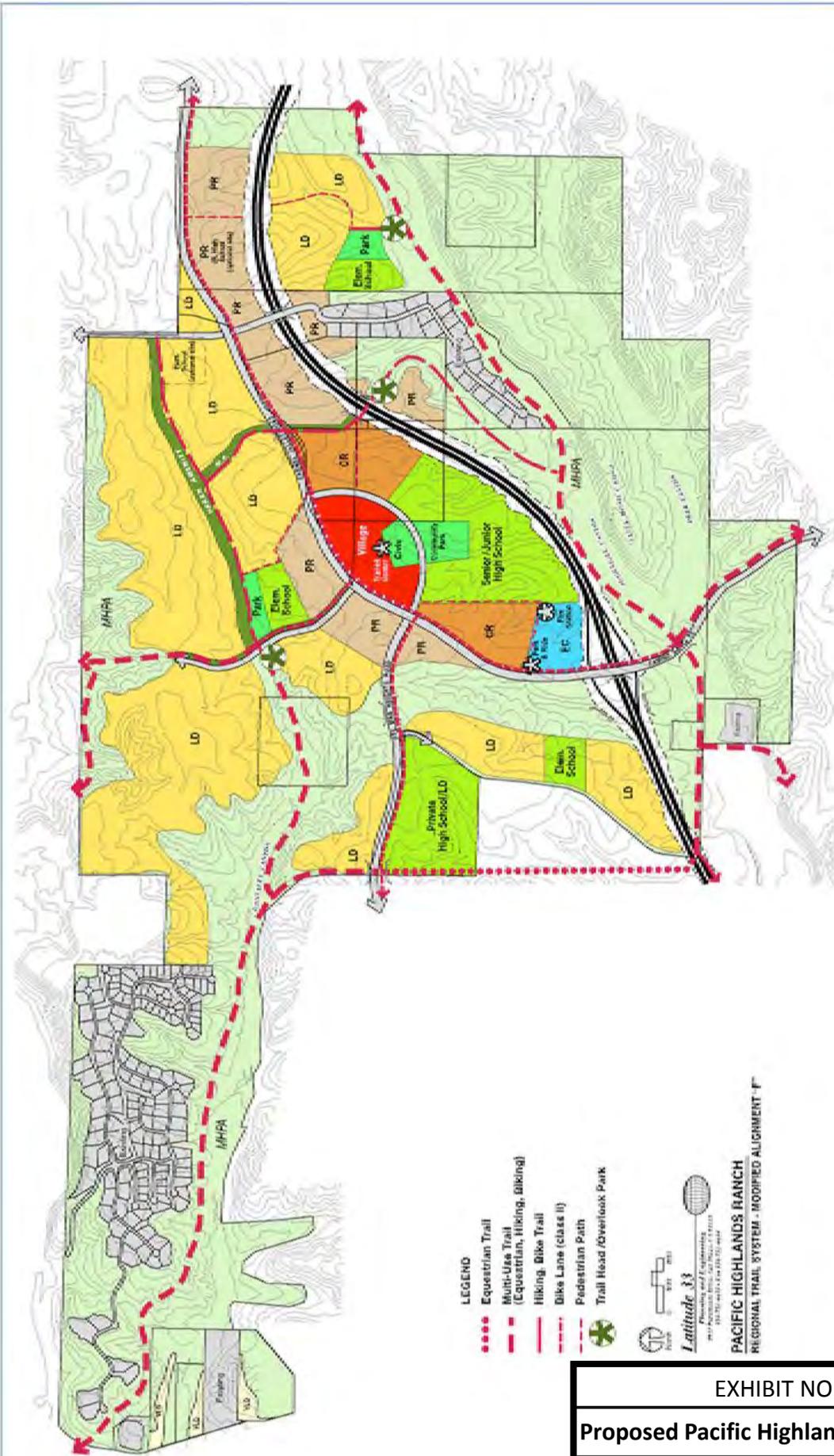
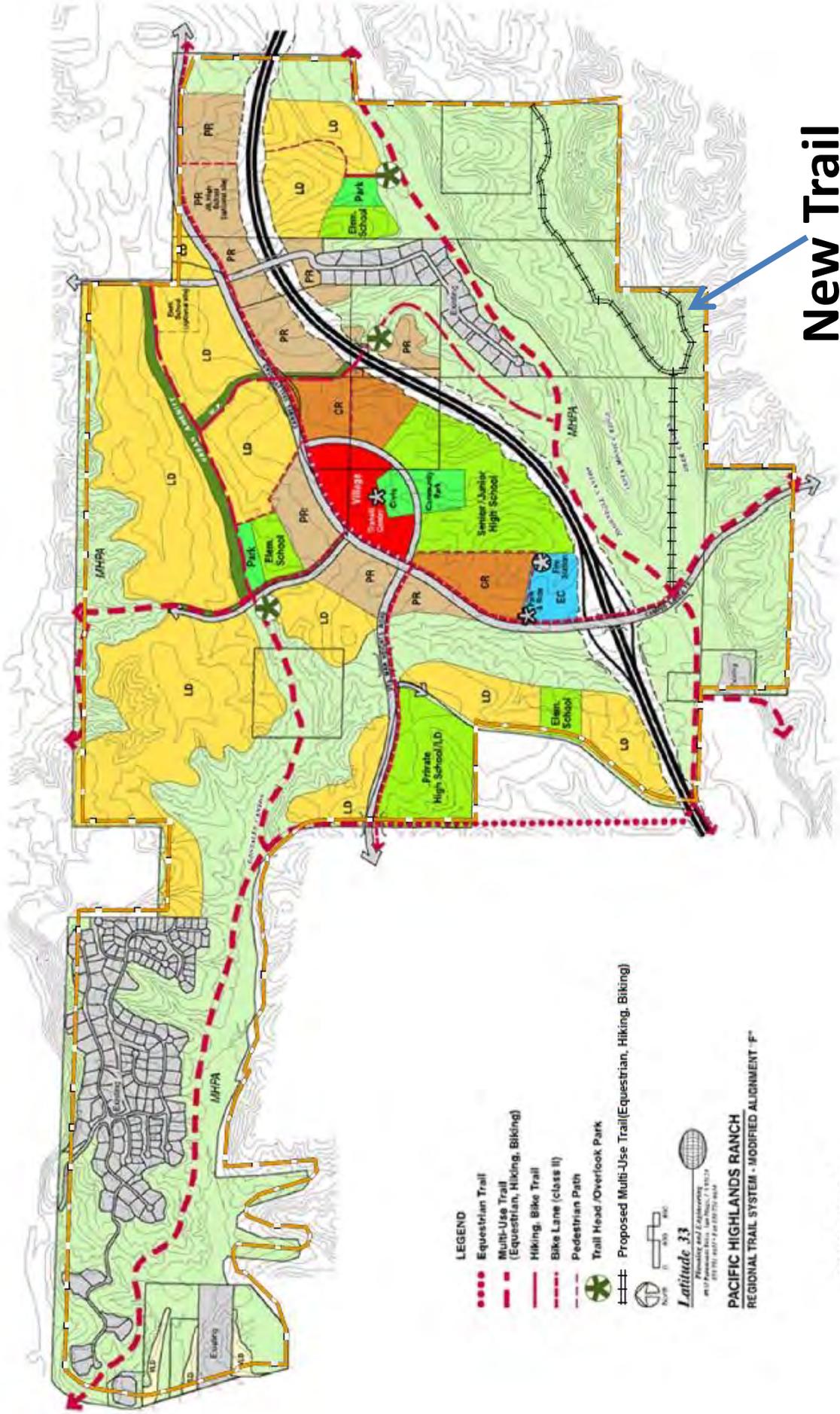


EXHIBIT NO. 3

Proposed Pacific Highlands Ranch LUPA

San Diego LCPA No. LCP-6-NOC-15-0028-3
 California Coastal Commission

Proposed Figure



New Trail Alignments

- LEGEND**
- Equestrian Trail
 - - - Multi-Use Trail (Equestrian, Hiking, Biking)
 - Hiking, Bike Trail
 - · - · Bike Lane (class II)
 - Pedestrian Path
 - ⊕ Trail Head /Overlook Park
 - ⊕ Proposed Multi-Use Trail (Equestrian, Hiking, Biking)
-  North
 0 100 200 Feet
Latitude 33
 Planning and Engineering
 4810 Parkman Drive, Suite 100, Denver, CO 80224
 (303) 751-1000 Fax (303) 751-1004
- PACIFIC HIGHLANDS RANCH**
 REGIONAL TRAIL SYSTEM - MODIFIED ALIGNMENT 'F'