

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036



October 14, 1999

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TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION that the City of San Diego's action, certifying the City's Local Coastal Program Amendment 1-98C (Carmel Valley MSCP), are adequate to effectively certify its local coastal program (for Commission review at its meeting of November 2-5, 1999)

BACKGROUND

At its July 13, 1999 meeting, the Coastal Commission certified, with suggested modifications, the City of San Diego's Local Coastal Program Amendment 1-98C, for the Carmel Valley Multiple Species Conservation Plan revisions. The revisions shifted open space boundaries within the community, and increased the amount of open space overall, and thus modified text, maps and tables in the Carmel Valley Community Plan and North City LCP Land Use Plan. By their action adopting Resolution No. 292246 on September 28, 1999, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications addressed protection of environmental resources, including wetlands and modification of a number of tables and figures adjusting land use boundaries and anticipated community buildout. The City already has coastal development permit authority over portions of this geographic area (Carmel Valley Neighborhood 8) and will continue issuing permits consistent with the local coastal program as amended on July 13, 1999. For the portions which were areas of deferred certification (Carmel Valley Neighborhood 8B and properties not within a precise plan), the City has requested transfer of permit authority thirty days after this item is reported to the Commission.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of San Diego is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13554 of the Commission's Code of Regulations then requires this determination be reported to the Commission for its concurrence.

RECOMMENDATION

Staff recommends that the Commission CONCUR with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

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November 8, 1999

Honorable Susan Golding, Mayor
City of San Diego
202 "C" Street
San Diego, CA 92101

RE: Certification of the City of San Diego's Local Coastal Program Amendment 1-98C
(Carmel Valley MSCP revisions)

Dear Mayor Golding:

The California Coastal Commission has reviewed the City's Resolution No. 292246, together with the Commission's action of July 13, 1999, certifying City of San Diego Local Coastal Program Amendment #1-98C pertaining to text and mapping revisions to incorporate the Multiple Species Conservation Plan within the Carmel Valley community. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of November 4, 1999.

By its action on September 28, 1999, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all suggested modifications. The City is already issuing coastal development permits in conformance with the certified local coastal program for a portion of this area (Carmel Valley Neighborhood 8) and will assume permit authority for the remainder of the area included in this amendment (Carmel Valley Neighborhood 8B and properties not within a precise plan) thirty days after I report this matter to the Commission (i.e., effective December 4, 1999).

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

Peter Douglas
Executive Director

RESOLUTION NUMBER R- 292246

ADOPTED ON SEP 28 1999

WHEREAS, on March 18, 1997, by Resolution No. R-288456, the Council of The City of San Diego approved amendments to the Progress Guide and General Plan and the Carmel Valley Community Plan [the Plans] for the purpose of adopting revisions to the Plans related to the implementation of the Multiple Species Conservation Program [MSCP]; and

WHEREAS, portions of the affected area are within the Coastal Zone and therefore approval of the amendments constitutes an amendment to the North City Local Coastal Program and requires certification by the California Coastal Commission to become effective; and

WHEREAS, on July 13, 1999, the California Coastal Commission approved the Carmel Valley Community Plan amendments subject to modifications; and

WHEREAS, the Council requested and the California Coastal Commission approved the transfer of Local Coastal Program permit authority for all areas affected by the amendments; and

WHEREAS, those areas not included in a precise plan will retain the underlying agricultural zones which have had prior Coastal Commission certification and which will implement the land use plan; and


WHEREAS, the Council has considered all maps, exhibits, written documents and materials in the file for this matter on record in The City of San Diego, and has heard all the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Council adopts the modifications to the Carmel Valley Community Plan, North City Local Coastal Program, and

Carmel Valley Neighborhood 8 Precise Plan, as approved by the California Coastal Commission;
a copy of the amendments is on file in the office of the City Clerk as Document

No. RR- 292246

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

RAD:lc
09/13/99
Or.Dept:Plan.&Dev.Rvw.
R-2000-241
Form=r-t.frm

Passed and adopted by the Council of San Diego on

SEP 28 1999

by the following vote:

YEAS: Mathis, Wear, Kehoe, Stevens, Warden, Vargas,

Mayor Golding.

NAYS: None.

NOT PRESENT: Stallings, McCarty.

AUTHENTICATED BY:

SUSAN GOLDING

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(Seal)

By: MARY A. CEPEDA, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. R- 292246, passed and adopted by the Council of The City of San Diego, California on SEP 28 1999.

CHARLES G. ABDELNOUR

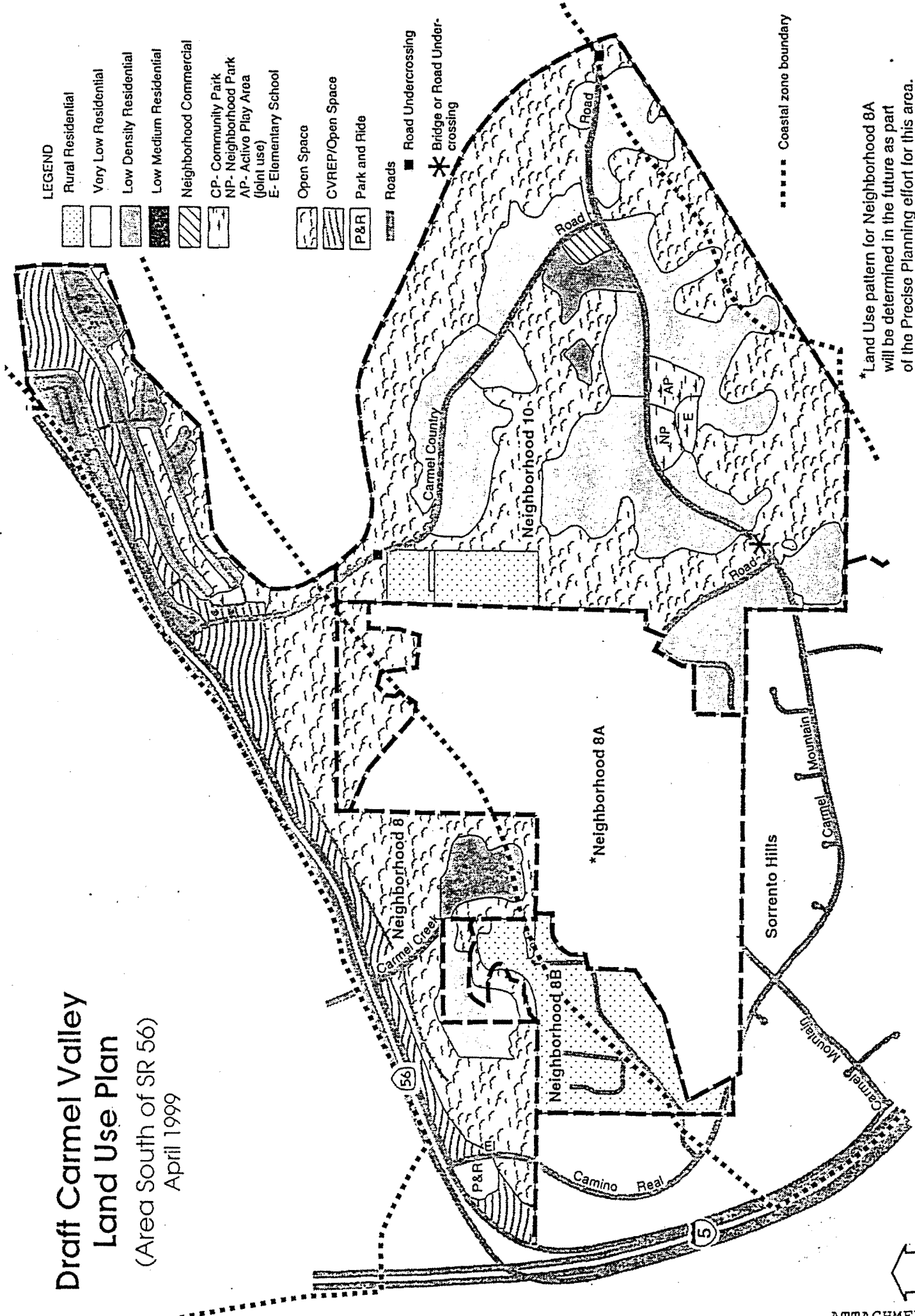
City Clerk of The City of San Diego, California

(SEAL)

By: Mary A. Cepeda, Deputy

Draft Carmel Valley Land Use Plan

(Area South of SR 56)
April 1999



*Land Use pattern for Neighborhood 8A will be determined in the future as part of the Precise Planning effort for this area.

Table 1
Palacio Del Mar
Land Use Acreage Analysis

<u>Proposed Use</u>	<u># Dwelling Units</u>	<u>Total Acres</u>
SingleFamily (SF4)	421	107. 26
Golf Course*	---	(41. 34)
Natural Open Space	---	47. 60
Major and Collector Streets**	---	10. 45
TOTALS	421	165. 31

* Included within residential acreage.

** Includes right-of-way reserved for Route 56.

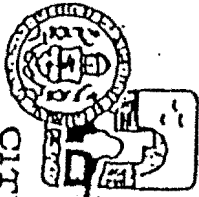
The project is a single-family, small lot development. There will be perimeter fencing to provide project identity and security. A majority of the lots will be located along the golf course offering views of the greens and lakes. Additional green belts will be located throughout the project so that lots without golf course frontage will still face open space areas. The open space trail systems desired by the City of San Diego will be incorporated into the project.

2. Central Carmel Valley

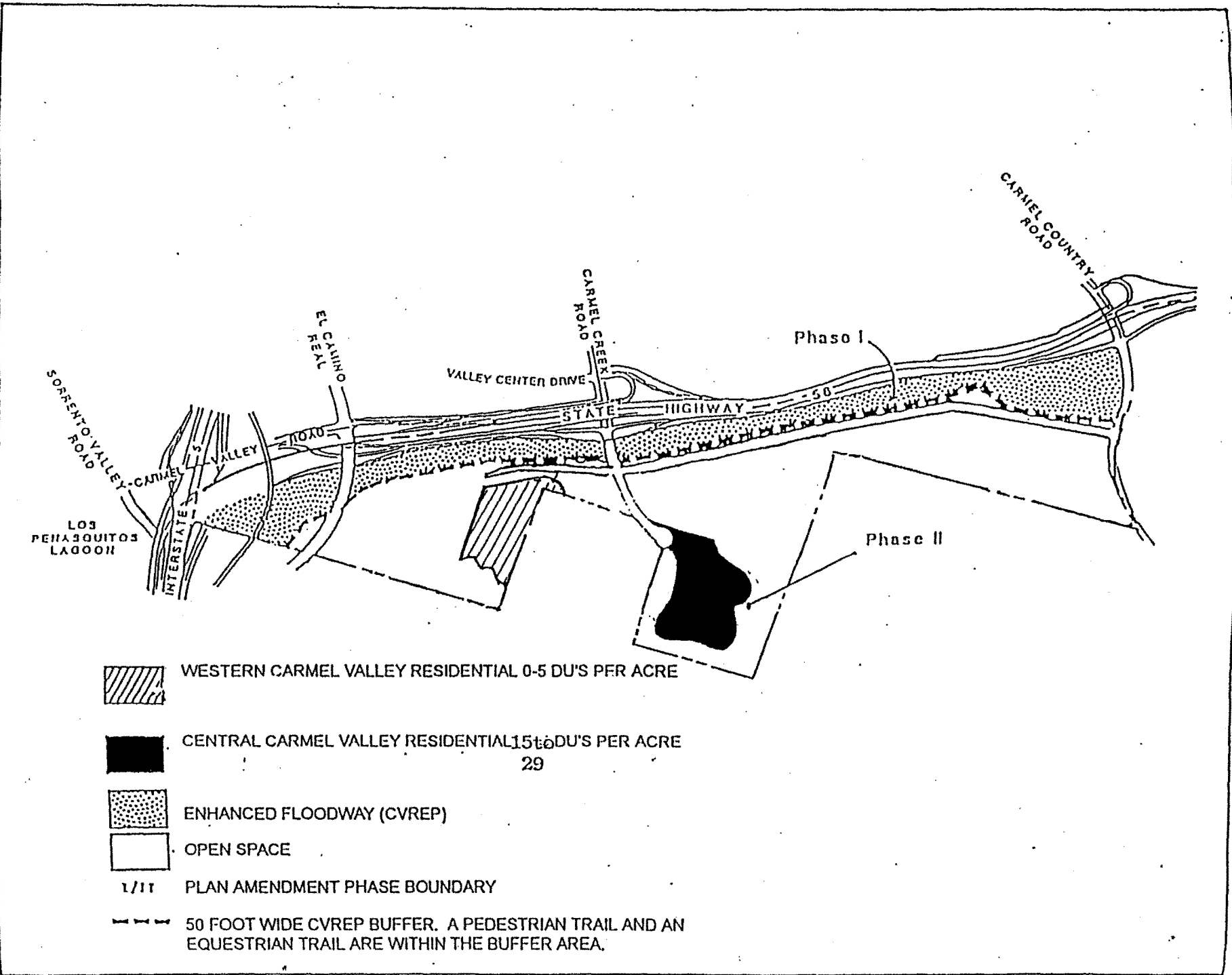
Central Carmel Valley, consisting of approximately 198 acres, is bordered on the east and west by Carmel Country Road and Carmel Creek Road, respectively. The residential density within this portion of the precise plan area will be a combination of lower and medium density multifamily development, ranging from 7-15 Du's per acre for the lower density to at a density of 15-29 Du's per acre for the medium density. The lower density shall apply to all residentially designated lands in Central Carmel Valley, except for the Pinnacle Carmel Creek site, which shall be designated medium density. It is likely that the area will be developed with duplexes, fourplexes, and other types of clustered multifamily units. Table 2 is a land use acreage analysis of Central Carmel Valley. Figure 7 illustrates the proposed land use plan.

Table 2
Central Carmel Valley
Land Use Acreage Analysis

<u>Proposed Use</u>	<u># Dwelling Units</u>	<u>Total Acres</u>
Multi-Family (MF)	456-877 <u>348</u>	58.39 <u>25.00</u>
Enhanced Floodway		63.59
Major & Collector Streets & Freeway		24.15 <u>11.15</u>
SDG&E Easement		10.51
Sensitive Slopes / <u>Open Space</u>		41.81 <u>88.20</u>
TOTALS	456-877 <u>348</u>	198.45



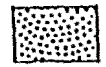
PROPOSED DEVELOPMENT UNIT 8 PRECISE PLAN,
 LAND USE



WESTERN CARMEL VALLEY RESIDENTIAL 0-5 DU'S PER ACRE



CENTRAL CARMEL VALLEY RESIDENTIAL 15 to 20 DU'S PER ACRE



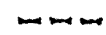
ENHANCED FLOODWAY (CVREP)



OPEN SPACE

1/11

PLAN AMENDMENT PHASE BOUNDARY



50 FOOT WIDE CVREP BUFFER. A PEDESTRIAN TRAIL AND AN EQUESTRIAN TRAIL ARE WITHIN THE BUFFER AREA.

FIGURE 7

3. Western Carmel Valley

Western Carmel Valley, consisting of approximately 132 acres, is bordered on the east by Carmel Creek Road and on the west by I-5. The residential density within this area will be 5 du's/acre; the area is likely to be developed with single-family detached units. Figure 7 illustrates the proposed land use plan.

Table 3
Western Carmel Valley
Land Use Acreage Analysis

Proposed Use	# Dwelling Units	Total Acres
Single Family (SF-2)	148 <u>70</u>	32.91 <u>14.00</u>
Enhanced Floodway		40.16
Major & Collector Streets & Freeway		33.58
Sensitive Slopes /Open Space		25.67 <u>44.58</u>
TOTALS	148 <u>70</u>	132.32

4. Population and Housing Mix

Various housing types will be included within the precise plan area in order to provide diversity in the development of individual residential products and to ensure that housing will be available to a variety of income groups. This means that a range of housing unit types shall be available in the community. While the price levels of specific housing are difficult to predict, Neighborhood 8 shall include housing type variety which is intended to accommodate varying income levels. The Carmel Valley Community Plan calls for the implementation of a balanced community housing program consistent with Council Policy 600-19. While Carmel Valley is expected to reflect this balance, neighborhoods may not conform individually.

5. Affirmative Action Program

An effective affirmative action marketing program will be utilized in conjunction with development of each of the residential neighborhoods. The affirmative action program of the San Diego County Building Industry Association (BIA) or its equivalent will be employed in order to ensure affirmative marketing of residential units. The objective of the program will be to establish a racially balanced neighborhood through advertising and other methods. The advertising program will be geared toward informing people of all races and income groups that housing within the precise plan area is available on an equal opportunity basis.

Table 4

Estimated Population

	Total Acreage	Residential Acreage	No. of Dwelling Units	Percent of Total Neighborhood	Persons per Dwelling Unit*	Estimated Population
Palacio Del Mar	165.31	65.92	421		2.0	842
Central Carmel Valley	198.45	58.39 <u>25.00</u>	456-857 <u>348</u>	52%	2.5	600-2500 <u>870</u>
Western Carmel Valley	132.32	32.91 <u>14.00</u>	148 <u>70</u>		2.8	414 <u>196</u>
PRESISE PLAN AREA TOTALS	496.08	147.22 <u>104.92</u>	1025-1146 <u>839</u>			1856-3756 <u>1908</u>

*Based on current estimates of family size figures in similar product types.

Monitoring of the ground water table, water quality, silt deposition, vegetation growth and coverage, and general visual quality shall be conducted by a review team consisting of a qualified biologist, hydrologist and/or landscape architect. Long-term maintenance of the sediment control basins in the watershed would also be monitored.

Development of the enhanced floodway and buffer area would be done by Caltrans in conjunction with the construction of the SR-56 Freeway project. Following its construction the landscaping and improvements will be monitored for a two-year period following installation. The City of San Diego Development Services Center would be the responsible agency during the monitoring period, with funding coming from the existing Carmel Valley Facilities Benefit Assessment program.

Following the monitoring period, long-term maintenance of the floodway would be financed through the City's General Fund.

A. BUFFER AREA

Along the south rim of the enhanced floodway, a 50-foot-wide buffer area is proposed to protect the integrity of the floodway landscaping and improvements. A temporary 6-foot-high chain link fence would be constructed along the common boundary between the floodway and the buffer. The fence would be maintained by the City for a period of five years to allow for the establishment of the floodway landscaping. At the end of that five-year establishment period, the protective fence would be removed.

Permanent improvements proposed within the buffer area include a bikeway, pedestrian path, equestrian trail, and a floodway maintenance road. It is estimated that the floodway maintenance road would only be used by maintenance crews a couple of times a year on a regular basis and whenever heavy rains occur. Due to the limited maintenance use of the road, bikeway and a pedestrian path would share the road pavement. The equestrian trail would have their own alignments, separated by landscape strips and wood fencing. A more detailed description of these transportation improvements can be found in Chapter V, Circulation Element. Circulation and landscape improvements within the buffer would be constructed by CalTrans and maintained by the Carmel Valley Landscape and Lighting Maintenance District.

B. WETLANDS/BUFFERS

Any additional wetlands in the community (i.e., any wetlands located outside the enhanced floodway area) as are currently delineated by the California Department of Fish and Game, U. S. Fish and Wildlife Service or U. S. Army Corps of Engineers, or are so delineated in the future, shall be protected from adverse impacts. Permitted uses within delineated wetlands shall be limited to the following:

- (1) Aquaculture, wetlands-related scientific research and wetlands-related educational uses;

(2) Wetland restoration projects where the primary purpose is restoration of the habitat:

(3) Incidental public service projects, where it has been demonstrated that there is no feasible less environmentally damaging location or alternative, and where mitigation measures have been provided to minimize adverse environmental effects.

In addition, a wetland buffer shall be maintained around all wetlands a necessary and as appropriate to protect the functions and values of the wetland. Wetland buffers should be provided at a minimum 100 ft. Distance adjacent to all identified wetlands and 50 ft distance adjacent to riparian areas. The width of the buffer may be either increased or decreased as determined on a case-by-case basis, in consultation with the California Department of Fish and Game, taking into consideration the type and size of development, the sensitivity of the wetland resources to detrimental edge effects, natural features, such as topography, and the functions and values of the wetland and the need for upland transitional habitat. 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.

C. NATURAL OPEN SPACE

Most of the natural open space areas within Neighborhood 8 would be located in the southern portion of the precise plan area. This open space consists primarily of steep slopes which rise to the mesa tops to the south. These are left free from development because of their aesthetic value as a backdrop to the valley and biological importance in the regional ecosystem. Other natural slope areas will be maintained within and between development pads and within the SDG&E easement.

REVISIONS TO THE NORTH CITY LCP LAND USE PLAN SEGMENT

1. Under the first paragraph on page 1 (under "Note") add the following paragraph:

The policies set forth in Items 1-4 of the Revisions to the North City LCP Segment, as approved in City Council Resolutions No. R263183 and R862343, and certified by the Coastal Commission on August 27, 1985 and January 13, 1988, respectively, shall apply to Carmel Valley Neighborhood 8B and the two areas of the coastal zone outside neighborhood boundaries located south of Neighborhood 8.

2. On Page 12 of the Revisions, add the following text as item 8:

8. Carmel Valley Community Plan, Neighborhood 8B and areas not within an identified neighborhood.

Any wetlands in the community as are currently delineated by the California Department of Fish and Game, U. S. Fish and Wildlife Service or U. S. Army Corps of Engineers, or are so delineated in the future, shall be protected from adverse impacts. Permitted uses within delineated wetlands shall be limited to the following:

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