

CALIFORNIA COASTAL COMMISSION

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January 14, 1999

RECORD PACKET COPY

TO: COMMISSIONERS AND INTERESTED PERSONS

**FROM: DEBORAH LEE, SOUTH COAST DEPUTY DIRECTOR
 SHERILYN SARB, DISTRICT MANAGER, SAN DIEGO AREA OFFICE
 LEE MCEACHERN, SUPERVISOR, SAN DIEGO AREA OFFICE
 ELLEN LIRLEY, COASTAL PLANNER, SAN DIEGO AREA OFFICE**

**SUBJECT: STAFF RECOMMENDATION ON MAJOR AMENDMENT 1-98A (MSCP
 Land Use Plan Revisions) TO THE CITY OF SAN DIEGO LOCAL COASTAL
 PROGRAM (For Public Hearing and Possible Final Action at the Coastal
 Commission Hearing of February 3-5, 1999)**

SYNOPSIS

STAFF NOTES:

This LCP amendment was originally scheduled for hearing before the Coastal Commission at its October 13, 1998 hearing. At that time, the public hearing was opened, testimony was received and the matter was continued to the February Commission hearing. Since that time, Commission staff has met several times with City staff to discuss various issues and concerns raised by the City. This report reflects the outcome of those discussions in which City and Commission staff were able to reach agreement on most, but not all of the issues. The remaining areas of disagreement relate to proposed Suggested Modification Nos. 11 and 12 in which Commission staff is proposing the addition of specific permitted uses within wetlands, minimal buffer provisions and provisions addressing steep slope encroachments.

SUMMARY OF AMENDMENT REQUEST

Over the last several years, the City of San Diego has been developing its Multiple Species Conservation Program (MSCP) in conjunction with the U.S. Fish & Wildlife Service, the State Dept. of Fish & Game and affected property owners to meet the requirements of the California Natural Communities Conservation Planning Act of 1992. Specifically, the City has developed the overall program and its MSCP Subarea Plan to implement the City's portion of the larger MSCP open space preserve. When the City Council adopted the MSCP Subarea Plan, it also adopted amendments to the Progress Guide and General Plan and several community plans to implement the MSCP. Although the City's General Plan was never incorporated into its certified local coastal program, there were three companion actions that do modify the City's LCP. As part of the Subarea Plan's adoption, there were revisions adopted for the North City Future Urbanizing Area (FUA) Framework Plan. In addition, initially, the Tijuana River Valley

Plan and Border Highlands Community Plan were rescinded. As discussions between the City and Coastal Commission staff proceeded on the filing of this amendment request, it was acknowledged that the City's earlier action posed a problem and the City subsequently processed a revised Tijuana River Valley/Border Highlands Land Use Plan for submission to the Coastal Commission. The proposed land use plan amendments to the North City Future Urbanizing Area Framework Plan, along with the updated Tijuana River Valley LCP Land Use Plan are the subject of this report.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval, as submitted, of the land use plan revisions to the North City FUA Framework Plan. Staff is recommending denial, as submitted, of the proposed Tijuana River Valley LUP Update and its approval with suggested modifications . The appropriate resolutions and motions begin on Page 4. The suggested modifications begin on Page 6. The findings for approval, as submitted, for the North City FUA plan amendment begins on Page 12. The findings for rejection of the Tijuana River Valley LCP Land Use Plan, as submitted, begin on Page 15 and the findings for certification, if modified can be found on Page 22.

BACKGROUND

The City of San Diego Local Coastal Program (LCP) was segmented into twelve geographic areas, corresponding to community plan boundaries, with separate land use plans submitted and certified (or certified with suggested modifications) for each segment. The Implementing Ordinances were submitted and certified with suggested modifications, first in March of 1984, and again in January of 1988. Subsequent to the 1988 action on the implementation plan, the City of San Diego incorporated the suggested modifications and assumed permit authority for the majority of its coastal zone on October 17, 1988. Isolated areas of deferred certification remain, and will be submitted for Commission certification once local planning is complete. There have been numerous amendments to the certified LCP; these are discussed further under LCP History in the report.

The City of San Diego LCP Amendment #1-98 was first received in the San Diego office on December 24, 1997. However, the amendment request was not formally filed until May 8, 1998. At the Commission's July 1998 hearings, a time extension of up to one year was granted for the amendment package. In addition, the resubmittal of the Tijuana River Valley LCP Land Use Plan Update was received on August 19, 1998.

ADDITIONAL INFORMATION

Further information on the City of San Diego LCP Amendment 1-98A may be obtained from **Lee McEachern**, Supervisor, Permits and Enforcement, and **Ellen Lirley**, Coastal Planner, at the San Diego Area Office of the Coastal Commission, 3111 Camino Del Rio North, Suite 200, San Diego, CA, 92108-1725, (619) 521-8036.

PART I. OVERVIEW

A. LCP HISTORY

The City of San Diego has a long history of involvement with the community planning process; as a result, in 1977, the City requested that the Coastal Commission permit segmentation of its Land Use Plan (LUP) into twelve (12) parts in order to have the LCP process conform, to the maximum extent feasible, with the City's various community plan boundaries. In the intervening years, the City has intermittently submitted all of its LUP segments, which are all presently certified, in whole or in part. The earliest LUP approval occurred in May, 1979, with others occurring in 1988, in concert with the implementation plan. The final segment, Mission Bay Park, was certified in November, 1996.

When the Commission approved segmentation of the LUP, it found that the implementation phase of the City's LCP would represent a single unifying element. This was achieved in January, 1988, and the City of San Diego assumed permit authority on October 17, 1988 for the majority of its coastal zone. Several isolated areas of deferred certification remained at that time; some of these have been certified since through the LCP amendment process. Other areas of deferred certification remain today and are completing planning at a local level; they will be acted on by the Coastal Commission in the future.

Since effective certification of the City's LCP, there have been twenty-seven major amendments and seven minor amendments processed for it. These have included everything from land use revisions in several segments, to the rezoning of single properties, and to modifications of city-wide ordinances. While it is difficult to calculate the number of land use plan revisions or implementation plan modifications, because the amendments often involve multiple changes to a single land use plan segment or ordinance, the Commission has reviewed a significant number of both land use plan revisions and ordinance amendments. Most amendment requests have been approved, some as submitted and some with suggested modifications; further details can be obtained from the previous staff reports and findings on specific amendment requests.

B. STANDARD OF REVIEW

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as

provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

C. PUBLIC PARTICIPATION

The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

- A. **RESOLUTION I** (Resolution to approve certification of the City of San Diego Land Use Plan Amendment 1-98A [North City FUA Framework Plan], as submitted)

MOTION I

I move that the Commission certify the City of San Diego Land Use Plan Amendment 1-98A for the North City FUA Framework Plan, as submitted.

Staff Recommendation

Staff recommends a **YES** vote and adoption of the following resolution and findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

Resolution I

The Commission hereby approves certification of the amendment request to the City of San Diego LUP and adopts the findings stated below on the grounds that the amendment will meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act; the land use plan, as amended, will contain a specific public access component as required by Section 30500 of the Coastal Act; the land use plan, as amended, will be consistent with applicable decisions of the Commission that shall guide local government actions pursuant to Section 30625(c); and certification of the land use plan amendment does meet the requirements of Section 21080.5(d)(2)(i) of the California Environmental Quality Act as there would be no feasible measures or feasible alternatives which would substantially lessen significant adverse impacts on the environment.

- B. RESOLUTION II** (Resolution to deny certification of the City of San Diego Land Use Plan Amendment 1-98A [Tijuana River Valley LCP Land Use Plan], as submitted)

MOTION II

I move that the Commission certify the City of San Diego Land Use Plan Amendment 1-98A for the Tijuana River Valley LCP Land Use Plan, as submitted.

Staff Recommendation

Staff recommends a **NO** vote and adoption of the following resolution and findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

Resolution II

The Commission hereby denies certification of the amendment request to the City of San Diego Land Use Plan amendment to the Tijuana River Valley LCP Land Use Plan, and adopts the findings stated below on the grounds that the amendment will not meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act; the land use plan, as amended, will not be consistent with applicable decisions of the Commission that shall guide local government actions pursuant to Section 30625(c); and certification of the land use plan amendment does not meet the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act as there would be feasible measures or feasible alternatives which would substantially lessen significant adverse impacts on the environment.

- C. RESOLUTION III** (Resolution to approve certification of the City of San Diego Land Use Plan Amendment #1-98A [Tijuana River Valley LCP Land Use Plan], if modified)

MOTION III

I move that the Commission certify the City of San Diego Land Use Plan Amendment 1-98A for the Tijuana River Valley LCP Land Use Plan, if it is modified in conformance with the suggestions set forth in this staff report.

Staff Recommendation

Staff recommends a **YES** vote and adoption of the following resolution and findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

Resolution III

The Commission hereby certifies the amendment request to the City of San Diego Land Use Plan amendment for the Tijuana River Valley LCP Land Use Plan, if modified, and adopts the findings stated below on the grounds that the amendment will meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act; the land use plan, as amended, will contain a specific public access component as required by Section 30500 of the Coastal Act; the land use plan, as amended, will be consistent with applicable decisions of the Commission that shall guide local government actions pursuant to Section 30625(c); and certification of the land use plan amendment does meet the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act as there would be no feasible measures or feasible alternatives which would substantially lessen significant adverse impacts on the environment.

PART III. SUGGESTED MODIFICATIONS

Staff recommends adoption of the following suggested revisions to the proposed Tijuana River Valley LCP Land Use Plan amendment. The underlined sections represent language that the Commission suggests be added, and the ~~struck-out~~ sections represent language which the Commission suggests be deleted from the language as originally submitted.

TIJUANA RIVER VALLEY LCP LAND USE PLAN

1. On Page 3 of the document, the second paragraph shall be revised as follows:

The Land Use Plan is significantly different from the previous planning documents in that it shifts the primary land use emphasis to preservation, enhancement and restoration of the natural features of the area, while still allowing for limited recreational and agricultural use. The previous plan provided for a wider mix of uses including commercial recreation, such as camping, hotels and retail establishments, and placed greater emphasis on housing and agriculture.

2. On Pages 4 and 5 of the document, the section on Tijuana River National Research Reserve shall be revised as follows:

Tijuana River National Estuarine Research Reserve (TRNERR)

The Tijuana River National Estuarine Research Reserve encompasses approximately 2,531 acres of tidally flushed wetlands, riparian and upland habitats extending immediately north of the U.S. and Mexico border. The ~~sanctuary is~~ Research Reserve,

while located within the jurisdictional boundaries of the cities of Imperial Beach and San Diego, the lands are owned and managed cooperatively by the California Department of Parks and Recreation, the U.S. Fish and Wildlife Service, the City of San Diego, the County of San Diego and the U.S. Navy. [...]

The site was established in 1982 as a National Estuarine Sanctuary in accordance with Section 315 of the Coastal Zone Management Act of 1972 (later revised from Sanctuary to Research Reserve). [...]

The ~~sanctuary~~ Research Reserve represents one of the few remaining examples of relatively undisturbed, tidally flushed coastal wetlands in southern California. [...]

The Tijuana River ~~Sanctuary~~ National Estuarine Research Reserve Management Plan governs planned activities and development within the estuary boundaries to ensure its preservation as a research and interpretive resource.

3. On Pages 7 and 8, the following Coastal Act Policies shall be added:

Section 30210 - In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30212(a) (1-3) - (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or,

(3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Section 30213 - Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30233 - (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, shall not exceed 25 percent of the degraded wetland.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(5) 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.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource dependent activities.

(b) 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.

Section 30242 - All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

4. On Page 9 of the document, the Land Use Plan Map shall be revised to include that portion of the Dairy Mart Ponds complex located on the west side of Dairy Mart Road.

5. On Page 11 of the document, the second complete paragraph shall be revised as follows:

The entire Tijuana River Regional Park area and the Framework Management governing its development, are considered to be generally compatible with the MHPA even though many of the proposed uses are not specifically habitat related. Those portions of the Tijuana River Valley not included in the MHPA will be considered for more active open space uses, such as agriculture and active recreation, as detailed in the Other Community Open Space and Agriculture element. Areas within the 25-year floodplain which are currently leased for agriculture are expected to remain in these uses for at least 20 years. In the long term, these areas will be evaluated for restoration consistent with the County's Framework Management Plan. Before any existing agricultural lands are considered for conversion to non-agricultural uses, an analysis shall be conducted to determine if any prime agricultural lands exist and a determination made that continuation of such agricultural uses is infeasible.

6. On Page 12 of the document, the second bullet shall be revised as follows:

- Maintain agricultural and existing park uses on County-owned lands, with a long-term goal of restoration to native vegetation where ~~possible~~, continued agricultural use is infeasible and where it is determined to be consistent with the County's Management Framework Plan Sections 30241 and 30242 of the Coastal Act.

7. On Page 12 of the document, the third bullet shall be revised as follows:

- Retain, and enhance, where possible, existing riparian habitat along the Tijuana River.

8. On Page 13 of the document, the following shall be added to the end of the second bullet under Flood Control:

- Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

9. On Page 13 of the document, the first bullet under Flood Control shall be revised as follows:

- Flood Control should generally be limited to existing agreements with wildlife agencies and where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety and unless demonstrated to be needed based on a cost benefit analysis and pursuant to a restoration plan

10. On Page 14 of the document, the first bullet under Subsection D, titled Mining, Extraction, and Processing Facilities, shall be revised as follows:

- New or expanded mining operations on lands conserved as part of the MHPA are incompatible with local coastal program goals for covered species and their habitats unless otherwise agreed to by the wildlife agencies at the time the parcel is conserved. New operations are permitted in the MHPA if: 1) impacts have been assessed and conditions incorporated to mitigate biological impacts and restore mined areas; 2) requirements of other City land use policies and regulations (e.g. Adjacency Guidelines, Conditional Use Permit, Coastal Development Permit, Environmentally Sensitive Lands Ordinance) have been satisfied.

11. On Page 15 of the document, the following shall be added as new sections:

E. Environmentally Sensitive Habitat Areas

- 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, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to minor incidental public service projects, restoration purposes, nature study and mineral extraction.
- A wetland buffer shall be maintained around all wetlands as 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. 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.
- Environmentally sensitive habitat areas within and adjacent to the estuary should be protected against any significant disruption of habitat values, and only those uses dependant on the resources should be allowed within such areas.
- Developments shall be located so as not to contribute to increased sediment loading of the wetland, cause disturbance to fish and wildlife or otherwise impair the functional capacity of the wetland.

F. Hillside Development/Visual Resources

- Within the Coastal Zone, development shall be restricted in areas which 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). Slopes of 25 percent grade and over shall be preserved in their natural state, provided a minimal encroachment (up to a maximum of 20%), into the steep slope areas over 25 percent may be permitted as detailed in the Environmentally Sensitive Lands Ordinance based on a sliding scale of encroachment allowances reflective of the amount of property within steep slopes, upon the discretionary judgment that there is no feasible alternative siting or design which eliminates or substantially reduces the need for such encroachment, and it is found that the bulk and scale of the proposed structure has been minimized to the greatest extent feasible and such encroachment is necessary for minimum site development and that the maximum contiguous area of sensitive slopes is preserved.

- Encroachment shall constitute any activity which involves grading, construction, placement of structures or materials, paving, removal of vegetation (including clear-cutting for brush management purposes), or other operations which would render the area incapable of supporting native vegetation or being used as wildlife habitat.

G. Grading/Sediment Control/Water Quality

- Sediment control measures (debris basins, desilting basins or silt traps) shall be installed in conjunction with any new development in which grading is proposed. The prevention and control of runoff of fertilizers, pesticides and other urban pollutants into riparian and floodplain areas shall be required.

12. On Page 18 of the document, the following shall be added as new sections:

D. Wetlands

- 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, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to minor incidental public service projects, restoration purposes, nature study and mineral extraction.
- A wetland buffer shall be maintained around all wetlands as 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. 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 fish and wildlife or otherwise impair the functional capacity of the wetland.

13. On Page 22 of the document, the first bullet under Specific Recommendations shall be revised as follows:

Roads in the valley MHPA will be limited to those identified in the Circulation Element exhibit of this land use plan ~~above, collector streets essential for area circulation, and except as necessary for temporary maintenance/emergency access roads~~. Local streets should not cross the MHPA except where shown on the Circulation Element exhibit of this land use plan and needed to access isolated development areas.

14. On Page 23 of the document, an exhibit of the Circulation Element roadways shall be provided.

PART IV. FINDINGS FOR APPROVAL OF THE NORTH CITY FUA FRAMEWORK PLAN REVISIONS, AS SUBMITTED

A. AMENDMENT DESCRIPTION

Over the last several years, the City of San Diego has been developing its Multiple Species Conservation Program (MSCP) in conjunction with the U.S. Fish & Wildlife Service, the State Dept. of Fish & Game and affected property owners to meet the requirements of the California Natural Communities Conservation Planning Act of 1992. Specifically, the City has developed the overall program and its MSCP Subarea Plan to implement the City's portion of the larger MSCP open space preserve which encompasses land in the City and County of San Diego and in several smaller municipalities. When the City Council adopted the MSCP Subarea Plan, it also adopted amendments to the Progress Guide and General Plan and several community plans to implement the MSCP. Although the City's General Plan was never incorporated into its certified local coastal program, there were three companion actions that do modify the City's LCP.

As part of the Subarea Plan's adoption, there were revisions adopted to the North City Future Urbanizing Area Framework Plan. In addition, initially, the Tijuana River Valley Plan and Border Highlands Community Plan was rescinded. However, the Tijuana River Valley LCP Plan update will be discussed separately in the next findings.

Relative to the North City FUA Framework Plan, the proposed amendment revises the boundaries of the "Environmental Tier" land use designation in the Framework Plan to conform to the open space system in the Multiple Species Conservation Program (MSCP). The amended plan language states that, in some instances, residential development areas will need to shift location slightly because of the revisions to the Environmental Tier and that the precise shapes, sizes and locations of residential

development areas will be determined during the subarea planning process. Within the presently certified Framework Plan, the Environmental Tier represents the portions of the future urbanizing area intended and planned as permanent open space. The Environmental Tier was used as the basis for developing the MSCP natural open space system in the future urbanizing areas of North City.

B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT

The Commission finds, pursuant to Section 30512.2b of the Coastal Act, that the subject amendment, as set forth in the preceding resolutions, is in conformance with the policies and requirements of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act which states:

The legislature further finds and declares that the basic goals of the state for the Coastal Zone are to:

- a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.
- b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The Commission therefore finds, for the specific reasons detailed below, that the land use plan amendment does conform with Chapter 3 of the Coastal Act and the goals of the state for the coastal zone.

C. CONFORMITY WITH CHAPTER 3

The following Coastal Act policies are applicable to the proposed amendment and state:

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste

water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30236

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Section 30240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30250

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Section 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30253

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

As indicated above, the proposed revisions to the North City FUA Framework Plan are necessary to implement the City's MSCP Subarea Plan and create the open space preserve which serves to protect critical habitat areas and corridors. In the North City FUA, the Environmental Tier served as a basis for designing the City's preserve or core biological areas and corridors. The proposed amendment does not reduce the amount of preserved open space; it only adjusts it and updates it based on the MSCP planning effort.

**PART V. FINDINGS FOR DENIAL OF THE TIJUANA RIVER VALLEY LCP
LAND USE PLAN UPDATE, AS SUBMITTED**

A. AMENDMENT DESCRIPTION AND HISTORY

The Tijuana River Valley Plan and Local Coastal Program Addendum (LUP) was adopted by the Coastal Commission in 1979. The Border Highlands Land Use Plan was subsequently adopted by the Coastal Commission in 1982. Since certification by the Commission, the Tijuana River Valley LUP has been amended once. The Border Highlands LUP has not been amended since it was certified by the Commission.

As described in more detail earlier, during the development of the City's Multiple Species Conservation Program and specifically the Subarea Plan's adoption, there were revisions adopted to the North City Future Urbanizing Area Framework Plan and the Carmel Valley Community Plan. In addition, initially, the Tijuana River Valley Plan and

Border Highlands Community Plan were rescinded because the City found that "urban development" was no longer planned for the valley. As discussions between the City and Coastal Commission staff proceeded on the filing of this amendment request, it was acknowledged that extensive public infrastructure facilities and improvements, including a sewage treatment plant, are planned for the river valley. In addition, it is expected that certain residential uses, farming activities, commercial enterprises, public recreational improvements and restoration work will be retained or redevelop in the future. The City concurred and subsequently processed a revised Tijuana River Valley/Border Highlands for submission to the Coastal Commission.

The subject amendment rescinds the certified Border Highlands Land Use Plan and adopts the proposed new Tijuana River Valley Land Use Plan. The proposed amendment essentially takes both the certified Tijuana River Valley and Border Highlands Land Use Plans and consolidates them into the new Land Use Plan. The certified Border Highlands LUP, which covers approximately 920 acres located south of Monument Road in the southernmost portion of the valley, was developed more as a "precise plan" to specifically address mining and extraction facilities and uses in the area it covers. Since it was certified by the Commission, the majority of the land it covers has either been acquired or is subject to public acquisition for open space.

The now proposed Tijuana River Valley LUP is significantly different than the previous LUP segments it replaces. The primary land use emphasis of the new plan is on preservation, enhancement and restoration of the natural resources of the area while still allowing for limited recreation and agricultural uses. The previous LUP segments addressed a wider mix of uses including commercial recreation and placed a greater emphasis on housing, agriculture and sand mining.

B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT

The Commission finds, pursuant to Section 30512.2b of the Coastal Act, that the land use plan amendment, as set forth in the resolution for certification as submitted, is not consistent with the policies and requirements of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act. Section 30001.5 is recited above in this report.

C. CHAPTER 3 CONSISTENCY

1. Environmentally Sensitive Habitat Areas. The Coastal Act provides for the protection of environmentally sensitive habitat areas. The following Chapter 3 policies are applicable to the proposed amendment and state, in part:

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste

water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 - (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
 - (3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, shall not exceed 25 percent of the degraded wetland.
 - (4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
 - (5) 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.
 - (6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
 - (7) Restoration purposes.
 - (8) Nature study, aquaculture, or similar resource dependent activities.
- (b) 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.

Section 30240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The Tijuana River Valley contains several sensitive coastal habitats that include open tidal channels and mudflats, salt marshes, freshwater brackish marshes, riparian, vernal pools and coastal sage scrub habitats. The certified Tijuana River Valley LUP contains a number of policies addressing the protection of wetland resources in the valley, including specific uses permitted within identified wetland resource area. As submitted, the revised plan fails to specify the allowable uses and development restrictions for wetlands. Furthermore, it fails to recognize and identify the Dairy Mart Ponds complex in its entirety on the land use plan map. Another deficiency in the submitted plan is the lack of identifying coastal development permit and environmentally sensitive lands regulations when reviewing new or expanded mining operations in the valley or mesatop. Although the bulk of the river valley and the designated planning area will be committed to "Multi-Species Conservation Open Space" or other "Community Open Space", there is still a need to specify permitted uses in wetlands, define requisite buffer areas for natural resources and assure mining operations in the river valley are carefully regulated. Absent these provisions, the plan may not be found consistent with the cited Chapter 3 policies.

2. Hazards/Floodplain Development. The following Chapter 3 policies of the Coastal Act are applicable to the proposed development and state, in part:

Section 30236

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Section 30253

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

Because development within or modification of the floodplain of a river can result in adverse impacts on environmentally sensitive habitat areas and lead to the need to construct flood protective works, the Coastal Act strictly limits floodplain development. Specifically, Coastal Act Section 30236 (cited above) limits development within rivers and streams to necessary water supply projects and flood control projects where no feasible method for protecting existing structures exists and where such protection is necessary for public safety. While the proposed revised land use plan contains several policies addressing "flood control", it does not specifically prohibit or limit development within the floodway. In addition, although the bulk of the river valley and the designated planning area will be committed to open space or agricultural uses, there is still a need to address limitations on floodplain development. Without such limitations, the proposed plan can not be found consistent with the cited Chapter 3 policies.

3. Visual Resources. The Coastal Act calls for the protection of scenic coastal resources and states, in part:

Section 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...

The Tijuana River Valley, is essentially the last large area of relatively undeveloped land within the South Bay area of San Diego County. The valley floor appears visually as a wide flat plain situated between residential development and federal lands (Navy base) on the north and the U.S./Mexico border to the south. The southern portion of the valley is comprised of several naturally vegetated hillsides and mesas known as the "Border Highlands". These areas are the primary visual attribute of the valley. Their rugged appearance can be seen from almost any point in the valley and beyond.

The proposed revised plan does not contain any specific policies addressing visual resources. The new plan does not include, for the most part, urban type uses but instead, envisions the valley as primarily open space and agricultural uses. Therefore, the typical concerns related to protection of visual resources (signs, building height, etc...) are not applicable. However, as noted above, aside from the natural open floodplain, the primary visual resource for the valley is the southern hillsides. Aside from designating these areas as Multi-Species Conservation Open Space, there are no specific policies or provisions to assure these scenic hillsides will be protected. Absent such provisions, the proposed revised land use plan can not be found consistent with the cited Chapter 3 policies.

4. Agriculture. Because agriculture contributes significantly to the State's economy and unique soil and climate conditions of coastal areas create conditions that provide high productivity for agriculture, the Coastal Act addresses agriculture within the Coastal Zone. The following Chapter 3 policies are applicable to the proposed amendment and state, in part:

SECTION 30241

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.

(d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

SECTION 30241.5

(a) If the viability of existing agricultural uses is an issue pursuant to subdivision (b) of Section 30241 as to any local coastal program or amendment to any certified local coastal program submitted for review and approval under this division, the determination of "viability" shall include, but not be limited to, consideration of an economic feasibility evaluation containing at least both of the following elements:

(1) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.

(2) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.

For purposes of this subdivision, "area" means a geographic area of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for those lands included in the local coastal program or in the proposed amendment to a certified local coastal program.

(b) The economic feasibility evaluation required by subdivision (a) shall be submitted to the commission, by the local government, as part of its submittal of a local coastal program or an amendment to any local coastal program. If the local government determines that it does not have the staff with the necessary expertise to conduct the economic feasibility evaluation, the evaluation may be conducted under agreement with the local government by a consultant selected jointly by local government and the executive director of the commission.

Section 30242

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

The Tijuana River Valley has since the late 1800s supported ranching and agricultural uses. In recognition of this history and the above cited Coastal Act policies, the original Tijuana River Valley LUP certified by the Commission contained policies addressing the protection of agriculture and the restoration of the floodplain to more productive agricultural uses.

The proposed revised plan contains policies which call for the eventual "phasing" out of agricultural uses in the valley and restoration of these areas to native habitats. The City has indicated that since the Tijuana River Valley Plan was originally adopted by the Commission, agricultural operations in the valley have diminished significantly. The reasons given for this occurrence relate primarily to inadequate soil conditions resulting from "salt water intrusion" in the ground water. In addition, other problems relating to continual flooding have also been cited. The City has also indicated that agricultural operations in the valley are incompatible with adjacent and downstream sensitive resources due to increased sedimentation and pesticides generated from such operations. While it may be that restoration to native vegetation may be appropriate given the above cited concerns, there has been no studies or information presented to document that such

a conversion is warranted or necessary. Without such information, elimination of agricultural uses in the valley cannot be supported. Therefore, the proposed revised land use plan can not be found consistent with the above cited Chapter 3 policies.

**PART VI. FINDINGS FOR APPROVAL OF THE TIJUANA RIVER VALLEY
LCP LAND USE PLAN UPDATE, IF MODIFIED**

While the proposed plan does contain a number of good policies that address preservation of open space and recreational amenities, the plan is deficient in several areas. In the previous findings for denial, the Commission has identified several areas where the proposed revised plan is inconsistent with Chapter 3 policies of the Coastal Act. To address these inconsistencies, a number of suggested modifications have been proposed. Therefore, the Commission finds that if the plan is revised consistent with the suggested modifications proposed herein, the document can be found consistent with all applicable Coastal Act Chapter 3 policies.

**PART VII. 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. Instead, the CEQA responsibilities are assigned to the Coastal Commission and 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 North City FUA amendment, as submitted, would not result in significant environmental impacts under the meaning of the California Environmental Quality Act.

However, the Tijuana River Valley LCP Land Use Plan update could not be found acceptable, as submitted, because it failed to provide specific resource protection standards and thus created the potential for environmental impacts. As modified herein, suitable resource protection policies for wetlands, in particular, have been incorporated and the plan update should not result in significant environmental impacts.

Furthermore, future individual projects would require coastal development permits from the City of San Diego. Throughout the City's Coastal Zone, the specific impacts associated with individual development projects would be assessed through the environmental review process; and, the individual project's compliance with CEQA would be assured. 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 LCP amendment, as submitted, can be supported.

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(R-97-892) REV.
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RESOLUTION NUMBER R-288456

ADOPTED ON MARCH 18, 1997

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING THE PROGRESS GUIDE AND GENERAL PLAN, VARIOUS COMMUNITY PLANS, AND THE FUTURE URBANIZING AREA FRAMEWORK PLAN, AND REPEALING THE TIJUANA RIVER VALLEY COMMUNITY PLAN, TO IMPLEMENT THE MSCP PLAN.

WHEREAS, the Planning Commission of The City of San Diego held concurrent public hearings on January 30, 1997, to consider the proposed amendments to the City of San Diego Progress Guide and General Plan, Rancho Penasquitos Community Plan, Otay Mesa Community Plan, East Elliot Community Plan, Future Urbanizing Area Framework Plan, and Carmel Valley Community Plan (herein collectively referred to as the "Amendments"), and to consider repealing the Tijuana River Valley Community Plan, all related to the implementation of the Multiple Species Conservation Program ("MSCP") Plan, in order to retain consistency between the plans; and

WHEREAS, the Amendments and the repeal of the Tijuana River Valley Community Plan are intended to be contingent upon and effective upon the California Department of Fish and Game ("CDFG") and the U.S. Fish and Wildlife Service ("USFWS") approval of the MSCP Plan in substantially the same form as approved by the City Council; and

WHEREAS, the Planning Commission approved and recommended adoption by the City Council of the Amendments and the repeal of the Tijuana River Valley Community Plan; and

WHEREAS, Council Policy No. 600-7 provides that public hearings to consider revisions of the Progress Guide and General Plan for The City of San Diego may be scheduled concurrently with public hearings on proposed community plan amendments; and

WHEREAS, the Council of The City of San Diego held a public hearing to consider this matter, by a majority vote, approved the Amendments and the repeal of the Tijuana River Valley Community Plan; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That this City Council hereby approves the Amendments and the repeal of the Tijuana River Valley Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 288456, with the following modifications:

a. Do not amend the Land Use Map in the Carmel Valley Community Plan with respect to Neighborhood 8A because the final development footprint for Neighborhood 8A is still under review, has not been determined, and will be before City Council for consideration at a future date; and

b. Insert a notation upon the East Elliot Community Plan Land Use Map identifying that the open space west of the existing County landfill is also a potential landfill site, as recommended by the City Manager in Attachment 4 of the City Manager's Memorandum to the Honorable Mayor and City Council dated March 12, 1997, on file in the Office of the City Clerk as Document No. RR- 288455-4 [R-288455]; and

c. Modify the Open Space Element of the General Plan as recommended by the City Manager in Attachment 6 to Manager's Report No. 97-25.

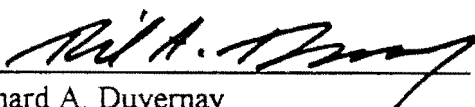
2. That the Amendments and repeal of the Tijuana River Valley Community Plan shall be contingent upon and effective on the date that the California Department of Fish and

Game ("CDFG") and the U.S. Fish and Wildlife Service ("USFWS") issue permits to The City of San Diego as provided for in the MSCP Plan, on file in the Office of the City Clerk as Document No. RR- 288455-143 [R-288455]; the City of San Diego Subarea Plan, on file in the Office of the City Clerk as Document No. RR- 288455-2 [R-288455]; and the City of San Diego Implementing Agreement, on file in the Office of the City Clerk as Document No. OO- 18394 [O-97-90], and further provided that those permits are issued with terms and conditions which are substantially in the same form as approved by the City Council through adoption of Resolution No. R-288455 and Ordinance No. OO- 18394 [O-97-90], on file in the Office of the City Clerk.

BE IT FURTHER RESOLVED, that this resolution shall not become effective within the areas of the City within the jurisdiction of the California Coastal Commission until such time as the Commission unconditionally certifies these amendments as Local Coastal Program Amendments.

APPROVED: CASEY GWINN, City Attorney

By


Richard A. Duvernay
Deputy City Attorney

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MAY 18 1997

Passed and adopted by the Council of The City of San Diego on
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Harry Mathis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Byron Wear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Christine Kehoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Barbara Warden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Juan Vargas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

SUSAN GOLDING
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Mary S. Cepeda* Deputy.

Office of the City Clerk, San Diego, California

This information is available in alternative
formats upon request.

Resolution Number *R-288456* Adopted MAY 18 1997

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**AMENDMENT
TO THE
NORTH CITY FUTURE URBANIZING AREA FRAMEWORK PLAN**

On March 18, 1997 the City Council adopted an amendment to the North City Future Urbanizing Area Framework Plan by Resolution No. R-288456.

The amendment revised the boundaries of the environmental tier land use designation in the Framework Plan to conform to the open space system in the Multiple Species Conservation Program (MSCP). The amended Plan language states that in some instances residential development areas will need to shift location slightly because of the revisions to the environmental tier and that the precise shapes, sizes and locations of residential development areas will be determined during the Subarea planning process.

The attached text and map changes supersede the corresponding pages within the currently bound North City Future Urbanizing Area Framework Plan.

SOLCPA 1-98A

3.3 FRAMEWORK PLAN DIAGRAM

Future land uses and transportation corridors in the NCFUA are depicted on the *Framework Plan* diagram, Figure 3-2. The diagram, in combination with text and tables throughout this document, comprises the framework plan. Neither the diagram nor the text can be interpreted alone.

The *Framework Plan* diagram depicts the generalized location and distribution of land uses and shows general alignments for major streets and transit routes. The land use categories shown on the diagram legend are defined in greater detail in Tables 3.3-A through 3.3-E. Table 3.3-F shows the distribution of land use by acre to each of the six subareas delineated on the *Framework Plan* diagram.

Development at the maximum densities permitted by the *Framework Plan* is dependent on voter approval, market demand characteristics, constraints to development in some locations, and other factors. Housing units and population that can be accommodated by the plan are shown in Table 3.3-G, while Table 3.3-H estimates commercial development and resulting jobs at NCFUA buildout.

The pattern of residential and open space uses shown in the Framework Plan diagram will in some instances need to be modified slightly to conform to the natural open space system that the City is developing in conjunction with state and federal wildlife agencies as an element of the Multi Species Conservation Program (MSCP). The Environmental Tier was used as the basis for developing the MSCP Natural Open Space System in the Future Urbanizing Area. The amount, density and general pattern of development will be as shown in the Framework Plan diagram. However, the precise shapes sizes and locations of individual residential development parcels and open space areas will vary somewhat from the depiction in the Framework Plan and should be determined during the Subarea planning process. The total number of dwelling units and residential acreage at buildout will not change from the projections in this Plan.

- The new location must be in as much of a direct line to the major open space areas as the previous location with no bottlenecks, winding curves or turns that might inhibit wildlife movement.
- If native habitat is not present or is in a degraded state in the new corridor, the corridor must be revegetated.
- If the designated corridor has sensitive resources that should be preserved on site, changing the location may not be allowed.

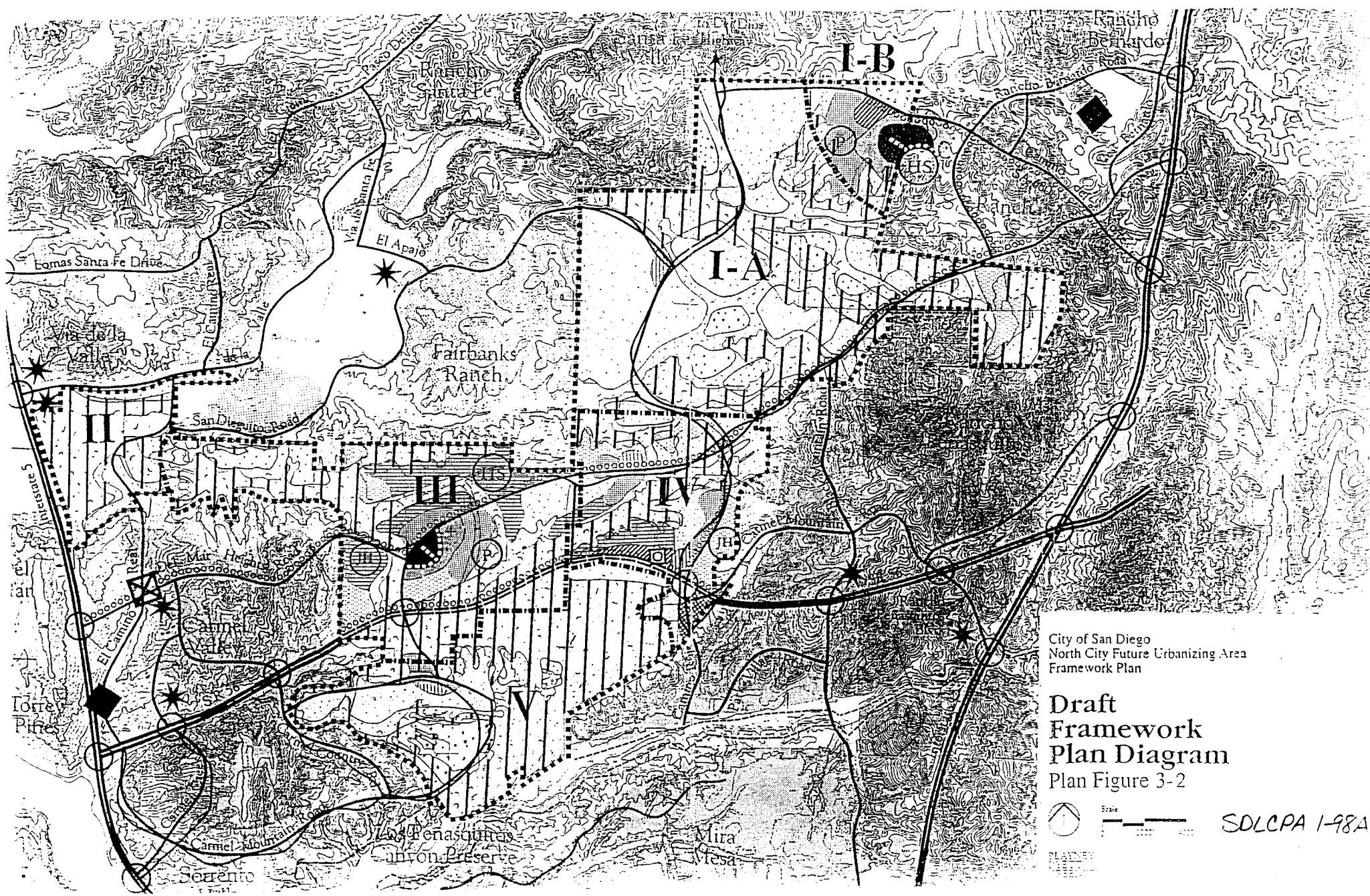
- 5.2d Because of the importance of continuous open space that provides for plant and animal movement, portions of the environmental tier may not be eliminated based solely on an absence of sensitive resources within the area designated. Function as an open space corridor or groundwater recharge area may be sufficient to warrant inclusion in the environmental tier.
- 5.2e Whenever possible, preserve 100-year flood zones as open space. Where it is necessary to flood proof a property, require the least possible alteration of the natural drainage pattern, and minimize impacts to downstream properties.
- 5.2f Where feasible, "additional sensitive lands" shown on Figure 5-1 should be preserved as open space through the site planning process. If preservation is not possible, uses permitted in transition areas would be appropriate (see Table 5.4-A).
- 5.2g Where feasible, the environmental tier should incorporate entire geographic and topographic features (i.e. canyons and drainages shall be preserved from rim to rim or edge to edge).
- 5.2h The environmental tier should conform to the natural open space system being developed by the City as an element of the Multiple Species Conservation Program (MSCP). The Environmental Tier was used as the basis for developing the MSCP Natural Open Space in the Future Urbanizing Area. The MSCP is a cooperative effort of the City and State and Federal wildlife agencies. The MSCP open space system differs in some areas from the environmental tier area designated elsewhere in this plan. The total amount of open space is not significantly different but some boundaries have been modified to allow for better connections to biologically significant open space areas outside the NCFUA and/or to provide an open space preserve design that maximizes benefits to wildlife species, a number of which are threatened or endangered in this area. Figure 5-2 indicates the MSCP open space system for the NCFUA. Some of the residential land use areas designated in this Plan are affected by the modified open space system proposed for this area in the MSCP. The total number of units, acreage, density and general pattern of residential development should remain unchanged from that shown in this Plan although locations of the development will shift somewhat. The precise boundaries of residential development areas should be determined as a component of the Subarea planning process.

5.3 IMPLEMENTING PRINCIPLES: SECURING ENVIRONMENTAL TIER LANDS AS PERMANENT OPEN SPACE

- 5.3a Secure the environmental tier as permanent open space through purchase and conveyance to a public agency or non-profit land trust, or deed restrictions that limit uses. A variety of mechanisms are to be used including the following:

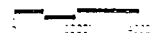
For Parcels Designated Partially as Environmental Tier

- Requirements that projects within the NCFUA dedicate lands shown within the environmental tier on the framework plan diagram.
- Implementation of current regulations regarding development of sensitive lands.


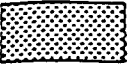
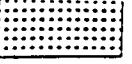
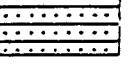
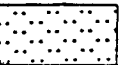


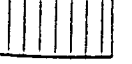





City of San Diego
 North City Future Urbanizing Area
 Framework Plan
















**Draft
 Framework
 Plan Diagram**
 Plan Figure 3-2

Scale  SDLCPA 1-98A

Compact Community Uses

	Mixed Use Community Core retail and service office public and semi-public uses residential 32 du/gross acre average (with density bonus, up to 40 du/gross acre)
	Core Residential 11 du/gross acre average (with density bonus, up to 14 du/gross acre)
	Peripheral Residential 7 du/gross acre average (with density bonus, up to 8.7 du/gross acre)
	Low Density Residential 4 du/gross acre average (with density bonus, up to 5.2 du/gross acre)
	Moderately Low Density Residential 1.6 du/gross acre average (with density bonus, up to 2 du/gross acre)
	Very Low Density Residential .8 du/gross acre average (with density bonus, up to 1 du/gross acre)
	Estate Residential .2 du/gross acre average (with density bonus, up to .25 du/gross acre)
	Local Mixed Use Center local-serving retail public and semi-public uses residential 14 du/gross acre average (with density bonus, up to 17.2 du/gross acre)
	Employment Center
	Service Commercial
	Environmental Tier

Circulation Network

	Major Roadway (Generalized Alignment)
	Freeway
	Proposed Freeway
	Interchange
	Transit Emphasis
	Transit Exclusive Right-of-Way
	High School
	Junior High/ Middle School
	Community Park
	City Operations Station
	NCFUA Boundary
	Subarea Boundaries
	Retail Center (outside NCFUA)
	Major Employment Center (outside NCFUA)
	Regional Transit Terminal

Draft Framework Plan Diagram Legend



**AMENDMENT
TO THE
CARMEL VALLEY COMMUNITY PLAN**

On March 18, 1997 the City Council adopted an amendment to the Otay Mesa Community Plan by Resolution No. R-288456.

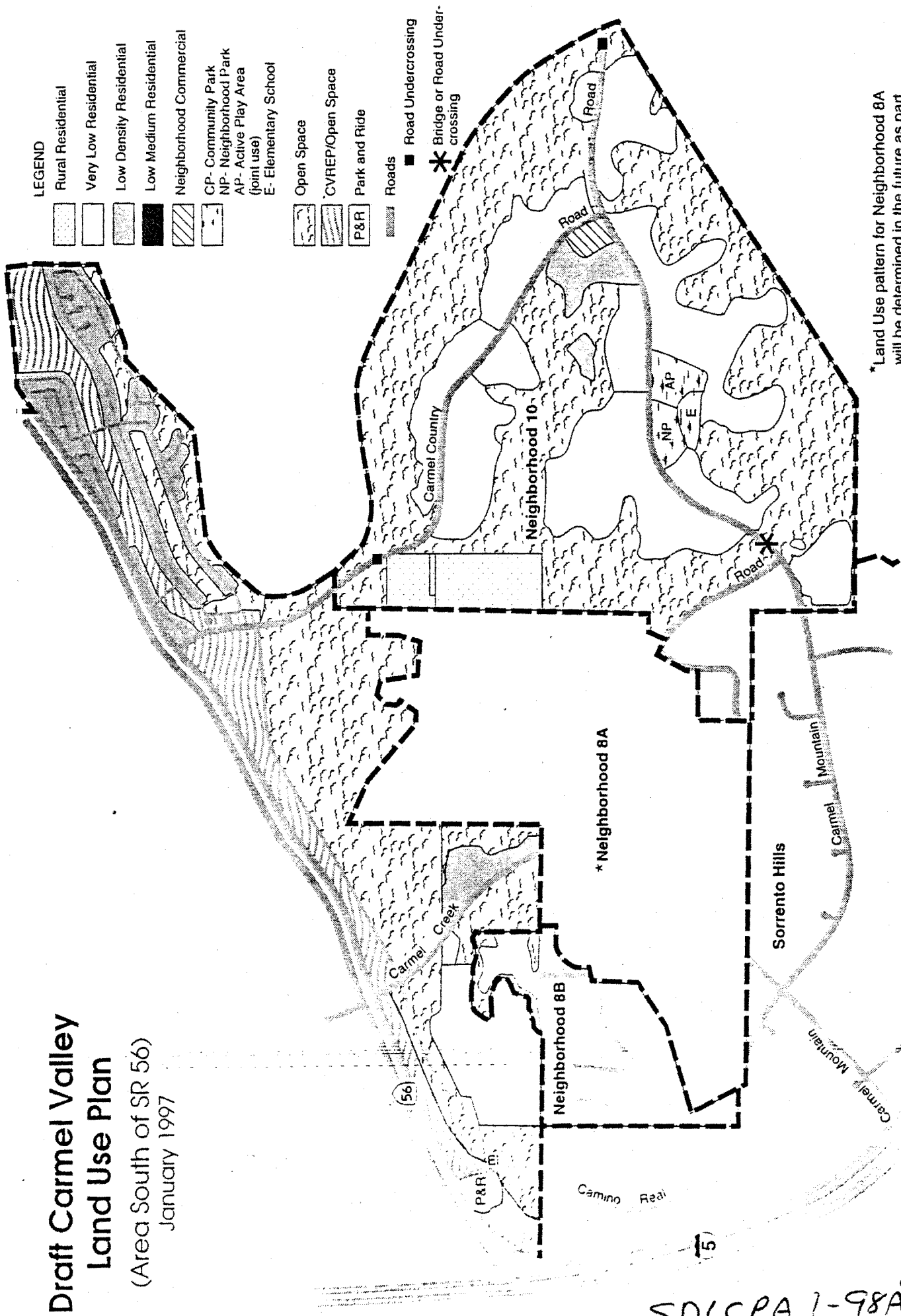
The amendment adopted the land use pattern and open space system on the attached map for those areas of Carmel Valley located south of SR-56 and outside the boundaries of Neighborhood 8A. The Council directed that the land use pattern for Neighborhood 8A be determined in the future as part of the Precise Planning effort for that area.

The attached map supersedes land use maps in the North City West (Carmel Valley) Community Plan and in various Precise Plans for subareas of the Carmel Valley community.

SDLCPA 1-98A

Draft Carmel Valley Land Use Plan

(Area South of SR 56)
January 1997



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

SDLCPA 1-98A

RESOLUTION NUMBER R- 290601

ADOPTED ON AUG 04 1998

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO RESCINDING THE BORDER HIGHLANDS LOCAL COASTAL PROGRAM LAND USE PLAN AND ADOPTING THE PROPOSED TIJUANA RIVER VALLEY LOCAL COASTAL PROGRAM LAND USE PLAN TO REFLECT THE POLICIES OF THE MULTIPLE SPECIES CONSERVATION PROGRAM PLAN AND TO IMPLEMENT THE CALIFORNIA COASTAL ACT.

WHEREAS, on March 18, 1997, the Council of The City of San Diego amended the Progress Guide and General Plan and repealed the Tijuana River Valley Plan to implement the Multiple Species Conservation Program [MSCP] Plan in order to retain consistency between the plans; and

WHEREAS, The City of San Diego submitted the repeal of the Tijuana River Valley Plan to the California Coastal Commission for certification as a Local Coastal Program Amendment; and

WHEREAS, upon review of the submittal, California Coastal Commission staff recommended retention of a Local Coastal Program Land Use Plan [LCP-LUP] for Tijuana River Valley and further recommended the consideration of amendments to the Border Highlands LCP-LUP to assure consistency between the plans; and

WHEREAS, the Border Highlands LCP-LUP was developed as a special study area, with specific recommendations regarding the mining and extraction facilities located in the area, and most of the background information and existing conditions information is out of date; and

WHEREAS, the only area covered by the Border Highlands LCP-LUP presently not subject to public acquisition for open space purposes is a sand and gravel extraction and processing facility encompassing approximately 170 acres; and

WHEREAS, the proposed Tijuana River Valley LCP-LUP effectively replaces the previously repealed 1977 Tijuana River Valley Local Coastal Program Addendum and the Border Highlands LCP-LUP and consolidates them into a comprehensive LCP-LUP in order to reflect the policies of the City's MSCP Plan and to implement the California Coastal Act; and


WHEREAS, the Council of The City of San Diego held a public hearing to consider this matter, and by a majority vote, approved the repeal of the Border Highlands LCP-LUP and the adoption of the Tijuana River Valley LCP-LUP; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the repeal of the Border Highlands Local Coastal Program Land Use Plan and the adoption of the Tijuana River Valley Local Coastal Program Land Use Plan is approved. A copy of the Tijuana River Valley Local Coastal Program Land Use Plan is on file in the office of the City Clerk as Document No.

RR- 290601

BE IT FURTHER RESOLVED, that this resolution shall not become effective within the areas of the City within the jurisdiction of the California Coastal Commission until such time as the Commission unconditionally certifies these actions as Local Coastal Program Amendments.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

RAD:lc
07/15/98
Or.Dept:Comm.&Eco.Dev.
R-99-111
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Passed and adopted by the Council of the City of San Diego on AUG 04 1998 by the following vote:

YEAS: MATHIS, WEAR, KEHOE, STEVENS, WARDEN, STALLINGS, McCARTY, VARGAS,
MAYOR GOLDING.

NAYS: NONE.

NOT PRESENT: NONE.

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: PEGGY ROGERS

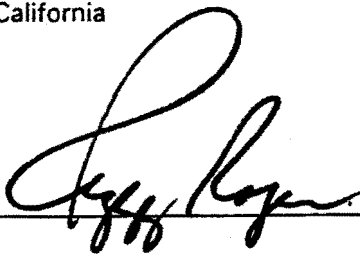
Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION
No. R- 290601, passed and adopted by the Council of The City of San Diego, California
on AUG 04 1998.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: , Deputy



THE CITY OF SAN DIEGO

CHRISTOPHER JACOBS, ACP

Associate Planner

(619) 235-5233 • (619) 533-5951

MEMO

RECEIVED

AUG 07 1998

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Sherilyn Saro:

8/6/98

Attached for your information please find proposed changes to the Tijuana River Valley LCP. These changes were adopted by the City Council on August 4, 1998. The official City Council resolution will be sent to you when it is available.

Please be aware that a copy of the proposed changes to the LCP was previously provided to you in a draft form.

If you have any questions regarding this matter, please contact Kerry Varga-Santoro at 235-5226.

Chris Jacobs
Associate Planner



SDLCPA 1-98A

CITY OF SAN DIEGO
MEMORANDUM

RECEIVED

AUG 07 1998

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

DATE: July 31, 1998

TO: Honorable Mayor and City Council, Docket of August 4, 1998 - Item S502

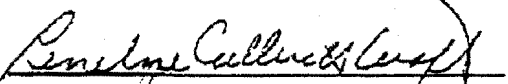
FROM: Penelope Culbreth-Graft, DPA, Assistant City Manager and
Tina P. Christiansen, Acting Community and Economic Development
Manager

SUBJECT: RECOMMENDED CHANGES TO THE PROPOSED TIJUANA RIVER
VALLEY LOCAL COASTAL PROGRAM LAND USE PLAN

This item was continued from the City Council Docket of July 28, 1998, to allow for additional input by the Tijuana River Valley Task Force and other community representatives. On July 28, the Task Force asked for clarification about potential conflicts between the Proposed Tijuana River Valley Local Coastal Program Land Use Plan (LCP-LUP) and the BSI Report as well as the 1998 goals of the Task Force. Frank Balck's response to the Task Force is attached (see Attachment 1).

City staff also met with staff from the U.S. Border Patrol, County Department of Parks and Recreation and the California Coastal Commission. Based on the additional input received, City staff prepared revisions to the Proposed Tijuana River Valley LCP-LUP (see Attachment 2). The revisions are indicated in strike-out/underline format.

The City Manager recommends adoption of the proposed LCP-LUP, as revised by City staff. If approved by the City Council, the revisions will be incorporated into the document for submittal to the Coastal Commission.


PENELOPE CULBRETH-GRAFT, DPA
Assistant City Manager


TINA P. CHRISTIANSEN, AIA
Acting Community and Economic
Development Manager

STORY/KMVS

ATTACHMENTS: 1. Memo to Tijuana River Valley Task Force
2. Recommended Changes to the Tijuana River Valley LCP-LUP

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: July 30, 1998

TO: Tijuana River Valley Flood Control Task Force

FROM: Frank Belock, Engineering & Capital Projects Director

SUBJECT: Draft Tijuana River Valley Local Coastal Program Land Use Plan

Since our meeting of July 29, 1998, I would like to offer the following in respect to the draft Tijuana River Valley Local Coastal Program Land Use Plan ("Plan") and how it relates to the work we have done the last five plus years:


First of all, as I outlined in the meeting, for the most part the Plan only requires the City (and whomever else) to acquire applicable permits prior to doing any work in the river or in respect to constructing berms in the Valley's floodway. This is not a change in what is required now in that we have always been required to apply for and receive these very same permits. This is not a "change."

In respect to the use of rip rap and concrete which the draft Plan disallows in creek beds, etc., more often than not we would be able to use gabions, which are allowed by the plan, to accomplish the intent of a project. For projects such as the Hollister Street bridge and Dairy Mart Road bridge, these received all of their permits prior to the Plan so the Plan is not applicable.

In summary, I believe that the draft Plan is consistent with the Task Force and City Council adopted flood control alternative as described in the BSI Report, that the flood control alternative is consistent with the Subarea Plan, and that the Plan will not preclude our working toward the goals that we set for ourselves for 1998.

If you have questions, feel free to call me.

Sincerely,



FRANK BELOCK, JR.
Engineering & Capital Projects Director

FB:er

trvcdp

RECOMMENDED CHANGES TO PROPOSED TIJUANA RIVER VALLEY LOCAL COASTAL PROGRAM LAND USE PLAN

Page 2:

The County of San Diego is developing a regional park in the Tijuana River Valley that will include a mixture of recreational opportunities, sustainable agriculture, and native habitats. Most of the properties that were designated for sand and gravel extraction in the Border Highlands Plan have been, or are in the process of being, purchased for agriculture, open space and park uses. The entire park area and the Management Framework (1989) are considered compatible with the Multiple Habitat Planning Area (MHFA) of the MSCP as reflected by the Multi-Species Conservation Open Space and Other Community Open Space/Agriculture land use designations and recommendations of this Local Coastal Program Land Use Plan.

Page 3:

The Land Use Plan is significantly different from the previous planning documents in that it shifts the primary land use emphasis to preservation, enhancement and restoration of the natural features of the area, while still allowing for limited recreational and agricultural use. The previous plan provided for a wider mix of uses including commercial recreation, such as hotels and retail establishments, and placed greater emphasis on housing and agriculture.

As the rare and unique natural qualities of the Tijuana River Valley have become more widely understood and appreciated during the past two decades, a consensus developed in the City, County and among state and federal wildlife agencies that a majority of this planning area should be devoted primarily to long term preservation of natural resource values. The County of San Diego is developing a regional park in the Tijuana River Valley and has been actively pursuing acquisition of property for park development purposes. The Land Use Plan is consistent with the County's Management Framework Plan (1989) and the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan which was adopted on March, 18, 1997.

With the adoption of the MSCP Subarea Plan by the San Diego City Council in March 1997, the LCP goals of the Tijuana River Valley Plan regarding housing, commercial recreation use and long term agricultural use have been reevaluated and revised to correspond to the new vision for the Tijuana River Valley as primarily a regional park and natural estuary. The proposed land uses in the Tijuana River Valley have now been changed to focus almost exclusively on long term restoration, enhancement and preservation of the natural ecosystem in the area. The emphasis on agriculture has been decreased, with less than 12% of the acreage in the planning area designated for continued agricultural use. Commercial recreation and urban residential land use designations have been eliminated from the Plan.

Page 4:United States Border Patrol Operations

The Border Patrol is a federal law enforcement agency which is responsible for the interdiction of smuggling, drug traffic and persons attempting to enter the United States illegally. Because of the relative isolation of the area, this portion of the International Border with Mexico has long been an important area for U.S. Border Patrol operations. The entire area is patrolled by U.S. Border Patrol agents working from the San Ysidro office. Monument Road is the main access road utilized by the Border Patrol. The Border Patrol also utilizes off-road vehicles and horses to patrol the International boundary along an easement which averages 60 feet in width. The mission and responsibilities of the Border Patrol will not be preempted by the goals, policies and recommendations of this Plan.

Page 5:Tijuana River National Estuarine Sanctuary Research Reserve

The Tijuana River National Estuarine Sanctuary Research Reserve encompasses approximately 2,531 acres of tidally flushed wetlands, riparian and upland habitats extending immediately north of the U.S. and Mexico border. The sanctuary is located within the jurisdiction of the cities of Imperial Beach and San Diego. The western boundary of the Sanctuary follows the Pacific Ocean shoreline from the southern tip of Seacoast Drive to the U.S. - Mexico border. It is further bounded by Seacoast Drive, Imperial Beach Boulevard and the Navy Outlying Landing Field on the north, Saturn Boulevard on the east and Monument Road and the U.S. - Mexico border on the south.

Tijuana River Regional Park

On June 8, 1988, California voters endorsed the passage of Proposition 70 (Wildlife, Coastal and Parkland Conservation Bond Act). The act allocated ten million dollars specifically for the acquisition of park and wildlife lands within the Tijuana River Valley. Utilizing those funds, the San Diego County Park and Recreation Department is developing a regional park in the Tijuana River Valley that will preserve, enhance and restore sensitive habitat in the Tijuana River Valley as a regional park. In addition to sensitive habitat, the Park will include a mixture of recreational opportunities—including equestrian facilities, riding and hiking trails, as well as sustainable agriculture. Development of the park area is governed by the County's Management Framework (1989), which contains the conceptual framework for design and management of the park. The County is in the process of updating its Management Framework which will further facilitate development of the Regional Park and implementation of this Local Coastal Program Land Use Plan.

Page 6 (Overall Goals):

- To provide necessary public health and safety facilities and services, including Border Patrol operations, within the public lands portion of the planning area in keeping with the passive use of the natural environment.

Page 11:

The entire Tijuana River Regional Park area and the Management Framework Plan governing its development, are considered to be generally compatible with the MHPA even though many of the proposed uses are not specifically habitat-related. Those portions of the Tijuana River Valley not included in the MHPA will be considered for more active open space uses, such as agriculture and active recreation, as detailed in the Other Community Open Space and Agriculture element. Areas within the 25-year floodplain which are currently leased for agriculture are expected to remain in these uses for ~~up to~~ at least 20 years. In the long term, these areas will be evaluated for restoration consistent with the County's Management Framework Plan.

- Maintain a buffer around all wetland areas, while accommodating approved trail plans.

Page 12:

- Maintain existing agricultural uses on Spooner's Mesa, with a long-term goal of phased restoration to coastal sage scrub, maritime succulent scrub or native grasslands. If Spooners Mesa is developed with active uses, landscape developed areas adjacent to the preserve with local native species only.
- Maintain agricultural and existing park uses on County-owned lands, with a long-term goal of restoration to native vegetation where possible, consistent with the County's Management Framework Plan.
- Limit disturbance of natural open space areas to horseback riding, mountain biking and hiking trails and passive recreational uses such as walking, hiking, photography, bird watching and nature study that are consistent with preservation of natural resources.
- ~~Permit more active recreational uses, including horseback riding and mountain biking, if measures are taken to avoid/minimize impacts to biological resources.~~
- Contain active recreational uses planned for the valley in areas determined appropriate for such activities by the County's Regional Park Plan and consistent with this Local Coastal Program Land Use Plan.

Page 14:

- New or expanded mining operations on lands conserved as part of the MHPA are incompatible with ~~MSCP~~ preserve Local Coastal Program goals for covered species and their habitats unless otherwise agreed to by the wildlife agencies at the time the parcel is conserved. New operations are permitted in the MHPA if: 1) impacts have been assessed and conditions incorporated to mitigate biological and restore mined areas; 2) adverse impacts to covered species in the MHPA have been mitigated consistent with the Subarea Plan; and 3) requirements of other city land use policies and regulations (e.g. Adjacency Guidelines, Conditional Use Permit) have been satisfied.

Page 15:

- All existing and future mined lands adjacent to or within the MHPA shall be reclaimed pursuant to SMARA. Ponds are considered compatible uses where they provide native wildlife and wetland habitats and do not conflict with conservation goals of the ~~MSCP and Subarea~~ this Local Coastal Program Land Use Plan.

Page 16:

- Land uses, such as recreation and agriculture, that use chemical or generate by-products such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts cause by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly-owned property as leases come up for renewal. Fly-breeding nuisance caused by animal manure will be handled in accordance with standards established by San Diego County Department of Environmental Health Vector Control.

Page 17:

- ~~Limit disturbance of natural open space areas to trails and passive recreational uses such as walking, hiking and nature study that are consistent with preservation of natural resources.~~
- Permit more active recreational uses, including horseback riding and mountain biking camping, athletic fields, and other organized sports activities. Where necessary, incorporate measures are taken to avoid/minimize impacts to biological resources within the MHPA.

Page 20:

- Prohibit Ensure appropriate storage of materials (e.g. hazardous or toxic, chemicals, equipment, etc.) ~~within the MHPA and ensure appropriate storage per~~ applicable regulations in any areas that may impact the MHPA, especially due to potential leakage.

Page 23:

- Where possible, new roads within the MHPA should be narrowed from existing design standards to minimize habitat fragmentation and disruption of wildlife movement and breeding areas. Roads must be located in lower quality habitat or disturbed areas to the extent possible.

**TIJUANA RIVER VALLEY
LOCAL COASTAL PROGRAM LAND USE PLAN**

JULY 1998 DRAFT

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TIJUANA RIVER VALLEY LOCAL COASTAL PROGRAM LAND USE PLAN

INTRODUCTION

The Tijuana River Valley planning area, including Border Highlands, is located within the California Coastal Zone and, as such, is subject to the regulations of the California Coastal Act of 1976. Provision of this Local Coastal Addendum is a requirement of that Act. The Planning area is bounded on the south by the Mexican border, on the west by the City of Imperial Beach including Border Field State Park, on the north by the Imperial Beach Naval Air Station (helicopter operation) and the Otay Nestor residential area, and on the east by residential and commercial areas of San Ysidro.

Background

On October 30, 1973, the City Council instructed the Planning Commission to prepare a comprehensive plan for the Tijuana River Valley. The Council desired a plan that provided optimum balance between conservation and development in the Valley. The plan was to provide a socio-economic base for future development of the Valley, and preserve the integrity of two major environmental resources existing in the Valley, the Tijuana River Estuary, and the Valley's agricultural lands.

On December 8, 1976, the City Council adopted the Tijuana River Valley Plan by Resolution No. 217246. With the approval of this Tijuana River Valley Plan, the Border Area Plan was updated and the Progress Guide and General Plan was also amended.

In September 1979, the California State Coastal Commission certified the Tijuana River Valley Plan, Local Coastal Program Addendum (The City of San Diego, 1979), as the Local Coastal Plan for that area. During the Tijuana River Valley Plan certification hearings by the Coastal Commission, a portion of the Plan area known as the Border Highlands, was not certified by the State and was identified for further study. The Coastal Commission recognized that the Border Highlands area represented a major sand and gravel resource, although the Tijuana River Valley Plan designated the area east of Smuggler's Gulch as "Commercial Recreation" and the area west of Smuggler's Gulch for inclusion into the nearby Border Field State Park. The Department of Park and Recreation had concluded that due to limited funding sources it was unable to carry out plans for expansion of the park into those areas of the Border Highlands that contain

sand and gravel resources, even though the portion west of Smugglers Gulch was shown as "Proposed Border Field Park" in the Tijuana River Valley Plan (State of California, 1980).

In order to resolve these apparent conflicts, the Coastal Commission recommended that a Precise Land Use Plan be developed for the Border Highlands/Spooner Mesa area, that would specifically consider the issues and phased development of sand and gravel extraction wherever this resource exists in the study area, and would provide for minimal visual and environmental impacts of such development, including consideration of grading, road and utility installations, geologic hazards, traffic generation, habitat protection, and archaeological resource protection. At the same time, the Coastal Commission certified the commercial recreation and a buffer area designation to the park as the ultimate uses of the land. The Border Highlands Local Coastal Program Land Use Plan was adopted by the City Council on April 13, 1982, and certified by the California Coastal Commission on August 27, 1982.

The Tijuana River Valley Plan was amended in 1990, to recognize the National Estuarine Sanctuary (Research Reserve) and the County's Tijuana River Regional Park. The Tijuana Estuary, in connection with the Tijuana River Valley, comprise one of the largest and most important wetland systems in San Diego County.

The County of San Diego is developing a regional park in the Tijuana River Valley that will include a mixture of recreational opportunities, sustainable agriculture, and native habitats. Most of the properties that were designated for sand and gravel extraction in the Border Highlands Plan have been, or are in the process of being, purchased for agriculture, open space and park uses. The entire park area and the Management Framework are considered compatible with the Multiple Habitat Planning Area (MHPA) of the MSCP as reflected by the land use designations and recommendations of this Local Coastal Program Land Use Plan.

Tijuana River Valley Land Use Plan

This Plan effectively replaces the previous Tijuana River Valley Plan and Local Coastal Program Addendum which was adopted in March, 1977, and subsequently amended. It also replaces the 1982 Border Highlands Local Coastal Program Land Use Plan.

The Land Use Plan is significantly different from the previous planning documents in that it shifts the primary land use emphasis to preservation, enhancement and restoration of the natural features of the area, while still allowing for limited recreational and agricultural use. The previous plan provided for a wider mix of uses including commercial recreation and placed greater emphasis on housing and agriculture.

As the rare and unique natural qualities of the Tijuana River Valley have become more widely understood and appreciated during the past two decades, a consensus developed in the City, County and among state and federal wildlife agencies that a majority of this planning area should be devoted primarily to long term preservation of natural resource values. The County of San Diego is developing a regional park in the Tijuana River Valley and has been actively pursuing acquisition of property for park development purposes. The Land Use Plan is consistent with the County's Management Framework Plan and the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan which was adopted on March, 18, 1997.

With the adoption of the MSCP Subarea Plan by the San Diego City Council in March 1997, the LCP goals of the Tijuana River Valley Plan regarding housing, commercial recreation use and long term agricultural use have been reevaluated and revised to correspond to the new vision for the Tijuana River Valley as primarily a regional park and natural estuary. The proposed land uses in the Tijuana River Valley have now been changed to focus almost exclusively on long term restoration, enhancement and preservation of the natural ecosystem in the area. The emphasis on agriculture has been decreased, with less than 12% of the acreage in the planning area designated for continued agricultural use. Commercial recreation and urban residential uses have been eliminated from the Plan.

EXISTING CONDITIONS

The Tijuana River Valley is a broad natural floodplain containing a variety of wetland and riparian areas. This valley is a small portion of the Tijuana River's 1,700 square miles of watershed. The watershed area includes portions of south San Diego County and northern Baja California, Mexico. Near the coast is the most extensive salt marsh in southern California, which is preserved within the Tijuana River National Estuarine Sanctuary (described below). Further inland the river is vegetated with riparian habitat. The valley is bounded on the south by high mesas and deep canyons covered by chaparral, sage scrub and grasslands. The valley floodplain currently contains a mixture of agricultural fields, equestrian facilities, rural housing, riparian woodland and disturbed habitats. Sand mining and agriculture, which were significant activities in the past, have declined. Agriculture has been in decline for many years due in part to salt intrusion into the water table that, in turn, reduced the soil productivity in this area. Other human-caused disturbances to the natural ecosystem include illegal dumping, off road vehicle riding and water pollution, primarily from locations upstream in Mexico.

United States Border Patrol Operations

Because of the relative isolation of the area, this portion of the International Border with Mexico has long been an important area for U.S. Border Patrol operations. The entire area is patrolled by U.S. Border Patrol agents working from the San Ysidro office. Monument Road is the main access road utilized by the Border Patrol. The Border Patrol also utilizes off-road vehicles and horses to patrol the International boundary along an easement which averages 60 feet in width.

Tijuana River National Estuarine Sanctuary

The Tijuana River National Estuarine Sanctuary encompasses approximately 2,531 acres of tidally flushed wetlands, riparian and upland habitats extending immediately north of the U.S. and Mexico border. The sanctuary is located within the jurisdiction of the cities of Imperial Beach and San Diego. The western boundary of the Sanctuary follows the Pacific Ocean shoreline from the southern tip of Seacoast Drive to the U.S. - Mexico border. It is further bounded by Seacoast Drive, Imperial Beach Boulevard and the Navy Outlying Landing Field on the north, Saturn Boulevard on the east and Monument Road and the U.S. - Mexico border on the south.

The site was established in 1982 as a National Estuarine Sanctuary in accordance with Section 315 of the Coastal Zone Management Act of 1972. National estuarine sanctuaries are areas set aside for long-term research, education and interpretation through a cooperative federal-state effort. A primary aim of these research and education projects is to provide information to the state that is useful for decision-making concerning the development or protection of its coast and associated resources.

The sanctuary represents one of the few remaining examples of relatively undisturbed, tidally flushed coastal wetlands in southern California. The estuary provides productive marsh habitat for invertebrates, fish and birds, including endangered species such as the light-footed clapper rail and the California least tern. An endangered plant, the salt marsh bird's beak, also grows in the area.

The Tijuana River Sanctuary Management Plan governs planned activities and development within the estuary boundaries to ensure its preservation as a research and interpretive resource.

Border Field State Park

Border Field State Park is a 418-acre parcel at the southern end of the Tijuana River National Estuarine Sanctuary, and is owned by the State of California and is administered by the California Department of Parks and Recreation. The park was established to preserve and protect the unique resources located in the floodplain and adjacent uplands at the mouth of the Tijuana River. State policy requires that management of the park emphasizes: (1) the restoration of those values where they have been impaired by the activities of modern man; and (2) their perpetuation in relationship to ongoing recreational and interpretive uses. Developments or visitor uses that pose a threat to significant park resources, particularly rare or endangered species, are prohibited. The Resource Management and General Development Plan for the Border Field State Park sets forth general guidelines and development proposals for the area.

Tijuana River Regional Park

On June 8, 1988, California voters endorsed the passage of Proposition 70 (Wildlife, Coastal and Parkland Conservation Bond Act). The act allocated ten million dollars specifically for the acquisition of park and wildlife lands within the Tijuana River Valley. Utilizing those funds, the San Diego County Park and Recreation Department is developing a regional park

in the Tijuana River Valley that will preserve, enhance and restore sensitive habitat in the Tijuana River Valley as a regional park. In addition to sensitive habitat, the Park will include a mixture of recreational opportunities--including equestrian facilities, riding and hiking trails, as well as sustainable agriculture. Development of the park area is governed by the County's Management Framework Plan, which contains the conceptual framework for design and management of the park.

OVERALL GOALS

The 1977 Tijuana River Valley Plan contained a number of overall goals that were established to guide private land use development and governmental actions in the Tijuana River Valley, including the Border Highlands area. The following goals are still applicable to the planning area, and thus are included in this Local Coastal Program - Land Use Plan:

- To provide flood protection commensurate with economic cost benefits for urbanized portions of south San Diego and Tijuana, Mexico, and to provide benefits to satisfy the International Treaty with Mexico.
- To fulfill the international obligations between the United States and Mexico to complete the flood channel to the boundary and prevent backwater flooding from the United States into Mexico.
- To protect and preserve diminishing natural coastal resources.
- To conserve and enhance agricultural productivity.
- To provide visual and passive relief from continuous urbanization for the residents in the vicinity of the Tijuana River Valley
- To provide necessary public health and safety facilities and services within the public lands portion of the planning area in keeping with the passive use of the natural environment.

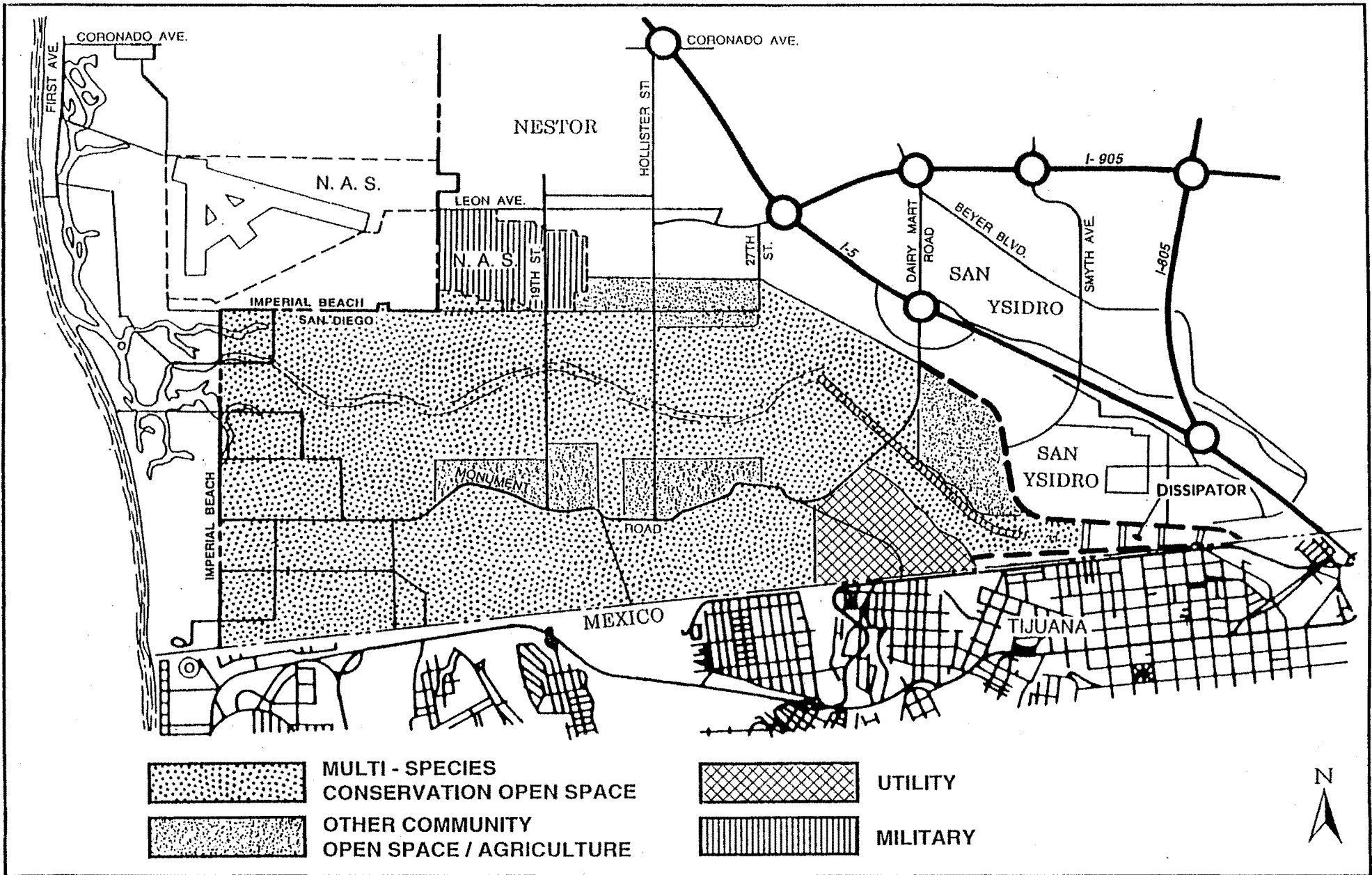
DESIGNATED LAND USES AND RELATIONSHIP TO THE COASTAL ACT

A majority of the planning area (2970 acres) is designated for long term natural open space use (Multiple Species Conservation Open Space.) A smaller area (434 acres) is designated for Other Community Open Space/Agricultural use. The only other land use designations are Military (a 177 acre area of Navy land (Imperial Beach Naval Air Station) at the northern edge of the planning area) and Utility. The Utility designation is applied to the 189 acre site of the International Wastewater Treatment Plant and the South Bay Water Reclamation and Wastewater Treatment Plants. These facilities are located in the eastern portion of the planning area. The land use plan is depicted on Figure A.

The Multi-Species Conservation Open Space and Other Community Open Space/Agriculture designations carry out the following provisions of the California Coastal Act:

- Section 30231 - The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.
- Section 30236 - Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.
- Section 30240 - (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas; and (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of the such habitat areas.

- Section 30241 - The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following: (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses; (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development; (c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250; (d) By developing lands not suited for agriculture prior to the conversion of agricultural lands; (e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality; and (f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.
- Section 30251 - The scenic and visual qualities of the coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.



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Tijuana River Valley Plan Proposal Incorporating MSCP - Open Space

CITY OF SAN DIEGO • PLANNING DEPARTMENT

MULTI-SPECIES CONSERVATION OPEN SPACE

This designation represents that area in the Tijuana River Valley which has been included in the City of San Diego MSCP Subarea Plan's Multi-Habitat Planning Area (MHPA), developed in cooperation with state and federal wildlife agencies, property owners, developers and environmental groups. The Multi-Habitat Planning Area delineates core biological resource areas and corridors targeted for conservation. Within the MHPA limited development may occur. The MHPA incorporates the 25-year floodplain within the City's jurisdiction and much of the 100-year floodplain in the valley. The MHPA further includes the mesa and canyon areas on the south side of the floodplain known as Border Highlands and the Dairy Mart Ponds, some of which are also in the San Ysidro Community Plan area.

The entire Tijuana River Regional Park area and the Framework Management Plan governing its development, are considered to be generally compatible with the MHPA even though many of the proposed uses are not specifically habitat-related. Those portions of the Tijuana River Valley not included in the MHPA will be considered for more active open space uses, such as agriculture and active recreation, as detailed in the Other Community Open Space and Agriculture element. Areas within the 25-year floodplain which are currently leased for agriculture are expected to remain in these uses for up to 20 years. In the long term, these areas will be evaluated for restoration consistent with the County's Framework Management Plan.

Goals and Objectives

- Restore the Tijuana River Valley to a broad natural floodplain containing riparian and wetland habitats, bounded by high mesas and deep canyons with chaparral, sage scrub, and grasslands.
- Intermix the natural habitat with compatible agricultural, recreational, and water quality improvement activities, all functioning in concert to maintain and enhance natural ecosystems and the local quality of life and environment.
- Maintain existing reserve (estuary) and park uses.
- Maintain a buffer around all wetland areas.

- Maintain existing agricultural uses on Spooner's Mesa, with a long-term goal of phased restoration to coastal sage scrub, maritime succulent scrub or native grasslands.
- Maintain agricultural use on County-owned lands, with a long-term goal of restoration to native vegetation where possible, consistent with the County's Management Framework Plan.
- Retain and enhance, where possible, existing riparian habitat along the Tijuana River.

Specific Recommendations

The following recommendations are made related to specific uses which may occur within the MHPA to ensure that the goals and objectives of the Multi-Species Conservation Open Space designation are attained.

A. Multiple Species Conservation

- Ensure that adequate amounts of appropriate habitats are maintained for covered species (e.g., the Northern harrier and Mountain plover) dependent on the valley's habitat types including grasslands and agricultural fields.
- The MHPA lands adjacent to the residential areas on the northern side of the valley provide a transition to the more sensitive central portions of the valley from lighting, urban runoff, noise and other potential disturbance. Place naturalized detention basins where urban runoff drains into the MHPA. Locate fencing or alternative barriers along the northern edge to control access and pet predation of sensitive species.

B. Recreation

- Limit disturbance of natural open space areas to trails and passive recreational uses such as walking, hiking and nature study that are consistent with preservation of natural resources.
- Permit more active recreational uses, including horseback riding and mountain biking, if measures are taken to avoid/minimize impacts to biological resources.

- Consider additional recreational uses, as appropriate, along the edge of an open space area or in the relatively limited open space areas that do not contain sensitive habitat and wildlife. In these areas, uses such as picnic tables, benches, and small scale horticultural and gardening uses could be permitted on a case-by-case basis. Such uses should not involve construction of permanent structures or paved areas. In those natural open space areas which are part of large regional parks, the park master plan should designate the appropriate areas for various types and intensities of recreational use.
- All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems should be maintained approximately once a year or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g. clay compounds) when necessary and appropriate.

C. Flood Control

- Flood Control should generally be limited to existing agreements with wildlife agencies unless demonstrated to be needed based on a cost benefit analysis and pursuant to a restoration plan. Floodplains within the MHPA, and upstream from the MHPA if feasible, should remain in a natural condition and configuration in order to allow for the ecological, geological, hydrological, and other natural process to remain or be restored.
- No berming, channelization, or man-made constraints or barriers to creek, tributary, or river flows should be allowed in any floodplain within the MHPA unless reviewed by all appropriate agencies, and adequately mitigated. Review must include impacts to upstream and downstream habitats, flood flow volumes, velocities and configurations, water availability, and changes to the water table level.

- No riprap, concrete, or other unnatural material shall be used to stabilize river, creek, tributary, and channel banks within the MHPA. River, stream, and channel banks shall be natural, and stabilized where necessary with willows and other appropriate native plantings. Rock gabions may be used where necessary to dissipate flows and should incorporate design features to ensure wildlife movement.

D. Mining, Extraction, and Processing Facilities

Mining operations include mineral extraction, processing and other related mining activities (e.g. asphaltic processing). Currently permitted mining operations that have approved restoration plans may continue operating in the MHPA.

- New or expanded mining operations on lands conserved as part of the MHPA are incompatible with MSCP preserve goals for covered species and their habitats unless otherwise agreed to by the wildlife agencies at the time the parcel is conserved. New operations are permitted in the MHPA if: 1) impacts have been assessed and conditions incorporated to mitigate biological and restore mined areas; 2) adverse impacts to covered species in the MHPA have been mitigated consistent with the Subarea Plan; and 3) requirements of other city land use policies and regulations (e.g. Adjacency Guidelines, Conditional Use Permit) have been satisfied.
- Existing and any newly permitted operations adjacent to or within the MHPA shall meet noise, air quality and water quality regulation requirements, as identified in the conditions of any existing or new permit, in order to adequately protect adjacent preserved areas and covered species. Such facilities shall also be appropriately restored upon cessation of mining activities.
- All mining and other related activities must be consistent with the objectives, guidelines and recommendations in all land use policy documents and zoning regulations adopted by the City of San Diego and certified by the California Coastal Commission, as well as with the State Surface Mining and Reclamation Act (SMARA) of 1975.
- Monitor any sand removal activities for noise impacts to surrounding sensitive habitats, and all new sediment removal or mining operations proposed in proximity to the MHPA, or changes in existing operations, must include noise reduction methods that take into consideration the breeding and nesting seasons of sensitive bird species.

- All existing and future mined lands adjacent to or within the MHPA shall be reclaimed pursuant to SMARA. Ponds are considered compatible uses where they provide native wildlife and wetland habitats and do not conflict with conservation goals of the MSCP and Subarea Plan.
- Any permitted mining activity including reclamation of sand must consider changes and impacts to water quality, water table level, fluvial hydrology, flooding, and wetlands and habitats upstream and downstream, and provide adequate mitigation.

OTHER COMMUNITY OPEN SPACE AND AGRICULTURE

This designation has been applied to those areas outside of the Multi-Habitat Planning Area (MHPA), and is intended to protect landforms, provide visually appealing open space and protect biological systems of community importance that are not otherwise included in the Multi-Species Conservation Open Space category.

Goals and Objectives

- Establish an open space system which provides for the preservation of natural resources, the managed production of resources, the provision of outdoor recreation, the protection of public health and safety, and the utilization of the varied terrain and natural drainage systems of the region to guide the form of adjacent urban development.
- Retain premium agriculturally productive lands in agricultural usage.
- Provide a range of opportunities for active and passive recreation in the valley.

Specific Recommendations

A. General

- Land uses, such as recreation and agriculture, that use chemical or generate by-products such as manure, that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly-owned property as leases come up for renewal.

B. Other Community Open Space

- Respect the natural environment to the maximum extent possible when installing public and private improvements in designated open space areas.
- Make fullest possible use of multi-purpose planning to expand recreational opportunities, including a variety of compatible recreation activities within a given site; passive recreation combined with cultural resource preservation; and appropriate recreational use of open space lands and wildlife conservation areas and water resources.
- Design parks so as to preserve or enhance the topographic and other natural site characteristics.
- Utilize planting materials native to southern California and landscaping compatible with our climate to reduce maintenance costs.
- Limit disturbance of natural open space areas to trails and passive recreational uses such as walking, hiking and nature study that are consistent with preservation of natural resources.
- Permit more active recreational uses, including horseback riding and mountain biking, if measures are taken to avoid/minimize impacts to biological resources.
- Consider additional recreational uses, as appropriate, along the edge of an open space area or in the relatively limited open space areas that do not contain sensitive habitat and wildlife. In these areas, uses such as picnic tables, benches, and small scale horticultural and gardening uses could be permitted on a case-by-case basis. Such uses should not involve construction of permanent structures or paved areas. In those natural open space areas which are part of large regional parks, the park master plan should designate the appropriate areas for various types and intensities of recreational use.
- All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products,

exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems should be maintained approximately once a year or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g. clay compounds) when necessary and appropriate.

C. Agriculture

- Give priority to open space acquisition that facilitates conservation of important agricultural lands.
- Retain prime productive agricultural lands in permanent agricultural zones.

UTILITY

This designation is applied to the 189 acres, south of Monument Road, encompassing the site of the International Wastewater Treatment Plant and the South Bay Water Reclamation and Wastewater Treatment Plants.

Goals and Objectives

- To provide adequate public and private utilities to serve the Tijuana River Valley and surrounding communities and region, while respecting the natural characteristics of the area.

Specific Recommendations

- Design all proposed utility lines (e.g. sewer, water, etc.) to avoid or minimize intrusion into the MHPA. These facilities should be routed through developed or developing areas rather than the MHPA, where possible. If no other routing is feasible, then the lines should follow previously-existing roads, easements, rights-of-way, and disturbed areas, minimizing habitat fragmentation.
- Minimize environmental impacts when planning, designing, locating and constructing all new development for utilities and facilities within or crossing the MHPA. All such activities must avoid disturbing the habitat of MSCP covered species, and wetlands. If avoidance is infeasible, mitigation will be required.
- Temporary construction areas and roads, staging areas, or permanent access roads must not disturb existing habitat unless determined to be unavoidable. All such activities must occur on existing agricultural lands or in other disturbed areas rather than in habitat. If temporary habitat disturbance is unavoidable, then restoration of, and/or mitigation for, the disturbed area after project completion will be required.
- Construction and maintenance activities in wildlife corridors must avoid disruption of corridor usage. Environmental documents and Mitigation Monitoring and Reporting Programs covering such development must clearly specify how this will be achieved, and construction plans must contain all the pertinent information and be

readily available to crews in the field. Training of construction crews and field workers must be conducted to ensure that all conditions are met. A responsible party must be specified.

- Prohibit storage of materials (e.g. hazardous or toxic, chemicals, equipment, etc.) within the MHPA and ensure appropriate storage per applicable regulations in any areas that may impact the MHPA, especially due to potential leakage.
- Direct lighting of all developed areas adjacent to the MHPA away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.

MILITARY

This land use designation is applied to the 177-acre Imperial Beach Naval Air Station. This federal site is presently not subject to state or City regulations. In the event of Base Closure, any reuse plans for this site will consider the opportunities and constraints of the adjacent open space land use designations, the City's Multiple Species Conservation Plan and this Local Coastal Program Land Use Plan.

CIRCULATION

The Tijuana River Valley is served by improved roads and Interstate 5, which borders the northeastern part of the valley. There is only a skeleton network of streets in the valley. The land uses presently do not generate sufficient traffic to require any more than this limited system. The only street classifications that exist in the valley are the freeway and collector streets.

Interstate 5 is intended to carry large volumes for great distances and is a route of international importance. Collector streets, as the name implies, serve to move traffic in local areas and carry it to higher capacity routes. They are also designated to provide direct access to abutting properties.

The collector streets in the area are Monument Road, Dairy Mart Road, Hollister Street and Saturn Boulevard. All other streets are classified as local, and are designed primarily to provide access to adjoining property, with the movement of traffic being given secondary importance.

Goals and Objectives

- To provide a system of circulation including both transit and surface streets to adequately transport people and goods to, from and within the Tijuana River Valley in an efficient, economical and convenient manner in keeping with environmental factors.

Specific Recommendations

- Roads in the MHPA will be limited to those identified above, collector streets essential for area circulation, and necessary maintenance/emergency access roads. Local streets should not cross the MHPA except where needed to access isolated development areas.
- Avoid the development of roads in canyon bottoms whenever feasible. If an alternative location outside the MHPA is not feasible, then the road must be designed to cross the shortest length possible of the MHPA in order to minimize impacts and fragmentation of sensitive species and habitat. If roads cross the MHPA, they should

provide for fully functional wildlife movement capability. Bridges are the preferred method of providing for movement, although culverts in selected locations may be acceptable. Fencing, grading and plant cover should be provided where needed to protect and shield animals, and guide them away from roads to appropriate crossings.

- Where possible, roads within the MHPA should be narrowed from existing design standards to minimize habitat fragmentation and disruption of wildlife movement and breeding areas. Roads must be located in lower quality habitat or disturbed areas to the extent possible.