

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA

111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036

**RECORD PACKET COPY**

April 20, 2000

**Wed 12a****TO: COMMISSIONERS AND INTERESTED PARTIES****FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR**

**SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION that the City of San Diego's action, certifying the City's Local Coastal Program Amendment No. 3-98 (Subarea III of the North City Future Urbanizing Area – Pacific Highlands Ranch), is adequate to effectively certify its local coastal program (for Commission review at its meeting of May 9-12, 2000)**

**BACKGROUND**

At its March 10, 1999 meeting, the Coastal Commission certified, with suggested modifications, the City of San Diego's Local Coastal Program Amendment No. 3-98 for Subarea III of the North City Future Urbanizing Area. The amendment provided a new land use plan for Subarea III of the North City Future Urbanizing Area designed around the proposed alignment of the middle segment of State Route 56. By its action adopting Resolution No. R-291920 on July 20, 1999, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications addressed permitted uses within wetlands, mitigation requirements for permitted wetland impacts and identified the least environmentally damaging alternative alignment for State Route 56. Because the area covered by this amendment is an area of deferred certification, the City has requested transfer of permit authority thirty days after this item is reported to the Commission.

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

**RECOMMENDATION**

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

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036



May 15, 2000

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

RE: Certification of the City of San Diego's Local Coastal Program Amendment 3-98  
(Subarea III of the North City Future Urbanizing Area – Pacific Highlands Ranch)

Dear Mayor Golding:

The California Coastal Commission has reviewed the City's Resolution No. R-291920, together with the Commission's action of March 10, 1999, certifying City of San Diego Local Coastal Program Amendment #3-98 pertaining to the Pacific Highlands Ranch Subarea Plan. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of May 10, 2000.

By its action on July 20, 1999, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all suggested modifications. The City will assume permit authority for the area included in this amendment (Subarea III of the North City Future Urbanizing Area) thirty days after I report this matter to the Commission (i.e., effective June 10, 2000).

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

Sincerely,

Peter Douglas  
Executive Director

RECEIVED

(R-99-1593 COR.COPY)

APR 05 2000

RESOLUTION NUMBER R-291920

CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

ADOPTED ON JULY 20, 1999

WHEREAS, on July 28, 1998, the Council of The City of San Diego held a public hearing for the purpose of considering amendments to the Progress Guide and General Plan, the North City Future Urbanizing Area Framework Plan, and the North City Local Coastal Program for the purpose of adopting a subarea plan, the Pacific Highlands Ranch Subarea Plan, for Subarea III; and

WHEREAS, the plan amendments include applications of rezones, which are indicated on Zone Map Drawing C-888; and

WHEREAS, portions of the affected area are within the Coastal Zone and therefore require certification by the California Coastal Commission to become effective; and

WHEREAS, the California Coastal Commission approved the Pacific Highlands Ranch Subarea Plan, the plan amendments, and rezonings subject to modifications; and

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


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

1. That the Council adopts the modifications to the Pacific Highlands Ranch Subarea Plan, as approved by the California Coastal Commission (San Diego Local Coastal Program Amendment 3-98), a copy of which is on file in the office of the City Clerk as Document No. RR-291920.

2. That the Council finds that the modifications are consistent with the City adopted Regional Growth Management Strategy, and directs the City Clerk to transmit a copy of this Resolution to SANDAG in its capacity as the Regional Planning and Growth Management Review Board.

BE IT FURTHER RESOLVED, that the City will assume Local Coastal Program permit authority within the Pacific Highlands Ranch Subarea thirty days after the Executive Director of the California Coastal Commission determines that the amendment is consistent with the Commission's certification order.

APPROVED: CASEY GWINN, City Attorney

By   
Richard A. Duvernay  
Deputy City Attorney

RAD:lc  
07/01/99  
03/14/00 COR.COPY  
Or.Dept:Plan.&Dev.Rvw./LRP  
R-99-1593  
Form=r-t.frm

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

JUL 20 1999

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)

Deputy

By: PEGGY ROGERS

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION  
No. R- 291920, passed and adopted by the Council of The City of San Diego, California  
on JUL 20 1999.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: 

Deputy

- Aid the review of subsequent permits and maps within the planning area
- Ensure protection of environmental resources by preserving contiguous open space systems and providing mechanisms to acquire or protect those resources
- Ensure that adopted land use policies and objectives are considered in the context of the suitability of the plan area for development

In December 1997, the City Council modified RPO in order to implement the pending Environmentally Sensitive Lands Ordinance. The ESL becomes effective with the Coastal Commission's approval of the City's new Land Development Code. Upon its effective date, the ESL will replace RPO and Council Policy 600-40.

### 3.5.1 SUBAREA RPO/ESL ANALYSIS

An inventory of biologically sensitive lands, as described in the MSCP Subarea Plan, was conducted by Natural Resource Consultants for the Pacific Highlands Ranch Subarea Plan. Maps of the steep slopes, floodplains, archaeological sites, and wetlands were prepared and used to define the opportunities and constraints within the subarea. Considering the goals of the NCFUA Framework Plan, the various SR-56 alignments, and the opportunities and constraints of the site, the development footprint was created. Avoiding and minimizing impacts to environmentally sensitive lands dictated the ultimate design of the Pacific Highlands Ranch community. Specifically, the Pacific Highlands Ranch Subarea Plan addresses the City's resource preservation goals by clustering development away from the most sensitive resources.

The development plan for Pacific Highlands Ranch meets the intent of the interim RPO. It will preserve sensitive resources in the manner prescribed by RPO and the pending ESL Ordinance. In order to provide for regional transportation, SR-56, and implement the MSCP Subarea Plan, a Deviation from Sensitive Biological Resources Regulations will be required. Consistent with City Council Policy 600-40 (Long-Range Plan), the Pacific Highlands Ranch Subarea Plan ensures the protection of environmentally sensitive lands by preserving contiguous sensitive resources and providing mechanisms to acquire or protect these resources. Specifically, the plan preserves the habitat corridors and areas that are contiguous to existing open space and MHPA areas. Appendix D includes both the parcel-by-parcel and project level analyses required by the interim RPO. The following RPO and ESL impacts have been identified and addressed:

### ~~3.5.2 SR-56 ALIGNMENT ANALYSIS~~

The majority of steep slopes occur on the edges of the planning area. However, 17 percent of the 25 percent or greater slopes within the subarea will be impacted by the development footprint. These slopes are generally in four areas: the western portion of La Zanja Canyon; the northeast corner of Gonzales Canyon; the east end of Gonzales Canyon; and the central core of the development area near SR-56. The total acreage impacted by development is 63.7 acres. The combination of steep slopes spread throughout the subarea, and the NCFUA Framework Plan

*LUP Revisions*

requirement to develop a pedestrian-oriented community will result in encroachments into these areas. In addition, the realignment of SR-56 through the development area eliminates relatively flat areas from the development footprint.

Within the coastal zone, development within wetlands is limited to the following uses: (1) aquaculture, wetlands-related scientific research and wetlands-related educational uses; (2) wetland restoration projects where the primary purpose is restoration of the habitat; and (3) incidental public service projects. Development in wetlands for one of these uses shall be permitted only if it has been demonstrated that there is no feasible less environmentally damaging location or alternative, and where mitigation measures have been provided to minimize adverse environmental effects. Where impacts to wetlands are unavoidable, mitigation for all wetland impacts within this plan shall be at a minimum ratio of three (3) acres of mitigation for every one (1) acre of impact. All mitigation shall be in-kind and shall result in no net loss of habitat extent or function. Mitigation shall occur on-site where possible, within the subject watershed, or, in any case, within the coastal zone.

With certification of the Framework Plan, the Coastal Commission previously allowed for the construction of the middle segment of State Route 56 (SR-56). Although construction of the middle segment of SR-56 cannot avoid all impacts to wetlands and environmentally sensitive habitat areas, the chosen alignment (Modified F) has been determined to be the least environmentally damaging alternative. SR-56 has been sited and designed to prevent significant degradation to adjacent environmentally sensitive habitat, wetlands impacts have been minimized to the maximum extent feasible, and mitigation has been required for incidental unavoidable impacts. Therefore, the construction of the middle segment of SR-56 is consistent with policies contained in Section 30240(b) of the Coastal Act (pertaining to development adjacent to coastal wetlands) and Section 30233(a)(5) of the Act (pertaining to allowable development for incidental public service project impacts).

The wetland impacts within the Pacific Highlands Ranch Subarea Plan will be generally limited to finger drainage areas. These generally occur in four areas: the northeast corner of Gonzales Canyon; the created link for the wildlife corridor; the core development area near Rancho Glens Estates; and the north side of McGonigle Canyon east of Rancho Glens Estates. The majority of the impacted wetland areas consist of narrow (no more than 6 feet in width) areas within the body of the development footprint, where avoidance is impossible. These areas represent approximately (2.3 acres) 5 percent of the wetlands within Subarea III. Except for the street crossings of the urban amenity and Carmel Valley Creek, the majority of the wetlands in Pacific Highlands Ranch will remain undisturbed, and impacts will be minimized.

The development footprint for the subarea will impact 29.5 acres (11 percent) of lands mapped as floodplain by the federal government. These impacts occur in three areas: the south end of Rancho Glens Estates; the west end of the subarea at Old El Camino Real; and the east side of Rancho Glens Estates north of McGonigle Canyon. Rancho Glens Estates is an existing development, and was developed in conformance with the City's floodplain development standards. The western portion of the subarea is within the drainage area for Gonzales Canyon and each property owner will be required to comply with the City's floodplain development

The Framework Plan recommends that SR-56 be designed as a "landscape parkway" with 100 foot-buffers on either side of the roadway. This concept is intended to preserve long-range views and reduce noise levels to adjacent sensitive land uses. Within Subarea III, the 100 foot-wide landscape buffers, measured from the outside edge of pavement, exclusive of the on and off-ramps, shall be provided.

#### 4.1.2 MAJOR ROADS

The Pacific Highlands Ranch major street system will consist of Carmel Valley Road, Del Mar Heights Road, and Camino Santa Fe (Exhibit 4-3). The major streets will provide links to future SR-56, and adjacent communities. The connection from Camino Santa Fe to future SR-56 will provide regional access from the community to the greater San Diego metropolitan area.

The rights-of-way for the major roads will be 146 feet wide and will accommodate up to 6 lanes of traffic. The initial design will leave the 2 internal lanes unimproved (Exhibit 4-4). They will be available for additional traffic lanes or for transit. In the interim, the median should be landscaped to provide visual separation and screening from the surrounding area, as well as from on-coming traffic.

Carmel Valley Road currently enters the subarea in the southwest corner and proceeds northerly toward Del Mar Heights Road. At the intersection with Del Mar Heights Road, the alignment proceeds easterly toward Rancho Santa Fe Farms Road, then into the Torrey Highlands community. The new alignment of Carmel Valley will begin at the SR-56/Camino Santa Fe interchange. It will extend easterly into the Torrey Highlands community. The proposed land use plan will locate Carmel Valley Road as shown in the Framework Plan.

Del Mar Heights Road currently enters Pacific Highlands Ranch from the Carmel Valley community and terminates at Carmel Valley Road adjacent to the town center. It will be approximately 2,100 feet south of the urban amenity. Del Mar Heights Road will bridge the wildlife corridor that connects Gonzales and McGonigle Canyons.

Camino Santa Fe will begin at the SR-56 interchange and connect Pacific Highlands Ranch and Del Mar Mesa (Subarea V) to the south. The alignment of Camino Santa Fe is consistent with the alignment shown in the Framework Plan and will consist of six lanes at the interchange. However, Camino Santa Fe will narrow to ~~two~~<sup>four</sup> lanes before it crosses McGonigle Canyon and Carmel Valley Creek. The crossing of Carmel Valley Creek shall utilize a bridge structure designed in a manner which avoids all permanent wetland impacts to the existing riparian corridor along the creek.

Major roads that carry regional traffic should have distinctive landscape treatment to establish a unique setting for Pacific Highlands Ranch. This edge condition is important; it creates the initial visual experience for people entering the community. The right-of-way set aside for transit uses or additional traffic lanes should be within the median and should be screened or buffered with tree and shrub massing adjacent to its outer edge.



with the approved subarea plan and any required mitigation shall be provided. Projects which are not in substantial conformance with the Pacific Highlands Ranch Plan and the RPO and ESL analysis must obtain a RPO or ESL permit at a noticed public hearing which may include making new Deviation findings and compliance with existing regulations. An amendment to the Pacific Highlands Ranch Subarea Plan may be required.

#### 8.4.5 COASTAL ZONE

Portions of Pacific Highlands Ranch are located within the Coastal Zone and are subject to the North City Local Coastal Program (LCP), adopted by the City Council in 1981 with amendments in 1985, 1987, 1988, and 1990 and certified by the California Coastal Commission (Exhibit 8-1). The North City LCP document constitutes the land use plan segment for the North City area within the City's LCP. While the Framework Plan provides general guidance for the preparation of subarea plans, it is supplemented by the more specific policies in the North City LCP. These policies address filling and development within the 100-year floodplain, the treatment of sensitive and scenic slopes, and other issues. ~~They will be incorporated into a LCP Section of the subarea plans.~~ Certification of the Pacific Highlands Ranch Subarea Plan by the California Coastal Commission is required in order for it to become effective in the Coastal Zone areas.

#### 8.4.6 FORMATION OF A COMMUNITY PLANNING GROUP

Per City Council Policy 600-5, the Planning Commission serves as the Community Planning Group for the Pacific Highlands Ranch.

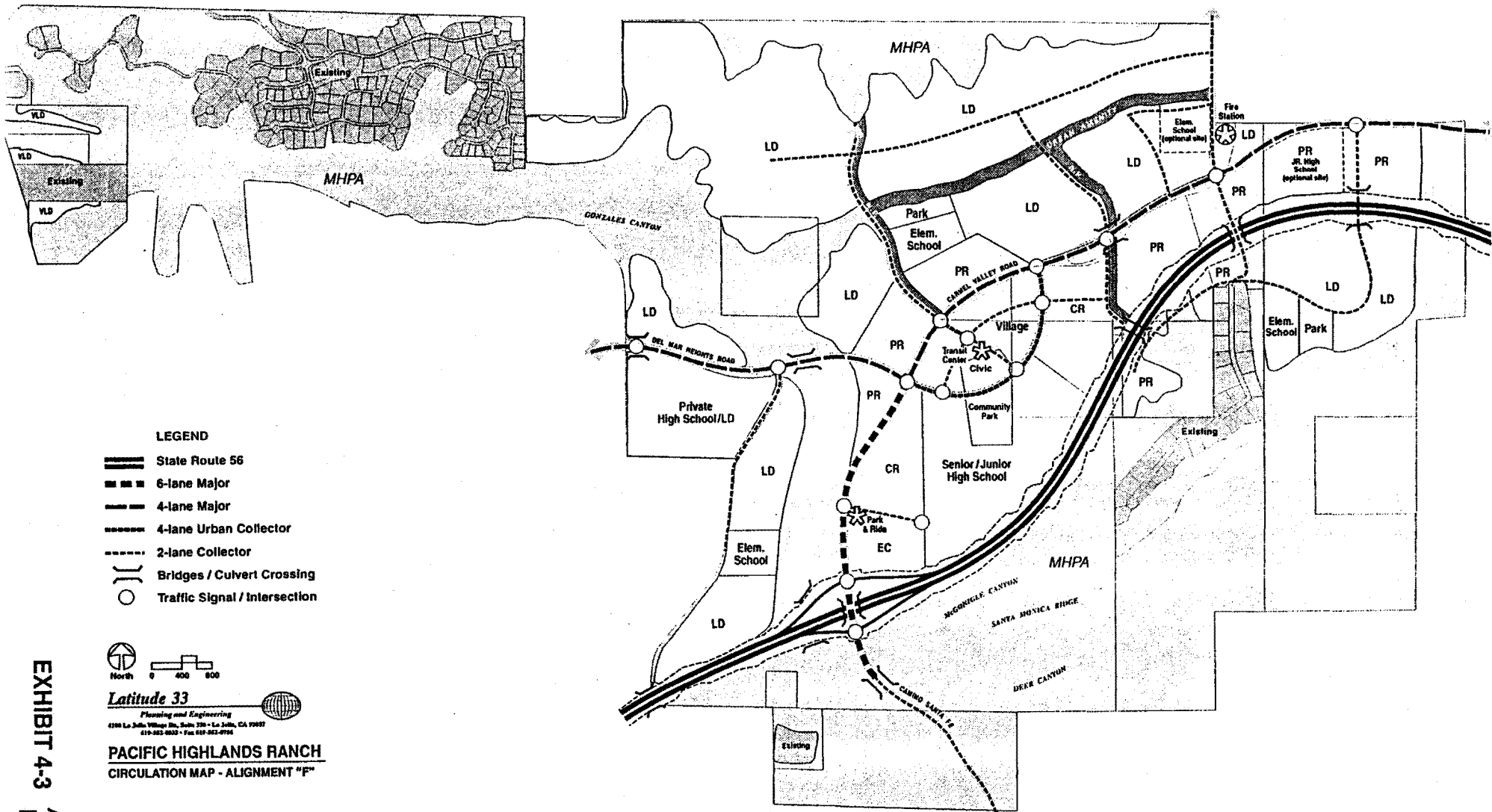
Upon approval of a phase shift, the City and/or affected property owners may form a new community planning group (or groups) (Exhibit 1-1). Establishment of a community planning group shall be in conformance with City Council Policies 600-24 and 600-25.

#### 8.4.7 MITIGATION MONITORING AND REPORTING PROGRAM

Appendix F includes the Mitigation Monitoring and Reporting Program for the Pacific Highlands Ranch Subarea Plan. Plan 1 refers to land use plan for the "F" alignment of SR-56 while plan 2 refers to the land use plan for the "D" alignment. These conditions were adopted by the City Council with the approval of the subarea plan. All projects developed as a result of the adoption and implementation of the Pacific Highlands Ranch Subarea Plan must comply with the Mitigation Monitoring and Reporting Program.

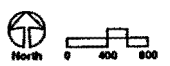
#### 8.4.8 WATER QUALITY PROTECTION

Prior to tentative map approval, a water quality protection plan which includes best management practices for urban runoff, will be prepared by the applicant and reviewed by interested parties and approved by the City.



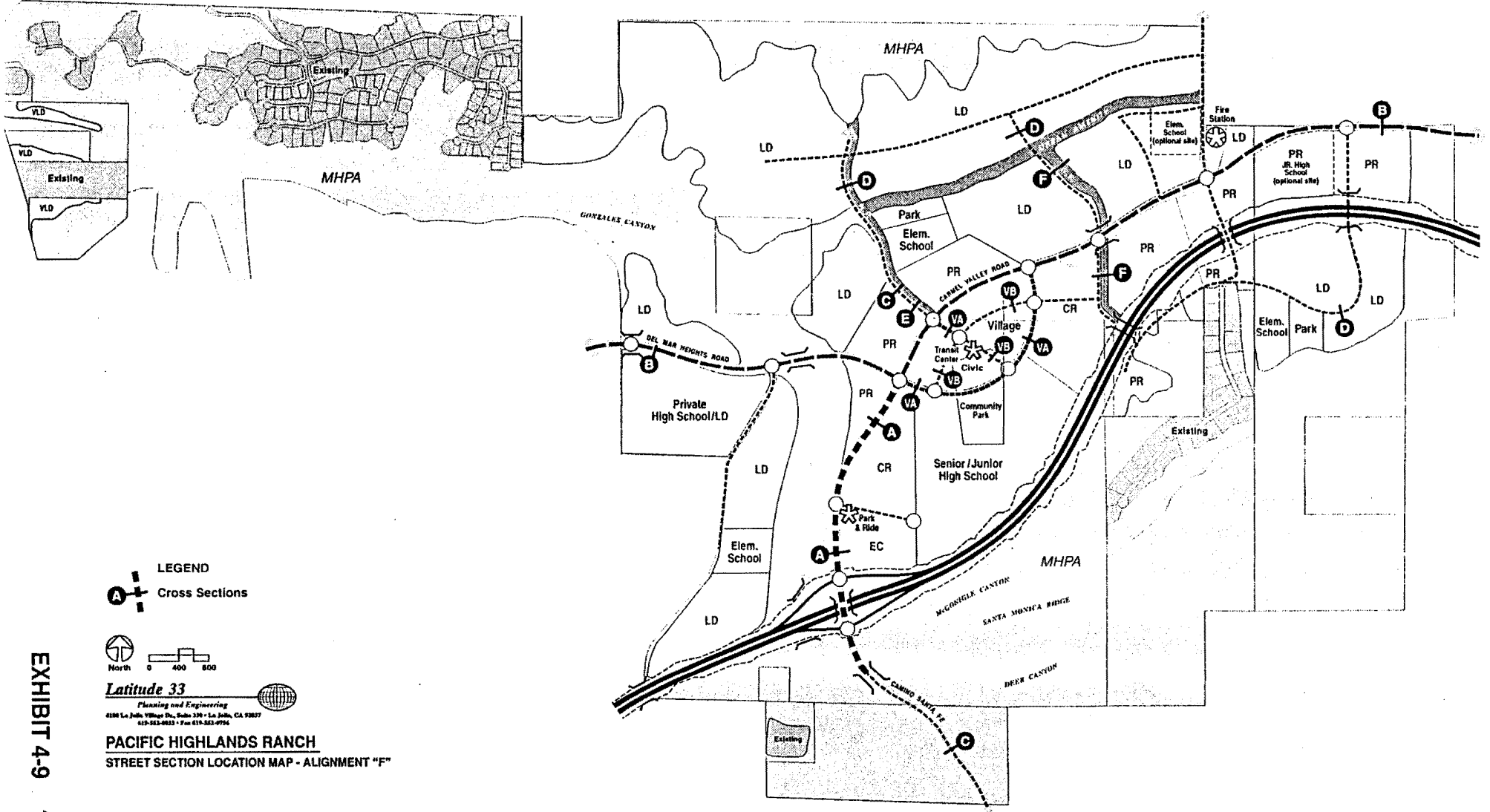
**LEGEND**

- State Route 56
- 6-lane Major
- 4-lane Major
- 4-lane Urban Collector
- 2-lane Collector
- Bridges / Culvert Crossing
- Traffic Signal / Intersection

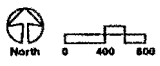


**Latitude 33**  
 Planning and Engineering  
 4200 La Jolla Village Drive, Suite 200 • La Jolla, CA 92037  
 619-582-8833 • Fax: 619-582-8794

**PACIFIC HIGHLANDS RANCH**  
 CIRCULATION MAP - ALIGNMENT "F"



**LEGEND**  
 A Cross Sections



**Latitude 33**  
 Planning and Engineering  
 4184 La Jolla Village Dr., Suite 200 • La Jolla, CA 92037  
 619-592-6832 • Fax 619-582-8756

**PACIFIC HIGHLANDS RANCH**  
 STREET SECTION LOCATION MAP - ALIGNMENT "F"

**EXHIBIT 4-9**

Attachment No  
 Page 6 of 6

