

RESOLUTION NUMBER R- 285688

ADOPTED ON MAY 02 1995

WHEREAS, the Council of The City of San Diego adopted the Sorrento Hills Community Plan and North City Local Coastal Program Land Use Plan on December 6, 1994, by Resolution No. R-285095; and

WHEREAS, the Community Plan and Local Coastal Program Land Use Plan are not effective within the coastal zone until unconditionally certified by the California Coastal Commission as a Local Coastal Program amendment; and

WHEREAS, the Sorrento Hills Community Plan and North City Local Coastal Program Land Use Plan was submitted to the California Coastal Commission for certification; and

WHEREAS, on March 8, 1995, the California Coastal Commission denied the Sorrento Hills Community Plan and Local Coastal Program Land Use Plan as submitted, and then approved the plan subject to modifications; and

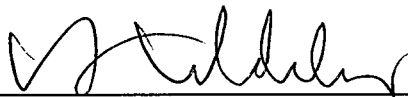
WHEREAS, adoption of such modifications by the City Council is necessary in order to obtain certification by the California Coastal Commission; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it hereby approves the amendments to the North City Local Coastal Program Land Use Plan which includes incorporation of the California Coastal Commission's suggested modifications into the Sorrento Hills Community Plan, as described in the attached City Manager's Report P-95-052.

BE IT FURTHER RESOLVED, that the Council hereby approves the California Coastal Commission's suggested modifications to the Sorrento Hills Community Implementation Plan modifying Map C-870 to reflect open space boundaries on the Torrey View property consistent with the previously-certified Sorrento Hills Community Plan.

APPROVED: JOHN W. WITT, City Attorney

By



Harold O. Valderhaug
Chief Deputy City Attorney

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Or.Dept:Plan.
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DATE ISSUED: April 21, 1995

REPORT NO. P-95-052

ATTENTION: Honorable Mayor and City Councilmembers
Agenda of April 25, 1995.

SUBJECT: MINOR MODIFICATIONS TO THE SORRENTO HILLS
COMMUNITY PLAN AND IMPLEMENTATION PLAN AS
SUGGESTED BY THE CALIFORNIA COASTAL COMMISSION

REFERENCE: City Manager's Report (Report No. P-94-201) dated
December 6, 1994, hearing to consider the Sorrento Hills Park
Trade Project and North City Local Coastal Program
amendment.

SUMMARY:

Issue: Should the City Council adopt the California Coastal Commission's suggested modifications to the Sorrento Hills Community Plan and Implementation Plan?

Manager's Recommendation - ADOPT the California Coastal Commission's suggested modifications to the Sorrento Hills Community Plan and Implementation Plan.

Environmental Impact: - The City Council has reviewed, considered and certified Environmental Impact Reports DEP Nos. 91-0361 and 93-0142.

Fiscal Impact: - None.

Code Enforcement Impact: - None.

Affordable Housing Impact: - None.

BACKGROUND:

On December 6, 1994, the City Council approved the Sorrento Hills Park Trade Project Community Plan Amendment and North City Local Coastal Program Amendment. Portions of the Sorrento Hills community are within the Coastal Zone. Therefore, certification of the Community Plan by the California Coastal Commission is needed before the plan is effective within the Coastal Zone. On

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March 8, 1995, the Coastal Commission approved the Sorrento Hills Community Plan and North City Local Coastal Program amendment subject to six modifications. City Council adoption of these suggested modifications is necessary in order to obtain final certification by the California Coastal Commission.

DISCUSSION:

The Coastal Commission recommends the following six minor modifications to the Sorrento Hills Community Plan and implementation plan (Deletions are struck out and new language to be added is underlined):

1. On Page 25 of the plan, Figure 7 shall be modified to reflect open space boundaries on the Torrey View property (northwestern area of Very Low Density Residential) consistent with the previously-certified Sorrento Hills Community Plan. (Attachment 1).
2. On Page 77 of the plan, under Development in and Adjacent to Wetlands, Policy 3 shall be modified as follows:

... and agreement with the City's environmental staff, the California Department of Fish and Game and the U.S. Fish and Wildlife Service.

3. On Page 77 of the plan, an additional item shall be inserted under Development in Areas of Sensitive Vegetation, as follows:

In addition, to the extent applicable, all new development within the coastal zone shall be designed to be consistent with the multi-species and multi-habitat preservation goals and requirements as established in the statewide natural Communities Conservation Planning (NCCP) Program, shall comply with the City of San Diego MSCP Interim Habitat Loss Permit Process, or shall obtain an incidental take permit under Section 4d, Section 7 or Section 10a of the Endangered Species Act related to the California Gnatcatcher. Compliance with these goals and requirements shall be implemented in consultation with the United States Fish and Wildlife Service and California Department of Fish and Game.

4. On Page 110, of the plan, under Transportation, Policy 3 shall be modified as follows:

~~All permanent wetland fill associated with Street "A" shall be mitigated at a ratio of 3:1 for alkali marsh/meadow impacts and 1:1 for freshwater marsh impacts. If in kind mitigation is not feasible due to unique character of the~~

~~alkali marsh/meadow, mitigation requirements may be satisfied with the creation of willow scrub habitat.~~

Any unavoidable permanent wetland fill associated with Street "A" shall be mitigated at a ratio of 4:1 for alkali marsh/meadow impacts and 1:1 for freshwater marsh (i.e., cattails) impacts. Shading impacts to cattails shall be mitigated at a ratio of 1:1. Mitigation for fresh water marsh impacts shall be in kind and shall occur within the Los Penasquitos Lagoon watershed. Mitigation for alkali marsh/meadow impacts shall be in kind and in the immediate area of the alkali marsh/meadow or , if no appropriate site can be found for creation of alkali marsh/meadow, mitigation shall consist of newly created willow scrub habitat within the Los Penasquitos Lagoon watershed.

OR

Any unavoidable permanent wetland fill associated with Street "A" shall be mitigated at a ratio of 1:1. Mitigation for direct and shading impacts to freshwater marsh (i.e., cattails) shall be in kind and shall occur within the Los Penasquitos lagoon watershed. Mitigation for alkali marsh/meadow impacts shall be in kind and in the immediate area of the alkali marsh/meadow or , if no appropriate site can be found, mitigation shall consist of newly created willow scrub habitat within the Los Penasquitos Lagoon watershed.

AND

The balance of the alkali marsh/meadow shall be designated open space and permanently protected from development through dedication of an open space easement, recordation of a deed restriction, or other appropriate mechanism.

5. On Page 112 of the plan, under Community Design, Steep Slope Policy 1 shall be modified as follows:

. . . of slopes 25 percent grade and over, and have not been identified . . .

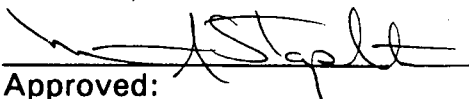
6. Map C-870 shall be modified to reflect open space boundaries on the Torrey View property (northwestern area showing M-IP to R1-5000) consistent with the previously certified Sorrento Hills Community Plan. (Attachment 2).

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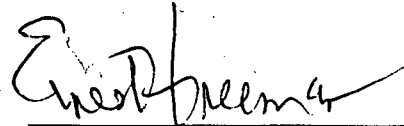
CONCLUSION:

The City Manager has reviewed the suggested modifications and concurs with the Coastal Commission's recommendation. Therefore, the City Manager recommends that the City Council adopt the suggested modifications.

Respectfully submitted,



Approved:
Maureen A. Stapleton
Assistant City Manager



Submitted by:
Ernest Freeman
Planning Director

MJW:WESTLAKE:235-5228:PRP[SZL]16822

- ATTACHMENTS: 1. Revised Sorrento Hills Community Plan Land Use Map.
2. Revised Sorrento Hills Rezoning Map.

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