

**CLAIREMONT COMMUNITY PLAN UPDATE
Conservation Element Policy Comparison**

<p>What is in the Adopted Clairemont Community Plan (1989)</p>	<p>How does the General Plan (GP) address this policy? Conservation Element (CE), Recreation Element (RE), Urban Design Element (UD), Public Facilities (PF)</p>	<p>How would this be reflected in the Community Plan Update (CPU)?</p>
<p>Open Space - Rezoning</p>		
<p>1.a. Tecolote Canyon Natural Park and Marian Bear Memorial Park, which are City-owned, dedicated parklands, should be rezoned from R1-5000/HR and R1-15000/HR to OS-R in keeping with the purpose of this zone (Figure 38).</p>	<p>Policy CE-B.1. – Protect and conserve the landforms, canyon lands, and open spaces that define the City’s urban form.</p> <p>Policy CE-B.2. – Apply the appropriate zoning and Environmentally Sensitive Lands (ESL) regulations to limit development in sensitive biological areas, canyons, and steep hillsides.</p>	<p>No Change. The natural open space parks would remain zoned OP-1-1 for Open Space-Park.</p> <p>In the past, the CPU process would make recommendations about rezoning areas to implement the goals of the plan. These zoning actions would be done separately after the CPU was adopted. This approach has changed, as the rezone map would be adopted as part of the CPU.</p>
<p>1.b. The City-owned portions of Stevenson Canyon (approximately 18 acres) and Padre Canyon (approximately five acres) should be rezoned from R1-15000 HR to OS-OSP. This comprises the southern one-third of Stevenson Canyon and the southern one-half of Padre Canyon.</p>	<p>Policy CE-B.1. – Protect and conserve the landforms, canyon lands, and open spaces that define the City’s urban form.</p> <p>Policy CE-B.2. – Apply the appropriate zoning and Environmentally Sensitive Lands (ESL) regulations to limit development in sensitive biological areas, canyons, and steep hillsides.</p>	<p><i>See zoning explanation above.</i></p> <p>No Change. Areas would be zoned as is.</p>
<p>1.c. Privately owned areas which should be designated with very low residential densities (one dwelling unit per 40,000 square feet) in order to preserve existing canyon and natural open space systems include approximately 39 acres comprising the northern two-thirds of Stevenson Canyon, a finger canyon of Tecolote Canyon, a finger canyon of San Clemente Canyon and approximately five acres comprising the northern one-half of Padre Canyon (Figure 38).</p>	<p>Policy CE-B.1. – Protect and conserve the landforms, canyon lands, and open spaces that define the City’s urban form.</p> <p>Policy CE-B.2. – Apply the appropriate zoning and Environmentally Sensitive Lands (ESL) regulations to limit development in sensitive biological areas, canyons, and steep hillsides.</p>	<p><i>See zoning explanation above.</i></p> <p>No Change. Areas would be zoned RS-1-1 (one dwelling unit per 40,000 square feet).</p>

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<p>1.d. New development along the rim of Tecolote Canyon, San Clemente Canyon and all designated open space must be in accordance with the Tecolote Canyon Rim Development Guidelines and Hillside Review Overlay Zone to protect the open space system.</p>	<p>Policy CE-B.1. – Protect and conserve the landforms, canyon lands, and open spaces that define the City’s urban form.</p> <p>Policy CE-B.2.b – Limit grading and alterations of steep hillsides, cliffs and shoreline to prevent increased erosion and land form impacts.</p>	<p>Policy would no longer be needed, as all projects along the rim of Tecolote Canyon, San Clemente Canyon, and all designated open space would be subject to Environmentally Sensitive Lands.</p> <p>Plan guidance for development along canyon rims and open space would be addressed in the Urban Design Element.</p>
<p>Open Space - Master Plans</p>		
<p>2.a. A master plan for Marian Bear Memorial Park should be developed by the City of San Diego Park and Recreation Department and the Marian Bear Park Advisory Committee in order to establish a long-range comprehensive park program for the management and preservation of the resource-based park.</p>	<p>Policy RE-A.1.i – Promote preservation and management of the City’s canyon as part of the Parks Master Plan. Acknowledge the many environmental and recreational benefits they provide.</p>	<p>The CPU would be carried over a policy for supporting development of a Master Plan for Marian Bear Memorial Park:</p> <ul style="list-style-type: none"> • Support the preparation of a Marian Bear Memorial Park Master Plan to establish a long-range comprehensive park program for the management and preservation of the resource-based park.
<p>2.b. The Tecolote Canyon Natural Park Master Plan is the prevailing document for the management and preservation of the resource-based park and should be used as a guide for the future development of the park.</p>	<p>Policy CE-B.1. – Protect and conserve the landforms, canyon lands, and open spaces that define the City’s urban form.</p>	<ul style="list-style-type: none"> • Consult the Tecolote Canyon Natural Park Master Plan for the management and preservation of the resource-based park.
<p>Open Space - Park Rangers</p>		
<p>3. Park rangers should be assigned to Tecolote Canyon Natural Park and Marian Bear Memorial Park to ensure their protection and provide educational/interpretive programs.</p>	<p>Policy RE-C.2. - Protect, manage and enhance population-based parks and open space lands.</p> <p>Policy RE-C.3. – Identify and secure funding sources necessary for protecting, preserving, and maintaining population- and resourced-based parks and open space.</p>	<p>The CPU would not address staffing levels.</p> <p>Park rangers are currently assigned to Tecolote Canyon Natural Park and Marion Bear Memorial Park.</p> <p>In the CPU, a policy to encourage protection and educational/interpretive programs would include:</p>

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	Policy RE-C.8. Develop programs to educate the public on a variety, importance, cultural and recreation uses.	<ul style="list-style-type: none"> Promote education and stewardship of the community's canyons through education/interpretive programs.
Open Space - Acquisitions		
4. Acquire open space through open space easements and continue administering the City's acquisition program in accordance with the criteria established by the Park and Recreation Department.	Policy RE-A.6.a. through c. – Pursue opportunities to develop population-based parks through identification of underutilized City lands, encouraging community participation in their development, and pursue acquisition.	<p>In the CPU, a policy to address the efforts to acquire additional open space in the community would include:</p> <ul style="list-style-type: none"> Pursue opportunities for opens space acquisition
Open Space - Revegetation		
5. As part of development permit approval, requirements should be established in the environmental review process for the rehabilitation of disturbed on-site open space areas. Plans should be reviewed by the Park and Recreation Department to ensure that plantings will be compatible with the native vegetation and will not be intrusive into existing open space.	<p>Policy UD-A.8 – Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</p> <p>Policy CE-G.1.b – Remove, avoid, or discourage the planting of invasive plant species.</p>	<p>In the CPU, a policy to address revegetation of disturbed plan-designated open space and the use of native vegetation could include:</p> <ul style="list-style-type: none"> Graded, disturbed, and areas of invasive vegetation should be re-vegetated with low-fuel load, native vegetation to restore biological diversity and minimize soil erosion.
Open Space – Design		
6. Any development proposed within or adjacent to the designated open space areas should be subject to development standards of the Hillside Review Overlay Zone and Design and Development Guidelines and the Tecolote Canyon Rim Development Guidelines in order to protect the natural resources and preserve community identity.	<p>Policy UD-A.1.a & b – Preserve and project natural landforms and features, plan designated open space, and continue to implement the Multiple Species Conservation Program (MSCP)</p> <p>Policy UD-A.3.a through p – Design development adjacent to natural features in a sensitive manner to</p>	This would be covered in the Urban Design Element.

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<p>a. All public improvements such as roads, drainage channels and utility service and maintenance facilities should be developed in a manner that minimizes the visual and physical impacts of such improvements on the open space system.</p> <p>b. Public property leased by the City should conform to the same development guidelines that apply to private property.</p>	<p>highlight and complement the natural environment in areas designated for development.</p> <p>Policy CE-B.2.b – Limit grading and alterations of steep hillsides, cliffs and shoreline to prevent increased erosion and land form impacts.</p>	
<p>Open Space - Streets to be Retained for Public Access</p>		
<p>7. Streets to be Retained for Public Access The six “highest priority and high priority” access points to Tecolote Canyon Natural Park from Clairemont Mesa, identified in the Tecolote Canyon Natural Park Master Plan should not be vacated (Figure 33). These include:</p> <p>a. South end of Mt. Culebra Avenue (dedicated street)</p> <p>b. South end of Mt. Bagot Avenue (street reservation)</p> <p>c. West end of Mt. Ashmun Drive (dedicated street)</p> <p>d. West end of Mt. Ariane Drive (dedicated street)</p> <p>e. South end of Mt. Carol Drive (dedicated street)</p> <p>f. North end of Goldboro Street (dedicated street).</p>	<p>Policy UD.A.2.b – Preserve and encourage preservation of physical connectivity and access to open space.</p>	<ul style="list-style-type: none"> • Retain the following streets to maintain public access to Tecolote Canyon: <ul style="list-style-type: none"> • South end of Mt. Culebra Avenue (dedicated street) • South end of Mt. Bagot Avenue (street reservation) • West end of Mt. Ashmun Drive (dedicated street) • West end of Mt. Ariane Drive (dedicated street) • South end of Mt. Carol Drive (dedicated street) • North end of Goldboro Street (dedicated street)

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Open Space - School Sites		
<p>8. Canyon areas adjacent to school sites and former school sites should be preserved in their natural state. If school sites should redevelop, those portion of the site that are adjacent to a designated open space area should be developed in a manner that is sensitive to the canyon area.</p>	<p>Policy PF-K.8 – Work with school districts and other education authorities to avoid environmentally protected and sensitive lands in the siting of schools and educational facilities.</p> <p>Policy PF-K.9 – Work with school districts and other education authorities in evaluating best use of underutilized school district and other education facilities and land for possible public acquisition and/or joint use.</p>	<p>This would be addressed in the Land Use Element.</p>
Biological Resources - Preservation		
<p>1. In order to preserve the native flora and fauna, development should not be permitted in the open space areas. If development does occur on property with sensitive environmental areas, development should be clustered and located away from sensitive plant and animal habitats.</p>	<p>Policy UD-A.1. and UD-A.1.a – Preserve and project natural landforms and features and plan designated open space</p> <p>Policy UD-A.3.a through p – Design development adjacent to natural features in a sensitive manner to highlight and complement the natural environment in areas designated for development.</p>	<p>In the CPU, a policy to address preserving flora and fauna and clustering development could be included in the Urban Design Element.:</p> <ul style="list-style-type: none"> Cluster development within privately-owned open space areas away from environmentally sensitive areas.
Biological Resources – Revegetation		
<p>2. Disturbed areas should be revegetated with native plant species places in appropriate soils in accordance with the mitigation requirements specified by a qualified biologist during the environment review process.</p>	<p>Policy UD-A.8 – Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</p> <p>Policy CE-G.1.b – Remove, avoid, or discourage the planting of invasive plant species.</p>	<p>To be addressed in the Urban Design Element.</p>

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Biological Resources – Preservation of Trees		
3. Significant native tree stands should be preserved as part of the protection of sensitive habitat areas.	Policy CE-G.1 – Preserve natural habitats pursuant to the MSCP, preserve rare plants and animals to the maximum extent practicable, and manage all City-owned native habitats to ensure their long term biological viability. Policy CE-J.1.c – Seek to retain significant and mature trees.	Policy already covered in the GP.
Water Resources – Hillside Review Standards		
1. Development of hillsides in the Hillside Review Overlay Zone should conform to the development standards of the Hillside Review Overlay Zone and Design Development Guidelines. Property adjacent to the Tecolote Canyon should be subject to and must continue to conform to the Tecolote Canyon Rim Development Guidelines in addition to the citywide Hillside Review Guidelines.	Policy UD-A.1.a & b – Preserve and project natural landforms and features, plan designated open space, and continue to implement the Multiple Species Conservation Program (MSCP) Policy UD-A.3.a through p – Design development adjacent to natural features in a sensitive manner to highlight and complement the natural environment in areas designated for development.	New development along the Tecolote Canyon Rim would already be subject to Environmentally Sensitive Lands (ESL) regulations and Steep Hillside Guidelines (which replaced the Hillside Review Overlay Zone and incorporated Tecolote Canyon Rim Development Guidelines). Community-specific requirements for Clairemont can be found on page 48-49 in the Steep Hillside Guidelines of the Land Development Code: https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/landdevmanual/lmsteephillsides.pdf
Water Resources – Watershed Program		
2. A Watershed management or maintenance program should be developed by the City of San Diego Engineering and Development Department and Park and Recreation Department to restore Tecolote Canyon to a physically and biologically stable state.	Policy CE-D.3 – Continue to participate in the development and implementation of watershed management plans. Policy CE-D.3.a – Control water discharge in a manner that does not	The Tecolote Canyon Natural Park Natural Resource Management Plan is currently being updated to continue to provide guidance for the protection of natural resources in Tecolote Canyon Natural Park.

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	reduce reasonable use by others, damage important native habitats and historic resources, or create hazardous conditions.	
Water Resources - Toxic Wastes		
3. The City should adopt regulations to control the use and disposal of toxic wastes to prevent water pollution.	Section I of the he Public Facilities, Services and Safety Element of the GP addresses waste management.	Policy addressed by the GP –Public Facilities and Safety Element.
Water Resources - Floodplain		
4.a. Development in the floodplain of Rose Creek should not encroach into the floodway in order to preserve the biological habitats and not obstruct the flood flow or alter the course of Rose Creek.	<p>Policy CE-B.2 – Apply appropriate zoning and Environmentally Sensitive Lands (ESL) regulations to limit development in floodplains, sensitive biological areas including wetland, steep hillsides, canyons, and coastal lands.</p> <p>Policy CE-E.7 – Manage floodplains to address their multi-purpose use, including natural drainage, habitat preservation, and open space and passive recreation, while also protecting public health and safety.</p>	Development in floodplains is already addressed by the GP – Conservation Element.
4.b. Development in the floodplain of Tecolote Creek should have elevated building pads in order to avoid potential flooding (Flood Insurance Rate Map, Federal Emergency Management Agency).	<p>Policy CE-B.2 – Apply appropriate zoning and Environmentally Sensitive Lands (ESL) regulations to limit development in floodplains, sensitive biological areas including wetland, steep hillsides, canyons, and coastal lands.</p> <p>Policy CE-E.7 – Manage floodplains to address their multi-purpose use, including natural drainage, habitat</p>	Development in floodplains is addressed by the GP – Conservation Element.

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	preservation, and open space and passive recreation, while also protecting public health and safety.	
Paleontology and Cultural Resources - Recommendations		
If paleontological and archaeological resources have been determined by a qualified archaeologist to exist on a proposed development site, excavation should take place in accordance with the mitigation requirements specified during the environmental review process.	Policy HP-A.4 – Actively pursue a program to identify, document and evaluate the historical and cultural resources in the City of San Diego. Policy HP-A.4.e – Include Native American monitors during all phases of investigation of archaeological resources including survey, testing, evaluation, data recovery, and construction monitoring.	Already addressed under the City’s development review and California Environmental Quality Act (CEQA) requirements for mitigation and monitoring of development sites in relation to paleontological and archaeological resources.
Geologic Conditions - Recommendations		
Any areas identified as geologically unstable by the City Planning Department’s Environmentally Quality Division should be subject to geological analysis and geotechnical studies prior to development approval without disturbing the project site, where feasible. Unstable land should not be subdivided unless the instability can be corrected in a sensitive manner that is acceptable by the Environmental Quality Division.	Policy Section Q of the he Public Facilities, Services and Safety Element of the GP addresses seismic safety including structural and geologic hazards.	Already addressed under the City’s development review and California Environmental Quality Act (CEQA) requirements for mitigation and monitoring of development sites in relation to paleontological and archaeological resources.

Other Draft Policies for Consideration

Climate Change
<ul style="list-style-type: none"> • Ensure that new development is consistent with the General Plan, Community Plan Conservation Element policies, and the City’s Climate Action Plan (CAP). • Support the implementation of the CAP in the community through actions involving: <ol style="list-style-type: none"> a) Providing additional bicycle and pedestrian improvements

<ul style="list-style-type: none"> b) Identifying transit right-of-way and priority measures to support existing and planned transit routes c) Alternative modes of transportation d) Promoting bicycle and carsharing programs
Public Views and Scenic Resources
<ul style="list-style-type: none"> • To be covered in the Urban Design Element
Urban Forestry
<ul style="list-style-type: none"> • To be covered in the Urban Design Element
Stormwater Management
<ul style="list-style-type: none"> • Encourage new development especially adjacent to canyons and open space to include impervious areas such as bio-swales, green roofs, and cisterns to better capture stormwater runoff

Related Conservation Element Topics covered in the General Plan

Policy Topic	General Plan Policy Reference
Reducing the community's carbon footprint	CE-A.2
Employing sustainable building techniques	CE-A.5
Reducing construction and demolition waste	CE-A.8
Using sustainable building materials	CE-A.9
Implementing sustainable landscape design and maintenance	CE-A.11
Reducing the urban heat island effect	CE-A.12
Conserving landforms, canyon lands & open space	CE-B.1
Applying Environmentally Sensitive Lands Regulations	CE-B.2
Incorporating trails and greenways	CE-B.5
Conserving water resources	CE-D.1(d) & (h), CE-D.5
Controlling urban runoff	CE.E.2
Improving air quality by landscaping	CE-F.4
Protecting biological diversity within open space	CE-G.1, CE-G.3
Developing local sustainable energy	CE-I.4, CE-I.5, CE-I.9, CE-I.13
Developing a sustainable urban forest	CE-J.1
Supporting urban agriculture	CE-L.3