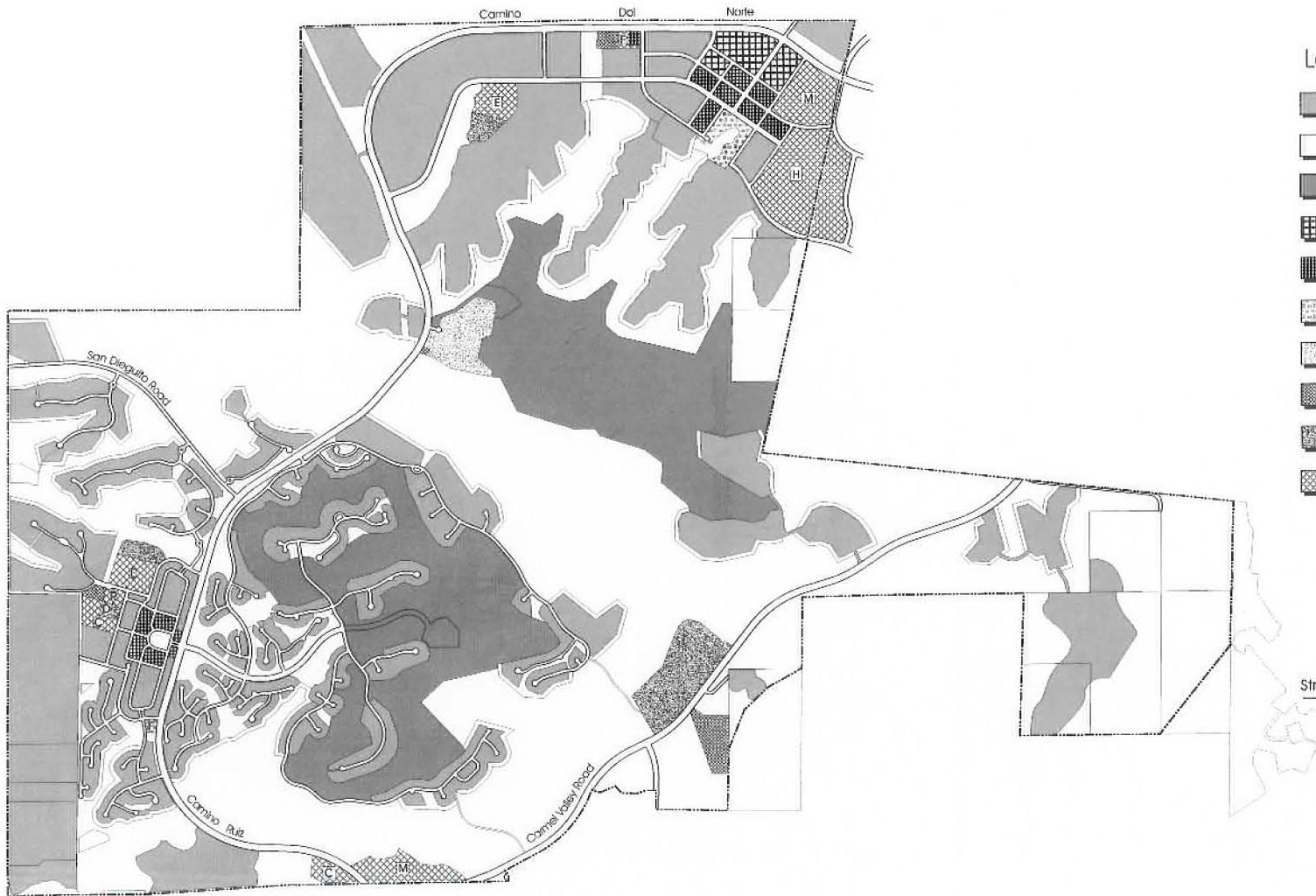


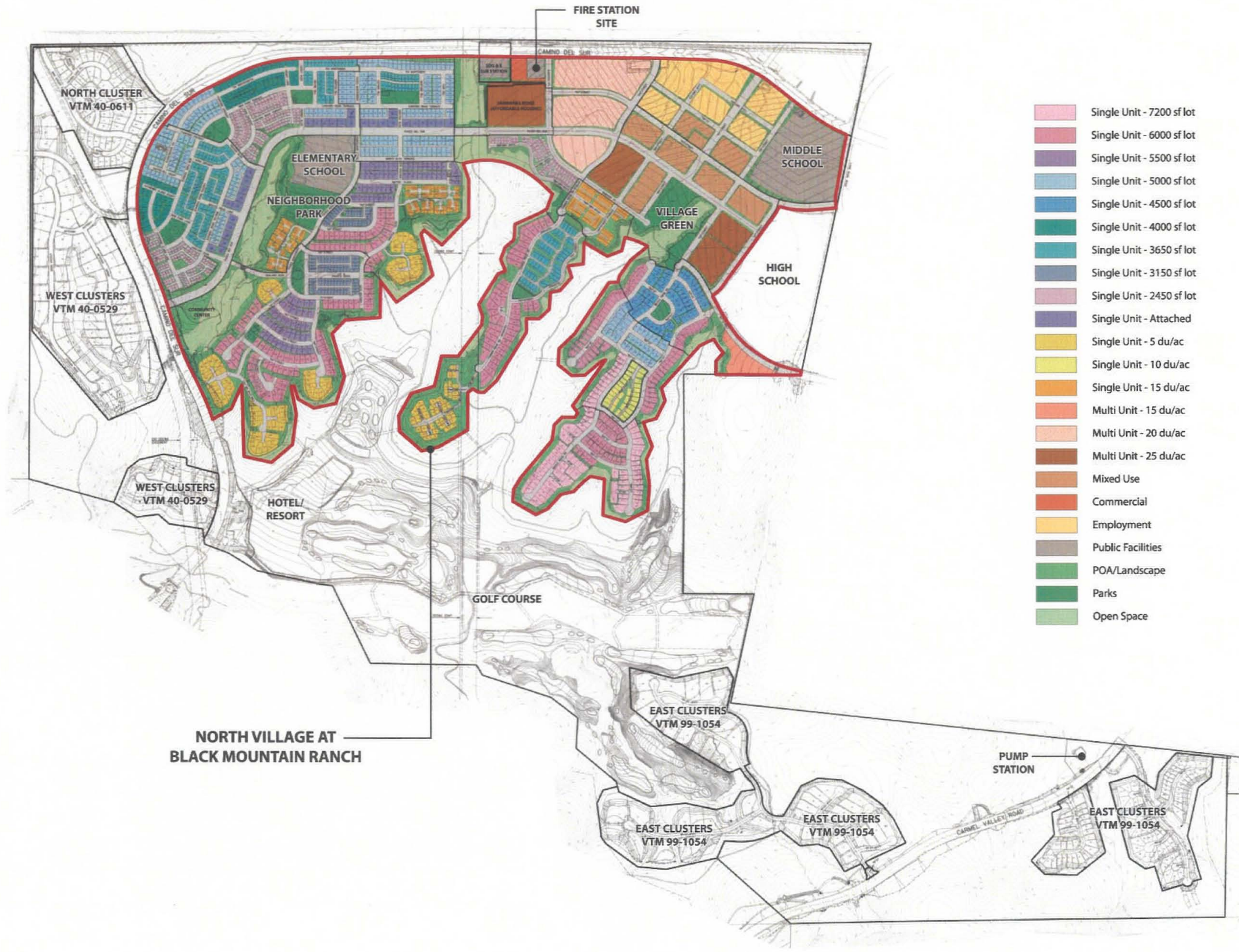
Land Use **2.3**  
figure



**Legend**

	Residential (see figure 2.4)	1365 ac.
	Open Space (see figure 3.2)	2410 ac.
	Golf Course & Club houses	630 ac.
	Employment Center	30 ac.
	Village Mixed Use Center	30 ac.
	Village Green	10 ac.
	Resort/Recreation Facilities	25 ac.
	Utilities	25 ac.
	Neighborhood/CommunityParks	50 ac.
	Institutional	120 ac.
<b>E</b>	Elementary School	
<b>M</b>	Middle School	
<b>H</b>	High School	
<b>F</b>	Fire Station	
<b>C</b>	Church	
<b>D</b>	Day Care Center	
<b>S</b>	Seniors Center	
<b>R</b>	Recreation Center	
<b>Streets</b>		<b>405 ac.</b>
<b>TOTAL:</b>		<b>5100 ac.</b>





**NORTH VILLAGE AT  
BLACK MOUNTAIN RANCH**

**NORTH VILLAGE at BLACK MOUNTAIN RANCH**  
Existing Vesting Tentative Map Land Uses

**RICK**  
ENGINEERING COMPANY  
Urban Design/Planning Division

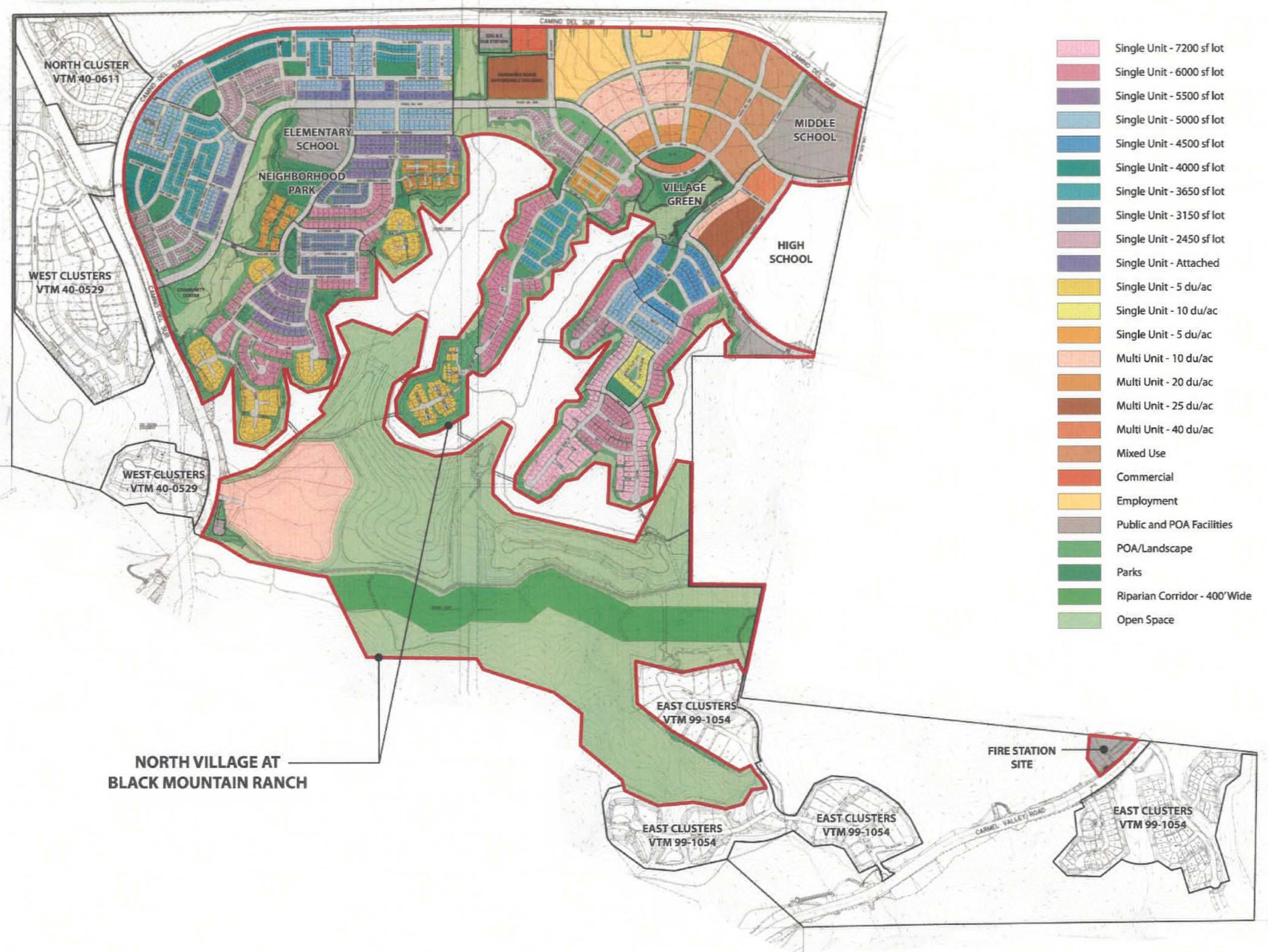
Date of Exhibit: November 2005  
JN 181054

Scale in Feet  
0 200 400 800 1200

North

**Del Sur**









- Single Unit - 7200 sf lot
- Single Unit - 6000 sf lot
- Single Unit - 5500 sf lot
- Single Unit - 5000 sf lot
- Single Unit - 4500 sf lot
- Single Unit - 4000 sf lot
- Single Unit - 3650 sf lot
- Single Unit - 3150 sf lot
- Single Unit - 2450 sf lot
- Single Unit - Attached
- Single Unit - 5 du/ac
- Single Unit - 10 du/ac
- Single Unit - 5 du/ac
- Multi Unit - 10 du/ac
- Multi Unit - 20 du/ac
- Multi Unit - 25 du/ac
- Multi Unit - 40 du/ac
- Mixed Use
- Commercial
- Employment
- Public and POA Facilities
- POA/Landscape
- Parks
- Riparian Corridor - 400' Wide
- Open Space

**NORTH VILLAGE AT  
BLACK MOUNTAIN RANCH**

**NORTH VILLAGE at BLACK MOUNTAIN RANCH**  
Proposed Vesting Tentative Map Land Uses

Date of Issue: November 2008  
JK 105504





**CHANGES PROPOSED:**

1. North Village VTM/PDP/SDP boundary expanded to include sites formerly designated for hotel, golf course and pump station.
2. Fire Station relocated from Town Center site to former pump station site at request of San Diego Fire and Rescue Department.
3. Golf Course converted to Resource Open Space.
4. Hotel (300 rooms) relocated from adjacent Golf Course to Town Center.
5. Senior housing (300 units) relocated from Town Center to area adjacent to former Golf Course site. 200 Senior units remain in Town Center.
6. Commercial use areas redesignated to connect to Camino Del Sur and increased in size.
7. Town Center street system modified from conventional grid to radial grid.
8. Park space added in Units 11, 16 and 19 (3.7 acres).

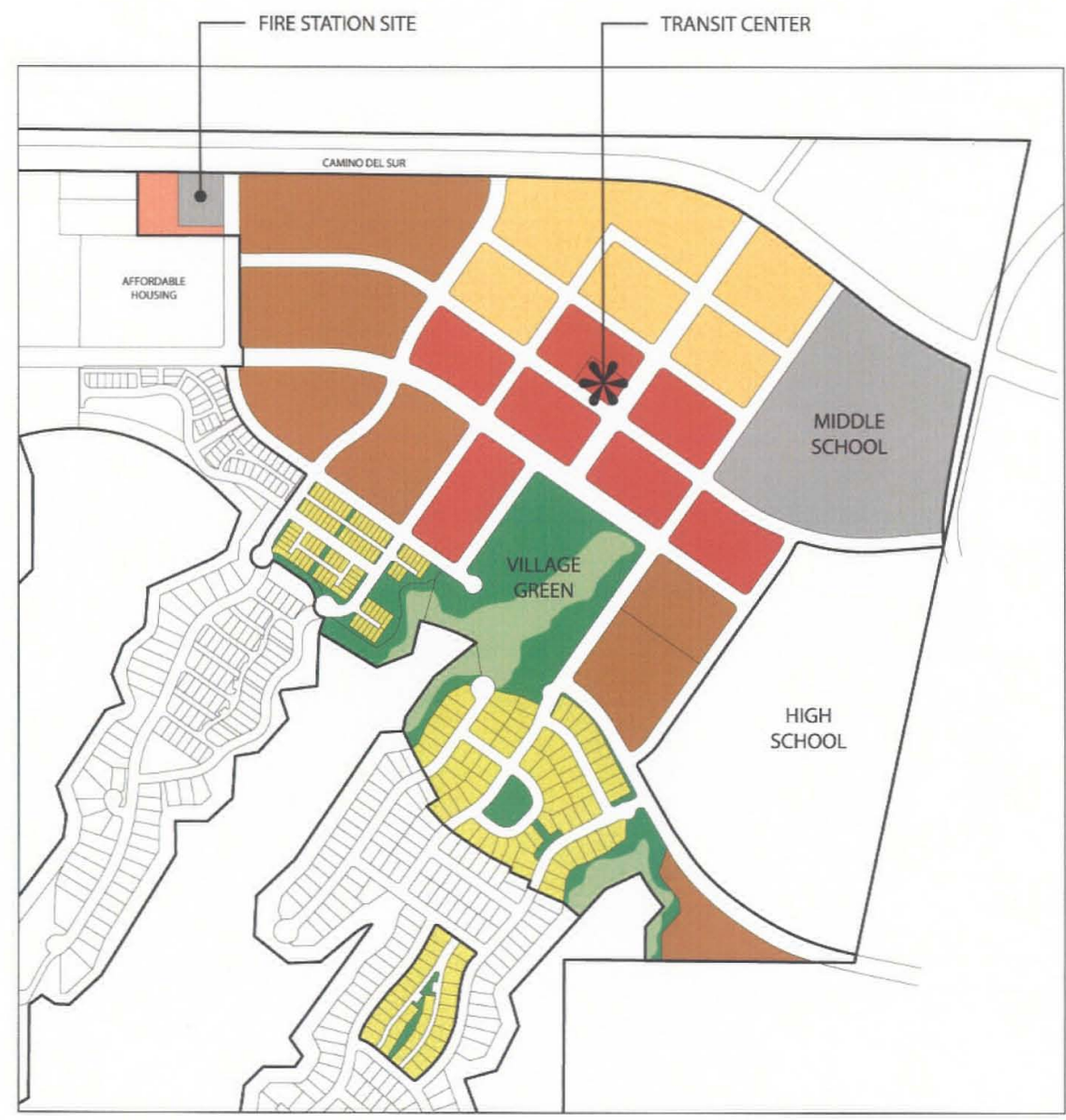
**NO CHANGES:**

- Development footprint/graded areas remain the same.
- Total Open Space remains the same.
- Total number of dwellings units remains the same (2783 units).
- Total number of affordable units remains the same (20% = 469 units).
- Total number of Senior units remains the same (500 units).
- Total Office/Employment square footage remains the same (515 ksf).
- Total traffic (average daily trips) remains the same.

**ACTIONS REQUIRED:**

- A. Approval of Vesting Tentative Map Revisions
- B. Approval of Planned Development Permit Revisions
- C. Approval of Site Development Permit Revisions
- D. Approval of Subarea Plan Amendment
- E. Approval of Rezone
- F. Approval of Street Vacation
- G. Approval of MHPA Boundary Adjustment
- H. Approval of Environmental Impact Report Addendum



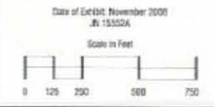


**EXISTING**

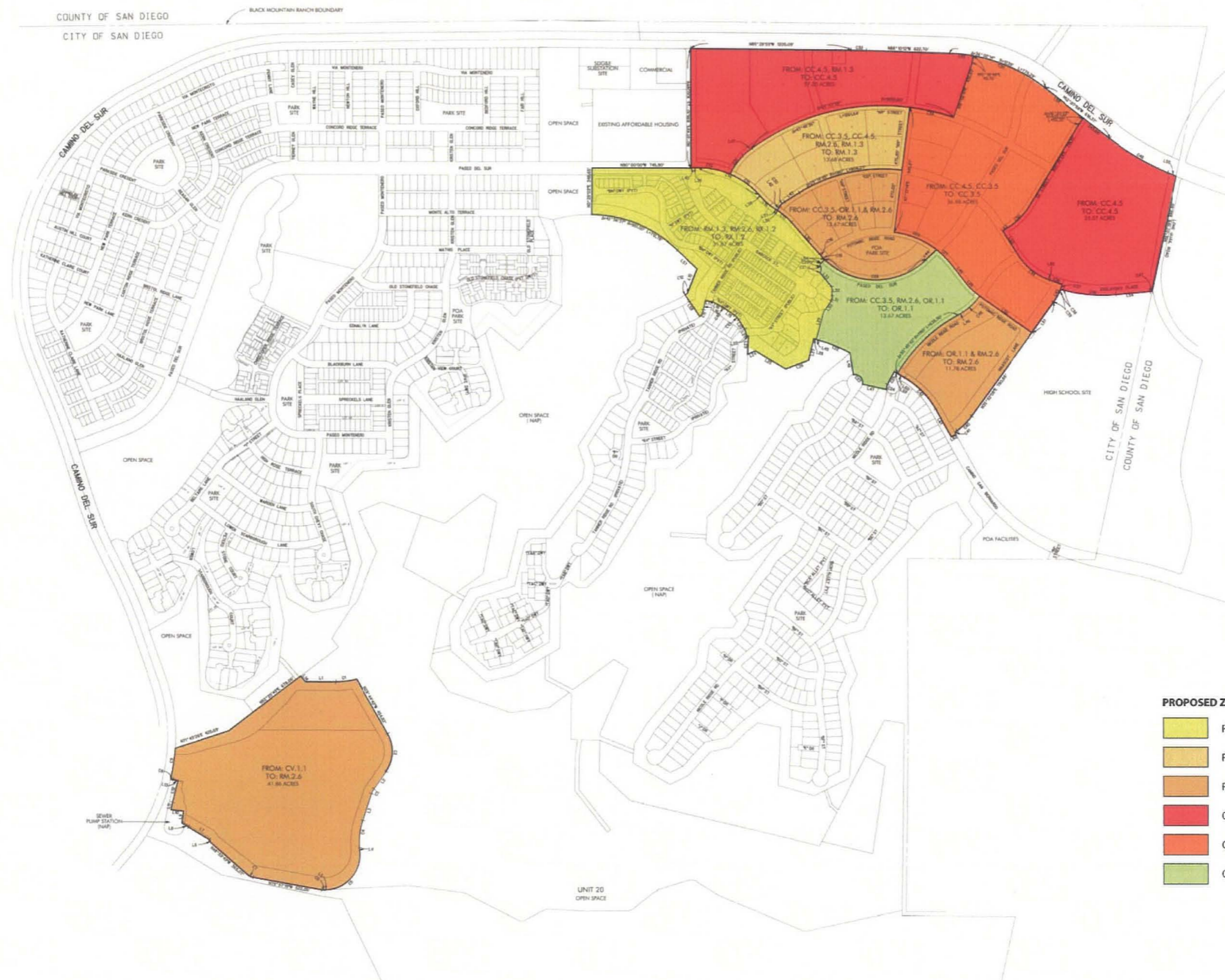
- Single Unit Residential
- Multi Unit Residential
- Mixed Use
- Commercial
- Employment
- Public and POA Facilities
- Parks / Landscape Areas
- Open Space

**PROPOSED**

- Single Unit Residential
- Multi Unit Residential
- Mixed Use
- Commercial
- Employment
- Public and POA Facilities
- Parks / Landscape Areas
- Open Space







**PROPOSED ZONING:**

	RX-1-2
	RM-1-3
	RM-2-6
	CC-4-5
	CC-3-5
	OR-1-1

**RICK**  
ENGINEERING COMPANY  
Urban Design/Planning Division

Date of Exhibit: October 2008  
JUL 12 2008

Scale in Feet  
0 150 300 600 900

Del Sur

**NORTH VILLAGE at BLACK MOUNTAIN RANCH**  
Proposed Rezone





**NORTH VILLAGE AT  
BLACK MOUNTAIN RANCH**

- Public Park
- POA Parks
- Riparian Corridor
- Open Space





**FIRE STATION SITE**  
 (PARCEL REMOVED FROM MHPA)

OAK VALLEY  
 MIDDLE SCHOOL

BLACK MOUNTAIN  
 COMMUNITY PARK

CARMEL VALLEY RD

BLACK MOUNTAIN  
 REGIONAL PARK

**MHPA TRADE PARCEL**  
 (PARCEL ADDED TO MHPA)

BLACK MOUNTAIN RD



Date of Aerial Photo: April 2008  
 Date of Exhibit: October 2008 - JN 15852A  
 Scale in Feet  
 0 150 300 600 900



**NORTH VILLAGE at BLACK MOUNTAIN RANCH**  
 MHPA Boundary Adjustment (Authorized by Resource Agency)



# **Black Mountain Ranch North Village**

Project Plans; Sheets 1-22

(available under separate cover)

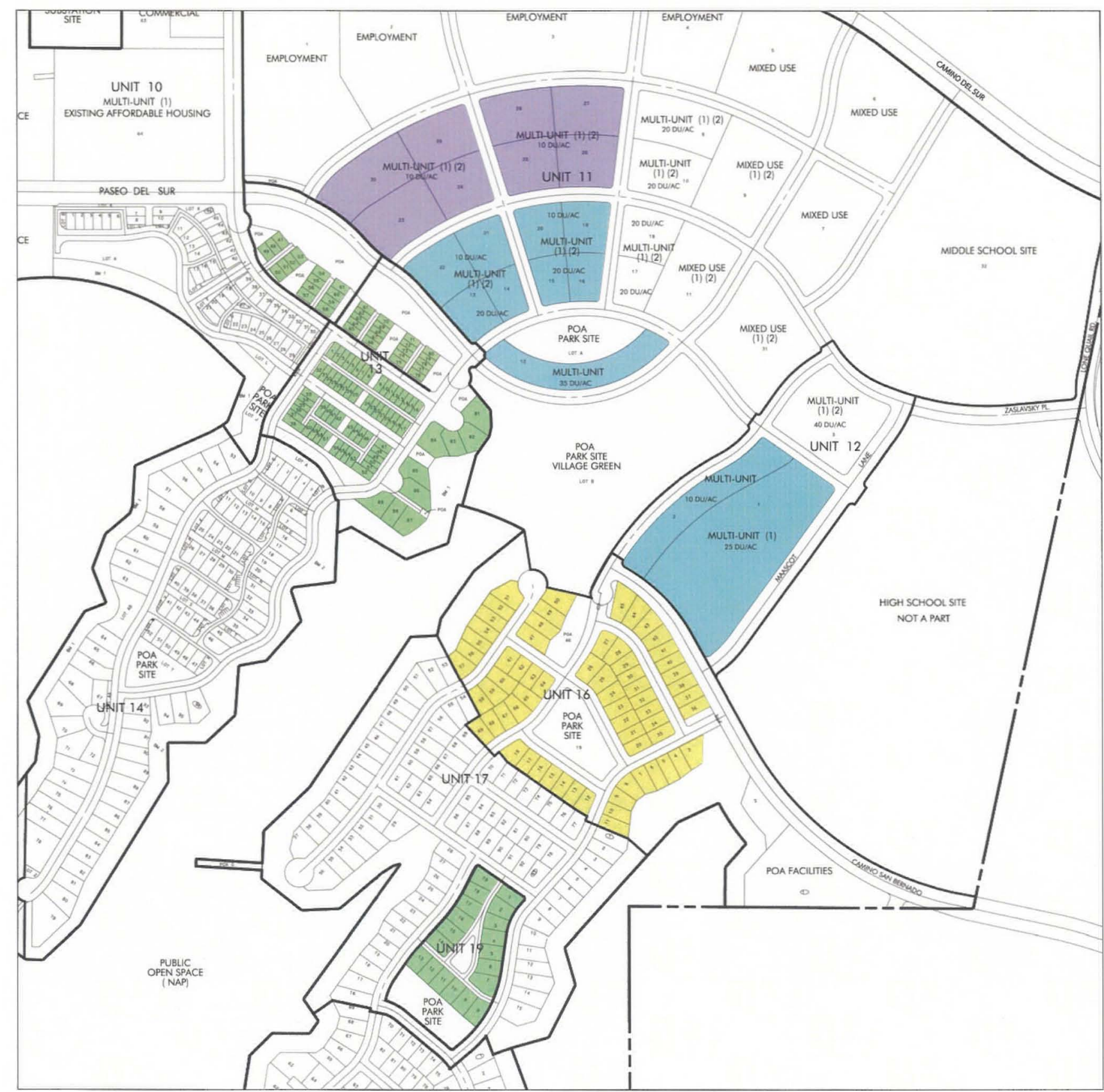


**The North Village Community  
Design Guidelines, Nov. '08 – Revised**

(available under separate cover)



Exhibit 13



**LEGEND:**

Proposed Deviation within the RS-1-14 Zone:  
- Front Yard Building Setback is Being Reduced

	Required	Proposed
Front	15'	10'

65 Lots

Proposed Deviations within the RX-1-2 Zone:  
- Front Yard Building Setback is Being Reduced  
- Building Height is Being Increased

	Required	Proposed
Front	15'	5'
Height	30'	35'

123 Lots

Proposed Deviations within the RM-2-6 Zone:  
- Front, Rear and Street Side Yard Building Setbacks are Being Reduced  
- Building Height is Being Increased

	Required	Proposed
Front	15'	5'
Rear	15'	5'
Street Side	10'	5'
Height	30'	35'

11 Lots

Proposed Deviations within the RM-1-3 Zone:  
- Front, Rear and Street Side Yard Building Setbacks are Being Reduced  
- Building Height is Being Increased

	Required	Proposed
Front	15'	5'
Rear	15'	5'
Street Side	10'	5'
Height	30'	40'

8 Lots



**Black Mountain Ranch Subarea Plan  
Amendment - Draft**

(available under separate cover)



**Responses to Planning Commission Initiation Issues, PTS # 142244 –  
Black Mountain Ranch North Village**

The Plan Amendment was initiated by the Planning Commission on December 13, 2007. At the Planning Commission Initiation, several issues were identified for future analysis. Planning Commission issues and staff's responses are provided below.

1. Compatibility of the proposed changes in land uses with surrounding uses.

Note that an in depth analysis for the proposed land use changes is discussed in the General Plan & Community Analysis section of the Planning Commission report.

a. Move hotel to North Village core

The future hotel in this community was intended to be a resort hotel, which are often associated with golf courses. The core area uses (retail, office, higher density residential, and recreational) support the addition of the hotel use. The applicant envisions a "boutique"-type of hotel which should adapt better into the town-like setting of the core area. The hotel would complement an active pedestrian environment where multiple destinations are available for visitors on foot, thereby reducing the use of automobiles. The increase to the mix of uses in the core area is anticipated to bring greater activity to this district, making the area more walkable and lively.

b. Reconfigure land uses within North Village core

A request is being made to redesign the street layout of the Town Center within the North Village from a traditional rectilinear to radial grid layout. As a result of the street grid redesign, land uses, including residential, commercial, and the transit center would be shifted; however, this shift would provide the opportunity to create a more active mixed-use corridor, as discussed previously, resulting in a more walkable and lively atmosphere for residents, visitors, and businesses.

The most significant shift in land use is the commercial offices that make up the Employment Center, which would shift slightly north. This would allow the future businesses to have more exposure on the more heavily-traveled Camino Del Sur, but still be within walking distance to the mixed-use core. The changing of the street layout has altered the configuration of the Village Green, the most dominant landscape feature of the North Village. The proposed reconfiguration allows for Paseo del Sur to loop around the park. In addition, the reconfiguration also creates another oval-shaped pocket park located between residential units. Staff has determined the proposed changes to the grid and the shifting of land uses meets these objectives as set forth in the Plan.



c. Convert northern golf course to open space

The project proposes a 300-acre site located in the middle of the Black Mountain Ranch community to be converted into permanent open space. The proposed plan amendment would redesignate the site from "Golf Course & Club Houses" to "Open Space." The golf course site is bordered by designated open space to the north and south that has been conserved with a previous application. The proposed addition to the open space system would link directly to existing open space.

There are also several ecological issues associated with a golf course, mainly issues dealing with water use, fertilizer and pesticides. This amendment would eliminate those concerns. In addition, there is also an existing golf course within this community, and a total of fifteen golf courses within an approximate 5 mile distance from Black Mountain Ranch. The residents of Black Mountain Ranch will have several golfing alternatives available should the elimination of the proposed course be approved.

d. Convert resort site to residential care facility

The transfer of 300 units would allow for the development of a residential care facility on a 25-acre site. The applicant is proposing to develop a multi-service residential care facility that would provide residents with three separate levels of care: independent living, assisted living, and skilled nursing care. The 25-acre site was originally envisioned for a resort hotel, which was intended to function cohesively with the planned adjacent golf course. However, the resort hotel is no longer viable. Also refer to the discussions for Issues #5 & 6.

e. Shift fire station from North Village to eastern panhandle

Refer to level of service discussion (Issue #16 below).

2. Compatibility of the proposed changes in land use and urban design with the policies and design standards for the North Village in the Black Mountain Ranch Subarea Plan.

The Community Design Element of the Subarea Plan focuses on four principles: 1) provide a variety of housing needs close to the community's amenities; 2) define commercial areas as a central focus; 3) create a system of fully integrated routes to all destinations; and 4) use the natural topography, the overlay of streets and circulation systems and the size of blocks and parcels to define the urban form.

The proposed Plan Amendment would create a "main street" within the core area along Paseo Del Sur from Camino Del Sur south towards the Village Green. The additional retail use in this area would create a more active mixed-use district. One of the founding principles of the Mixed-Use Core is to place retail at the ground levels of buildings in this area, while the upper



floors would be primarily residential with some office space. A hotel, originally envisioned at the former resort site, is proposed to be located in the Mix-Use Core and would add to the mixture of uses to enliven the mixed-use district.

Per the proposed Plan Amendment, a significant number of total dwelling units within the North Village would occur in the Mixed-Use Core. This is supported as the additional commercial space would reduce dependency on vehicular transportation and would likely provide greater variety. Greater variety would strengthen the viability and function of the Mixed-Use Core as the main activity area of the Black Mountain Ranch community.

One of the major proposals in the Plan Amendment is a request to redesign the street layout of the Town Center from a rectilinear to a radial organization. The Town Center is situated between a major arterial, Camino Del Sur, to the north and open space canyons to the south. The radial grid design would allow multiple streets to be experienced as view corridors. Residents and visitors would be able to view the nearby canyon landform and landscape.

The redesigning of the street system will cause land uses to shift. The most significant shift in land use is commercial office which makes up the Employment Center. The commercial office uses would shift slightly north, where this would allow the future businesses to have more exposure on Camino Del Sur, yet still be within walking distance to the mixed-use core.

The proposed changes are compatible, and further promote the policies and design standards in the Black Mountain Subarea Plan.

### 3. Compliance with General and Subarea Plan policies regarding the street grid pattern as a fundamental organizing component of the town center.

A street grid pattern remains at the heart of the North Village, though the current proposal is for a radial grid pattern. The radial grid would continue to allow the interconnection benefits of the rectilinear grid and would provide a similar focus on the Town Green to serve as an identifying feature of the Village core.

### 4. Evaluation of the necessity of modifications to the North Village Design Standards.

The proposed Plan Amendment includes several changes to the adopted North Village Community Design Guidelines (Design Guidelines), which was originally approved in November 2001. The Design Guidelines are included in the Subarea Plan by reference and provide the additional detail to achieve the physical result envisioned by the Subarea Plan to implement the Plan's urban design provisions. The implementation program for this community



also includes previously approved vesting tentative maps, zoning, and various planned development permits.

Changes to maps, figures, and texts have been made to reflect the proposed changes, and an evaluation of the necessary modifications was completed to ensure the modifications still meets the policies and design standards in the Community Design Element of the Subarea Plan. The proposed changes to the Design Guidelines are detailed in strikeout/underline format and provided in Attachment 12.

#### 5. Evaluation of an appropriate land use for the Resort site.

Staff has analyzed the current proposal, as well as considered other alternatives such as single family and multifamily residential, commercial, and institutional uses, and has determined that the proposed facility is a suitable alternative use for this site. Although similar in scale, a residential care facility is a less-intense use than a resort project. A resort hotel and golf course would have generated 3,000 daily trips to this area, whereas the proposal residential care facility would generate 1,200 daily trips, a reduction of 1,800 daily trips.

Residential care facilities are multi-level facilities that typically provide residents with three separate levels of care: independent living, assisted living, and skilled nursing care. Continuing care facilities are proximate to but typically set apart from neighborhood and urban centers. These types of facilities favors less-intensive areas, and open space settings are ideal. Typical examples in San Diego County include Casa de Lass Campanas in Rancho Bernardo and La Costa Glen Carlsbad. Also refer to the discussion on the following issue.

#### 6. Evaluation of the relocation of senior housing units from the mixed-use core to the Resort site and consistency with General and Subarea Plan policies regarding the location of senior housing units within the town center and close to services.

The Subarea Plan designates “500 units of housing in the North Village... to serve residents 55 years of age or older.” The proposed amendment, if approved, would transfer 300 of those units from the North Village to the former resort site (which is located just outside of the North Village area), while 200 units of age-restricted housing are to remain in the North Village.

The Subarea Plan recognizes “the need for...senior housing, congregate care for the elderly, housing for temporary workers, and housing with supportive services.” The applicant’s proposal would not eliminate the number of age-restricted residences within the community. Furthermore, the proposed multi-service facility would also provide a better mix of elderly housing, as endorsed by both the Subarea Plan and the General Plan. The proposed residential



care facility satisfies the Subarea Plan's objective for senior housing as well as congregate care for the elderly.

The General Plan encourages "housing for the elderly and people with disabilities" to be "near public transportation, shopping, medical and other essential support services and facilities." Residents with no or minimal restrictions from walking would benefit from a location in the Mixed-Use Core.

However, for residents significantly restricted from walking, being close to commercial services is not a major issue as these facilities typically provide a range of services for residents. The City also understands that a *one-size fits all* approach is not always practical, especially when it comes to housing, including housing for the elderly. The General Plan recognizes this and allows for flexibility. A key policy identified in the General Plan calls for a "full range of senior housing from active adult to convalescent care in an environment conducive to the specific needs of the senior population." Staff has determined that the proposed project would comply with the policies set forth in the General Plan

7. Evaluation of the impacts of the proposed plan amendment to the Black Mountain Ranch North Village Development Agreement and the Black Mountain Ranch Public Facilities Financing Plan.

The Development Agreement for Black Mountain Ranch anticipated minor changes to the Financing Plan, as noted by the following paragraphs taken from the Agreement itself:

Section 4.4: "...City and BMR acknowledge that the provisions of this First Amendment require a close degree of cooperation between them, and that minor or insubstantial changes to the BMR project, the BMR Development Plan or the North Cluster Approvals may be required from time to time to accommodate design change, engineering change, and other refinements. Accordingly, changes to the BMR Project and the BMR Development Plan that do not result in a change of use, an increase in density or intensity of use, cause new or increased environmental impacts, or violate any applicable health and safety regulations may be considered minor or insubstantial by the City Manager and made without amending this First Amendment."

Section 6.8: "...City and BMR acknowledge that the Subarea Plan provides a conversion mechanism that allows conversion of equivalency dwelling units ("EDUs") so long as no more than 5,400 dwelling units are developed within Subarea I and the overall traffic generation is as described in the Subarea EIR and Addenda. This mechanism allows shifts of commercial, retail, office, hotel room and other non-residential uses within the BMR Development Plan as well as between the South Village and the BMR Development Plan."



An evaluation of the impacts of the proposed plan amendment to the Black Mountain Ranch North Village Development Agreement has concluded that the proposed project is consistent with the terms set forth in DA and therefore will have no impact, and that any adjustments to the public facilities financing plan as a result of the changes to the Subarea Plan will be incorporated into the facilities financing plan as part of its regular update. That update is conducted periodically by the City of San Diego.

8. Evaluation of the fiscal impacts from the potential loss of transient occupancy tax associated with a reduction of hotel units.

The proposed general/community plan amendment would still provide for development of a 300 room hotel. The relocation of the hotel use from a golf course oriented site to the Mixed-Use Core would change the type of hotel provided. The price-point of a 'resort' hotel could be higher than that of a more compact hotel in the core area. Therefore, a hypothetical loss of TOT could result, although this potential loss of revenue has not been evaluated. As previously discussed, the resort hotel and golf course were evaluated and determined infeasible, therefore a revenue comparison between hotel types is not warranted.

9. Evaluation of the impacts and benefits of redesignating the Golf Course to Open Space.

While there are benefits to having a golf course in the location designated in the approved BMR Subarea Plan, no golf course developer and/or operator over the last five years – including the City of San Diego – has been willing to develop and operate the course. The redesignation of the golf course to open space provides a public benefit and eliminates or reduces the traffic generation, water usage, and pesticide and herbicide concerns associated with the golf course use.

10. Evaluation of the traffic impacts of the proposed plan amendment and determination of circulation improvements.

A traffic assessment considering the proposed modifications to the Black Mountain Ranch Subarea Plan was prepared by Katz Okitsu and Associates, dated April 29, 2008, and sent to the city traffic staff. That report concludes: "The preceding analysis shows that the reallocated trip generation and roadway network reconfiguration of Black Mountain Ranch's North Village will result in acceptable LOS for the intersections and roadway segments according to City of San Diego standards." The Katz Okitsu and Associates report documents a total of 83,320 ADT (Average Daily Trips) for the Subarea Plan as proposed. The original Subarea Plan EIR and associated traffic studies document a total of 84,200 ADT for the adopted Subarea Plan. Therefore, the proposed project will not create more trips than what has already been approved.



11. Compatibility between the proposed General/Community Plan amendment and the City's General Plan and Strategic Framework Element.

This discussion is provided in the General / Community Plan analysis section of this report.

12. Adequacy and provision of public facilities to accommodate the intensity of use.

Assessment of fees associated with the development of Black Mountain Ranch was analyzed when the project was first approved. Since the Plan Amendment does not call for an increase in the number of residential units, it has been determined there will be no project impacts to library, park and recreation services, or impacts to local schools. Additional fees would be generated as a result of the increase in commercial square feet, and those fees would be included in the update to the community's facilities financing plan. Those fees would be used towards services such as transportation, fire, and water and sewer.

13. Analysis of the proposed development pattern with the LEED for Neighborhood Development Rating System.

The LEED ND rating system is currently under evaluation. In order to evaluate candidates for the LEED ND pilot program, almost 50 preliminary criteria were created by the U.S. Green Building Council. The preliminary LEED ND criteria will likely change as a result of the pilot study. At the current time, final LEED ND criteria do not exist. Still, an analysis was done to identify compatibility of the proposed Subarea Plan Amendment to the pilot LEED ND draft criteria, and it was concluded that Black Mountain Ranch would rate very high, and that it would satisfy most of the items listed under each of LEED ND three principles: Smart Location and Linkage, Neighborhood Pattern & Design, Green Construction & Technology. An assessment is provided as attachment to the main report (Attachment 18).

14. Analysis of an appropriate defensible space between open space and urban areas.

“Shelter in place” is a wildfire protection plan that imposes construction and landscaping standards that allows homeowners to remain sheltered in their houses if they cannot evacuate during a wildfire. As shown in the 2007 fires in San Diego County, shelter-in-place concepts can help significantly if wind and fire intensity are not so great as to negate brush management efforts. All of Black Mountain Ranch has an extensive brush management program developed in



association with the City of San Diego. The desire is to minimize damage to development in the event of a fire.

15. Evaluation of appropriate brush management in Area 2 of the proposed amendment area.

Brush management has not changed from the design previously developed in conjunction with the Fire Rescue Department and the DSD Landscape Division.

16. Analysis of the level of service of the fire station in its previous location compared to the proposed location and other locations within the region.

San Diego Fire Rescue Department proposed relocation of one of their fire stations based on their analysis of fire protection services. Currently, the Black Mountain Ranch Subarea Plan identifies two fire station sites within the community. Station #46 is an existing fire station located in the South Village portion of the community. A second fire station (Station #48) is planned for the North Village portion of the community, on the south side of Camino del Sur. This location is adjacent to the northern boundary of the community and of the City. Just north and to the east of the planned Station #48, in the County of San Diego, is a newly-constructed fire station within the Rancho Santa Fe Fire Protection District. This new county fire station is approximately one-half mile from the Station #48 site.

The San Diego Fire and Rescue Department has determined that the proposed location for Station #48 will not efficiently meet its needs for optimal fire protection coverage. The location would overlap with coverage provided by the Rancho Santa Fe station and does not allow for optimal coverage in the eastern portion of Black Mountain Ranch, and other nearby service areas.

The San Diego Fire and Rescue Department has identified a new location for Station #48 within Black Mountain Ranch. The new site is located in the southeastern portion of the community, north of Carmel Valley Road and will be designated as a fire station as part of the proposed general/community plan amendment. A reciprocal service agreement was made between the county and city fire departments, and the city's Fire Department has determined that the proposed Plan Amendment would allow for adequate level of fire service for both the North Village and eastern portion of Black Mountain Ranch.

17. Evaluation of the appropriate classification of Open Space and the allowable uses within the Open Space for the existing Golf Course site, and how that compares to the existing Golf Course and Resort designations.



The lands in the North City Future Urbanizing Areas were shifted prior to 2000, the year in which a major zoning update effort resulted in the creation of Open Space zones in the city (OP, OC, OR, & OF). At the time, the AR-1-1 was an appropriate zoning designation for open space areas. Today, a majority of the open space areas in the NCFUA are designated AR-1-1. Because all of the existing open space areas surrounding the subject site are zoned AR-1-1, it was concluded that the same zoning would be the appropriate classification.

In terms of activities, an AR-1-1 zoning would allow for active and passive recreation, in addition to natural resources preservation and park maintenance facilities. Note that this project include a conservation easement that will be applied over the entire area of the subject (open space) site, thereby guaranteeing that no development will be allowed unless the applicant receives approval via a Process 5 (City Council), which is needed to remove the easement.

The land use designation for the 295-acre site is "Golf Course & Club House" in the Black Mountain Ranch Subarea Plan, and the appropriate classification for the site for the proposed land use change would be "Resource-based" Open Space. Instead of having uses strictly related to golf activities, the site would now have utility for: passive park and recreational use; conservation of land, water, or other natural resources; historical or scenic purposes; visual relief; or landform preservation.

#### 18. Comparison and evaluation of the walkability and distances of the proposed and existing street patterns within the North Village.

Compared with the adopted plan, walking distances are either similar or may also be reduced by the street system and land use pattern proposed by the general /community plan amendment. For example, under the adopted plan, most blocks in the core area are approximately 300' x 450'. In the proposed plan, blocks will vary in size, with some being as small as 100' x 200' and others 150' x 200', and 200' x 300'. Larger blocks will be located adjacent to the main arterial where pedestrian use will be less than auto traffic. Thus walking from block-to-block will not be impaired. Also, the longest walking distance between a residential area within the village and a commercial area was 1,700 feet in the adopted plan, that distance is now reduced to 1,550 feet. The proposed plan would maintain multiple instances where residential uses would be located directly across the street from employment and commercial uses.





Concept Illustration

**RICK**  
ENGINEERING COMPANY  
Urban Design/Planning Division

Illustration by MW Steele Group, Inc.  
Date of Exhibit: November 2008  
# 13352A - Not Scale

**NORTH VILLAGE at BLACK MOUNTAIN RANCH**  
The Village Green (View 1)





Exhibit 11

Concept Illustration



Illustration by MM Steele Group, Inc.  
Date of Exhibit: November 2008  
JN 150234 - No Scale



**NORTH VILLAGE at BLACK MOUNTAIN RANCH**  
The Village Green (View 2)





-  Canyon Enhancement Trees
-  Residential / Park Trees
-  Pedestrian Trees
-  Paseo Del Sur Street Trees
-  Slope Trees
-  Camino Del Sur Street Trees
-  Native Trees

Wimmer Yamada and Caughey

Scale in Feet  
0 100 200 400

North

Del Sur