

**DATE ISSUED:** September 14, 2006 **REPORT NO.** PC-06-237

**ATTENTION:** Planning Commission, Agenda of September 21, 2006

**SUBJECT:** **PACIFIC HIGHLANDS RANCH, UNITS 23-28,PTS NO. 5382.**  
PROCESS 5

**OWNER/  
APPLICANT:** Pardee Homes (Attachment 11)

**SUMMARY**

Issue(s) - Should the Planning Commission recommend approval to the City Council of the Pacific Highlands Ranch Units 23-28 project; to subdivide a 299.2 acre site for the creation of 524 lots for 474 single family residential lots and one lot for 96 affordable multi-family dwelling units and other amenities?

Staff Recommendation -

1. Recommend to City Council CERTIFICATION that the information contained in LDR No. 5382 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that the Units 23-28 Project Findings to the Pacific Highlands Ranch Subarea III Plan Master EIR (LDR No. 96-7918) reflect the independent judgment of the City of San Diego as Lead Agency; stating for the record that said Findings to the Pacific Highlands Ranch Subarea Plan Master EIR have been reviewed and considered prior to approving the project; and, ADOPT the project-specific Mitigation, Monitoring and Reporting Program (MMRP); and
2. Recommend to City Council APPROVAL of the Pacific Highlands Ranch Units 23-28 project, including Easement Vacation No. 9370; Vesting Tentative Map No. 8878; Coastal Development Permit No. 8879; Planned Development Permit No. 8880; Site Development Permit No. 8881 and MHPA Boundary Line Adjustment No. 373324.

Community Planning Group Recommendation - There is no City Council recognized Community Planning Group for Subarea III - Pacific Highlands Ranch. For information purposes, plans for the proposed project were forwarded to the Carmel Valley Community Planning Board as the adjacent community. On April 8, 2003 the Carmel Valley Community Planning Board vote 12:0:1 to recommend approval of the project with concerns. See the Discussion section of this report for more information.

Environmental Impact - The City of San Diego as Lead Agency under CEQA has prepared and completed Findings to the Master Environmental Impact Report (MEIR) No. 42-1064, Project No. 5382, dated September 7, 2006. Based on an initial study, the City of San Diego has determined the Pacific Highlands Ranch Units 23-28 project would not cause any significant effect on the environment not examined in the previously certified MEIR.

Fiscal Impact - All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - Pursuant to the Housing Element of the Pacific Highlands Ranch Subarea Plan, the proposed project will provide affordable housing units. The Housing Element of the Pacific Highlands Ranch Subarea Plan requires that 20-percent (20%) of the units be provided for occupancy by, and at rates affordable to, families earning no more than 65-percent (65%) of the median area income. The proposed project is consistent with the Pacific Highlands Ranch Subarea Plan Housing Element and more specifically, the Master Affordable Housing Program entered into by the City, the Housing Commission, and Pardee Homes. The proposed project will include 570 dwelling units: 474 market rate dwelling units and 96 affordable housing multi-family dwelling units. The project is required to provide 90 affordable housing multi-family dwelling units.

## **BACKGROUND**

In October of 1992, the City Council adopted the North City Future Urbanizing Area (NCFUA) Framework Plan. This framework plan established 5 subareas comprising 12,000 acres stretching easterly from Interstate 5 and Carmel Valley, to the Rancho Penasquitos and Rancho Bernardo communities. On July 20, 1999, the City Council adopted the Pacific Highlands Ranch Subarea III Plan (Attachment 1). The State Coastal Commission modified and certified the Subarea III plan on March 10, 1999. The San Diego City Council accepted and approved the State action on July 20, 1999 evidenced by Resolution Number R-291920

Subarea III is located in the northwest portion of the NCFUA, and is bounded on the north by Black Mountain Ranch Subarea I to the north, Del Mar Mesa Subarea V to the south, Torrey Highlands Subarea IV lies to the east, and a portion of the developed Carmel Valley community lies to the west (Attachment 2). The Pacific Highlands Ranch Subarea encompasses

approximately 2,652 acres in the central portion of the North City Future Urbanizing Area. The Pacific Highlands Ranch Subarea land use plan includes approximately 1,300 acres or 48 percent of MHPA open space, up to 5,470 new residential units, three elementary schools, one junior high school, one senior high school, a community park, two neighborhood parks, a branch library, fire station, employment center, transit center, a private high school/church facility, and a mixed-use core. Extensive multiple use, equestrian, hiking, biking and walking trails are proposed throughout the subarea to connect the neighborhoods to schools, the town center, and other regional trail systems.

The Pacific Highlands Ranch Units 23-28 project site includes 299.2 acres and is located primarily in the south-central portion of the oddly shaped Subarea III (Attachment 3). The project site is designated by the Pacific Highlands Ranch Subarea Plan for a variety of land uses including an elementary school, neighborhood park, Low Density Residential, and Peripheral Residential. Elevations on-site range from approximately 320 feet above mean sea level (MSL) on the mesa at the northern end of the site, to approximately 178 feet above MSL in the south western project area. Except for existing access roads, construction easements and off-site developed or developing areas to the west and north, the site and surrounding areas are currently being used for rural agricultural purposes. Trails and disturbed areas are scattered throughout the site (Attachment 4). Attachment 5 provides an aerial view of the immediate area surrounding the proposed project.

The proposed project implements portions of the Pacific Highlands Ranch Subarea Plan. Units 23-28 represent one phase of an on-going, long-term development effort to establish a master planned mixed-use community that emphasizes resource protection, pedestrian linkages, community facilities, and residential neighborhoods providing a variety of housing types.

Previously approved Pardee Homes projects include: Pacific Highlands Ranch Unit 1, 97 single-family homes, was approved on January 20, 2000; Pacific Highlands Ranch Units 2-4, which included 287 single-family homes, 92 affordable housing units, and an Elementary School site, was approved on July 19, 2001; Pacific Highlands Ranch Units 5-11, including 999 single-family dwelling units, 108 affordable housing units, a 15-acre elementary school/neighborhood park site, a 2.6-acre private community recreation center, was approved on September 24, 2002; Pacific Highlands Ranch Units 12-16, including 694 multi-family dwelling units, of which 234 are designated affordable units, and forty-seven single-family dwelling units, dedication of a 16.74 acre employment center subdivision with a 100-space Park and Ride facility, a 67.25-acre high school site, 13.49-acre community park, and 20.09-acre open space located inside the City's Multiple Species Conservation Program, Multi-Habitat Planning Area, was approved on February 25, 2003; and Pacific Highlands Ranch Units 17-22A, which included 677 single-family dwelling units, a private community recreational center, 60 affordable housing units, dedication of an approximately 11.01 acre elementary school site, dedication of approximately 42.22 acres of open space inside the City's Multiple Species Conservation Program, Multi-Habitat Planning Area and dedication of approximately 14.02 acres of urban amenity open space, was approved on September 21, 2004 (Attachment 6). Other projects also previously approved by the Planning Commission include the Kasai Mondeck Property comprised of 74 dwelling units, the Barczewski Property comprised of 132 dwelling units, and the Cathedral High School Project.

## DISCUSSION

### Project Description

The proposed project would develop 144.8 acres or 48% of the 299.2 acre site (Attachment 7). The project requires the approval of an easement vacation, vesting tentative map, planned development permit, site development permit, coastal development permit and MHPA Boundary Line Adjustment. The project includes six development units, local and regional public improvements, a fifteen acre school and park site, contribution of land to and construction of a portion of a regional trail system, and the preservation of 154.4 acres in the City's Multiple Habitat Preservation Area (MHPA) (Attachment 8). The water easement to be vacated is no longer necessary with the relocation of the water main in Carmel Valley Road. The City's Real Estate Assets Department has determined the City has no financial interest in the easement. Within the developed area of the site the project would provide 474 single family detached dwelling units and 96 multi-family attached affordable dwelling units affordable to persons earning no more than 65 percent of the County median income. The school site in Lot "L" is set aside for the Del Mar Union School District.

The proposed project may be more easily understood when examining each unit. The following is a unit by unit tabulation to provide the unit number, gross acreage and unit summary.

<u>Unit No.</u>	<u>Gross Acres</u>	<u>Lot Summary</u>
Unit 23	23.4 acres	130 single family detached home lots, 8 H.O.A. lots & park (Attachment 9)
Unit 24	6.6 acres	96 multi-family attached affordable housing units, recreation center (Attachment 9)
Unit 25	31.2 acres	81 single family detached home lots and MHPA open space (Attachment 10)
Unit 26	18.8 acres	78 single family detached home lots & 8 H.O.A. lots & park (Attachment 11)
Unit 27	16.6 acres	83 single family detached home lots & 12 H.O.A. lots (Attachment 12)
Unit 28	181.0 acres	102 single family detached home lots, 10.5 acre school site, 5.0 acre detention basin, 11 H.O.A. lots, park & MHPA open space (Attachment 13)

### Community Plan Analysis

The Pacific Highlands Ranch Subarea Plan guides future development of the planning area designating a mix of mainly residential land uses around a commercial town center and an interconnected open space system that is part of the City's regional Multiple Species Conservation Program preserve. The Subarea Plan's main objectives are: preservation and enhancement of natural resources; development of a walk-able, mixed-use commercial town center with a public use element; and provision of a variety of housing types, including an

affordable housing component. The 299.2 acre project site is located within the eastern portion of the planning area adjacent to the Torrey Highlands community and is bisected by the SR-56 freeway.

## Land Use

The project site is designated for residential development, MHPA open space, an elementary school and a neighborhood park (Attachment 1). The project proposes the development of 570 dwelling units within two residential land use designations, the conservation of 154.4 acres of MHPA open space, and two lots for the future development of a population-based neighborhood park and an elementary school with a combined net useable area of 15.0 acres. The proposed subdivision will allow for development of these land uses consistent with the Subarea Plan.

The Subarea Plan allocates residential density within the community using four separate land use designations. Higher densities are allocated to the town center and along Carmel Valley Road, the main access through the community. The Subarea Plan recommends a variety of zones within residentially designated areas to ensure implementation of a range of lot sizes and housing types.

The project site is within two residential land use designations separated by the SR-56 freeway. The portion of the site between Carmel Valley Road and the freeway is intended for higher densities than the area south of the freeway. This area is within the Peripheral Residential designation, which allows a density range between 5.1 and 9 dwelling units per acre, and is intended for conventional-lot and small-lot single family homes, although second units, and duplex/triplex attached homes are also permitted.

The project proposes a mix of three different housing types and two single-family lot configurations within the Peripheral Residential designated area. Housing types include small lot detached homes with either front driveway or rear alley access, and attached homes for the affordable housing component. Housing density ranges between 4.7 and 14.5 dwelling units per acre, for the affordable housing component. The average density is 6.5 dwelling units per acre, which is within the range identified by the Subarea Plan. By averaging density, affordable housing can be more readily developed within the Peripheral Residential designation as the economics for affordable units in this area require a higher density project. This is consistent with the Subarea Plan's objective to provide a mix of housing types within each land use designation, and also allows for the 20 percent affordable housing component to be spread over a broader area of the community.

The residentially designated area south of the SR-56 freeway is within the Low Density Residential designation, which allows a density range between 2.1 and 5 dwelling units per acre. The project proposes slightly larger lots for this area with an average density range of 4.4 dwelling units per acre, which is at the upper range of the density permitted by the Subarea Plan. Typical lot sizes range from between approximately 4000 to approximately 6000 square feet with either a front driveway or rear alley configurations. Proposed residential lot sizes and configurations meet the overall objective of the Subarea Plan to provide a range of housing types within the community.

## Community Design

Pacific Highlands Ranch is planned as a neo-traditional residential community that utilizes pedestrian-oriented development principles, although connectivity within this portion of the community is reduced by various physical constraints. The project site is bisected by the freeway which has been designed to allow only one access road within a 60 foot wide right-of-way below the overpass constructed by Caltrans. Access is also restricted to Carmel Valley Road because it is a major street and through the open space that surrounds the developable area to the east, south and southwest.

The Subarea Plan recommends the internal residential street system be designed with “multiple points of ingress and egress to surrounding collector and ‘theme’ roads.” The project proposes street and pedestrian connections organized on a modified grid design to provide adequate connections within each development unit. Multiple local streets connect with collector Street “K” with block sizes that average approximately 400 feet fronting the collector. The constraint to connectivity due to the freeway has been addressed by design measures to increase pedestrian comfort. Most local streets within the project include non-contiguous sidewalks and landscaped parkways. An expanded parkway and ten foot wide sidewalk is part of the collector street, Street “K” crossing under the freeway to connect each development unit with Carmel Valley Road and the neighborhood to the west. Expanded parkways and wider sidewalks are design solutions recommended by the Subarea Plan for creating a walk-able environment and providing connectivity within the community. Residential architecture is also designed to de-emphasize automobile orientation with the use of front porches for all homes and the generous use of recessed garages and alley access, Units 23 and 27, throughout the development.

A pedestrian and emergency vehicle connection will be provided between Unit 23 and Foxtail Way, a private driveway, in the adjacent neighborhood with the opportunity to provide vehicular access at a later date with the concurrence of the homeowners. The Subarea Plan recommends local streets be linked with adjacent neighborhoods to avoid closed-loop subdivisions whereby a vehicular connection could be required with approval of the proposed subdivision. At this time, the adjacent homeowners association has expressed they do not want a vehicle connection due to the unforeseen nature of future traffic patterns in their developing community. It is likely a vehicular connection would shift some traffic through adjacent private residential streets to access westbound Carmel Valley Road at the existing signal with Rancho Santa Fe Farms Road. Multiple street connections are recommended by the Subarea Plan to disperse traffic and avoid overburdening local streets, therefore deferral of the full vehicular connection may be supported until such time as traffic patterns are established and neighborhood concerns can be addressed.

The Subarea Plan also recommends a 100 foot wide landscape buffer be located on either side of the SR-56 freeway measured from the edge of the travel lanes. The majority of the buffer is provided within the freeway right-of-way and was landscaped by Caltrans with ice-plant and some Eucalyptus trees. A portion of the buffer is within the project site outside of the freeway right-of-way. A six to eight foot high sound attenuation wall will be installed at the edge of the right-of-way within the buffer on top of the berm constructed by Caltrans. Project grading will result in a downward slope condition for a portion of the buffer within units 26 and 28 near the under crossing with proposed Street “K”. The project will provide enhanced landscaping to

soften the sound wall and provide taller growing trees within the portion of the buffer that remains on the south side of the wall for a distance of approximately 30 feet of width within the 100 foot buffer.

The project provides four pocket parks and a private recreation facility for use by future homeowners. The affordable housing development will also have a recreation area. A view overlook is located at the interface with the open space within Unit 28 (Attachment 13). A trail connection from the view overlook at proposed Street "U" to the future trail within McGonigle canyon will also be provided.

### Affordable Housing Policy

The Progress Guide and General Plan contains goals to balance social and housing needs within each community City-wide and to provide housing choices for all income levels. Council Policy 600 19 includes direction to develop balanced communities in the newly developing areas of the City. The 1992 NCFUA Framework Plan recognized that market economics would not result in the production of housing units affordable to low income households and housing for persons with special needs without inducements to include affordable housing in development projects. An affordable housing component is therefore required of all residential development projects by the Framework Plan and the City's planned residential development provisions for the NCFUA. The Pacific Highlands Ranch Subarea Plan incorporates these provisions, which require either twenty percent of total units be set aside for occupancy by, and at rates affordable to, families earning no more than 65 percent of median income; or, land be dedicated of an equivalent value.

Pardee Homes, in conjunction with the Housing Authority and City staff, have developed a Master Affordable Housing Program for Pardee's ownership within Pacific Highlands Ranch consistent with the provisions of the Subarea Plan. The program addresses the affordable housing requirement based upon the ultimate build-out of the Pardee's entire ownership within the subarea allowing the affordable units to be constructed within different development units than the market rate units. As such, the program provides for some flexibility in providing the affordable units at the project-specific level with assurances that full compliance with the affordable housing requirement of the Subarea Plan will be achieved.

The program identifies several locations throughout the community for affordable housing, rather than concentrate affordable housing at only one location. The locations are within the areas designated for attached housing given the high land costs per unit within this area. Attached affordable units may also be provided in areas of the community designated for single-family homes. This distribution of affordable housing will better achieve the Subarea Plan's objective to vary housing types throughout the community. Project conformance with the Master Affordable Housing Program is evaluated below.

### Affordable Housing Program

The proposed Pacific Highlands Ranch, Units 23-28 comprise an approximately 299.2 acre site in Pacific Highlands Ranch. Pardee Homes proposes to build 474 market rate dwelling units on the 299.2 acre site in accordance with the policies and requirements of the Municipal Code and

the Pacific Highlands Ranch Subarea Plan. The project would also provide 96 affordable units in Unit 24.

The applicant, in conjunction with the Executive Director of the Housing Authority, and City staff have developed an overall Master Affordable Housing Program (“Program”) for Pardee’s ownership within Pacific Highlands Ranch. The applicant, Pardee Homes, in conjunction with the Executive Director of the Housing Authority, and City staff have developed an Affordable Housing Tentative Map Condition which provides for a mechanism to fulfill the affordable housing obligation (Attachment 14). The obligation would be fulfilled on Unit 24. The Master Affordable Housing Program for Pardee’s ownership within Pacific Highlands Ranch identifies several locations for locating affordable housing. A balanced community, rather than a concentration of affordable housing at only one location would be achieved. With the exception of Unit 24, units 23-28 are designated as low density residential (2-5 dwelling units/acre) and are relatively far from the Village and public services such as retail, high school, library and community park. As such, the affordable housing units for Units 23 -28 would be provided in Unit 24.

Unit 24 would consist of 96 affordable housing units (Attachment 9). All units would consist of two story buildings and a recreation center consisting of a swimming pool and recreation buildings. Of the 90 affordable housing dwelling units required by this development, 96 units would be provided with a distribution of 16 one-bedroom, 48 two bedroom and 32 three-bedroom units (Attachment 15).

The Program anticipates construction of an exact number of affordable units in relation to the construction of a corresponding number of market rate units. Four affordable units must be built for every twenty-one market rate units built. As such, it is anticipated there will be occasions where the number of affordable units actually constructed and occupied may fall behind or be ahead of the actual number of affordable units that are required to be constructed and occupied. Ninety units are required to satisfy the affordable housing requirements for the 474 market rate dwelling units contained within Units 23-28.

#### Planned Development Permit Deviations

The proposed development complies with the Pacific Highlands Ranch Subarea Plan and the Land Development Code, except as noted below. All other requirements, including land use, density, and parking requirements, comply with the regulations of the Pacific Highlands Ranch Subarea Plan and the Land Development Code.

The applicant has designed a project to be consistent with the Pacific Highlands Ranch Subarea Plan’s desired development pattern and is requesting five deviations from the regulations of the Land Development Code. The Subarea Plan goal of fostering pedestrian activity between dwelling units and the street in Units 23 and 25 (Attachment 15), 26 and 28 (Attachment 16) include deviations from the standard front-yard setback. Specifically, these Units include an option for living-area and side-loaded garages to observe a ten foot front-yard setback where fifteen feet is the required setback. This deviation would promote pedestrian activity at the street while discouraging a standard street aesthetic of garage doors facing the street.



The Pacific Highlands Ranch Subarea Plan seeks to blend various housing options within each neighborhood. Unit 27 would implement this goal by providing an alley-loaded product within a standard single-family neighborhood while also being surrounded by homes with garage access directly to the street (Attachment 17). The standard rear-yard setback in the RS-1-14 zone is ten feet; however, to limit the hardscape area within the alleys, the project includes a deviation for rear-yard setbacks to be four feet rather than the required ten feet. The use of alley-loaded dwellings allows more of the front yard to be utilized for pedestrian activity free from vehicles crossing the sidewalk as vehicles enter garages. Allowing this deviation supports the Subarea

Plan goal of encouraging pedestrian activity. Attachment 18 indicates the proposed pedestrian circulation and trail plan.

The Subarea Plan envisions a variety and blending of housing types within the community. To meet this goal, the proposed project would include attached and detached dwelling units on differing lot sizes. Blending housing products within the neighborhood would interject architectural variety while also breaking away from a traditional subdivision design which would typically segregate single- and multi-unit developments from each other. Unit 27 would be located in the single-family RS-1-14 zone which typically consists of subdivision designs dominated by garage access directly to the street and requiring minimum lot areas of 5,000 square-foot. However, Unit 27 would represent an alternative single-family design as it would provide the necessary vehicular access via alleys at the rear of the lots and includes majority of lots with less than 5,000 square feet in size. Allowing this deviation would specifically implement the Subarea Plan goal of blending lot sizes, home types and orientations and again encouraging pedestrian activity.

The proposed design reflects the Pacific Highlands Ranch Subarea Plan goal of providing dwelling units consistent with the Land Use Plan's pattern and numerical objectives. Implementing the Land Use Plan of the Subarea results in instances where the minimum street frontage for a limited number of lots becomes pragmatically difficult. In particular, Units 25, 26, and 27 have lots that deviate from the underlying zone requirements. In Unit 25, Lots 3, 4, 5, 33, and 75 are situated such that the design results in the street frontage that would be less than thirty-five feet required by the RX-1-1 zone. Lots 3 and 4 are located at the end of a street and would have twenty-seven feet of street frontage. Lot 5 is located on the same street and has thirty-two feet of frontage. Lots 33 and 75 are also located at the ends of streets and have twenty-eight feet and thirty-two feet of frontage, respectively. Unit 26 includes a few lots, Lots 36 through 38 and 42 through 44, with less than fifty feet required by the RS-1-14 zone. These lots are located on curved streets yet do not qualify for the street frontage exception or as dead end streets. The smaller lots within Unit 27 are provided to achieve the Subarea Plan's goal of mixing lot sizes and dwelling unit orientation. The majority of lots within Unit 27 have approximately forty feet of street frontage where fifty feet is required in the RS-1-14 zone.

In keeping with the Pacific Highlands Ranch Subarea Plan goal of providing variety within the community's housing stock, Units 23 and 24 combine alley-loaded, street-loaded, and affordable housing units. Each of the three architectural styles complies with the zoning regulation relative to structure height. Specifically, the RT-1-2 zone permits foundation on-grade constructed homes to be twenty-one feet in height; however, building multi-story homes or affordable

housing units with flat roofs represents a significant design change from the previously approved and built dwelling units in the community. The Subarea Plan goal is to achieve a cohesive community which, in part, is based upon providing a seamless transition from neighborhood to neighborhood. Permitting the single-family homes and the affordable housing units to reach a height of thirty feet will allow these structures to achieve the same architectural aesthetic as the other neighborhoods in the community.

The proposed development with its deviations, when considered as a whole, would be beneficial to the community. The development would: dedicate open space into the regional open space system; dedicate right-of-way for and build public streets and construct a portion of Carmel Valley Road; construct a thirty-six inch regional water main; construct a portion of the Subarea Plan's multi-use trail system; and provide for a detention basin capable of handling all project-related storm runoff. The proposed development would also contribute to the region's housing supply by constructing 570 residential units and pay all applicable public facilities financing and schools fees. The development would also build 96 affordable housing units, in Unit 24, which satisfy the on-site as well as off-site affordable housing needs as specified in the Pacific Highlands Ranch Subarea Plan. When considered in total the proposed project would be beneficial to the community and City.

### Grading Design

Historically the site has been used for agriculture. The existing undulating topography is gently sloping and rolling. The proposed Vesting Tentative Map would grade the site to permit the development of public roads, single and multi-family structures and amenities. The proposed grading design would result in minor interior slopes between lots and several slopes at the perimeter of the site. These perimeter slopes would not exceed a height of fifty feet and occur in a few locations. The majority of home sites would be lower than State Route 56 where lots are proposed adjacent to the State right-of-way.

The proposed embankment slopes would be a maximum of forty feet while excavated slopes would be a maximum of fifty feet. The grading plan proposes retaining walls in six locations with a total length of 420 feet and maximum height of five feet. The amount of estimated embankment equals 1,640,000 cubic yards of earthwork while the excavation would equal an estimated 1,760,000 cubic yards. When factoring in the estimated shrinkage of fill, the proposed grading would result in a balanced earthwork operation. No import or export of material is anticipated. With 53 percent of the site proposed to be graded the estimated earthwork quantities represent approximately 11,210 cubic yards per acre or an average of 6.9 feet of vertical change per acre over the entire site. Forty-seven percent of the site or 140.6 acres would remain in their current condition.

### Architectural Features

The architecture of the proposed project includes several models in the six development units each with a variety of styles, details, and materials.

The structures offer a variety of themes and detailing to differentiate the individual development units as neighborhoods. Features include covered porches, alley access to the garage, concrete flat and “s” curved roof tiles, wood siding, stucco, decorative shutters, wood trim and fascia, stucco trim, wood posts and rails, brick and glass blocks, asphalt and tile roofing materials, deep recessed windows with arches, exposed rafter tails, pot shelves, balconies, shuttered windows and stucco finishes.

Unit 24 is the affordable housing site and will accommodate two story multi-unit buildings utilizing a California bungalow or Greene and Greene motifs in the larger multi-unit structures. This product is a Craftsman Style California Bungalow that uses a variety of materials and textures such as wood, stone and stucco. These buildings would include the use of stone, exposed rafter tails, wood trim, trellises, metal railings, tall narrow double hung windows, stucco, decorative brackets, synthetic stone fascia, and asphalt shingle roofing. Another architectural model used in Unit 24 would combine elements of Mediterranean features. These include decorative gutters, barrel tile roofing, built-up fascia, stucco, wood shutters, metal railing, painted metal gutters, arched doorways and windows and roll up garage doors with windows.

The illustrated product types represent a wide variety of plan forms, elevation styles and architectural character. These characters are reminiscent of the Early California, Historic Spanish, Coastal Italian, and California Ranch styles and provide variation in not only roof and building massing but varied garage locations as well that reduce their dominance to the street. A well balanced play of materials and textures such as siding, stucco, wood rafter tails, wrought iron, varied roof blends and profiles further animate the street scene. Architectural elevations are shown in Attachments 19-25. Architectural floor and roof plans are shown in Attachments 24-28.

#### Green Technologies and Energy Efficiency

The proposed project will incorporate design elements from the EPA award winning LivingSmart Program to improve energy efficiency in the design, construction and use of the housing units. This program includes features that are environmentally sensitive, energy conscious and creates a healthier living environment for the homeowner. An evolving palette of options will be available and may change as technology advances.

The proposed project will incorporate many design elements to improve energy efficiency in the design, construction and use of the housing units. The use of impervious surfaces will be limited to reduce the heat island effects and urban runoff. Homebuyers will be provided with energy saving options to increase the efficiency of the homes.

#### Landscape Development Concepts

The overall theme and aesthetic landscape character of Pacific Highlands Ranch has risen from the heritage of Rancho Santa Fe and other similar early California ranch communities. The surrounding hillsides and arroyo riparian areas further reinforce the character established for the community. Natural landforms and multi-habitat preservation areas contribute to distinguishing Pacific Highlands Ranch and its neighborhoods. This heritage would be enhanced by the

proposed landscape design (Attachment 29). The community landscape design also includes water conservation, storm water and urban run-off management, and water quality measures.

### Community Planning Group Motion

There is no City Council recognized Community Planning Group for Subarea III - Pacific Highlands Ranch. For information purposes, plans for the proposed project were forwarded to the Carmel Valley Community Planning Board as the adjacent community. On April 10, 2003 the Carmel Valley Community Planning Board vote 12:0:1 to recommend approval of the project with concerns (Attachment 30). The planning board requests the comments below be addressed and implemented by the applicant and the City.

1. Designation of Dog Parks; Our growing community has experienced the need for dog parks, which was not originally planned. We are faced with the difficult task of developing these uses in existing park areas without interfering with the intended use of those parks. To this end, we strongly suggest that the City designate potential dog parks. Doing it in the beginning will accomplish the goals of having dog parks when needed and that potential homeowners are aware of where they are planned.

City staff response: The community of Pacific Highlands Ranch will meet all population-based park standards due in part to the comprehensive planning accomplished during the development of the Subarea Plan. At that time, specific activities were not designated for the future parks, yet would be determined through the park development process facilitated by the Park and Recreation Department. The Pacific Highlands Ranch Subarea Plan does include several population-based parks where a future dog park may be located. A dog park may be included as one component of the design of a future park based upon City-wide park planning objectives. The need for a dog parks is based upon the characteristics of each community, therefore it is not necessary to designate a specific site for a dog park in a land use plan for a newly developing community. Dog off-leash areas could be accommodated within the future parks if the City Council-adopted policy is followed during the park development process. There are no planned parks or community open space areas suitable for the location of a dog park within the project area. The provision of regional or community-based dog off-leash areas will be thoroughly examined during the preparation of a proposed City-wide parks master plan, when funding is identified.

2. Priorities should be established for FBA items.

City staff response: All FBA items are prioritized by the adopted Transportation Phasing Plan for the Pacific Highlands Ranch Subarea III. Issuance of building permits control the rate of cash flow into the Facilities Benefit Assessment (FBA) fund while adopted agreements between the City and Developers may also affect the projects identified in the FBA.

3. Trail markers need to be placed on trails and slopes as they are constructed.

City staff response: To preserve safety and protect the public the site will be secured during construction to prevent conflicts between trail users and construction activities. With the

completion of construction activities and the opening of trails within the project, all trails will be clearly designated and marked for use by the community.

### Environmental Analysis

The Pacific Highlands Ranch Units 23-28 project is a subsequent project to the Master Environmental Impact Report (MEIR). Based on the Initial Study and pursuant to Section 21157.1 of the Public Resources Code, the City has made the following determinations:

- a. The Pacific Highlands Ranch Units 23-28 project was considered within the scope of analysis of the MEIR.
- b. The Pacific Highlands Ranch Units 23-28 project would not cause any significant effect on the environment that was not examined in the MEIR.
- c. All feasible mitigation measures set forth in the MEIR which are appropriate to the project have been incorporated into the project.
- d. No new or additional mitigation measures or alternatives are required.
- e. No new environmental document or findings pursuant to Section 21081 of the Public Resources Code are required.

Therefore, in accordance with Section 21157.1 of the Public Resources Code, Findings to MEIR have been prepared. Public review is not required for Findings to the MEIR.

In addition, based upon the Initial Study and substantial evidence provided for the Pacific Highland Ranch Units 23-28 project, the City has determined the project would not result in any additional significant effects on the environment beyond those identified in the MEIR No. 96-7918. Project specific mitigation measures, as disclosed in the Findings to MEIR No. 96-7918 and Mitigation, Monitoring, and Reporting Program (MMRP), include conditions related to the following environmental issues:

- Land Use
- Transportation/Circulation
- Biological Resources
- Hydrology/Water Quality
- Landform Alteration/Visual Quality
- Cultural Resources
- Geology
- Paleontological Resources
- Noise
- Public Services/Facilities
- Water Conservation
- Public Safety

The final MEIR for the Pacific Highlands Ranch Specific Plan (LDR No. 96-7918/SCH No. 97111077) identified significant unmitigated impacts relating to land use, traffic, landform alteration, biological resources (wetlands and native grasslands), and cumulative impacts associated with downstream water quality, air quality, landform alteration and visual character,

agricultural land and mineral resources.

Land Use, MHPA Boundary Line Adjustment, Cultural Resources, Natural Resources, Air Quality, and Water Conservation issues were also considered and discussed in the Initial Study but determined to not have a significant effect on the environment and no mitigation was required

### Circulation

The circulation system for Pacific Highlands Ranch Units 23-28 includes: a portion of Carmel Valley Road; internal public streets; public alleys and private driveways (Attachment 15). As recommended by the Subarea Plan, the street system for the proposed project serves, in concert with pedestrian linkages, to frame the community and provide visual clarity and a sense of orientation.

The project would construct a portion of Carmel Valley Road, public streets “G”, “H”, “I”, “J”, “K”, “L”, “M”, “N”, “O”, “P”, “Q”, “R”, “S”, “T”, “U”, “V”, “W” and “X”, private driveways “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H” and “I”, and private alleys. Carmel Valley Road is a major street bisecting the Pacific Highlands Ranch Subarea providing direct access to SR-56. Street “K” and “T” are collector streets, Streets “G”, “H”, “I”, “L”, “M” and “N” are sub-collectors, Streets “O”, “P”, “Q”, “R”, “S”, “V”, “W” and “X” are local streets. The public trail would be a twelve foot wide four inch thick decomposed granite surface. Traffic signals would be provided at the intersection of Street “K” and Carmel Valley Road.

The Pacific Highlands Ranch project is estimated to generate 7,101 average daily trips. The project is subject to the Pacific Highland Ranch/Subarea III Transportation Phasing Plan. The proposed project will not result in any significant traffic impacts on the surrounding roadway network with the completion of the required transportation improvements to the satisfaction of the City Engineer.

### Open Space

As recommended by the Subarea Plan, the Multiple Habitat Preservation Area (MHPA) provides the open space backbone for Pacific Highlands Ranch. Consistent with the Subarea Plan recommendations, the development of Units 23-28 will preserve 154.4 acres as open space within the MHPA.

### Multiple Species Conservation Program

The project includes a Multiple Habitat Preservation Area (MHPA) boundary line adjustment to remove 5.45 acres of agricultural/ruderal areas from the MHPA and add 7.6 acres of land to the MHPA based on site specific engineering. The proposed MHPA adjustment would consist of the following specific components to enhance the preserve, in exchange for encroachment for new building pads and manufactured slopes:

- 3.48 acres of new MHPA slopes currently located outside the MHPA would be revegetated with southern mixed chaparral (SMC) habitat and conveyed to the preserve via a conservation easement. The revegetation would be under a 5-year plan as required under the Pacific Highlands Ranch (PHR) Master Restoration Plan.
- 0.89 acres of land adjacent to existing wetland (SWS) habitat and located outside the MHPA would be conveyed to the MHPA to expand the buffer to this resource.
- 3.23 acres of grading for new slopes within the MHPA (agricultural/ruderal areas) would be offset by revegetating the graded slopes with SMC habitat under a 5-year plan and protected by a conservation easement as required under the PHR Master Restoration Plan.

The MHPA adjustment meets the six functional equivalency findings required for all adjustments. The proposed adjustment was approved by the Fish and Wildlife Service and Department of Fish and Game in August 2006.

### Water Quality

The Master Environmental Impact Report (MEIR) identified temporary water quality impacts associated with increased sedimentation from grading, and long-term impacts from runoff over impervious surfaces at project completion. Short-term construction impacts will be mitigated through implementation of a Storm Water Pollution Prevention Plan (SWPPP) which requires erosion and sedimentation features such as straw logs, silt fences, and hydroseeding to be placed adjacent to and in areas being actively graded. Long term discharge of residential urban pollutants such as pesticides, herbicides, fertilizers, heavy metals, grease and oil will be managed via collection into public storm drains, routing through dissipation devices, and holding water in seven detention basins within the MHPA. The basins would clean the water by allowing settlement of particles and reducing pathogens via solar exposure. Water discharge, through evaporation or water filtering through the soil bottom, will provide ground water recharge and wildlife habitat enhancement. The detention basins will be owned and maintained privately. Access to these facilities will take place using existing trails. The basins will be monitored and maintained by the applicant using a City approved program. Direct impacts to water quality from erosion, sedimentation, and urban runoff during and after development will be mitigated through these measures to below a level of significance.

The proposed project is subject to the requirements for erosion control in the City's Grading Ordinance and the federal Clean Water Act. Conformance with the Clean Water Act would be established through compliance with the requirements of the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. For this permit, the SWRCB issued Order No. 99 08-DWQ, "Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activity." To comply with the NPDES permit, the applicant, at the time of submitting for a construction permit, must file a Notice of Intent with the SWRCB. Compliance requires conformance with applicable best management practices (BMPs) and development of a Storm Water Pollution Prevention Plan (SWPPP) and monitoring program. When construction is completed, the

applicant must file a Notice of Termination with the SWRCB. For the management of storm water, the City of San Diego must comply with the Regional Water Quality Control Board's National Pollutant Discharge Elimination System (NPDES) Permit No. CA 0108758, which consists of wastewater discharge requirements for storm water and urban runoff. In compliance with Permit No. CA 0108758, a BMP Program for Storm Water Pollution Control has been created. BMPs appropriate to the characteristics of the project may be employed to reduce pollutants available for transport or to reduce the amount of pollutants in runoff prior to discharge to a surface water body.

Potential impacts to water quality associated with runoff from the impervious surfaces created by the implementation of the Pacific Highlands Ranch, Units 23-28 development also required examination. An increase in the amount of hardscape associated with the development would allow streets and structures to contribute to increased sediment transport. Specific uses that would handle, store, or use hazardous or toxic substances are not proposed. Urban runoff would contain hydrocarbons from street surfaces and fertilizer, herbicide, and pesticide residues from irrigation water runoff from landscape areas. These potential pollutants contained in the urban runoff could contribute to a regional, cumulative impact to water surface bodies in the area and could pose a particular threat to water quality in San Dieguito Lagoon located west of Pacific Highlands Ranch.

A SWPPP would be filed addressing construction and post-construction BMPs and storm water requirements in accordance with state and federal guidelines. Best Management Practices addressing water quality control measures include the prevention of erosion or sedimentation build up, source control measures for fuel and lubricants used during construction and post-construction use of fertilizers, pesticides, or other pollutants, the maximization of porous surfaces in developed areas, and good maintenance practices.

## **CONCLUSION**

The proposed Pacific Highlands Ranch Units 23-28 project conforms to the land use density, land use designation and design guidelines specified of the Pacific Highlands Ranch Subarea III Plan. The project provides the required pedestrian scale improvements and connections to other existing developments, and is compatible with surrounding planned developments. Draft conditions of approval have been prepared for the project (Attachment 14 and 32). Findings required to approve the project are included in two draft resolutions (Attachment 14 and 33).

## **ALTERNATIVES**

1. Recommend APPROVAL to City Council of the Pacific Highlands Ranch Units 23-28 project, including Easement Vacation No. 9370; Vesting Tentative Map No. 8878; Coastal Development Permit No. 8879; Planned Development Permit No. 8880; and Site Development Permit No. 8881, with modifications.
2. Recommend DENIAL to City Council of the Pacific Highlands Ranch Units 23-28 project, including Easement Vacation No. 9370; Vesting Tentative Map No. 8878; Coastal Development Permit No. 8879; Planned Development Permit No.



8880; and Site Development Permit No. 8881, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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**Kelly Broughton**  
**Deputy Director**  
**Development Services Department**

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**John S. Fisher**  
**Development Project Manager**  
**Development Services Department**

BROUGHTON/JSF

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Project Vicinity Map
4. Existing Conditions
5. Aerial photograph
6. Previously approved and proposed projects
7. Landscape Concept Plan
8. Tentative Map, sheet 1
9. Tentative Map, Units 23 & 24, sheet 2
10. Tentative Map, Units 25, sheet 3
11. Tentative Map, Units 26, sheet 4
12. Tentative Map, Units 27, sheet 5
13. Tentative Map, Units 28, sheet 6
14. Tentative Map Resolution and conditions
15. Site Plan, Units 23 & 24, sheet 11
16. Site Plan, Units 25, 26 & 28, sheets 12, 13-15
17. Site Plan, Unit 27, sheet 14
18. Pedestrian Circulation and Trail Plan, sheet 16
19. Unit 23 Elevations
20. Unit 23 & 25 Elevations
21. Unit 24 Elevations
22. Unit 26 & 28 Elevations
23. Unit 27 Elevations
24. Unit 23 Floor plans
25. Unit 23 & 25 Floor plans
26. Unit 24 Floor plans
27. Unit 26 & 28 Floor plans
28. Unit 27 Floor plans

29. Landscape Development Plan, sheets 56-68
30. Carmel Valley Community Planning Board letter, dated April 10, 2003
31. Draft Permit
32. Draft Permit Resolution
33. Ownership Disclosure statement
34. Project Chronology
35. Project Data Sheet
36. Maintenance Responsibilities, sheet 69
37. Cross sections, sheet 7
38. Slope Analysis, sheet 10
39. Earthwork Exhibit, sheet 9

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