List of Figures

List of Tables

APPENDIX A. COUNCIL POLICY 600-40 ANALYSIS

I. DEVELOPMENT SUITABILITY ANALYSIS

The planning of Subarea I began with the preparation of a detailed inventory of sensitive lands (see **Figures A.3 - A.7**). The inventory was rigorously compiled in the field and later digitized for the City's use in mapping an Environmental Tier as part of the 1992 Framework Planning Process for the North City Future Urbanizing Areas. While most of the property has been disturbed by past agricultural use—a use no longer economically viable—many important biological and landform resources remain. This section describes the major opportunities and constraints that were used to identify the portions of Subarea I that are most suitable for development.

A. OPPORTUNITIES

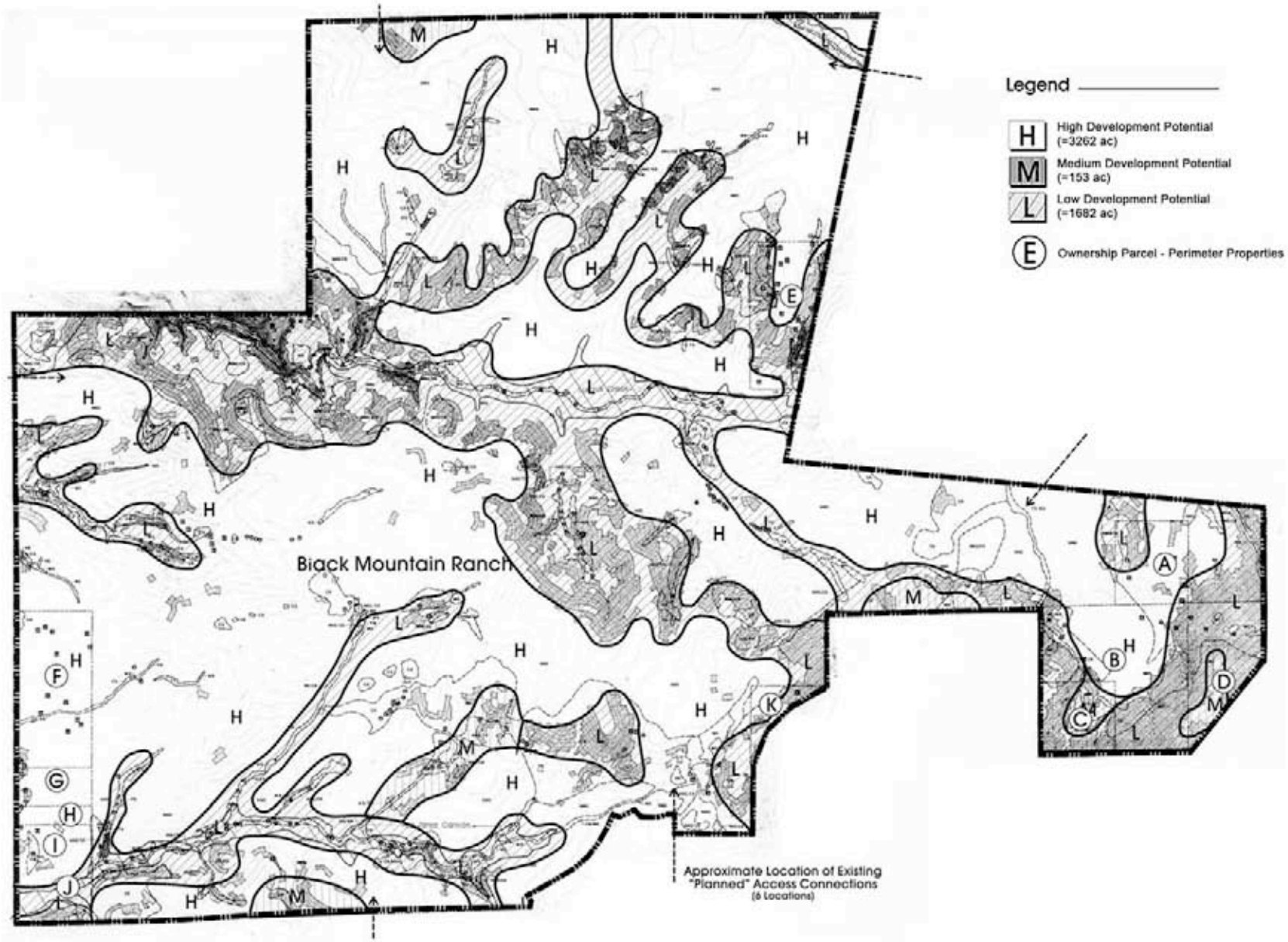
1. Opportunity to create an open space system to preserve ecological and scenic resources

The MHPA is organized into a system of open space units and major linkages creating an interconnected system throughout Subarea I that forms the connections to the Peñasquitos Canyon preserve to the south and the proposed San Dieguito River Valley Regional Open Space Park to the north. These areas are necessary for habitat preservation, the maintenance of biodiversity and healthy functioning of ecosystem and landscape processes. Portions of all of these areas are expected to become part of the final open space designation for Subarea I. While there is some flexibility in designing the open space system, the primary objective to preserve these areas should be considered fixed unless subsequent technical information indicates that its boundaries should be altered.

Upon final location and setting of the open space system, and the addition of areas intended to function as visual and active recreational open space, open space lands should be further partitioned into several "zones" that clearly delineate the difference between areas for habitat conservation and other uses. Monitoring, protection and management of these areas must be ongoing to guarantee that system components continue functioning and to confirm that species needs are met.

2. Opportunity to establish a compact development pattern in Subarea I

Development within Subarea I may take several forms and densities, depending on its location in relation to the natural base, neighboring communities, transportation routes and considerations relating to urban form and market acceptance. This constitutes a "multi-patterned" land use concept and provides a range of development models from very low-density residential to relatively compact, dense "villages" at carefully selected locations in the landscape.



Council Policy 600-40 Analysis/Development Suitability Analysis - 5,097 Acres

A.1 FIGURE

Black Mountain Ranch Subarea Plan

The vision for Subarea I of multi-patterned land use emphasizes the key goals of preserving the character of the natural landscapes while creating neighborhoods with a "diversity of character, sense of community and range of affordability." The principle of focusing compact development in carefully selected and defined areas within Subarea I offers potential to realize the goals of preserving large areas of the natural landscape, creating a regionally significant open space system and developing a multi-patterned land use that is financially and fiscally viable. With this approach, a number of potential development areas can be located and general planning and design principles identified to shape the land use program, development pattern and design character of each area. The objective would be to create distinct neighborhoods clearly defined by the natural features and the open space system, with the open spaces providing the natural breaks in the development pattern. Using this approach, sites would not interrupt the planned regional open space linkages, and they would be located outside the areas of the Environmental Tier causing minimum disturbance to natural features and habitat. These sites would be of sufficient size to support a viable residential neighborhood with at least a small core containing commercial and community services. The sites would also be near employment locations and located adjacent to major thoroughfares with direct links to the I-15 and I-5 corridors, where regional transit is provided.

Given the above criteria, a preliminary analysis of Subarea I was made to identify potential sites for development. These are shown on **Figure A.1**. There are several locations where compact neighborhoods could be focused with minimum disruption of biological resources and direct links to transit.

B. CONSTRAINTS

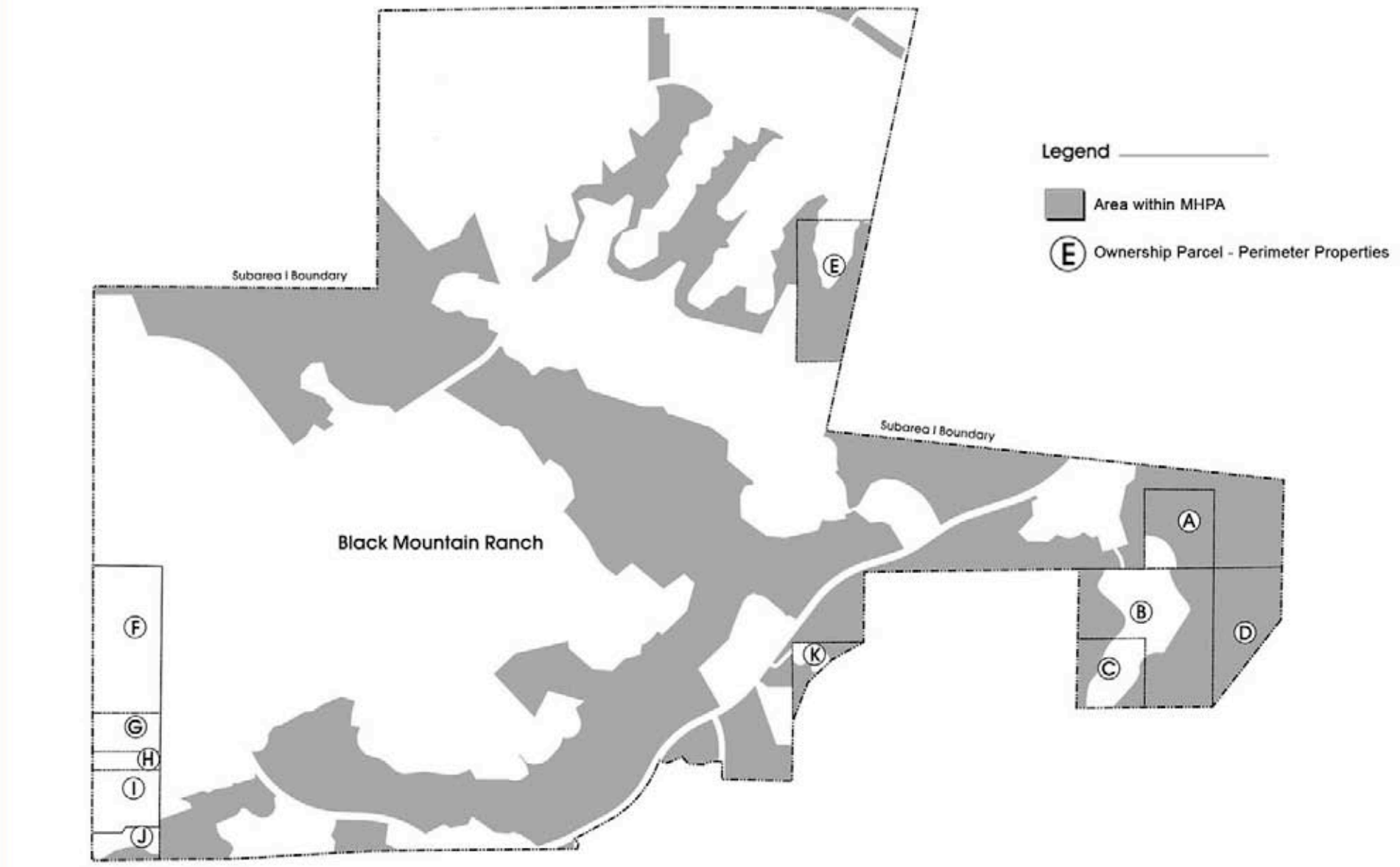
If Subarea I is to be developed with a more traditional suburban land use pattern, some of the same problems may arise relative to connecting neighborhoods while protecting open space. However, these are likely to be less serious because there is not a comparable requirement for massing of development and proximity to transportation facilities.

1. Constraint: Impacts on adjacent neighborhoods

Planning for activities within Subarea I anticipated likely impacts (positive and negative) on adjoining communities. Impacts may relate to traffic, demand for public facilities and services such as schools and libraries, and patronage of local businesses and services. The extent to which these impacts occur will result in part from the circulation and development pattern in Subarea I.

C. DEVELOPMENT POTENTIAL

Much of the land use pattern in Subarea I is a consequence of comprehensive resource analyses performed early in the planning stage. Because of those studies, development areas are sited in response to a range of environmental considerations, including sensitive landforms, steep slopes, wetlands, biological habitats, archeological sites and watercourses. The areas that were found to cause the least



Council Policy 600-40 Analysis/MHPA Boundary

A.2
FIGURE

Black Mountain Ranch Subarea Plan

amount of disturbance to sensitive areas were seen as having the highest development potential, whereas those areas that caused the most disturbance were assigned the lowest development potential (see **Figure A.1**). A substantial portion of the property (approximately 1,945 acres) would be set aside as resource-based open space. To the extent possible, developments and development areas have been located to minimize grading and respect environmentally significant areas.

II. RESOURCE PROTECTION ORDINANCE ANALYSIS

A. BACKGROUND

1. Summary of the Resource Protection Ordinance

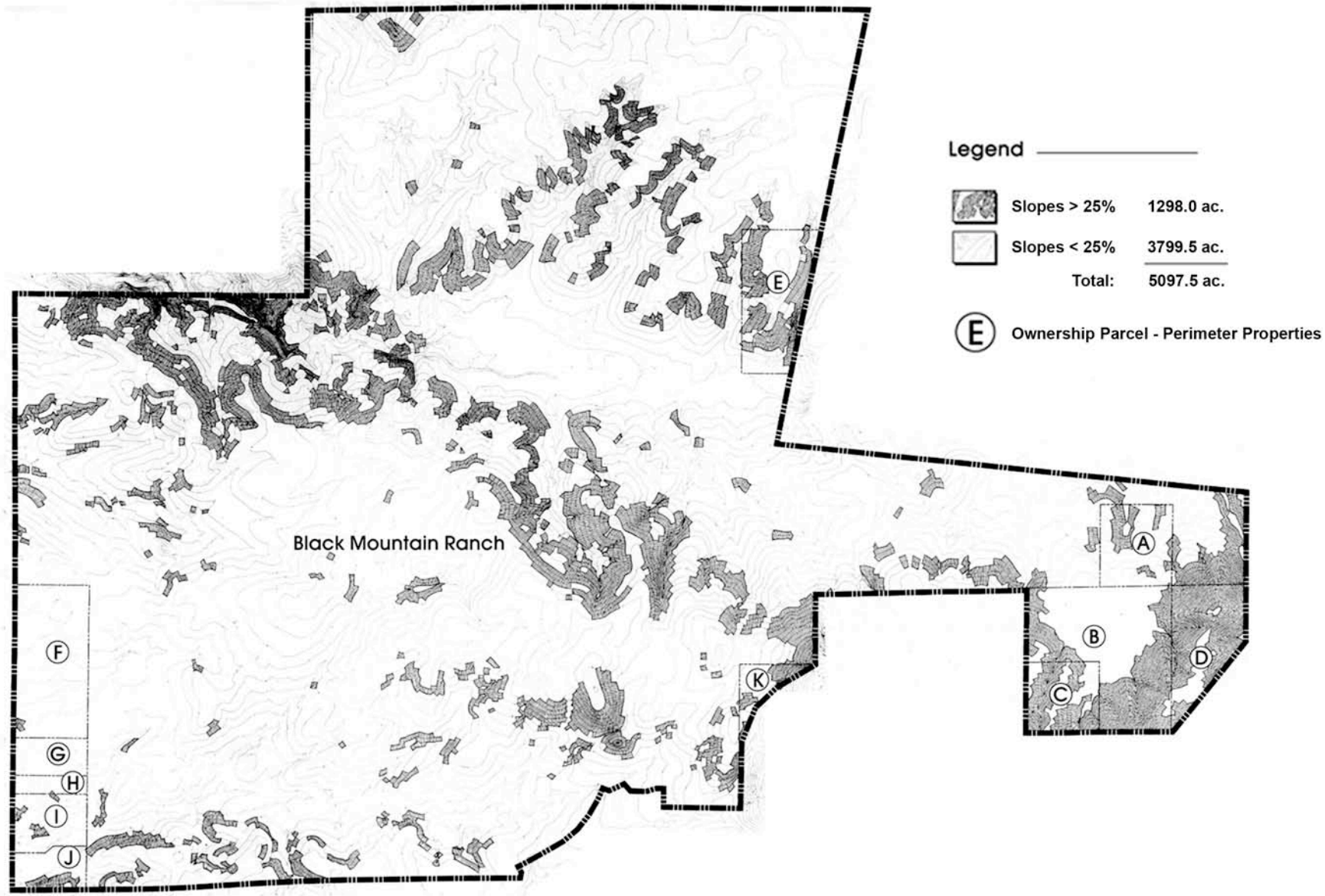
The Resource Protection Ordinance (RPO), adopted by the City Council in February 1989, became effective on March 29, 1989, and was amended on February 19, 1991. The purpose of the ordinance is to regulate development in environmentally sensitive areas of the City such as floodplains, wetlands, hillsides, biologically sensitive lands and significant prehistoric and historic sites and resources.

In March 1997, the Multiple Species Conservation Plan (MSCP) was adopted and superseded the Environmental Tier of the Framework Plan. The MSCP identifies lands for proposed open space and habitat preservation within a MHPA (Multiple Habitat Planning Area). The MHPA identifies areas of the subarea within which conservation of habitat areas and linkages will occur within the "future development areas" as part of the previously approved Black Mountain Ranch VTM/PRD and eleven perimeter properties that together make up the Plan area (see **Figure A.2**).

In December 1997, the City agreed to adopt the Land Development Code, which included regulations protecting biologically sensitive lands of the MSCP. Since the Land Development Code was not scheduled to become effective before May 1998, the City agreed to make the regulations relating to biologically sensitive lands (Ordinance #18456) effective as part of the existing Resource Protection Ordinance.

On January 12, 1998 Ordinance #18456 was adopted which amended RPO and its protection of biological resources. The purpose of this ordinance is to regulate development in areas that contain steep slopes 25 percent and over, wetlands, and sensitive biological resources.

Development that proposes encroachment into steep slopes 25 percent or greater are subject to the regulations of the Hillside Review Overlay Zone pursuant to Section 101.0462.0007 of Ordinance #18456, which states that hillsides containing slopes of 25 percent grade and over shall be preserved in their natural state, provided a minimal encroachment into such lands may be permitted to the extent set forth in the Encroachment Table for Hillsides.



Council Policy 600-40 Analysis/Slope Analysis

A.3 FIGURE

Black Mountain Ranch Subarea Plan

Development that proposes encroachment into sensitive biological resources and wetlands is subject to the regulations and the Biology Guidelines pursuant to Section 101.0462.0026 of Ordinance #18456, which states that outside the MHPA, encroachment into sensitive biological resources is not limited, however, encroachment into wetlands located outside and inside the MHPA shall be avoided. A wetland buffer shall be maintained around all wetlands when necessary and as appropriate to protect the functions and values of the wetland. Mitigation for wetland impacts associated with a deviation shall achieve in-kind functions and values.

According to the ordinance,

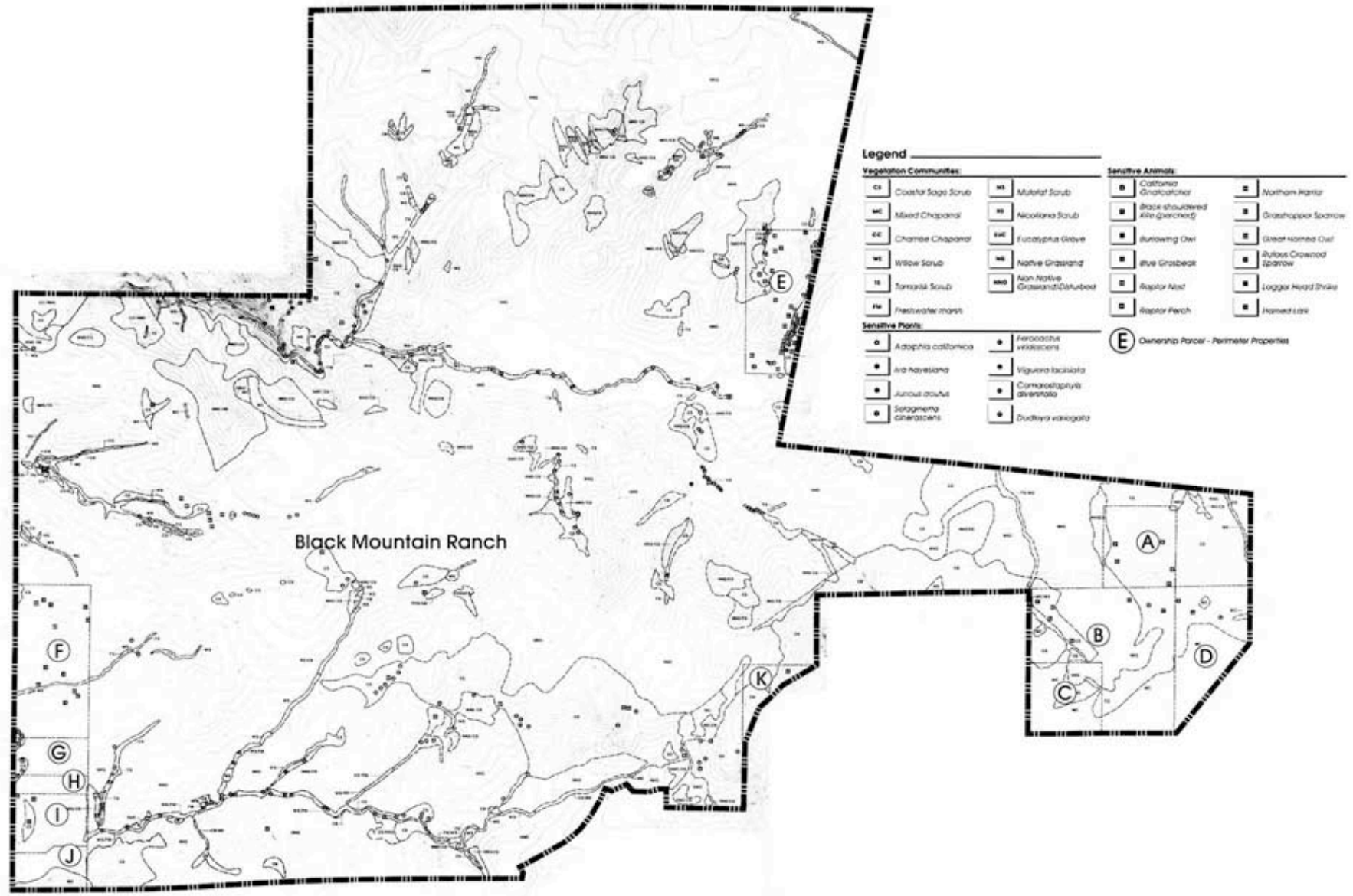
"...all development occurring in sensitive biological resources both inside and outside the MHPA is subject to a site-specific impact analysis conducted by the City Manager in accordance with the Biology Guidelines. The impact analysis shall evaluate impacts to sensitive biological resources and CEQA sensitive species. The analysis shall determine the corresponding mitigation, where appropriate, and the requirements for protection and management. Mitigation may include the acquisition or dedication of another site of equal or greater value that can serve to mitigate the project impacts; the preservation or dedication of on-site sensitive biological resources, creation of a new habitat, or enhancement of an existing degraded habitat of equal or greater value; or in circumstances where the area of impact is small, monetary payment of compensation into a fund to acquire, maintain and administer habitat areas pursuant to City Council Resolution No. R-275129, adopted February 12, 1990 in lieu of other forms of mitigation."

The Council Policy 600-40 requires that all long-range plans demonstrate that a project is consistent with the purpose and intent of the Resource Protection Ordinance (RPO). Long-range plans include a new community plan or community plan update, plan amendment, subarea plan, specific plan, or other mechanism for long-term future planning.

2. Overview of existing sensitive resources

a. <u>Topography</u>

Subarea I consists of approximately 5,098 acres of land. Topographically, the area is characterized by a variety of landforms ranging from flat-lying mesas and gently rolling hills to rugged, steeply sloping hillside terrain. The La Jolla Valley, located in the north-central portion of Subarea I, constitutes the most prominent topographical feature on the site. Running in an east-west direction, La Jolla Valley is bisected by Lusardi Creek, which drains the northern half of Subarea I. The broad valley floor is bounded by gentle to moderately steep slopes in its eastern portion. On the western part of Subarea I, the valley becomes rugged and narrow with steep walls and numerous rock outcrops.



Council Policy 600-40 Analysis/Biology

Black Mountain Ranch Subarea Plan

A.4 FIGURE

The area north of the valley consists of moderately sloping uplands and mesas that are bisected by four small southerly trending canyons serving as tributaries to Lusardi Creek. South of the valley, the land rises to a northwest/southeast-trending ridge that divides Subarea I hydrologically into its two major drainage units, Lusardi Creek and La Zanja Canyon.

The southern portion of the site contains large expanses of rolling topography, sloping generally to the southwest. The eastern panhandle area encompasses rolling hilly terrain along the northerly and westerly base of Black Mountain.

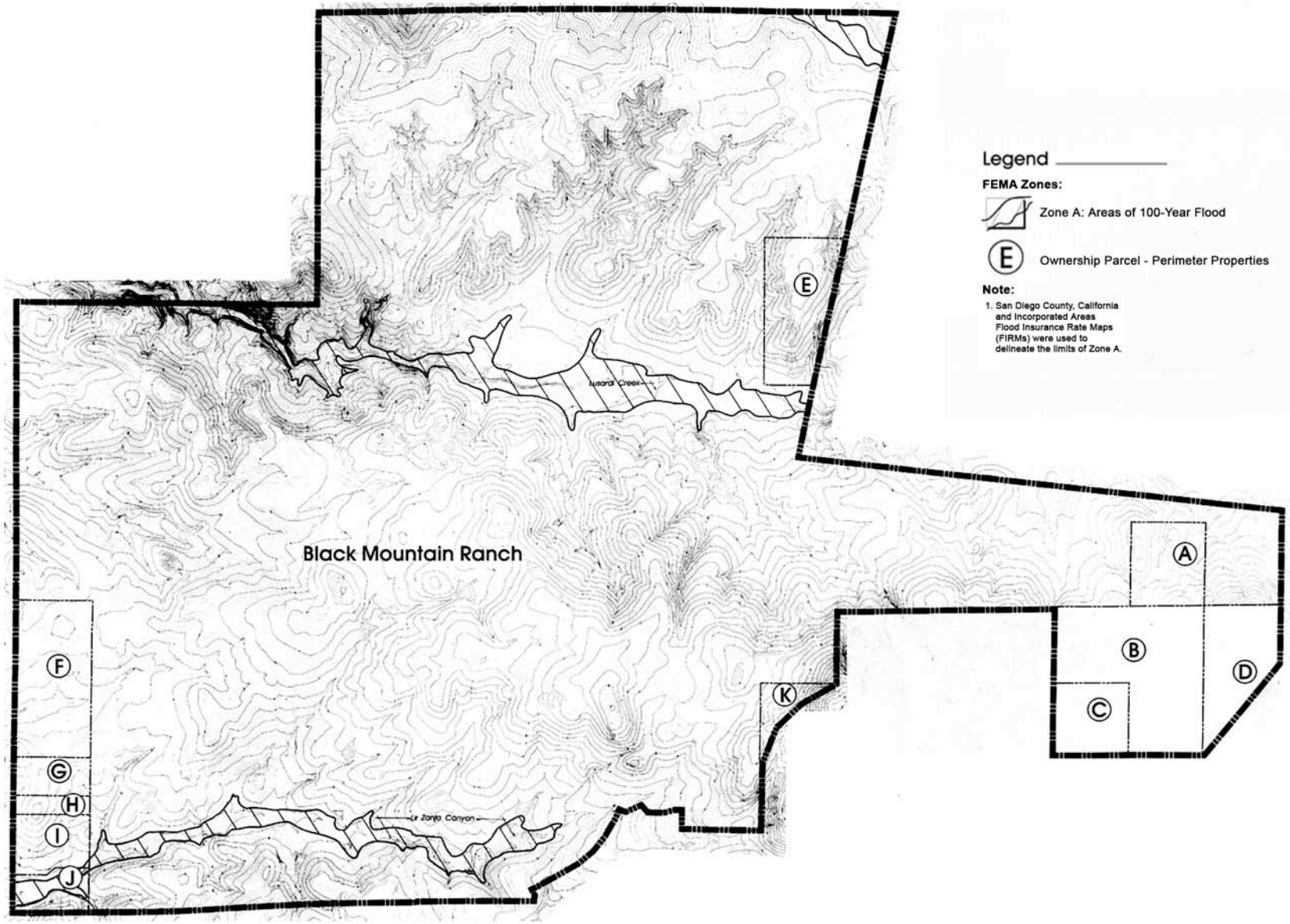
On-site elevations range from 125 feet above mean sea level (MSL) within Lusardi Canyon as it crosses the northwesterly portion of the project site to over 1,100 feet above MSL in that portion of the panhandle adjacent to Black Mountain Park. Off-site, Black Mountain reaches an elevation of 1,550 feet above MSL. It is a dominant feature within the community of Rancho Peñasquitos and can be seen for miles in all directions (see **Figure A.3**).

b. Wetlands

Wetlands include areas mapped as freshwater marsh, southern willow scrub and some areas mapped as tamarisk scrub (see **Figure A.4**). Approximately four acres are considered intact wetlands, while 2.2 acres have been extensively disturbed and are not functional wetland habitat. Wetland delineations have been conducted to define the area falling within the jurisdiction of the U.S. Army Corps of Engineers (USACE) over "waters of the U.S." includes deposition of fill in "waters of the U.S." plus adjacent wetlands as defined by the USACE (1987). The wetland delineation also serves to define mitigation measures required by the City's Resource Protection Ordinance and the California Department of Fish and Game (CDFG), whose policy is no net loss of wetland habitat. Modifications of streambeds are subject to the state Fish and Game Code, Sections 1600-1603, and would require an agreement with the CDFG. These permits have been obtained and a mitigation program consisting of the revegetation of 14 acres of riparian habitat along Lusardi Creek has been undertaken to be in conformance with City guidelines as a result of the approved BMR VTM/PRD project development.

Southern willow scrub and freshwater marsh vegetation types are wetland habitats regulated by the CDFG and the USACE. These riparian habitats have been declining due to the channelization of rivers, streams and drainages for flood control in urbanized areas and due to mining activities.

Other wetlands, including 1.4 acres of tamarisk scrub in the southwest perimeter property and 0.3 acre of riparian woodland in the southeast perimeter property, are within proposed development areas outside the MHPA and could be impacted by access roads and utilities necessary to serve future development. Road and utility crossings would be unavoidable as the wetland areas crisscross a parcel in the southwest or separate parcels under different



Council Policy 600-40 Analysis/Floodplains

Black Mountain Ranch Subarea Plan

A.5 FIGURE

ownerships in the southeast perimeter. Future development plans would also be required to maintain a 100-foot wide wetlands buffer to be consistent with RPO. Encroachment into wetlands due to residential development would not be consistent with RPO.

The Black Mountain Ranch "future development areas" would impact 4.08 acres of wetlands. These impacts were identified in the 1995 EIR and are included in the RPO analysis for Black Mountain Ranch II VTM/PRD. They are not covered under the existing Black Mountain Ranch 404 or streambed alteration permits, however, they will require separate permit applications to the U.S. Army Corps of Engineering and California Department of Fish and Game.

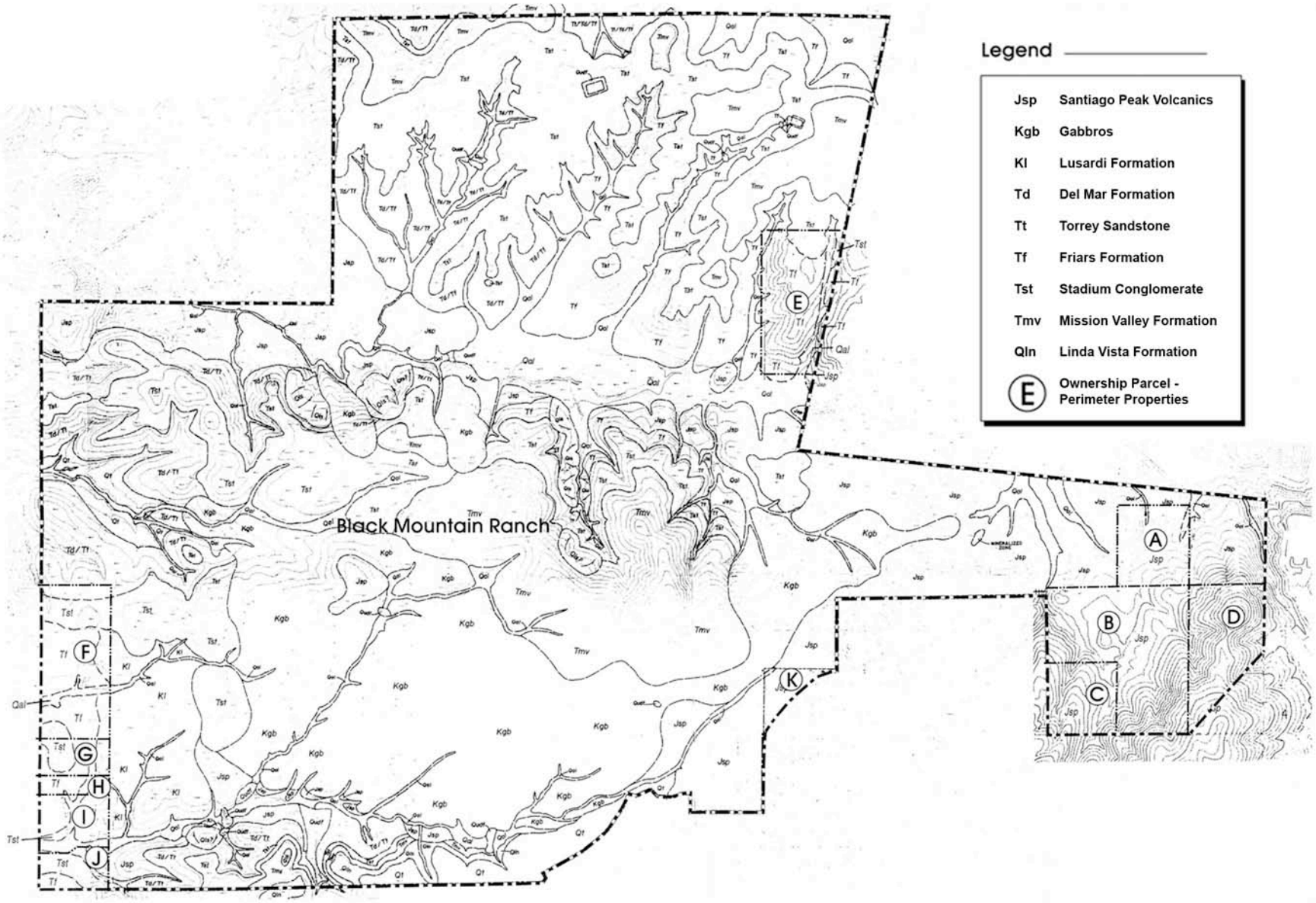
c. Sensitive Biological Resources

Vegetation communities occurring in Subarea I are predominantly non-native grasslands (3,900 acres) resulting from agricultural activities (see **Figure A.4**). The native vegetation includes 856 acres of Diegan coastal sage scrub, 48 acres of southern mixed chaparral, 34.4 acres of southern willow scrub, 27.4 acres of chamise chaparral, 11.7 acres of mule fat scrub, 10.3 acres of native grassland, and 4.5 acres of freshwater marsh. A minimum of ten sensitive plant species are found in Subarea I, including San Diego marsh-elder, adolphia, coast barrel cactus, spiny rush, San Diego sunflower, thornmint and ashy spike-moss.

The native plant communities occurring in Subarea I are capable of supporting a diverse range of wildlife. The California gnatcatcher, a federally listed threatened species and a State Species of Special Concern. The orange-throated whiptail and the San Diego horned lizard, both federal species of concern, have been found in several coastal sage scrub areas. Eleven raptor species have also been observed utilizing the site, eight of which are listed as state Species of Special Concern.

Five habitats considered biologically sensitive by the Resource Protection Ordinance and the City of San Diego's Biology Guidelines occur in Subarea I: southern willow scrub, freshwater marsh, Diegan coastal sage scrub, southern mixed chaparral and non-native grasslands. Concern for these resources has developed due to their cumulative loss over the last decade, the major threat being urban and industrial development. An increasing number of sensitive species rely upon these communities to breed, forage and reside. These habitats are integral in sustaining viable populations of sensitive plant and wildlife species.

Development within Subarea I and outside the MHPA would encroach on approximately 245.2 acres of sensitive biological resources and 155.9 acres of steep slopes. Although a mitigation program will be established to mitigate the project impacts to sensitive biological resources within the development areas, the encroachment into steep slopes falls within the maximum encroachment



Council Policy 600-40 Analysis/Geology

Black Mountain Ranch Subarea Plan

A.6 FIGURE

area allowed for Subarea I (179 acres—including exempt areas) as set forth by the Hillside Review Overlay Zone and is therefore consistent. To be in conformance with Ordinance #18456, the mitigation program for sensitive biological resources will consist of land acquisitions or dedications, the preservation or dedication of on-site sensitive biological resources, the creation of new habitats, the enhancement of existing degraded habitats, or monetary payments of compensation into a fund to acquire, maintain and administer habitat areas in lieu of other forms of mitigation.

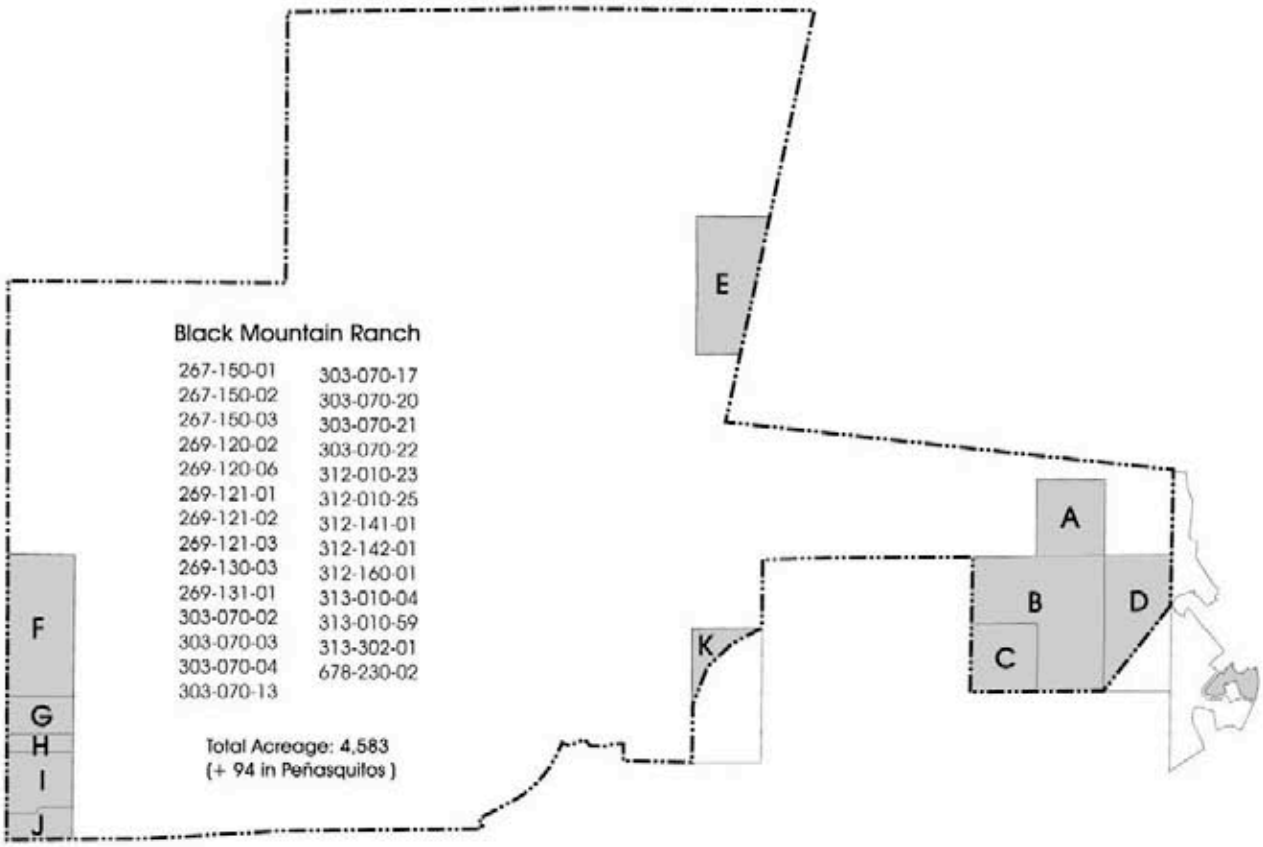
d. Floodplains

Subarea I is located within two major watersheds, the La Jolla Valley and the La Zanja Canyon. Runoff from the project site drains to San Dieguito River by way of an unnamed tributary in La Zanja Canyon in the southwestern portion of Subarea I, and by way of Lusardi Creek in the northwest portion of Subarea I. The San Dieguito River and its tributary creeks are intermittent streams, though they frequently flow for protracted periods.

Surface runoff from a 100-year storm within the two watershed areas was determined by using Flood Insurance Rate Maps (FIRM) for San Diego County and maps prepared by the Federal Emergency Management Agency (FEMA) for California and Incorporated Areas. Based on this information, the limits of inundation for the 100-year storm were derived. **Figure A.5** shows the location of the 100-year floodplains (Zone A) in portions of the southwest corner, central and northeastern corner of Subarea I. Potential flooding may exist in these areas from both heavy rainfall and from a failure of one of the small earthen dams which exist on the site. The adequacy of the capacity and spillway of the reclaimed water reservoir must meet the U.S. Army Corps of Engineers standards. Although no development encroachment is proposed in the floodplains, a tournament golf course is proposed in the canyon drainage which has a portion of the 100-year floodplain. The proposed use is compatible and consistent with the RPO, provided no permanent structures are located within the floodplain.

e. Significant Prehistoric and Historic Resources

There are a total of 53 combined archaeological and historical sites located within Subarea I. These include 19 lithic scatters, ten bedrock milling stations, five habitation sites or camps, seven low-density artifact scatters, a quarry, rock formations, nine locations determined not to be archaeological sites, and a historic homestead. Of these, two sites were found to be significant under RPO and CEQA criteria (CA-SDI-5094 and CA-SDI-11,981), and five were found to be significant under CEQA criteria (CA-SDI-4832/4833, -5103, 6673, -11,982 and -11,983). As conditions of the Black Mountain Ranch VTM/PRD approvals, the RPO significant sites (CA-SDI-5094 and CA-SDI-11,981) and CA-SDI-6673 will be conserved in open space. CA-SDI-4832/4833 and CA-SDI-11,982 have had data recovery procedures performed prior to their destruction. CA-SDI-5103 and CA-SDI-11,983 will have data recovery procedures followed prior to their destruction due to construction of Camino Ruiz and Camino del Norte. All other sites were not found to be significant cultural resources and are not considered further.



Perimeter Ownerships –

Area	APN	Acreage	Area	APN	Acreage
A	312-160-02	44.8	F	303-070-07	82.1
B	312-010-15	125.0	G	303-070-09	20.7
C	312-010-16	41.5	H	303-070-11	10.4
D	313-010-59	55.0 (+ 25 in Peñasquitos)	I	303-070-18	30.6
E	312-141-02	30.0	J	303-070-19	21.2
	678-230-04	37.2	K	312-010-09	16.0. (+ 64 in Peñasquitos)

Total Acreage: 514.5
(+ 89 in Peñasquitos)

Ownership Patterns **A.7**
Black Mountain Ranch Subarea Plan FIGURE

f. Geology

Topographically, the property is characterized by landforms ranging from nearly flat-lying mesas and riverbeds to rugged, steeply sloping hillside terrain (see **Figure A.6**). The more rugged terrain is characteristic of the northwestern portions of the property underlain by hard metavolcanic rocks and/or gabbros. The central and northern portions of the property are generally underlain by sedimentary deposits which form a much gentler morphology. Elevations vary from a high of approximately 1,100 feet MSL within the southeastern portion of the site to a low of approximately 125 feet MSL in the area where the northwesterly boundary crosses the bottom of Lusardi Canyon. Natural drainage occurs through a dense network of canyons and ravines that ultimately converge into the San Dieguito River.

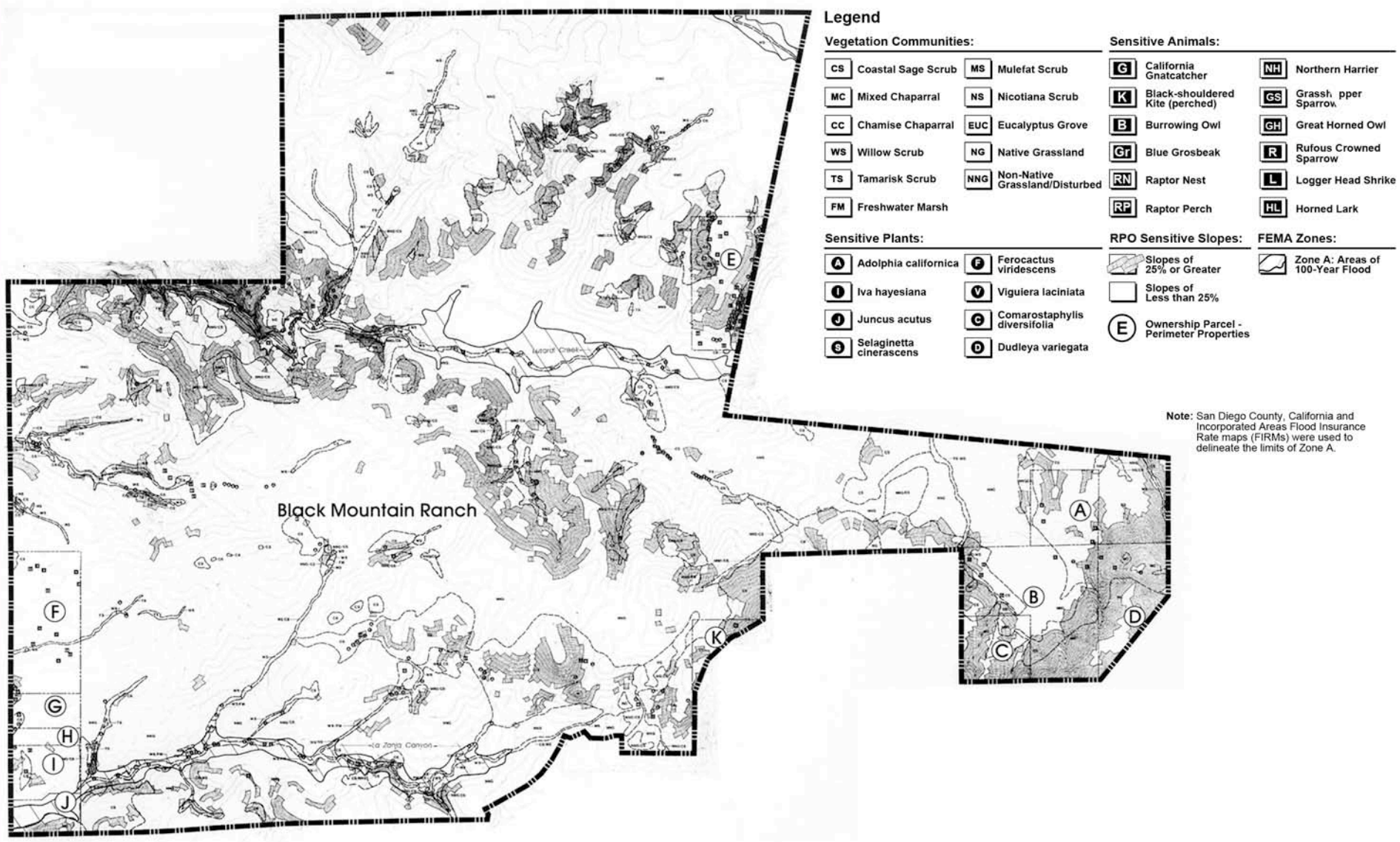
Nine geologic formations have been identified within Subarea I and include five Eocene sedimentary units (Delmar Formation, Torrey Sandstone, Friars Formation, Stadium Conglomerate and Mission Valley Formation). The four remaining formations are the Quaternary Lindavista Formation, Cretaceous Lusardi Formation, Cretaceous igneous rocks of the southern California batholith and the Jurassic-aged Santiago Peak Volcanics. Six types of surficial material were observed at the site and they consist of fill, topsoil, alluvium, colluvium, landslides and stream terrace deposits.

Several geomorphic features were noted in Subarea I including ancient landslides, rockfall potential, liquefaction, faulting and seismicity that may be attributable to the erosion characteristics of the underlying bedrock materials. Although no known active faults were found to transect the site and no significant soil or geologic conditions are known to exist, an appropriate geotechnical investigation including subsurface exploration, laboratory testing and analysis should be performed to assess potentially significant geologic conditions that would require mitigation subsequent to the development of any future tentative maps.

B. PARCEL-BY-PARCEL RPO EVALUATION

This Plan is required to analyze Resource Protection Ordinance (RPO) conformance on parcel-by-parcel or ownership basis per Council Policy 600-40.
The policy requires that long-range plans be reviewed for consistency with the RPO. **Figure A.7** illustrates ownership parcelization within Subarea I. It should be noted that parcel location and acreage have been determined through assessor parcel maps provided by the county. Actual parcel sizes and boundaries may vary, as field surveys will establish more specific parcel boundaries.

This analysis is intended to provide an overall understanding and description of the effects of RPO among individual parcels and owners as required by Council Policy 600-40.



Council Policy 600-40 Analysis/Composite of Sensitive Lands

A.8 FIGURE

Black Mountain Ranch Subarea Plan

The Resource Protection Ordinance determines an encroachment allowance for development based upon the percentage of sensitive lands within each parcel. Sensitive lands are referred to as areas containing steep slopes of 25 percent grade and over, wetlands, sensitive biological resources, archaeology and floodplains. The RPO describes the encroachment allowance and further defines sensitive lands. **Figure A.8** represents a composite map of sensitive lands with ownership/parcel boundaries identified.

Table A.1 presents the effects of RPO on an ownership/parcel basis. Each parcel within Subarea I has been evaluated with respect to its location relative to the MHPA (percent in, percent out), and to steep slopes of 25 percent or greater. The analysis is based on the procedures as outlined in the Hillside Review Overlay Zone, 1984, Resource Protection Ordinance, 1991, and the interim RPO Ordinance #18456, 1998.

Based on the analysis, conformance to the RPO encroachment allowance varies among all of the parcels. In some cases, some of the proposed development exceeds the encroachment allowance, however, most of the parcels within the Plan are under the allowed encroachment for development.

Although variances between the individual parcels represent either conformance or nonconformance. with the RPO Guidelines, on an overall subarea plan level, Subarea I proposes to develop 3,095 acres. The RPO analysis for Subarea I allows for the development of 3,222.65 acres. Therefore, on a subarea plan or long-range plan level, Subarea I is consistent with the Resource Protection Ordinance.

III. GENERAL PLAN AND OTHER CITY POLICIES

A. CONFORMANCE WITH THE FRAMEWORK PLAN

The design and implementation of the Subarea I open space program conforms to the goals and objectives of the Framework Plan. The program results in:

1. **The creation of the MHPA as an interconnected and viable system of natural open spaces, and adherence to the General Plan, the Resource Protection Ordinance (RPO) and the Environmentally Sensitive Lands Ordinance (ESL) by restoration and preservation of the MHPA.**

   Subarea I proposes to provide approximately 3,065 acres of open space within Subarea I of the Framework Plan. The distribution of that open space will be 1,945 acres of resource based open space, 1,070 acres will be maintained as amenity open space, including golf courses, pursuant to permanent open space easements, and 50 acres developed parkland, for a total of approximately 3,065 acres of open space. The open space being proposed will provide an effective regional open space system, connecting Black Mountain Park with the San Dieguito River, enhancing the Lusardi Creek Riparian corridor and providing wildlife corridors and crossings throughout the plan area.

TABLE A.1
RPO ANALYSIS

Parcel/Letter Location	Total Parcel Acreage[1]	Acreage Within MHPA	Percent Within MHPA	Percent Outside MHPA[2]	Addition %/ac. Development Area to Achieve 25% Maximum	25% Slope Acreage	Non-25% Slope Acreage	25% Slope Acreage Within MHPA	25% Slope Acreage Outside MHPA	% of Parcel With 25% Slope	Per RPO Maximum Encroachment (%) Into 25% Slope[3]		Per RPO Maximum Encroachment (acres) Into 25% Slope[3]		25% Slope Acreage Impacted by Proposed Development	Maximum Development Area Per RPO[4]	Maximum Development Area Per Suburban Plan[5]
											Dev. Area	Exempt Area	Dev. Area	Exempt Area			
A/southeast[6]	44.8	39.9	89%	11%	14%/6.3 ac.	9.2	35.6	9.2	0.0	20%	0%	0%	0.0	0.0	0.0	11.20	5.0
B/southeast[6]	125.0	86.0	69%	31%	0%	52.8	72.2	52.8	0.0	42%	0%	0%	0.0	0.0	0.0	39.00	39.0
C/southeast[6]	41.5	19.5	47%	53%	0%	23.2	18.3	13.5	9.7	56%	8%	0%	1.9	0.0	9.7	14.20	22.0
D/southeast	55.0[7]	55.0	100%	0%	25%/13.75 ac.	47.4	7.6	47.4	0.0	86%	16%	0%	7.6	0.0	0.0	13.75	0.0[8]
E/northeast[6]	67.2	47.2	70%	30%	0%	30.6	36.6	28.6	2.0	46%	6%	0%	1.8	0.0	2.0	19.80	20.0
F/southwest	82.1	0.0	0%	100%	0%	0.6	81.5	0.0	0.6	1%	0%	0%	0.0	0.0	0.6	81.50	82.0
G/southwest	20.7	0.0	0%	100%	0%	0.0	20.7	0.0	0.0	0%	0%	0%	0.0	0.0	0.0	20.70	21.0
H/southwest	10.4	0.0	0%	100%	0%	0.1	10.3	0.0	0.1	1%	0%	0%	0.0	0.0	0.1	10.30	10.0
I/southwest	30.6	0.0	0%	100%	0%	2.3	28.3	0.0	2.3	8%	0%	0%	0.0	0.0	2.3	28.30	31.0
J/southwest[6]	21.2	5.2	25%	75%	0%	3.9	17.3	3.9	0.0	18%	0%	0%	0.0	0.0	0.0	16.00	16.0
K/southeast[6]	16.0[9]	10.0	63%	37%	0%	4.9	11.1	4.9	0.0	31%	2%	0%	0.1	0.0	0.0	6.00	6.0
Subtotal	**514.5**	**262.7**	**51%**	**49%**	**20.05 ac.**	**175.17**	**339.5**	**160.3**	**14.7**				**11.4**	0.0	**14.7**	**260.75**	**252.0**
Black Mountain Ranch VTM (exclusive of FDA)	3,690.0[10]	1,501.0	41%	59%	0%	1,069.8	2,620.2	834.4	235.4	11%	10%	5%	107.0	53.5	88.0	2,114.10	1,950.0
Black Mountain Ranch-Future Development Areas	893.0	0.0	0%	100%	0%	53.2	839.8	0.0	53.2	6%	10%	5%	5.3	2.7	53.2	847.8	893.0
Subtotal	**4,583.0**	**1,501.0**	**33%**	**67%**	**0%**	**1,123.0**	**3,460.0**	**834.4**	**288.6**				**112.3**	**56.2**	**141.2**	**2,961.90**	**2,843.0**
Total for Subarea I	**5,097.5**	**1,763.7**	**35%**	**65%**	**20.05**	**1,298.17**	**3,799.5**	**994.7**	**303.3**				**123.7**	**56.2**	**155.9**	**3,222.65**	**3,095.0**

1. Acreage areas are approximate only, based on assessor parcel maps and polar planimeter. They are subject to change pending a boundary survey, further refinement of design and engineering.
2. Development that proposes encroachment into sensitive biological resources it subject to the regulations and the Biology Guidelines in the Land Development Manual, which states that outside the MHPA, encroachment into sensitive biological resources is not limited, except when proposed development impacts wetlands as set forth in Section 101.0462.0026 (b). All development occurring in sensitive biological resources both inside and outside the MHPA it subject to a site-specific impact analysis conducted by the City Manager in accordance with the Biology Guidelines. The impact analysis shall evaluate impacts to sensitive biological resources and CEQA sensitive species. The analysis shall determine the corresponding mitigation, where appropriate, and the requirements for protection and management. Mitigation may include the acquisition or dedication of another site of equal or greater value that can serve to mitigate the project impacts; the preservation or dedication of on-site sensitive biological resources, creation of a new habitat, or enhancement of an existing degraded habitat of equal or greater value; or in circumstances where the area of impact is small, monetary payment of compensation into a fund to acquire, maintain and administer habitat areas pursuant to City Council Resolution No. R-275129, adopted February 12, 1990 in lieu of other forms of mitigation.
3. Encroachment into 25% slopes must be outside MHPA.
4. Maximum "Developable" area per RPO is the sum of the encroachment allowances and the areas with no sensitive resources. Some of theses areas are inaccessible or in configurations which preclude development.
5. Maximum "Developable" area per subarea plan is the sum of the development area and a 70-foot brush management area where applicable. The brush management area is included in anticipation of disturbance of sensitive biology.
6. If the property is located partially within the boundary of the MHPA, any development proposed must occur on the portion of the premises not within the MHPA. If the portion of the premises not within the MHPA boundary is less than 25 percent of the premises area, encroachment into the MHPA may be permitted to achieve a maximum development area of 25 percent of the premises.
7. Does not include approximately 25 acres within Rancho Peñasquitos.
8. Property is entitled, however, to develop a maximum of 25% (13.75 acres) per the Development Regulations for Sensitive Biological Resources for properties within the MHPA (Section 101.0462.0026 (d) (I).
9. Does not include approximately 64 acres within Rancho Peñasquitos.
10. Does not include 94 acres originally included within VTM 95-0173 adjacent to Rancho Peñassquitos.

2. **The preservation of lands such as significant topographic features, including canyons and hillsides, that are designated in the General Plan as part of the MHPA through the provision of public and private open space easements and/or dedications, where appropriate.**

   Subarea I provide 3,065 acres in open space, of which approximately 1,945 acres will be set aside as permanent open space and parks. The remaining acreage would be preserved through permanent open space easements for recreational uses as well as for brush management lots to protect health, safety and welfare. This would protect biologically sensitive habitat identified in the MHPA. The 1,945 acres set aside as resource based open space may be enhanced by the removal of invasive species and the revegetation and preservation of native species.

3. **The refinement of the MHPA as a result of detailed land use planning and field assessment of natural resources.**

   Subarea I is consistent with the FUA Framework Plan including an amendment to the Framework Plan which proposes to implement the MHPA open space boundaries. That consistency was achieved by addressing framework planning issues during the design phase of Subarea I. Land use is consistent with the surrounding communities. The character and scale of development will be varied with the open space areas representing approximately 65 percent of the land use on the site. Development has been directed to areas of limited environmental resources and, where encroachment has been unavoidable, detailed mitigation programs have been established to revegetate impacted habitats. The project will provide or contribute to the construction of both local and regional facilities and capital improvements. Wildlife corridors and crossings provided in accordance with the MHPA are consistent with the goals of the FUA Framework Plan.

IV. PRIOR APPROVALS AND RECOMMENDATIONS

A. CITY COUNCIL RECOMMENDATIONS

In October 1992, the NCFUA Framework Plan was adopted by the San Diego City Council as an amendment to the City's Progress Guide and General Plan, which included the Environmental Tier Concept.

In March, 1997 the MSCP was adopted by the San Diego City Council. The MSCP supersedes the Environmental Tier of the Framework Plan.