

CHAPTER 5 IMPLEMENTATION ELEMENT

The Carmel Valley Community Plan provides guidelines for zoning, phasing, and facilities financing within the community. The purpose of this element is to provide guidelines for the timely implementation of the Unit Seven precise plan proposals. Recommended zoning and other physical development controls required for implementation are summarized. In addition, a phasing program for private development and public facilities is outlined. Finally, financing of public facilities by private developers and property owners is addressed.

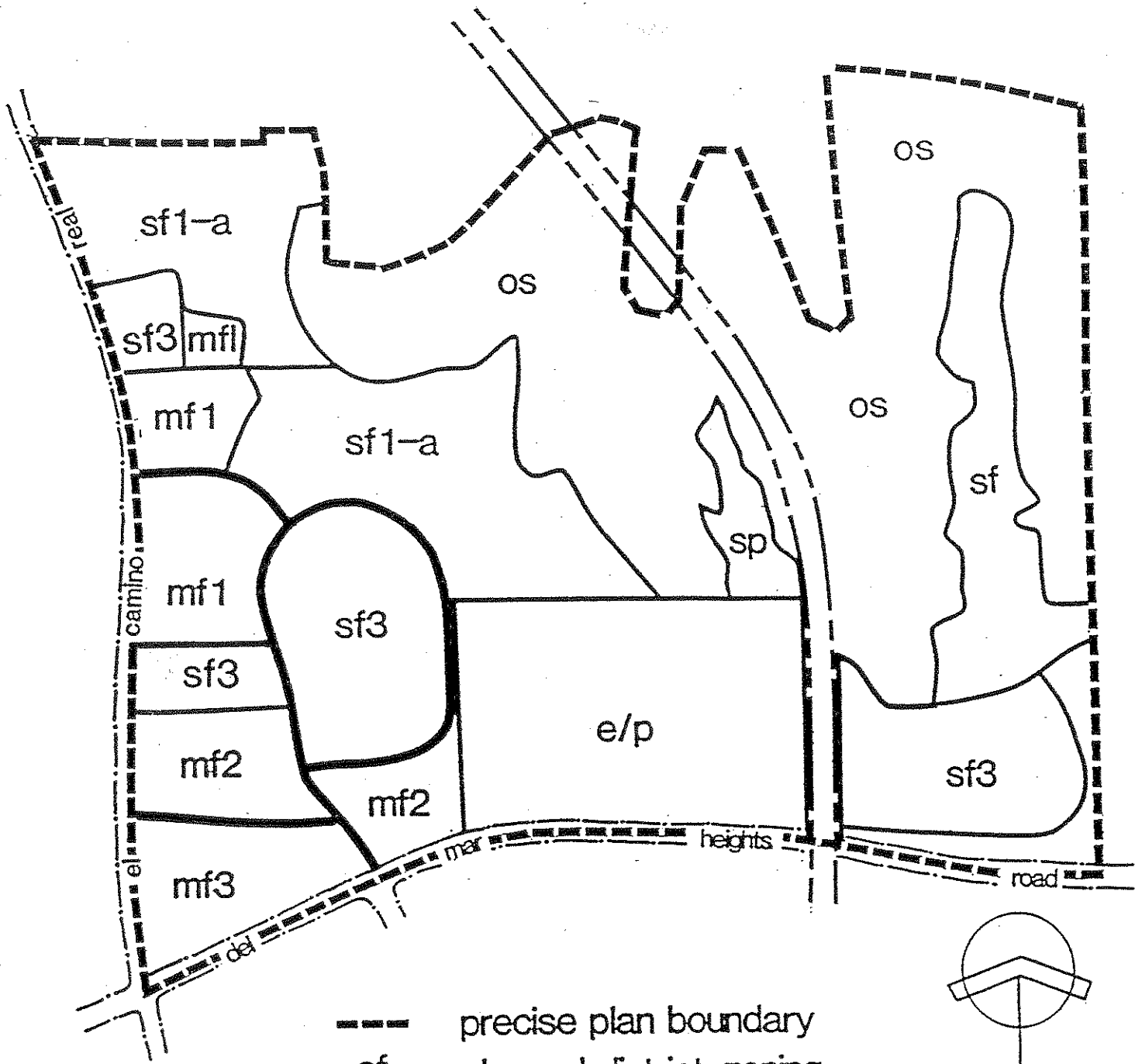
PHYSICAL DEVELOPMENT CONTROLS

As indicated in Chapter 1, the Unit Seven Precise Plan constitutes one step in a series of steps in securing City approval of private development within the precise plan area. The precise plan provides guidelines for land uses and design treatments to be utilized in the review of subarea development plans and subdivisions. Implementation of these guidelines for the most part depends on the implementation mechanisms provided in the Planned District Ordinance. Zoning proposals for Unit Seven are indicated in Figure 29 and summarized in Table 5.

All subdivisions, rezoning, and other discretionary acts required for the physical implementation of the precise plan are subject to environmental review under the provisions of the California Environmental Quality Act (CEQA) and the City Code. Projects should be reviewed for compliance with the mitigation measures presented in the Unit Seven Precise Plan Environmental Impact Report accompanying this document.

In addition, the following conditions should be met during the development approval process:

- Prior to the approval of a tentative map, a development plan must be approved for all uses except attached projects (development plans for attached projects must be approved prior to the issuance of building permits).
- Prior to the approval of a tentative map, compliance with the terms of the adopted Carmel Valley School Facilities Master Plan must be demonstrated.
- A comprehensive landscaping plan must accompany each development plan and provide for the stabilization of all graded slopes.
- Approval of the first tentative map in the neighborhood should be subject to the approval of a comprehensive drainage plan for the entire precise plan area.



- precise plan boundary
- sf planned district zoning
- zone boundary

Table 5

PHYSICAL DEVELOPMENT CONTROLS*

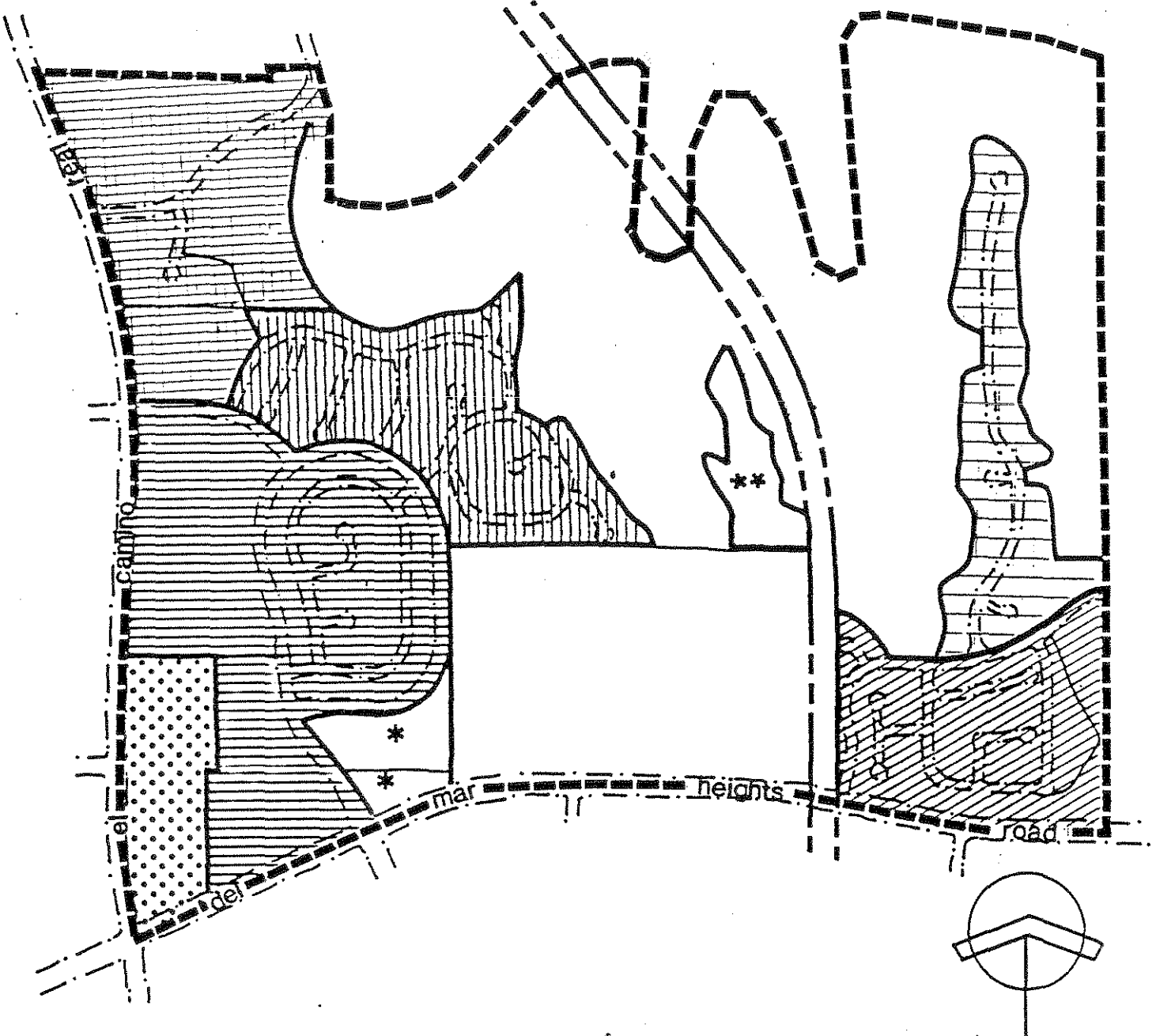
Precise Plan Category	Zoning	Zoning Description/Process
Detached Residential	SF	Minimum lot size of 10,000 square feet.
	SF1-A	Minimum lot size of 5,500 square feet.
	SF3	Minimum lot size of 3,000 square feet.
Low Density Attached Residential	MFL	Maximum density of up to 10 dwelling units per acre.
	MF1	Maximum density of up to 15 dwelling units per acre.
Higher-Density Attached Residential	MF2	Maximum density of up to 22 dwelling units per acre.
	MF3	Maximum density of up to 29 dwelling units per acre.
Educational and Park Area	EP	Educational and recreational uses, subject to development plan.
Fire Station	MF2	Fire Station, subject to development plan.
Institutional	MF2	Institutions and related uses, subject to development plan.
Enhanced Open Space	SP	Recreational uses subject to a development plan.
Open Space	OS	Open Space Only.







*See Carmel Valley Planned District Ordinance for specific zoning regulations.

DEVELOPMENT PHASING

Carmel Valley is designated a new community in the planned urbanizing area by the City of San Diego Progress Guide and General Plan. Under this designation and City Policy 600-28, a development phasing program must be adopted as part of the precise plan process for Unit Seven. The purpose of the phasing program is to coordinate the timing and level of public facilities and the sequence and amount of residential development.

Figure 30 depicts the proposed phasing plan for Unit Seven. The plan is consistent with the generalized phasing plan in the Carmel Valley Community Plan and is coordinated with the provision of major public improvements as set forth in the Public Facilities Financing Plan



phase			
	1		5
	2		6
	3	*	construct as needed
	4	**	per agreement

for Carmel Valley. While the phasing plan is indicative of the direction and sequence of future development, some modifications may occur because of design, engineering, and economic considerations.

Residential Phasing

Table 6 shows the projected schedule of residential development by the number and type of units per phase, through total build-out. The phasing program for residential development considers the following factors:

- Phasing of grading and balancing of cut and fill.
- Provision of at least two means of access to and from the precise plan area and access from the collector street system to individual residential projects.
- A balance of single-family and attached residential and the availability of units in a range of prices.
- Marketing visibility and access.
- Availability of sewer service.
- Allowance of adequate time to mitigate the archaeological site in the southeast portion of the plan area.

Each phase is summarized below:

- Phase 1

Initial development of higher-density housing is planned at the southwestern corner of the plan area. Segments of El Camino Real, Del Mar Heights Road, and the Black Mountain Road collector road will be improved for access.

- Phase 2

During this phase, four additional development areas will be created: (1) the small-lot, single-family area within the collector loop; (2) the higher density attached area lying east of Phase 1; (3) the attached area extending northerly along El Camino Real; and (4) the small-lot, single-family area west of the loop street adjacent to El Camino Real. Access will be provided by phased improvement of El Camino Real, the collector road system, and Del Mar Heights Road to the Carmel Country Road intersection. Grading of the Phase 3 area will occur in coordination with the grading of the Phase 2 area.

Table 6

PROJECTED RESIDENTIAL DEVELOPMENT PHASING¹

Construction Phase	<u>Dwelling Units Within Each Phase</u>			<u>Cumulative Dwelling Units</u>		
	Detached	Attached	Total	Detached	Attached	Total
Phase 1	0	359	359	0	359	359
Phase 2	196	551	747	196	910	1,106
Phase 3	152	0	152	348	910	1,258
Phase 4	134	0	134	482	910	1,392
Phase 5	78	0	78	560	910	1,470
Phase 6	141	144	285	701	1,054	1,755

¹Counts are approximate and subject to modification during precise design and engineering.

- Phase 3

This phase will result in development of the conventional single family area lying northerly of the high school. Access will be provided through completion of improvements on the collector loop system.

- Phase 4

This phase involves the development of the small-lot, single-family complex east of the high school. The entry road will be extended easterly to connect with existing Black Mountain Road. On completion of street improvements in this area, the segment of Black Mountain Road to be converted to a bicycle/pedestrian path could be vacated.

- Phase 5

This phase develops the large-lot, single-family ridge extending north towards Gonzales Canyon. The timing of development is contingent on the improvement of sewer lines and pump facilities to serve this north-draining ridge.

- Phase 6

This stage will involve the development of a lower-density, attached project and a small-lot single-family project on El Camino Real and single-family areas in the extreme northwest sector of the precise plan area. Access will be improved through the extension of El Camino Real in a revised alignment and improvement of a new collector between existing El Camino Real and its new alignment to the San Dieguito Valley. Once this link can be achieved, a segment of existing El Camino Real can be vacated.

San Dieguito Valley: Once this link can be achieved, a segment of existing El Camino Real can be vacated.

Provision of Facilities

Public facilities will be provided as needed under the Public Facilities Financing Program. Provision of facilities will be as follows:

- Streets, utilities, and drainage facilities will be constructed along with residential development, ensuring sufficient capacity to meet residents' requirements.
- Development of institutional and school areas will occur when adequate demand warrants. Access to the fire station should be available in Phase 2.
- Community level facilities will be built when the service area is sufficient, with fees or assessments collected as residential construction progresses. This includes such facilities as a community park, library, and fire station.
- Improvements to the community-wide street system will be constructed in accordance with the Transportation Phasing Plan for Carmel Valley, adopted by the City of San Diego.
- In accordance with the agreement between the City and Pardee Construction Company, construction of the enhanced open space area shall commence no later than the first month of the fiscal year in which the Facilities Benefit Assessment (FBA) monies are allocated for expenditure. FBA funding is anticipated in fiscal year 1989/90.

PUBLIC FACILITIES FINANCING

The Carmel Valley Community Plan requires that unit precise plans address the financing of public facilities to ensure their availability concurrent with need. In addition, the City Council has stated the following:

Development in the Carmel Valley area is contingent upon necessary public facilities being financed by property owners in that area by a charge against the land only in the planning area.

This requirement for a financing plan adopted as part of a precise plan/planned district ordinance is reiterated in Council Policy 600-28.

The financing program for Unit Seven is summarized below and is subject to refinement and adoption during City review of the development plans and subdivisions. The program will conform to the Planned District Ordinance and be incorporated, when appropriate, in the Public Facilities Financing Plan for Carmel Valley.

- Facilities benefit assessment against dwelling units, or the equivalent, within the precise plan area for public facilities and services, such as a library, a fire station, an enhanced open space area, police protection, public transit, and traffic signals. In lieu, credits for construction of facilities are optional.
- Standard subdivision agreements to finance on- and off-site improvements under the conventional subdivision process.
- Reimbursement agreements between developers and the City for the construction of improvements to community-wide benefit or neighborhood-wide benefit. Examples of improvements include major and arterial streets, water transmission pipelines, and sewer trunk lines.
- School financing as available.
- Development agreements to provide for the payment of fees to the City under the Facilities Benefit Assessment and the School Facilities Master Plan with such fees to be used by the City for the construction of necessary facilities.
- The seven-acre enhanced open space site behind the high school will be purchased, designed and constructed through Facilities Benefit Assessment (FBA) funds.

Use of an assessment district created under the Improvement Acts of 1913/1915 is optional. This district could be applied to the precise plan area and utilized to finance such facilities as major utilities and perimeter arterial streets.

The precise plan area should be included within the Landscape Maintenance District in order to maintain and/or operate the following:

- Selected open space areas, such as the natural open space.
- The street medians of arterial and major streets.

- Special drainage devices and basins.
- The Enhanced Open Space Area.