
APPENDIX E: ALTERNATIVE ALIGNMENT LAND USE PLANS

STATE ROUTE 56 "D" ALIGNMENT LAND USE PLAN

This alignment was studied in association with the revised EIR that included the "F" alignment. The "D" alignment is the most northerly of the alignments studied by the City of San Diego.

This alignment enters Pacific Highlands Ranch in the southwest corner of the planning area. Topographically, this places the freeway in McGonigle Canyon and adjacent to Carmel Creek. From there, the freeway turns north along the east side of SeaBreeze Farms, then trends northeasterly along the ridge between McGonigle and La Zanja Canyons. As the alignment crosses north of Rancho Glens Estates, it arcs towards the southeast, then enters Torrey Highlands (Subarea IV) on its western boundary near the northwest corner of the area.

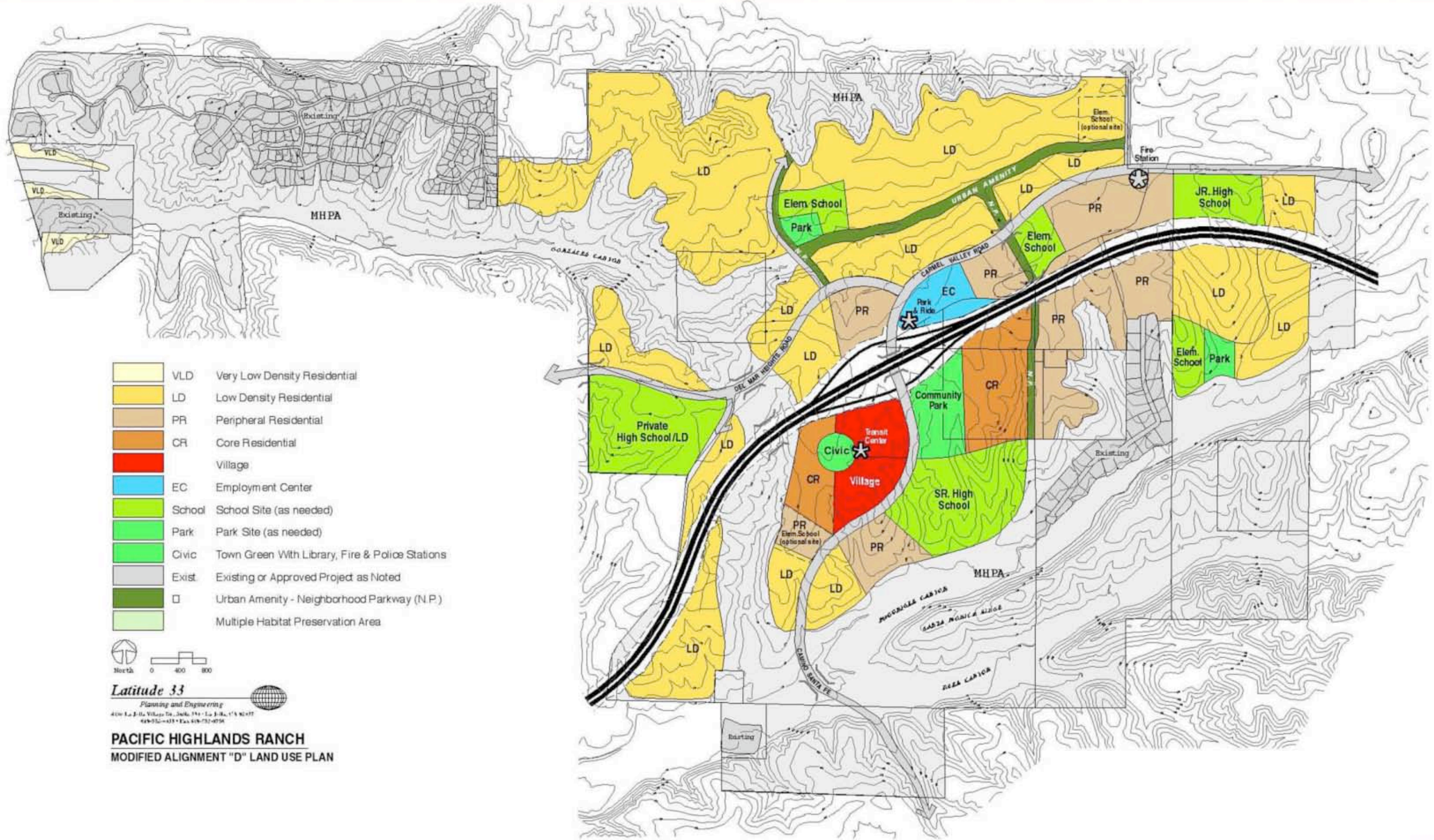
The circulation system for Pacific Highlands Ranch is based upon one interchange at Camino Santa Fe. The development of an additional interchange, if needed to serve buildout of the NCFUA and unincorporated areas of the County, along SR-56 is not precluded (**Exhibit 4-2**).

LAND USE

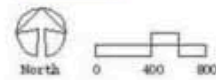
Many of the concepts in the "F" alignment subarea plan alternative are valid with the Central alignment alternative. Specifically, preservation and enhancement of the MHPA are the most significant elements of the plan. The remainder of the land uses will achieve the Framework Plan principle of pedestrian-oriented development in and around the village and town center. The focus on non-motorized travel and movement has shaped the land use patterns contained within the "D" alignment plan. The Community Design Element (**Chapter 5**) and the master rezoning provide property owners and City staff with the basic tools for implementing the goals and principles associated with this plan.

Land Use Plans

This plan has been prepared to address the land use implications associated with the possible selection and adoption of the "D" alignment for SR-56. As demonstrated in **Exhibit E-1**, this plan is similar to the land plan for the "F" alignment; however, the shift in SR-56 to the "D" alignment becomes a dividing element in the community.



- VLD Very Low Density Residential
- LD Low Density Residential
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- Urban Amenity - Neighborhood Parkway (N.P.)
- Multiple Habitat Preservation Area



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**PACIFIC HIGHLANDS RANCH
 MODIFIED ALIGNMENT "D" LAND USE PLAN**

The Plan has been developed based on three major functional elements:

- The Town Center
- The Village
- The Residential Neighborhoods

Town Center

The town center is the most important element for creating a strong sense of place and community. Therefore, a major objective of this Plan is to create and develop a town center that is pedestrian-oriented and serves as the retail, commercial, employment and social hub of the Pacific Highlands Ranch community. The approximately 215-acre town center includes approximately 1,730 dwelling units, up to 300,000 square feet of retail and office space, a 50-acre senior high school, a 20-acre community park, a five-acre civic use area and a 200,000 square foot employment center. The focal point of the town center is the village. The village consists of residential, commercial and civic uses and will be discussed below. A significant effect of this blending of land uses will be to reduce the need for automobile trips both within and outside the community. To that end, the Plan locates the town center and the village areas at the geographic center of the community, with direct multi-modal transportation linkages to the surrounding neighborhoods via trails as well as roads.

An attractive town center that serves as the community anchor is reinforced by five related community elements:

- A modified street grid system
- Design standards that foster a pedestrian-friendly environment and articulate a community theme
- A pattern of development that blends commercial and residential uses
- Convenient pedestrian, bicycle and transit access to the commercial core, which is within a one quarter-mile radius (five-minute walking distance) of the majority of the community population
- A transit center within the town center to take advantage of the concentration of uses, higher densities, and its central location within the subarea, and to reinforce multiple ridership transportation modes within and outside the community

The design of the town center will accommodate various types of development which are based on their relationship to automobile traffic and lot sizes necessary for the type of development. This concept locates the homes of most of Pacific Highlands Ranch residents near the goods and services they need. By layering the intensity of uses from the major roads (highest automobile use) on the periphery, toward the center (lowest automobile use), the area becomes more appealing for pedestrian activity. With the inclusion of residential units among the commercial uses, pedestrian activity is further encouraged and reinforced. The blending of residential and commercial uses results in increased pedestrian activity that fosters a sense of community and connectedness among residents.

A) *Residential Development*

Within the town center, there will be 1,730 residential dwelling units developed. Density of residential uses will range up to 34 dwelling units per acre (du/acre) gross. These residential units will accommodate approximately 5,000 people. This population assures the successful development of a true compact community that will support the commercial and office uses, as well as reduce the frequency of single-occupant vehicle trips.

A wide range of housing types and affordability will be provided in the town center including townhouses, apartments, duplexes, single-family residences with accessory units and small-lot single-family homes. Residential densities will decrease as the distance from the village increases. The emphasis in this core residential area will be to provide attractive rental and for-sale housing integrated with the core commercial establishments.

B) *Employment Center*

The commute from home to work typically generates about one-third of all daily vehicle trips. By providing an employment center within the Plan it may reduce vehicle trips. The location of the employment center on the periphery of the town center will provide convenient access for residents of the community who also work there.

Approximately 17 acres within the town center are designated for employment center uses and facilities. Typical uses include:

- Scientific research and development uses
- Light industrial and manufacturing uses
- Professional and corporate office uses
- Accessory uses such as restaurants, child care, business support and other convenience facilities. Such uses will be limited by the zone.

The employment center may also integrate design considerations for future transit services in the area. Transit support facilities should be incorporated within the employment center to allow for private shuttles or eventual public transit service. Public transit service providers will make the actual determination when and under what circumstances transit services will be provided to the community. A park-and-ride will be located within the employment center to facilitate ride sharing for work and special events.

The employment center should be developed in a "campus" type setting, which emphasizes ample landscaped grounds instead of paved surfaces. In addition, the area should accommodate ample and convenient pedestrian and bicycle linkages with other parts of the town center and Pacific Highlands Ranch. Buildings developed within the employment center campus should incorporate features that promote alternative modes of transportation to the automobile, such as secure bicycle storage facilities and preferential ride-sharing parking.

Village

The village is the residential, commercial and civic core of the town center. The 34-acre village includes 500 residential dwellings, 150,000 square feet of retail space, 150,000 square feet of office space, a transit center and a civic use area. The actual square footage of retail and office space can be modified to respond to market demands, so long as a total of 300,000 square feet is not exceeded and 100,000 square feet of retail uses are provided.

A) Village Zones

Those portions of the village area that abut Carmel Valley Road (Zone 1) provide for commercial uses that require large pads and typify the modern commercial, automobile-oriented development pattern. Beyond the larger pads will be smaller lots with a mix of residential and commercial uses; this constitutes the less automobile-oriented development area (Zone 2). This area will be marked with appealing pedestrian facades and reduced or eliminated setbacks. The interior of the village area will expand upon the pedestrian-oriented development pattern with vehicle access at the rear of lots and the use of screened parking areas or parking structures (Zone 3) (**Exhibit 2-4**).

Except for Zone 1, commercial developments within the village should locate parking areas to the interior of blocks or within structures, so the parking does not interfere with movements of pedestrians.

Zone 1 of "main street" (see **Chapter 5** for additional discussion) is the area where auto-accessible development should be located. It is also the outer edge of the village and can accommodate larger parking areas and anchor stores. Arterial-oriented anchor tenants and other auto dependent users should attempt to balance the needs of pedestrians and automobiles.

The commercial users in Zone 1 should be connected to the interior of the village by shops and stores that are oriented toward the street and promote pedestrian activity. Behind the large commercial spaces and buildings, the next layer of commercial uses should comprise medium-sized commercial enterprises (Zone 2). These shops and commercial spaces should be oriented toward the street and designed to provide pedestrian access through such features as reduced setbacks, screened or common parking, window boxes and public spaces.

The center of the village should be designed to limit automobile access and increase pedestrian appeal, safety and movement (Zone 3). Again, these design features may

include eliminated or reduced setbacks, common parking areas which are screened, large window areas, safety lighting and public spaces (**Exhibits 2-5** and **2-6**). The inclusion of approximately 500 residences within the village area of the town center will assist in fostering a high level of pedestrian activity. In addition to automobile and mass transportation that connect the surrounding neighborhoods to the village and town center, the subarea transportation system includes multiple non-motorized trails and paths

Additional on-street parking, perhaps including diagonal spaces, should be encouraged in all three zones to maximize public parking.

B) *Civic Areas and Uses*

The City of San Diego provides access to City services for citizens by creating satellite offices within various communities. The village includes approximately 5 acres to be utilized for civic activities such as meeting rooms, a transit center, pedestrian plaza and a civic use area.

The San Dieguito Union High School District and the City of San Diego may jointly pursue development of a library and a performing arts center, to serve both the students and residents of Pacific Highlands Ranch. The creation of a library or performing arts center to serve both the San Dieguito Union High School District and the City of San Diego is limited by issues of access and financing. Specifically, the City of San Diego will need to assure that residents of the area are able to utilize the library during normal hours of operation. Likewise, use of a performing arts center must provide for the needs of all users and cannot be limited to high school students. In addition, financing of such facilities is difficult and costly. While developing one facility to serve both groups may save operating expenses, these savings may be exceeded by the cost of creating a funding mechanism which serves and protects both parties. Through the possible joint development of a library and a performing arts center, the community could achieve a blending of students and other residents within facilities that meet the needs of both the School District and the community. In the event a library and a performing arts center are not jointly developed, a stand alone branch library should be located in the civic use area.

The civic use area abuts core residential areas and the community park, thereby providing residents an opportunity to generate stronger ties with their neighbors and with the community as a whole.

C) *Village Development*

To assure that development proceeds consistent with the Plan and with other City document policies and ordinances, commercial, employment and residential development within the village will require approval of a planned development permit, or successor permits for each project. Conditional uses, consistent with the Plan, may also be allowed through approval of a Conditional Use Permit. Specific design and development policies for the village are contained in **Chapter 5** (Community Design).

Chapter 5 also provides details on the spatial arrangement of buildings and their relationship to the other elements of the village. The village will be created as Pacific Highlands Ranch develops. Flexibility and adherence to the overall land use goals of this text will guide future planning and development decisions.

Residential Neighborhoods

The Plan designates 5,182 residential units distributed throughout the community (this total includes housing units already developed or approved for development in the subarea). The residential unit mix of different densities and product types is arranged to create small neighborhoods with distinctive characteristics.

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses will be integrated in the town center and the circulation element will accommodate pedestrian, bicycle, transit and equestrian access with comparable ease to what motorized vehicles enjoy.

A diverse variety of housing options are provided to ensure that residential opportunities are available to accommodate a range of incomes. A fine-grain mixture of residential densities will be achieved through adherence to the design guidelines in **Chapter 5**.

The residential neighborhood element of Pacific Highlands Ranch is organized in a hierarchical fashion. Homes will be grouped into neighborhoods and neighborhoods will be grouped together to form residential districts. The housing products of each district represent the clustering of like residences and the layering of densities throughout the community. Each district is connected with other neighborhood districts by a system of trails, bikeways and streets.

The traditional and higher-density, transit-dependent housing is located within the village of the town center. As one moves farther from the village, the density becomes less intense and housing types are predominantly single-family. The town center neighborhoods should contain a mix of small-lots, large-lots, second units, duplexes and triplexes.

To assure that all residential development contributes in a positive manner to the community, the Community Design Element of the Plan (**Chapter 5**) expands upon various design issues.

These issues include open spaces, setbacks, garage siting, street patterns, and housing types and density.

A) *Village Residential*

This area will consist of high-density residential development within the village area of the town center. The maximum density in the village will be 34 du/acre (gross), with a maximum of 500 dwelling units at buildout. By mixing commercial and residential land uses and defining high quality streetscape and building design within the village area, pedestrian activity will be greatly enhanced.

Village residences will be designed with a palette of colors and articulated through the use of various architectural features to create a visually interesting and variegated street scene.

Streetscape quality and pedestrian orientation are stimulated by the fine-grain mixture of housing types and densities, the use of small blocks, a limited street system and sensitive size and building design. The Community Design Element (**Chapter 5**) of the Plan describes how this will occur. Access to the village will occur primarily via pedestrian and bicycle linkages to encourage and support alternative modes of transportation access.

B) *Core Residential*

These residential areas will include diverse housing products such as small-lot single-family homes, duplexes, triplexes and townhouse/flat combinations. Single-family dwellings with a second unit are permitted within this designation. The general density range is from 9-14 du/acre (gross). The total number of dwelling units for this category is approximately 878. These areas should create a positive transition from high-density multifamily to single-family detached neighborhoods. The pedestrian activity within these areas is important to the integration of each neighborhood into the community as a whole.

The core residential areas located on the same side of Carmel Valley Road and abutting the village or abutting the employment center will be permitted to have a maximum density of 20 du/acre (gross). These areas are intended to augment the residential development within the village.

Streetscape quality and pedestrian orientation are served by implementing the fine-grained mixture of housing types and densities, the use of a modified grid street system and sensitive size and building design. The Community Design Element (**Chapter 5**) of this text describes how this will occur. Access to the village includes pedestrian and bicycle linkages, to encourage and support alternative modes of transportation.

C) *Peripheral Residential*

Peripheral residential neighborhoods have a density range of 5-9 du/acre (gross), which translates to approximately 1,230 dwelling units. Single-family homes are likely to be the predominant product type. Housing types may include conventional-lot and small-lot

single-family homes. Single-family homes with a second unit, duplexes and triplexes are also permitted.

Clear pedestrian and bicyclist linkages have been created within and between adjacent neighborhoods and the rest of the community. The lots within these areas will be designed with neighborly interaction in mind. Such features may include shallow front yard setbacks, height restrictions, specified floor area ratios, front porches and garage orientations (away from the street). Common areas may be located within the development that will provide recreational amenities such as pools, picnic areas, ball courts and clubhouses.

D) *Low-Density Residential*

These residential areas have a density of 2-5 du/acre (gross), with single-family residences the only permitted residential use, yielding approximately 2,350 dwelling units. These neighborhoods should be designed to preserve natural topography and features. The provision of clear pedestrian and open space linkages within and between neighborhoods is encouraged through the use of trails.

Lot and street alignments will be adapted to the topography and other natural features of the area to create a sensitive and unique series of neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, minimizes the need for extensive earthwork.

Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services.

Additional public open spaces should be created at the edge of the MHPA to create focal points, utilize public view opportunities, trailheads and to visually link neighborhoods and sections of the overall subarea.

E) *Very Low-Density Residential*

These single-family neighborhoods have an average density of less than 1 du/acre, and account for 192 units (includes 180 units of existing projects) in the Pacific Highlands Ranch Subarea. Single-family homes are the only permitted use.

PRIVATE HIGH SCHOOL

Included within the Plan is a private high school. The Catholic Diocese has purchased a 54-acre site on the south side of Del Mar Heights Road on the western boundary of the subarea and the northern boundary of SeaBreeze Farms. The campus will accommodate up to 2,200 students (grades from nine through 12), and will include a community parish church that will share facilities with the school and have a worship space large enough to seat faculty and student body. It is envisioned that the school will serve the greater north county region and may include residences for grounds keeper and rectory for parish pastor. It will require a

Conditional Use Permit (CUP) from the City of San Diego. If the high school is not approved, the site should be developed in a manner consistent with the low-density (LD) land use designation. The LD designation will permit approximately 255 dwelling units at a density of up to five dwellings per gross acre.

RECOMMENDED ZONING

This Plan establishes the appropriate zones for implementation of the designated land uses. The zones delineated on **Exhibit E-2** will be adopted, by separate ordinance, with the approval of the Plan, but will not become effective until a successful phase shift has occurred. The zones proposed for implementation of this Plan include the following:

- CC-1-3/UVOZ with the Urban Village Overlay for the village. This zone will permit the development of commercial, office and residential land uses at the intensities necessary to create the pedestrian-oriented village.
- IP-2-1 for the employment center. This zone will permit the uses necessary to develop the employment center.
- RM-1-3 for the core residential area with a density of 20 dwelling units per acre.
- RM-1-2 for the core residential area which will have a density of 14 dwelling units per acre.
- RT-1-2 and RX-1-1 for the peripheral residential areas. These zones will allow each property owner to create projects that provide a variety of housing types.
- RX-1-1, RS-1-14, RS-1-13, and RS-1-11 for the low-density areas. These zones provide a variety of lot sizes to address the need for diverse housing stock among single-family homeowners.
- RS-1-8 for the very low-density areas.
- OC for those portions of existing parcels that are partially located within the MHPA.
- OR-1-2 for those parcels that are located completely within the MHPA.
- RS-1-13 for the optional (stand alone) Solana Beach elementary school site. This underlying zone will permit development of the site, consistent with the low-density designation, in the event the Solana Beach School District does not need this site for a school.
- RX-1-1 for the second (stand alone) Del Mar elementary school site. This is an underlying zone that will permit development in the event the Del Mar School District does not build this school.
- RS-1-14 for the private high school site. This underlying zone will permit the property owner to utilize the site in the event the school is not developed.
- RX-1-1 for the primary junior high school. This underlying zone will permit development of the site, consistent with low-density residential designation, in the event that a junior high school is not developed.

These zones are part of the approved Land Development Code and are not in effect yet. **Table 2-3** provides a conversion from the new to the existing designation.

SUBAREA RPO/ESL ANALYSIS

An inventory of biologically sensitive lands, as described in the MSCP Subarea Plan, was conducted by Natural Resource Consultants for the Plan. Maps of the steep slopes, floodplains, archaeological sites and wetlands were prepared and used to define the opportunities and constraints within the subarea. Considering the goals of the NCFUA Framework Plan, the various SR-56 alignments, and the opportunities and constraints of the site, the development footprint was created. Avoiding and minimizing impacts to environmentally sensitive lands dictated the ultimate design of the Pacific Highlands Ranch community. Specifically, the Plan addresses the City's resource preservation goals by clustering development away from the most sensitive resources.

The development plan for Pacific Highlands Ranch meets the intent of the interim RPO. It will preserve sensitive resources in the manner prescribed by RPO and the pending ESL Ordinance. In order to provide for regional transportation, SR-56, and implement the MSCP Subarea Plan, a Deviation from Sensitive Biological Resources Regulations will be required. Consistent with City Council Policy 600-40 (Long-Range Plan), the Plan ensures the protection of environmentally sensitive lands by preserving contiguous sensitive resources and providing mechanisms to acquire or protect these resources. Specifically, the Plan preserves the habitat corridors and areas that are contiguous to existing open space and MHPA areas. **Appendix D** includes both parcel-by-parcel and project level analyses required by the interim RPO. The following RPO and ESL impacts have been identified and addressed:

Alignment "D" Analysis

Alignment "D" of SR-56 includes the following impacts:

The majority of steep slopes occur on the edges of the planning area. However, 19 percent of the 25 percent or greater slopes within the subarea will be impacted by the development footprint. These slopes are generally in four areas: the western portion of La Zanja Canyon, the northeast corner of Gonzales Canyon, the east end of Gonzales Canyon and the central core of the development area near Rancho Glens Estates. The total steep slope acreage impacted by development is 70 acres. The combination of steep slopes, spread throughout the subarea, and the NCFUA Framework Plan requirement to develop a pedestrian-oriented community results in encroachments into these areas. In addition, the possible realignment of SR-56 through the development area eliminates relatively flat areas from the development footprint.

The wetland impacts in Pacific Highlands Ranch will be generally limited to finger drainage areas. The impacts will generally occur in four areas: the northeast corner of Gonzales Canyon, the created link for wildlife corridor, the core development area near Rancho Glens Estates and the north side of McGonigle Canyon east of Rancho Glens Estates. The majority of the impacted wetland areas consist of narrow (up to six feet in width) areas within the

body of the development footprint where avoidance is impossible. These areas represent approximately 2.2 acres (4.9 percent) of the wetlands within Subarea III. Except for the street crossings of the urban amenity and Carmel Valley Creek, the majority of the wetlands within Pacific Highlands Ranch will remain undisturbed and impacts will be minimized.

The development footprint for the subarea will impact 30.6 acres (11.5 percent) of lands mapped as floodplain by the federal government. These impacts occur in three areas: the south end of Rancho Glens Estates, the west end of the subarea at Old El Camino Real and the east side of Rancho Glens Estates north of McGonigle Canyon. Rancho Glens Estates is an existing development and was developed in conformance with the City's floodplain development standards. The western portion of the subarea is within the drainage area for Gonzales Canyon and each property owner will be required to comply with the City's floodplain development standards prior to issuance of a building permit. The eastern portion of the subarea, east of Rancho Glens Estates and south of SR-56, has a small area that is within the floodplain. The grading plan was designed to prevent down stream scouring or alter upstream water flow. Furthermore, prior to development within the floodplain, the property owner will be required to comply with the City's floodplain development standards.

No impacts within the adjusted MHPA boundary (except for necessary community facilities) are proposed by this Plan. Approximately 71.2 acres of Tiers I, II, and III and wetland habitats outside the MHPA boundary will be lost; however, the habitat will be mitigated inside the MHPA with 82 acres of similar habitat. No narrow endemic species have been found within the boundaries of the Pacific Highlands Ranch Subarea.

CEQA covered species and land supporting rare, threatened or endangered species have been identified on several properties. Most of these species are located within the MHPA boundary and will not be impacted by the development footprint. However, there are instances where species may be lost in the effort to provide a pedestrian-oriented community and to accommodate the realigned SR-56. Such losses will be mitigated in conformance with the MSCP Subarea Plan.

Archaeological sites have been found on two properties, Pardee and Lin/Kasai. The sites on the Pardee property are located within the SR-56 alignment and impacts to those sites will be the responsibility of the California Department of Transportation. The Lin/Kasai property is impacted by SR-56 and the development footprint. Impacts related to the development footprint will be mitigated in conformance with RPO.

COMMUNITY FACILITIES

The community facilities described and referenced in **Chapters 3 and 7** will be provided within the "D" alignment alternative. These facilities include, but are not limited to, streets, schools, parks, civic areas, transit system, trails, fire stations, a library and active use areas.

IMPLEMENTATION

The Community Design Element (**Chapter 5**) provides design principles for development of the subarea. **Chapter 8** provides details on the implementation of land use plan.

CONFORMANCE WITH THE FRAMEWORK PLAN

The Pacific Highlands Ranch land use element conforms to the Framework Plan in the following areas:

- Creation of a land use pattern that is distinctive and capable of fostering appealing and enjoyable business districts and neighborhoods.
- Concentration of residential developments in a series of compact and diverse neighborhoods that provide a wide variety of urban services.
- Integration of various means of non-automobile transport into the land use plan. These alternatives will serve all parts of the subarea.
- Restriction of densities to preclude negative impacts to existing communities and surrounding natural features and habitat.

STATE ROUTE 56 CENTRAL ALIGNMENT LAND USE PLAN

This alignment is the most direct route between Carmel Valley and Rancho Peñasquitos. The North City Future Urbanizing Area (NCFUA) Framework Plan includes this alignment in its graphics as the middle section of SR-56.

The Central alignment of SR-56 enters the Pacific Highlands Ranch in the southwest corner of the planning area. Topographically, this places the freeway in McGonigle Canyon and adjacent to Carmel Creek. This location is similar to the other SR-56 alignments (**Exhibit 4-1**). However, rather than traversing northerly up toward the crest of the canyon, this alignment continues in an easterly fashion in McGonigle Canyon. Near the intersection of McGonigle and Deer Canyons, the freeway proceeds northeasterly on the south-facing slope of Santa Monica Ridge. This route enters the Torrey Highlands community (Subarea IV) on its western boundary near its southeast corner.

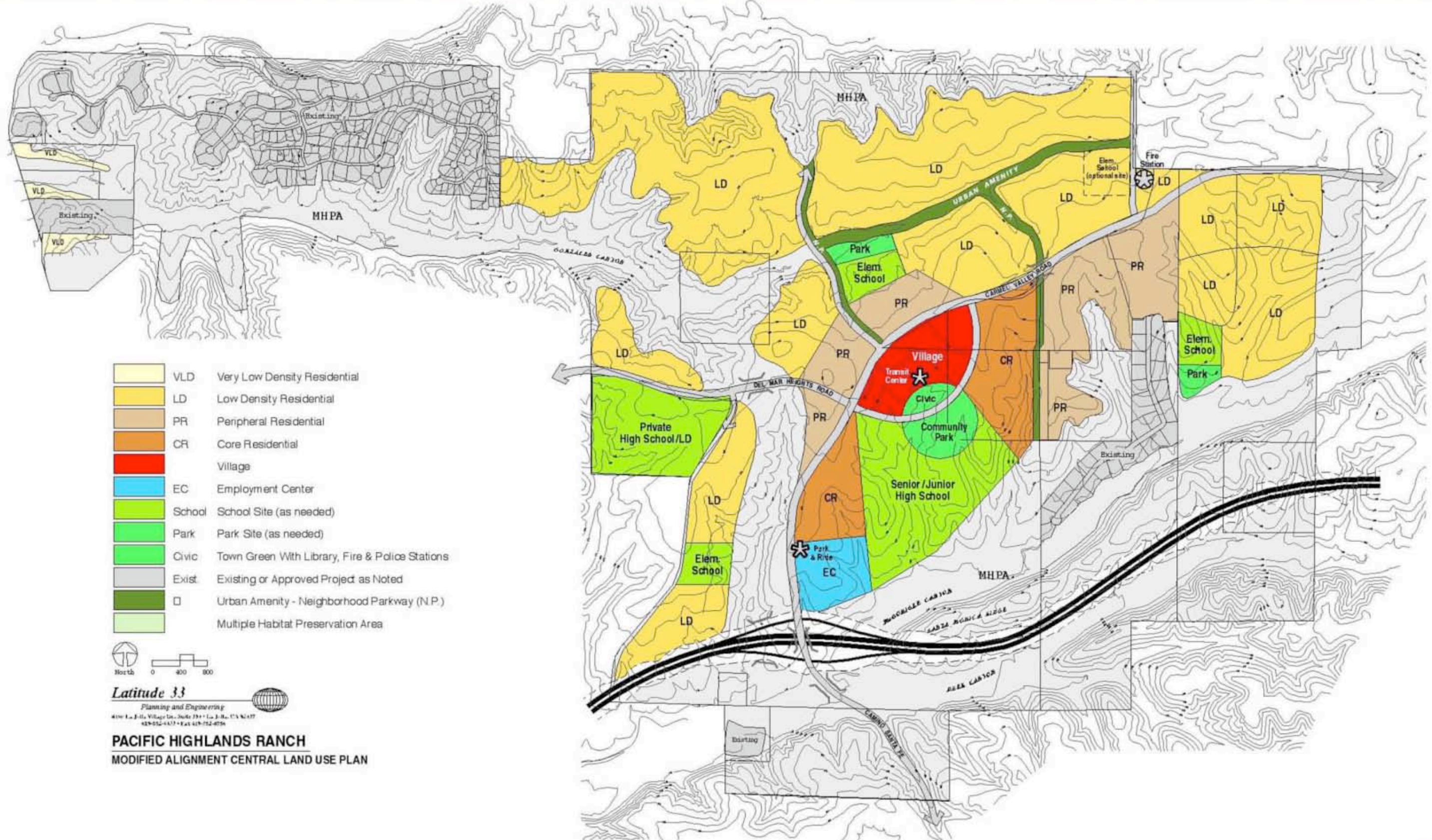
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This plan has been prepared to address the land use implications associated with the possible selection and adoption of the Central alignment for SR-56. As demonstrated in **Exhibit E-3**, this plan is similar to the land plan for the "F" alignment; however, the shift in SR-56 to the Central alignment provides an opportunity to remove a dividing element from the community.



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PACIFIC HIGHLANDS RANCH
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An attractive town center which serves as the community anchor is reinforced by five related community elements:

- A modified street grid system.
- Design standards that foster a pedestrian-friendly environment and articulate a community theme.
- A pattern of development that blends commercial and residential uses.
- Convenient pedestrian, bicycle and transit access to the commercial core, which is within a one quarter-mile radius (five-minute walking distance) of the majority of the community population.
- A transit center within the town center to take advantage of the concentration of uses, higher densities, and its central location within the subarea, and to reinforce multiple ridership transportation modes within and outside the community.

The design of the town center will accommodate various types of development which are based on their relationship to automobile traffic and lot sizes necessary for the type of development. This concept locates the homes of most of Pacific Highlands Ranch residents near the goods and services they need. By layering the intensity of uses from the major roads (highest automobile use) on the periphery, toward the center (lowest automobile use), the area becomes more appealing for pedestrian activity. With the inclusion of residential units among the commercial uses, pedestrian activity is further encouraged and reinforced.

The blending of residential and commercial uses results in increased pedestrian activity which fosters a sense of community and connectedness among residents.

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Approximately 23 acres within the town center are designated for employment center uses and facilities. Typical uses include:

- Scientific research and development uses.
- Light industrial and manufacturing uses.
- Professional and corporate office uses.
- Accessory uses such as restaurants, child care, business support, and other convenience facilities. Such uses will be limited by the zone.

The employment center may also integrate design considerations for future transit services in the area. Transit support facilities should be incorporated within the employment center to allow for private shuttles or eventual public transit service. Public transit service providers will make the actual determination when and under what circumstances transit services will be provided to the community. A park-and-ride will be located within the employment center to facilitate ride sharing for work and special events.

The employment center should be developed in a campus type setting, which emphasizes ample landscaped grounds instead of paved surfaces. In addition, the area should accommodate ample and convenient pedestrian and bicycle linkages with other parts of the town center and Pacific Highlands Ranch. Buildings developed within the employment center campus should incorporate features that promote alternative modes of transportation to the automobile, such as secure bicycle storage facilities and preferential ride-sharing parking.

Village

The village is the residential, commercial and civic core of the town center. The 34-acre village includes 500 residential dwellings, 150,000 square feet of retail space, 150,000 square feet of office space, a transit center and a civic use area. The actual square footage of retail and office space can be modified to respond to market demands, so long as a total of 300,000 square feet is not exceeded and 100,000 square feet of retail uses are provided.

A) Village Zones

Those portions of the village area that abut Carmel Valley Road (Zone 1) provide for commercial uses that require large pads and typify the modern commercial, automobile-oriented, development pattern. Beyond the larger pads will be smaller lots with a mix of residential and commercial uses; this constitutes the less automobile-oriented development area (Zone 2). This area will be marked with appealing pedestrian facades and reduced or eliminated setbacks. The interior of the village area will expand upon the pedestrian-oriented development pattern with vehicle access at the rear of lots and the use of screened parking areas or parking structures (Zone 3) (**Exhibit 2-4**).

Except for Zone 1, commercial developments within the village should locate parking areas to the interior of blocks or within structures so the parking does not interfere with movements of pedestrians.

Zone 1 of “main street” (see **Chapter 5** for additional discussion) is the area where auto-accessible development should be located. It is also the outer edge of the village, and can accommodate larger parking areas and anchor stores. Arterial-oriented anchor tenants and other auto-dependent users should attempt to balance the needs of pedestrian and automobiles.

The commercial users in Zone 1 should be connected to the interior of the village by shops and stores that are oriented toward the street and promote pedestrian activity. Behind the large commercial spaces and buildings, the next layer of commercial uses should comprise medium-sized commercial enterprises (Zone 2). These shops and commercial spaces should be oriented toward the street and designed to provide pedestrian access through such features as reduced setbacks, screened or common parking, window boxes and public spaces.

The center of the village should be designed to limit automobile access and increase pedestrian appeal, safety and movement (Zone 3). Again, these design features may include eliminated or reduced setbacks, common parking areas that are screened, large

window areas, safety lighting and public spaces (**Exhibits 2-5 and 2-6**). The inclusion of approximately 500 residences within the village area of the town center will assist in fostering a high level of pedestrian activity. In addition to automobile and mass transportation that connect the surrounding neighborhoods to the village and town center, the subarea transportation system includes multiple non-motorized trails and paths.

Additional on-street parking, perhaps including diagonal spaces, should be encouraged in all three zones to maximize public parking.

B) *Civic Areas and Uses*

The City of San Diego provides access to City services for citizens by creating satellite offices within various communities. The village includes approximately five acres to be utilized for civic activities such as meeting rooms, a transit center, pedestrian plaza and a civic use area.

The San Dieguito Union High School District and the City of San Diego may jointly pursue development of a library and a performing arts center, to serve both the students and residents of Pacific Highlands Ranch. The creation of a library or performing arts center to serve both the San Dieguito Union High School District and the City of San Diego is limited by issues of access and financing. Specifically, the City of San Diego will need to assure that residents of the area are able to utilize the library during normal hours of operation. Likewise, use of a performing arts center must provide for the needs of all users and cannot be limited to high school students. In addition, financing of such facilities is difficult and costly. While developing one facility to serve both groups may save operating expenses, these savings may be exceeded by the cost of creating a funding mechanism which serves and protects both parties. Through the possible joint development of a library and a performing arts center, the community could achieve a blending of students and other residents within facilities that meet the needs of both the School District and the community. In the event a library and a performing arts center is not jointly developed, a stand alone branch library should be located in the civic use area.

The civic use area abuts core residential areas and the community park, thereby providing residents an opportunity to generate stronger ties with their neighbors and with the community as a whole.

C) *Village Development*

To assure that development proceeds consistent with the Plan and with other City document policies and ordinances, commercial, employment, and residential development within the village will require approval of a planned development permit, or successor permits for each project. Conditional uses, consistent with the Plan, may also be allowed through approval of a Conditional Use Permit. Specific design and development policies for the village are contained in **Chapter 5** (Community Design).

Chapter 5 also provides details on the spatial arrangement of buildings and their relationship to the other elements of the village. The village will be created as Pacific Highlands Ranch develops. Flexibility and adherence to the overall land use goals of this text will guide future planning and development decisions.

Residential Neighborhoods

The Plan designates 5,510 residential units distributed throughout the community (this total includes housing units already developed or approved for development in the subarea). The residential unit mix of different densities and product types is arranged to create small neighborhoods with distinctive characteristics.

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses will be integrated in the town center and the circulation element will accommodate pedestrian, bicycle, transit and equestrian access with comparable ease to what motorized vehicles enjoy.

A diverse variety of housing options are provided to ensure that residential opportunities are available to accommodate a range of incomes. A fine-grain mixture of residential densities will be achieved through adherence to the design guidelines in **Chapter 5**.

The residential neighborhood element of Pacific Highlands Ranch is organized in a hierarchical fashion. Homes will be grouped into neighborhoods and neighborhoods will be grouped together to form residential districts. The housing products of each district represent the clustering of like residences and the layering of densities throughout the community. Each district is connected with other neighborhood districts by a system of trails, bikeways and streets.

The traditional and higher-density, transit-dependent housing is located within the village of the town center. As one moves farther from the village, the density becomes less intense, and housing types are predominantly single-family. The town center neighborhoods should contain a mix of small-lots, large-lots, second units, duplexes and triplexes.

To assure that all residential development contributes in a positive manner to the community, the Community Design Element of the Plan (**Chapter 5**) expands upon various design issues. These issues include open spaces, setbacks, garage siting, street patterns and housing types and density.

A) *Village Residential*

This area will consist of high-density residential development within the village area of the town center. The maximum density in the village will be 34 du/acre (gross) with a maximum of 500 dwelling units at buildout. By mixing commercial and residential land uses and defining high quality streetscape and building design within the village area, pedestrian activity will be greatly enhanced.

Village residences will be designed with a palette of colors and articulated through the use of various architectural features to create a visually interesting and variegated street scene.

Streetscape quality and pedestrian orientation are stimulated by the fine-grain mixture of housing types and densities, the use of small blocks, a limited street system and sensitive size and building design. The Community Design Element (**Chapter 5**) of the Plan describes how this will occur. Access to the village will occur primarily via pedestrian and bicycle linkages to encourage and support alternative modes of transportation access.

B) *Core Residential*

These residential areas will include diverse housing products such as small-lot single-family homes, duplexes, triplexes and townhouse/flat combinations. Single-family dwellings with a second unit are permitted within this designation. The general density range is from 9-14 du/acre (gross). The total number of dwelling units for this category is approximately 1,030. These areas should create a positive transition from high-density multifamily to single-family detached neighborhoods. The pedestrian activity within these areas is important to the integration of each neighborhood into the community as a whole.

The core residential areas located on the same side of Carmel Valley Road and abutting the village or abutting the employment center will be permitted to have a maximum density of 20 du/acre (gross). These areas are intended to augment the residential development within the village.

Streetscape quality and pedestrian orientation are served by implementing the fine-grained mixture of housing types and densities, the use of a modified grid street system and sensitive size and building design. The Community Design Element (**Chapter 5**) of this text describes how this will occur. Access to the village includes pedestrian and bicycle linkages to encourage and support alternative modes of transportation.

C) *Peripheral Residential*

Peripheral residential neighborhoods have a density range of 5-9 du/acre (gross), which translates to approximately 1,140 dwelling units. Single-family homes are likely to be the predominant product type. Housing types may include conventional-lot and small-lot

single-family homes. Single-family homes with a second unit, duplexes and triplexes are also permitted.

Clear pedestrian and bicyclist linkages have been created within and between adjacent neighborhoods and the rest of the community. The lots within these areas will be designed with neighborly interaction in mind. Such features may include shallow front yard setbacks, height restrictions, specified floor area ratios, front porches and garage orientations (away from the street). Common areas may be located within the development that will provide recreational amenities such as pools, picnic areas, ball courts and clubhouses.

D) *Low-Density Residential*

These residential areas have a density of 2-5 du/acre (gross), with single-family residences the only permitted residential use, yielding approximately 2,620 dwelling units. These neighborhoods should be designed to preserve natural topography and features. The provision of clear pedestrian and open space linkages within and between neighborhoods is encouraged through the use of trails.

Lot and street alignments will be adapted to the topography and other natural features of the area to create a sensitive and unique series of neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, minimizes the need for extensive earthwork.

Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services.

Additional public open spaces should be created at the edge of the MHPA to create focal points, utilize public view opportunities, trailheads and to visually link neighborhoods and sections of the overall subarea.

E) *Very Low-Density Residential*

These single-family neighborhoods have an average density of less than 1 du/acre and account for 192 units (includes 180 units of existing projects) in the Pacific Highlands Ranch Subarea. Single-family homes are the only permitted use.

PRIVATE HIGH SCHOOL

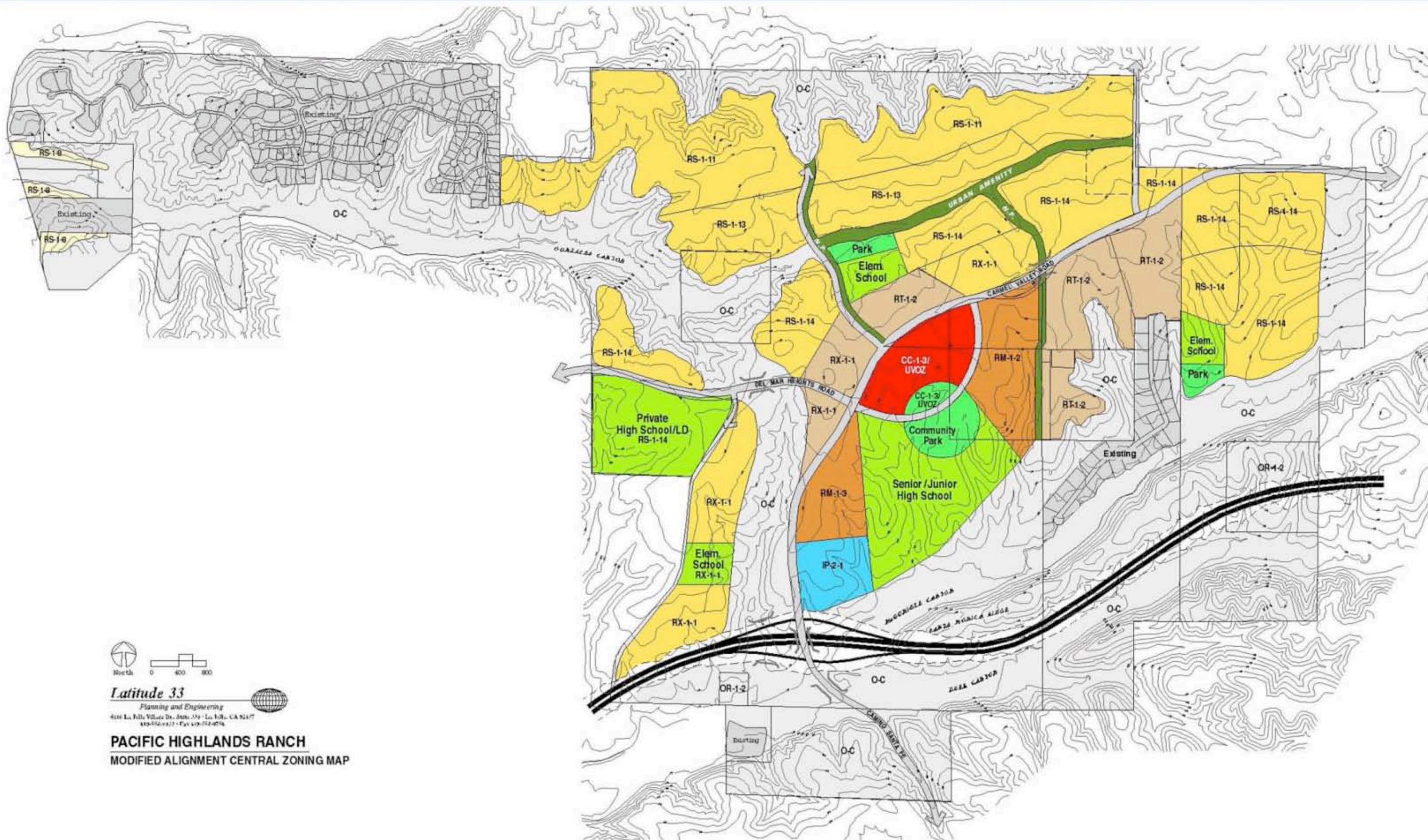
Included within the Plan is a private high school. The Catholic Diocese has purchased a 54-acre site on the south side of Del Mar Heights Road on the western boundary of the subarea and the northern boundary of SeaBreeze Farms. The campus will accommodate up to 2,200 students (grades 9- 12), and will include a community parish church that will share facilities with the school and have a worship space large enough to seat faculty and student body. It is envisioned that the school will serve the greater north county region and may include residences for grounds keeper and rectory for parish pastor. It will require a Conditional Use

Permit (CUP) from the City of San Diego. If the high school is not approved, the site should be developed in a manner consistent with the low-density (LD) land use designation. The LD designation will permit approximately 255 dwelling units at a density of up to five dwellings per gross acre.

RECOMMENDED ZONING

This Plan establishes the appropriate zones for implementation of the designated land uses. The zones delineated on **Exhibit E-2** will be adopted, by separate ordinance, with the approval of the Plan, but will not become effective until a successful phase shift has occurred. The zones proposed for implementation of this Plan include the following:

- CC-1-3/UVOZ with the Urban Village Overlay for the village. This zone will permit the development of commercial, office and residential land uses at the intensities necessary to create the pedestrian-oriented village.
- IP-2-1 for the employment center. This zone will permit the uses necessary to develop the employment center.
- RM-1-3 for the core residential area with a density of 20 dwelling units per acre.
- RM-1-2 for the core residential area which will have a density of 14 dwelling units per acre.
- RT-1-2 and RX-1-1 for the peripheral residential areas. These zones will allow each property owner to create projects that provide a variety of housing types.
- RX-1-1, RS-1-14, RS-1-13, and RS-1-11 for the low-density areas. These zones provide a variety of lot sizes to address the need for diverse housing stock among single-family homeowners.
- RS-1-8 for the very low-density areas.
- OC for those portions of existing parcels that are partially located within the MHPA.
- OR-1-2 for those parcels that are located completely within the MHPA.
- RS-1-13 for the optional (stand alone) Solana Beach elementary school site. This underlying zone will permit development of the site, consistent with the low-density designation, in the event the Solana Beach School District does not need this site for a school.
- RX-1-1 for the second (stand alone) Del Mar elementary school site. This is an underlying zone that will permit development in the event the Del Mar School District does not build this school.
- RS-1-14 for the private high school site. This underlying zone will permit the property owner to utilize the site in the event the school is not developed.
- RM-1-2 for the primary junior high school. This underlying zone will permit development of the site, consistent with low-density residential designation, in the event that a junior high school is not developed.



North 0 400 800

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PACIFIC HIGHLANDS RANCH
MODIFIED ALIGNMENT CENTRAL ZONING MAP



These zones are part of the approved Land Development Code and are not in effect yet. **Table 2-3** provides a conversion from the new to the existing designation.

COMMUNITY FACILITIES

The community facilities described and referenced in **Chapters 3** and **7** will be provided within the Central alignment alternative. These facilities include, but are not limited to, streets, schools, parks, civic areas, transit system, trails, fire stations, a library and active use areas.

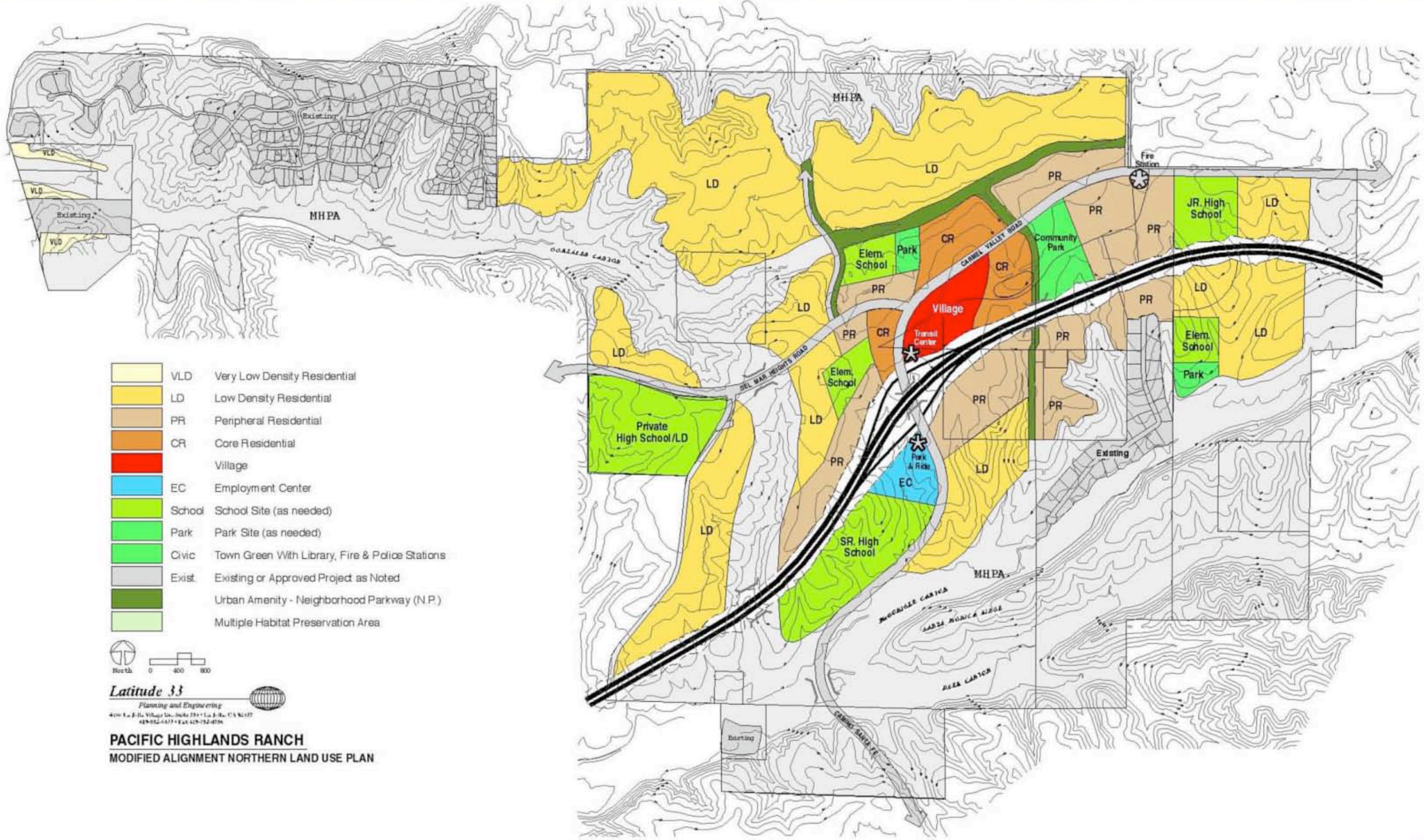
IMPLEMENTATION

The Community Design Element (**Chapter 5**) provides design principles for development of the subarea. **Chapter 8** provides details on the implementation of the land use plan.

CONFORMANCE WITH THE FRAMEWORK PLAN

The Pacific Highlands Ranch land use element conforms to the Framework Plan in the following areas:

- Creation of a land use pattern that is distinctive and capable of fostering appealing and enjoyable business districts and neighborhoods.
- Concentration of residential developments in a series of compact and diverse neighborhoods that provide a wide variety of urban services.
- Integration of various means of non-automobile transport into the land use plan. These alternatives will serve all parts of the subarea.
- Restriction of densities to preclude negative impacts to existing communities and surrounding natural features and habitat.



- VLD Very Low Density Residential
- LD Low Density Residential
- PR Peripheral Residential
- CR Core Residential
- Village
- EC Employment Center
- School School Site (as needed)
- Park Park Site (as needed)
- Civic Town Green With Library, Fire & Police Stations
- Exist. Existing or Approved Project as Noted
- Urban Amenity - Neighborhood Parkway (N.P.)
- Multiple Habitat Preservation Area

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PACIFIC HIGHLANDS RANCH
MODIFIED ALIGNMENT NORTHERN LAND USE PLAN



STATE ROUTE 56 NORTHERN ALIGNMENT LAND USE PLAN

This alignment is located between alignments “D” and “F” (**Exhibit 4-1**). The environmental impacts associated with this alignment are analyzed in the initial draft Environmental Impact Report which was prepared by the City of San Diego.

The Northern alignment of SR-56 enters Pacific Highlands Ranch in the southwest corner of the planning area. Topographically, this places the freeway in McGonigle Canyon and adjacent to Carmel Creek. This location is similar to the other SR-56 alignments. From this position, the alignment traverses northerly along the north slope of McGonigle Canyon, toward the crest of the canyon. The freeway arcs easterly on the north side of Rancho Glens Estates, then begins to move in a southeasterly direction as it enters the Torrey Highlands community (Subarea IV).

The circulation system for Pacific Highlands Ranch is based upon one interchange at Camino Santa Fe. The development of an additional interchange, if needed, to serve buildout of the NCFUA and unincorporated areas of the County, along SR-56 is not precluded (**Exhibit 4-2**).

LAND USE

Many of the concepts in the "F" alignment subarea plan alternative are valid for the Northern alignment alternative. Specifically, preservation and enhancement of the MHPA are the most significant elements of the plan. The remainder of the land uses will achieve the Framework Plan principle of pedestrian-oriented development in and around the village and town center. The focus on non-motorized travel and movement has shaped the land use patterns contained within the Northern alignment plan. The Community Design Element (**Chapter 5**) and the master rezoning provide property owners and City staff with the basic tools for implementing the goals and principles associated with this plan.

Land Use Plans

This plan has been prepared to address the land use implications associated with the possible selection and adoption of the Northern alignment for SR-56. As demonstrated in **Exhibit E-5**, this plan is similar to the land plan for the "D" alignment; however, the shift in SR-56 to the Central alignment provides an opportunity to remove a dividing element from the community.

The plan has been developed based on three major functional elements:

- The Town Center
- The Village
- The Residential Neighborhoods

Town Center

The town center is the most important element for creating a strong sense of place and community. Therefore, a major objective of this plan is to create and develop a town center that is pedestrian-oriented and serves as the retail, commercial, employment and social hub of the Pacific Highlands Ranch community. The approximately 110-acre town center includes approximately 1,000 dwelling units, up to 300,000 square feet of retail and office space, a 50-acre senior high school, a 20-acre community park, a five-acre civic use area and a 200,000 square-foot employment center. The focal point of the town center is the village. The village consists of residential, commercial and civic uses and will be discussed below. A significant effect of this blending of land uses will be to reduce the need for automobile trips both within and outside the community. To that end, the Plan locates the town center and the village areas at the geographic center of the community, with direct multi-modal transportation linkages to the surrounding neighborhoods via trails as well as roads.

An attractive town center that serves as the community anchor is reinforced by five related community elements:

- A modified street grid system.
- Design standards that foster a pedestrian-friendly environment and articulate a community theme.
- A pattern of development that blends commercial and residential uses.
- Convenient pedestrian, bicycle, and transit access to the commercial core, which is within a one quarter-mile radius (five-minute walking distance) of the majority of the community population.
- A transit center within the town center to take advantage of the concentration of uses, higher densities, and its central location within the subarea, and to reinforce multiple ridership transportation modes within and outside the community.

The design of the town center will accommodate various types of development which are based on their relationship to automobile traffic and lot sizes necessary for the type of development. This concept locates the homes of most of Pacific Highlands Ranch residents near the goods and services they need. By layering the intensity of uses from the major roads (highest automobile use) on the periphery, toward the center (lowest automobile use), the area becomes more appealing for pedestrian activity. With the inclusion of residential units among the commercial uses, pedestrian activity is further encouraged and reinforced. The blending of residential and commercial uses results in increased pedestrian activity which fosters a sense of community and connectedness among residents.

A) Residential Development

Within the town center, there will be 1,000 residential dwelling units developed. Density of residential uses will range up to 34 dwelling units per acre (du/acre) gross. These residential units will accommodate approximately 2,600 people. This population assures the successful development of a true compact community that will support the

commercial and office uses, as well as reduce the frequency of single-occupant vehicle trips.

A wide range of housing types and affordability will be provided in the town center including townhouses, apartments, duplexes, single-family residences with accessory units and small-lot single-family homes. Residential densities will decrease as the distance from the village increases. The emphasis in this core residential area will be to provide attractive rental and for-sale housing integrated with the core commercial establishments.

B) *Employment Center*

The commute from home to work typically generates about one-third of all daily vehicle trips. By providing an employment center within Plan it may reduce vehicle trips. The location of the employment center on the periphery of the town center will provide convenient access for residents of the community who also work there.

Approximately 14 acres within the town center are designated for employment center uses and facilities. Typical uses include:

- Scientific research and development uses.
- Light industrial and manufacturing uses.
- Professional and corporate office uses.
- Accessory uses such as restaurants, child care, business support, and other convenience facilities. Such uses will be limited by the zone.

The employment center may also integrate design considerations for future transit services in the area. Transit support facilities should be incorporated within the employment center to allow for private shuttles or eventual public transit service. Public transit service providers will make the actual determination when and under what circumstances transit services will be provided to the community. A park-and-ride will be located within the employment center to facilitate ride sharing for work and special events.

The employment center should be developed in a campus type setting, which emphasizes ample landscaped grounds instead of paved surfaces. In addition, the area should accommodate ample and convenient pedestrian and bicycle linkages with other parts of the town center and Pacific Highlands Ranch. Buildings developed within the employment center campus should incorporate features that promote alternative modes of transportation to the automobile, such as secure bicycle storage facilities, and preferential ride-sharing parking.

Village

The village is the residential, commercial and civic core of the town center. The 24-acre village includes 500 residential dwellings, 150,000 square feet of retail space, 150,000 square feet of office space, a transit center and a civic use area. The actual square footage of retail and office space can be modified to respond to market demands, so long as a total of 300,000 square feet is not exceeded, and 100,000 square feet of retail uses are provided.

A) *Village Zones*

Those portions of the village area that abut Carmel Valley Road (Zone 1) provide for commercial uses that require large pads and typify the modern commercial, automobile-oriented development pattern. Beyond the larger pads will be smaller lots with a mix of residential and commercial uses; this constitutes the less automobile-oriented development area (Zone 2). This area will be marked with appealing pedestrian facades and reduced or eliminated setbacks. The interior of the village area will expand upon the pedestrian-oriented development pattern with vehicle access at the rear of lots and the use of screened parking areas or parking structures (Zone 3) (**Exhibit 2-4**).

Except for Zone 1, commercial developments within the village should locate parking areas to the interior of blocks or within structures, so the parking does not interfere with movements of pedestrians.

Zone 1 of “main street” (see **Chapter 5** for additional discussion) is the area where auto-accessible development should be located. It is also the outer edge of the village and can accommodate larger parking areas and anchor stores. Arterial-oriented anchor tenants and other auto-dependent users should attempt to balance the needs of pedestrian and automobiles.

The commercial users in Zone 1 should be connected to the interior of the village by shops and stores which are oriented toward the street and promote pedestrian activity. Behind the large commercial spaces and buildings, the next layer of commercial uses should comprise medium-sized commercial enterprises (Zone 2). These shops and commercial spaces should be oriented toward the street and designed to provide pedestrian access through such features as reduced setbacks, screened or common parking, window boxes and public spaces.

The center of the village should be designed to limit automobile access and increase pedestrian appeal, safety and movement (Zone 3). Again, these design features may include eliminated or reduced setbacks, common parking areas which are screened, large window areas, safety lighting and public spaces (**Exhibits 2-5 and 2-6**). The inclusion of approximately 500 residences within the village area of the town center will assist in fostering a high level of pedestrian activity. In addition to automobile and mass transportation that connect the surrounding neighborhoods to the village and town center, the subarea transportation system includes multiple non-motorized trails and paths.

Additional on-street parking, perhaps including diagonal spaces, should be encouraged in all three zones to maximize public parking.

B) *Civic Areas and Uses*

The City of San Diego provides access to City services for citizens by creating satellite offices within various communities. The village includes approximately five acres to be utilized for civic activities such as meeting rooms, a transit center, pedestrian plaza and a civic use area.

The San Dieguito Union High School District and the City of San Diego may jointly pursue development of a library and a performing arts center, to serve both the students and residents of Pacific Highlands Ranch. The creation of a library or performing arts center to serve both the San Dieguito Union High School District and the City of San Diego is limited by issues of access and financing. Specifically, the City of San Diego will need to assure that residents of the area are able to utilize the library during normal hours of operation. Likewise, use of a performing arts center must provide for the needs of all users, and cannot be limited to high school students. In addition, financing of such facilities is difficult and costly. While developing one facility to serve both groups may save operating expenses, these savings may be exceeded by the cost of creating a funding mechanism that serves and protects both parties. Through the possible joint development of a library and a performing arts center, the community could achieve a blending of students and other residents within facilities that meet the needs of both the School District and the community. In the event a library and a performing arts center are not jointly developed, a stand alone branch library should be located in the civic use area.

The civic use area abuts core residential areas and the community park, thereby providing residents an opportunity to generate stronger ties with their neighbors and with the community as a whole.

C) *Village Development*

To assure that development proceeds consistent with the Plan and with other City document policies and ordinances, commercial, employment and residential development within the village will require approval of a planned development permit, or successor permits for each project. Conditional uses, consistent with the Plan, may also be allowed through approval of a Conditional Use Permit. Specific design and development policies for the village are contained in **Chapter 5** (Community Design).

Chapter 5 also provides details on the spatial arrangement of buildings and their relationship to the other elements of the village. The village will be created as Pacific Highlands Ranch develops. Flexibility and adherence to the overall land use goals of this text will guide future planning and development decisions.

Residential Neighborhoods

The Plan designates 4,950 residential units distributed throughout the community (this total includes housing units already developed or approved for development in the subarea). The residential unit mix of different densities and product types is arranged to create small neighborhoods with distinctive characteristics.

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses will be integrated in the town center and the circulation element will accommodate pedestrian, bicycle, transit and equestrian access with comparable ease to what motorized vehicles enjoy.

A diverse variety of housing options are provided to ensure that residential opportunities are available to accommodate a range of incomes. A fine-grain mixture of residential densities will be achieved through adherence to the design guidelines in **Chapter 5**.

The residential neighborhood element of Pacific Highlands Ranch is organized in a hierarchical fashion. Homes will be grouped into neighborhoods and neighborhoods will be grouped together to form residential districts. The housing products of each district represent the clustering of like residences and the layering of densities throughout the community. Each district is connected with other neighborhood districts by a system of trails, bikeways and streets.

The traditional and higher-density, transit-dependent housing is located within the village of the town center. As one moves farther from the village, the density becomes less intense, and housing types are predominantly single-family. The town center neighborhoods should contain a mix of small-lots, large-lots, second units, duplexes and triplexes.

To assure that all residential development contributes in a positive manner to the community, the Community Design Element of the Plan (**Chapter 5**) expands upon various design issues.

These issues include open spaces, setbacks, garage siting, street patterns and housing types and density.

A) Village Residential

This area will consist of high-density residential development within the village area of the town center. The maximum density in the village will be 34 du/acre (gross) with a maximum of 500 dwelling units at buildout. By mixing commercial and residential land uses and defining high quality streetscape and building design within the village area, pedestrian activity will be greatly enhanced.

Village residences will be designed with a palette of colors and articulated through the use of various architectural features to create a visually interest and variegated street scene.

Streetscape quality and pedestrian orientation are stimulated by the fine-grain mixture of housing types and densities, the use of small blocks, a limited street system and sensitive size and building design. The Community Design Element (**Chapter 5**) of the Plan describes how this will occur. Access to the village will occur primarily via pedestrian and bicycle linkages to encourage and support alternative modes of transportation access.

B) *Core Residential*

These residential areas will include diverse housing products such as small-lot single-family homes, duplexes, triplexes and townhouse/flat combinations. Single-family dwellings with a second unit are permitted within this designation. The general density range is from 9-14 du/acre (gross). The total number of dwelling units for this category is approximately 580. These areas should create a positive transition from high-density multifamily to single-family detached neighborhoods. The pedestrian activity within these areas is important to the integration of each neighborhood into the community as a whole.

The core residential areas located on the same side of Carmel Valley Road and abutting the village or abutting the employment center will be permitted to have a maximum density of 20 du/acre (gross). These areas are intended to augment the residential development within the village.

Streetscape quality and pedestrian orientation are served by implementing the fine-grained mixture of housing types and densities, the use of a modified grid street system and sensitive size and building design. The Community Design Element (**Chapter 5**) of this text describes how this will occur. Access to the village includes pedestrian and bicycle linkages, to encourage and support alternative modes of transportation.

C) *Peripheral Residential*

Peripheral residential neighborhoods have a density range of 5-9 du/acre (gross), which translates to approximately 1,460 dwelling units. Single-family homes are likely to be the predominant product type. Housing types may include conventional-lot and small-lot single-family homes. Single-family homes with a second unit, duplexes and triplexes are also permitted.

Clear pedestrian and bicyclist linkages have been created within and between adjacent neighborhoods and the rest of the community. The lots within these areas will be designed with neighborly interaction in mind. Such features may include shallow front yard setbacks, height restrictions, specified floor area ratios, front porches and garage orientations (away from the street). Common areas may be located within the development that will provide recreational amenities such as pools, picnic areas, ball courts and clubhouses.

D) *Low-Density Residential*

These residential areas have a density of 2-5 du/acre (gross), with single-family residences the only permitted residential use, yielding approximately 2,200 dwelling units. These neighborhoods should be designed to preserve natural topography and features. The provision of clear pedestrian and open space linkages within and between neighborhoods is encouraged through the use of trails.

Lot and street alignments will be adapted to the topography and other natural features of the area to create a sensitive and unique series of neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, minimizes the need for extensive earthwork.

Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services.

Additional public open spaces should be created at the edge of the MHPA to create focal points, utilize public view opportunities, trail heads and to visually link neighborhoods and sections of the overall subarea.

E) *Very Low-Density Residential*

These single-family neighborhoods have an average density of less than 1 du/acre, and account for 192 units (includes 180 units of existing projects) in the Pacific Highlands Ranch Subarea. Single-family homes are the only permitted use.

PRIVATE HIGH SCHOOL

Included within the Plan is a private high school. The Catholic Diocese has purchased a 54-acre site on the south side of Del Mar Heights Road on the western boundary of the subarea and the northern boundary of SeaBreeze Farms. The campus will accommodate up to 2,200 students (grades from 9-12), and will include a community parish church that will share facilities with the school and have a worship space large enough to seat faculty and student body. It is envisioned that the school will serve the greater north county region and may include residences for grounds keeper and rectory for parish pastor. It will require a Conditional Use Permit (CUP) from the City of San Diego. If the high school is not approved, the site should be developed in a manner consistent with the low-density (LD) land use designation. The LD designation will permit approximately 255 dwelling units at a density of up to five dwellings per gross acre.

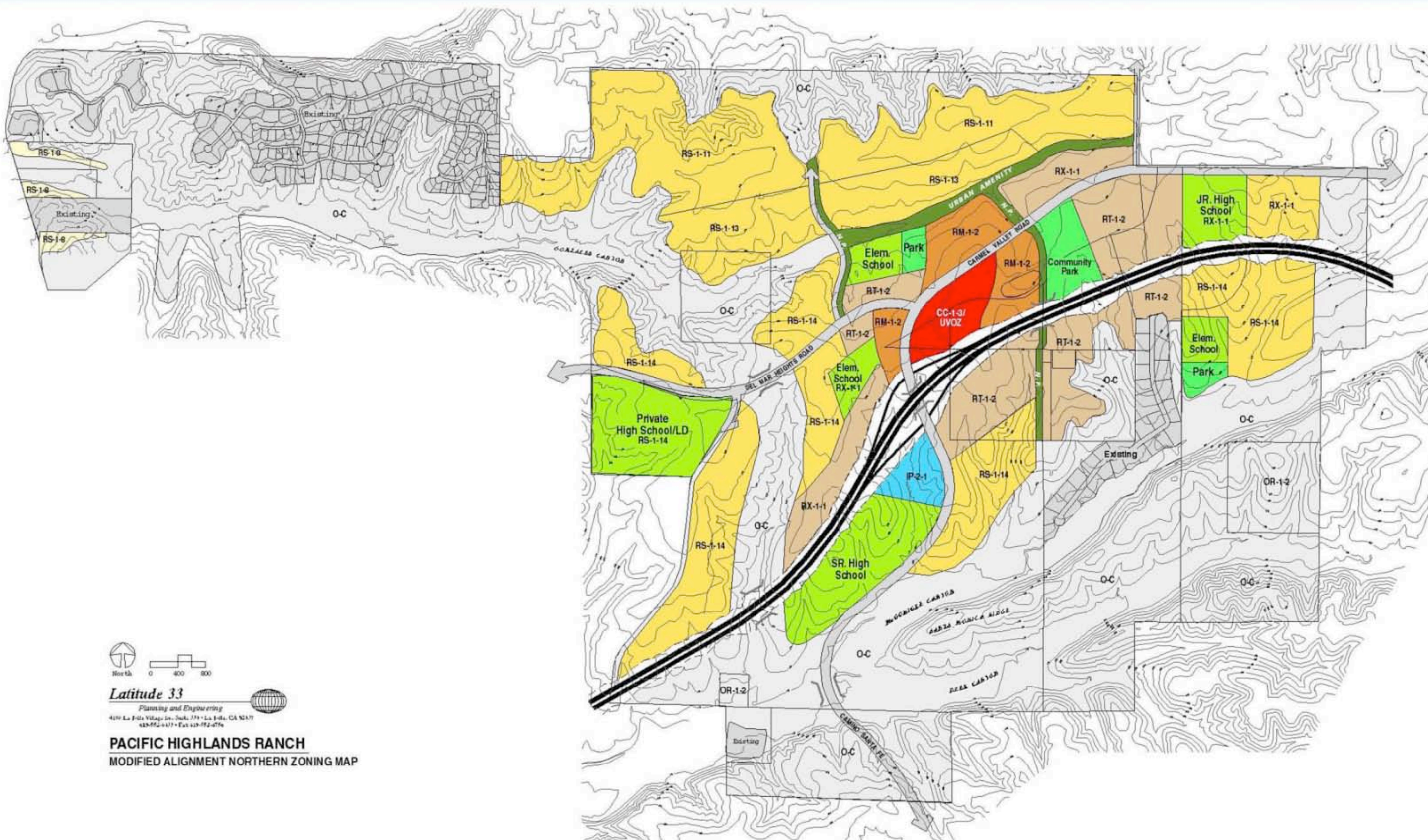
RECOMMENDED ZONING

This Plan establishes the appropriate zones for implementation of the designated land uses. The zones delineated on **Exhibit E-6** will be adopted, by separate ordinance, with the approval of the Plan, but will not become effective until a successful phase shift has occurred. The zones proposed for implementation of this plan include the following:

- CC-1-3/UVOZ with the Urban Village Overlay for the village. This zone will permit the development of commercial, office and residential land uses at the intensities necessary to create the pedestrian-oriented village.
- IP-2-1 for the employment center. This zone will permit the uses necessary to develop the employment center.
- RM-1-3 for the core residential area with a density of 20 dwelling units per acre.
- RM-1-2 for the core residential area which will have a density of 14 dwelling units per acre.
- RT-1-2 and RX-1-1 for the peripheral residential areas. These zones will allow each property owner to create projects that provide a variety of housing types.
- RX-1-1, RS-1-14, RS-1-13, and RS-1-11 for the low-density areas. These zones provide a variety of lot sizes to address the need for diverse housing stock among single-family homeowners.
- RS-1-8 for the very low-density areas.
- OC for those portions of existing parcels that are partially located within the MHPA.
- OR-1-2 for those parcels that are located completely within the MHPA.
- RX-1-1 for the second (stand alone) Del Mar elementary school site. This is an underlying zone that will permit development in the event the Del Mar School District does not build this school.
- RS-1-14 for the private high school site. This underlying zone will permit the property owner to utilize the site in the event the school is not developed.
- RX-1-1 for the junior high school. This underlying zone will permit development of the site, consistent with the low-density residential designation, in the event that a junior high school is not developed.

These zones are part of the approved Land Development Code and are not in effect yet.

Table 2-3 provides a conversion from the new to the existing designation.



North 0 400 800

Latitude 33
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PACIFIC HIGHLANDS RANCH
 MODIFIED ALIGNMENT NORTHERN ZONING MAP



COMMUNITY FACILITIES

The community facilities described and referenced in **Chapters 3 and 7** will be provided within the Northern alignment alternative. These facilities include, but are not limited to, streets, schools, parks, civic areas, transit system, trails, fire stations, a library and active use areas.

IMPLEMENTATION

The Community Design Element (**Chapter 5**) provides design principles for development of the subarea. **Chapter 8** provides details on the implementation of the land use plan.

CONFORMANCE WITH THE FRAMEWORK PLAN

The Pacific Highlands Ranch land use element conforms to the Framework Plan in the following areas:

- Creation of a land use pattern that is distinctive and capable of fostering appealing and enjoyable business districts and neighborhoods.
- Concentration of residential developments in a series of compact and diverse neighborhoods that provide a wide variety of urban services.
- Integration of various means of non-automobile transport into the land use plan. These alternatives will serve all parts of the subarea.
- Restriction of densities to preclude negative impacts to existing communities and surrounding natural features and habitat.

APPENDIX F: MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM Pacific Highlands Ranch Subarea Plan LDR No. 96-7918

The California Environmental Quality Act (CEQA), Section 21081.6, requires that a mitigation monitoring and reporting program be adopted upon certification of an environmental impact report (EIR) in order to ensure that the mitigation measures are implemented. The mitigation monitoring and reporting program specifies what the mitigation is, the entity responsible for monitoring the program, and when in the process it should be accomplished.

The mitigation monitoring and reporting program for Pacific Highlands Ranch Subarea III is under the jurisdiction of the City of San Diego and other agencies as specified below. The following is a description of the mitigation monitoring and reporting program to be completed for the project. Tables and figures from the MEIR for the project are referenced in the following text.

1) LAND USE

- a) **Impact: *Subarea Plans 1 and 2.*** Both proposed plans are generally consistent with the intent of the General Plan, environmental goals of the adopted NCFUA Framework Plan, Council Policy 600-40, and the North City LCP. The lack of compliance with the preservation of agricultural lands described in the Framework Plan, and the impacts to the circulation system represents a significant direct and cumulative land use impact.
- a) **Mitigation: *Subarea Plans 1 and 2.*** The No Project alternative would avoid impacts to the General Plan agricultural lands preservation goal and the NCFUA circulation system principles.
- b) **Impact: *Subarea Plans 1 and 2.*** Both subarea plans have been prepared consistent with the requirements of City Council Policy 600-40. However, both plans would not be consistent with the encroachment provision of RPO as they apply to steep slopes, wetlands and significant prehistoric sites. As such, this would represent a significant direct and cumulative land use impact.
- b) **Mitigation: *Subarea Plans 1 and 2.*** Although both subarea plans have been designed to minimize impacts to RPO-sensitive resources, strict compliance with the development regulations of the ordinance would require a project redesign. The plans' inconsistency with the RPO encroachment provisions can be avoided with implementation of the No Project alternative and mitigated to below a level of significance by adoption of a RPO alternative. These alternatives are discussed in **Chapter 8** of this EIR.

Land Use Compatibility within Pacific Highlands Ranch

- c) **Impact: *Subarea Plans 1 and 2.*** The identified potential internal land use compatibility impacts described above in conjunction with the SR-56 alignment are considered potentially significant. As noted above, the significance of this impact is also described in the Revised Draft EIR for the Middle Segment of SR-56. Also, the proposed extension of Carmel Valley Road could result in significant land use incompatibilities with the proposed Pacific Highlands Ranch residential developments along these roadways.
- c) **Mitigation: *Subarea Plans 1 and 2.*** Mitigation for the potential internal land use compatibility impacts associated with proposed land uses and the SR-56 freeway would consist of the requirement for landscaping and noise attenuation measures at the time tentative maps are processed.

2) TRANSPORTATION/TRAFFIC CIRCULATION

- a) **Impact:** The following impacts are considered both direct and cumulatively significant:
- Development of 41 Phase I units east of the existing Del Mar Heights Estates
 - Project contribution of more than two percent traffic to Black Mountain Road/Park Village intersection
 - Additional traffic contribution to Black Mountain Road from SR-56 to Mercy Road (currently failing)
 - Project contribution of more than two percent traffic to El Camino Real between Via de la Valle and Half Mile Drive (LOS F)
 - Project contribution of 7.5 percent traffic to Camino Ruiz North or SR-56 at buildout without the third intersection (LOS E)
 - Project contributions to freeway areas where wait already exceeds 15 minutes
 - Project contribution of more than two percent traffic to El Apajo from Via Santa Fe to San Dieguito Road
- a) **Mitigation:** Table 4B-14 includes all of the area's transportation improvements necessary to reduce project impacts to the extent feasible; however, not all impacts are reduced to below a significant level. Table 4B-14 includes the location of the improvement, the type of the improvement, the party responsible for the improvement and the level of significance after mitigation.

3) **BIOLOGICAL RESOURCES**

a) **Impact:**

Subarea Plan 1. The direct, indirect, and cumulative impacts to sensitive biological resources described above are considered significant. The significant impacts include loss of MSCP Tier I (13.2 acres of southern maritime chaparral and 0.6 acre of native grasslands) and Tier II (10.4 acres of coastal sage scrub and 0.1 acre of coyote bush scrub) habitats, direct and cumulative loss of riparian scrub wetland habitats (approximately 0.4 acre), and impacts to the above-identified sensitive plant and animal species.

Subarea Plan 2. The direct, indirect, cumulative impacts to sensitive biological resources described above are considered significant. The significant impacts include loss of MSCP Tier I (12.9 acres of southern maritime chaparral and 0.6 acre of native grasslands) and Tier II (10.0 acres of coastal sage scrub) habitats, direct and cumulative loss of riparian scrub wetland habitats (approximately 0.7 acre), and impacts to the above-identified sensitive plant and animal species.

Both Plans. Although both plans would meet the MSCP requirement, cumulative wetland impacts would remain significant.

Carmel Valley Neighborhood 10 Precise Plan. The impacts to coastal sage scrub and non-grasslands would be a significant impact.

a) **Mitigation:** The significant direct and indirect impacts to upland biological resources would be mitigated to below a level of significance through conformance and implementation of the MSCP. The Pacific Highlands Ranch MSCP impacts and mitigation requirements are shown in Tables 4C-5 and 4C-6. Table 4C-5 shows the mitigation requirements for Plan 1 and Table 4C-6 shows the mitigation requirements for Plan 2. These tables separate the mitigation requirements for the Pardee ownership and the non-Pardee ownerships. The identified mitigation ratios are per the adopted MSCP based on the vegetation type (Tier Designation) being impacted. As these tables indicate, there is adequate acreage on-site to mitigate for Pardee's direct impacts within Pacific Highlands Ranch. There is also adequate acreage within Subarea II to mitigate for the 8.1 acres of impacts into Tier II and Tier III habitats previously designated as open space within Carmel Valley Neighborhood 10 Precise Plan. Other mitigation requirements identified to deal with direct and indirect impacts would be implemented at the time future tentative maps are processed and would include the following:

1. Staking and monitoring of grading activities shall be supervised by a qualified biologist to ensure no unanticipated impacts to sensitive habitats or species occur within the areas shown for permanent open space. This requirement should be noted on the grading plans prior to the issuance of a grading permit.
2. Brush management for Zone 2 shall be implemented as required by the City and shall be the responsibility of the adjacent landowner.

3. Lighting at perimeter lots adjacent to the open space shall be selectively placed, shielded and directed away from that habitat.
4. Any fencing along property boundaries facing the open space corridors shall be designed and constructed of materials that are compatible with the open space corridors. Fencing shall be installed by the developer prior to the occupancy of the units in order to ensure uniformity. Locations where fencing is required are described in the Plan.
5. Restrictions for noise impacts on grading of lands adjacent to the MHPA consistent with the MSCP Subarea Plan should be implemented during the gnatcatcher breeding season. Grading inside the MHPA preserve or within 100 feet of the MHPA is prohibited during gnatcatcher breeding season. Grading can occur on land that was previously cleared.

Wetland impacts under both Plan 1 and Plan 2 would be mitigated through the creation/restoration within the Pacific Highlands Ranch project site. Portions of the drainage bottoms with Deer Canyon and McGonigle Canyon have been disturbed by agricultural operations and can be utilized to accomplish wetland mitigation requirements on-site. Wetland restoration, at a ratio consistent with the MSCP, is a component in the conceptual revegetation plan prepared in conjunction with the mitigation land bank (see discussion below).

Other mitigation measures provided as extraordinary benefit to the City, negotiated as part of a contemplated development agreement for Subarea III would be the dedication of lands within Subarea V and the Carmel Valley community planning area. At Carmel Valley Neighborhood 8A (Parcels A and B), approximately 75 acres of Tier I habitat would be added to the MHPA. The addition of these lands to the MHPA would greatly increase the size of the habitat block planned for this particular geographic area, improving the overall preserve design and configuration, and providing greater assurances that scarce vegetation types (i.e., southern maritime chaparral) would be maintained over the long term. Additionally, future development potential at the Deer Canyon parcel within Subarea V would be avoided. Finally, Pardee has agreed to other provisions which would further enhance the MHPA function. These measures consist of the following:

1. No brush management activities would be performed within the preserve along the edges of several of the proposed encroachment areas as described in the Plan. Zone 2 brush management would be allowed in other areas of the MHPA.
2. All manufactured slopes along the edge of the MHPA would be included within the MHPA and would be revegetated in accordance with a Master Revegetation Plan.
3. Impacts to wetlands would be minimized and mitigation would be per City Ordinance and the U.S. Army Corps of Engineers 404 Permit requirements.

4. Approximately 130 acres of disturbed land within the MHPA for Pacific Highlands Ranch would be restored per a Master Revegetation Plan with appropriate upland and wetland habitats and a mitigation bank established. Much of this revegetation area consists of a manufactured wildlife corridor that would connect and provide for wildlife movement between Gonzales Canyon and McGonigle Canyon.
5. Conveyance of acreage within Carmel Valley Neighborhood 8A and Subarea V (Deer Canyon).

Prior to the issuance of grading permits in conjunction with future tentative map approvals, Development Services shall review the grading and landscape plans for consistency with the mitigation measures for impacts to biological resources (grading and brush management). The above measures would be conditions of future development permits and landscape plans. After completion of grading and prior to the issuance of building permits, a site inspection by City staff would be required to ensure compliance with the brush management mitigation program.

Mitigation Land Banks

In order to effectuate the boundary adjustments to the MHPA, a mitigation bank would be established over approximately 130 acres of land within the Pardee ownership in Pacific Highlands Ranch. The bank will consist of disturbed land that will be revegetated in accordance with the master revegetation plan. Restored habitats will consist of appropriate wetland and upland habitats. It is anticipated that much of the upland habitat would consist of Tier II and Tier III habitats. The City will direct project applicants needing mitigation in the North City area to purchase credits in this bank, and will accept land from this bank into the MHPA upon purchase of credits by a third party. The bank will be processed and approved expeditiously by the City in a manner that will enable establishment costs to be kept to a minimum.

For areas to be restored, a conceptual revegetation summary which outlines the general criteria and maintenance requirements to be included in a more detailed master revegetation plan for Pacific Highlands Ranch is included as **Appendix C2** to this EIR.

Restored lands included in the mitigation bank would be maintained as required in the master revegetation plan until credits are sold and the land conveyed to the City for MHPA purposes. Upon conveyance, the City would assume responsibility for management and maintenance.

A mitigation bank covering approximately 24 acres within Parcel A of Carmel Valley Neighborhood 8A would also be established as a component of the MHPA boundary adjustment process.

4) HYDROLOGY

- a) **Impact: *Subarea Plans 1 and 2.*** Construction activities in Pacific Highlands Ranch could result in significant erosion, siltation and water quality impacts. The increase in runoff volume and velocity due to the introduction of streets, roads and other hardscape surfaces could result in significant adverse erosion, water quality and flooding impacts to existing natural drainage courses and the Carmel Valley storm drain system. However, these impacts are mitigable to below a level of significance by incorporating the City's BMPs and the standard engineering practices listed below.
- a) **Mitigation: *Subarea Plans 1 and 2.*** Incorporation of the following mitigation measures into project design would mitigate potential hydrology/water quality impacts to a level of less than significant. The exact locations and design of these measures will be determined in conjunction with future specific development proposals. As a condition of future tentative map approvals, the following mitigation measures shall be specified on the grading plan:

Short-term Construction Practices

1. As a condition of future VTMs and to be shown as a note on the grading permit, grading and other surface-disturbing activities either shall be planned to avoid the rainy season (i.e., November through March) to reduce potential erosion impacts or shall employ construction phase erosion control measures, including the short-term use of sandbags, matting, mulch, berms, hay bales or similar devices along all graded areas to minimize sediment transport. The exact design, location and schedule of use for such devices shall be conducted pursuant to direction and approval by the City Engineer.
2. Prior to the issuance of a grading permit, the grading plan shall locate temporary desilting basins at all discharge points adjacent to drainage courses or where substantial drainage alteration is proposed. The exact design and location of such facilities shall be conducted pursuant to direction by the City Engineer.
3. As condition of future VTMs, the developer shall within 90 days of completion of grading activities, hydroseed landscape graded and common areas with appropriate ground cover vegetation consistent with the biology section mitigation requirements (e.g., use of native or noninvasive plants). These revegetated areas shall be inspected monthly by a qualified biologist until vegetation has been firmly established as determined by the City's grading inspector.
4. Compacted areas shall be scarified, where appropriate, to induce surface water infiltration and revegetation as directed by the project geologist, engineer, and/or biologist.
5. General Construction Activity Storm Water Permits (NPDES No. CAS000002) shall be obtained from the SWRCB prior to project implementation. Such permits are required for specific (or a series of related) construction activities

which exceed five acres in size and include provisions to eliminate or reduce off-site discharges through implementation of a SWPPP. Specific SWPPP provisions include requirements for erosion and sediment control, as well as monitoring requirements both during and after construction. Pollution control measures also require the use of best available technology, best conventional pollutant control technology, and/or best management practices to prevent or reduce pollutant discharge (pursuant to SWRCB definitions and direction).

6. A Dewatering Waste Discharge Permit (NPDES No. CA0108804) shall be obtained for the removal and disposal of groundwater (if necessary) encountered during construction. Such permits are intended to ensure compliance with applicable water quality, and beneficial use objectives, and typically entail the use of BMPs to meet these requirements. Discharge under this permit will require compliance with a number of physical, chemical, and thermal parameters (as applicable), along with pertinent site-specific conditions (pursuant to RWQCB direction).
7. Specified vehicle fueling and maintenance procedures and hazardous materials storage areas shall be designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants and solvents). Such designations shall include specific measures to preclude spills or contain hazardous materials, including proper handling and disposal techniques and use of temporary impervious liners to prevent soil and water contamination.

Project Design

As conditions of future VTMs and to be included as notes and exhibits on the grading plan, the following mitigation measures would be required:

8. Post-construction erosion control measures shall be implemented where proposed disturbance is adjacent to or encroaches within existing drainage courses and projected runoff velocities exceed five cfs.
9. Final project design shall incorporate all applicable BMPs contained in the City and State *Best Management Practices to be Considered in the Development of Urban Stormwater Management Plan*. Specifically, these may include measures such as the use of detention basins, retention structures, infiltration facilities, permeable pavements, vegetation controls, discharge controls, maintenance (e.g., street sweeping) and erosion controls.
10. Surface drainage shall be designed to collect and discharge runoff into natural stream channels or drainage structures. All project-related drainage structures shall be adequately sized to accommodate a minimum 50-year flood event (or other storm events pursuant to direction from the City).
11. Project operation and maintenance practices shall include a schedule for regular maintenance of all private drainage facilities within common development areas to ensure proper working condition. Public facilities shall be maintained by the City.

12. Surface and subsurface drainage shall be designed to preclude ponding outside of designated areas, as well as flow down slopes or over disturbed areas.
13. Runoff diversion facilities (e.g., inlet pipes and brow ditches) shall be used where appropriate to preclude runoff flow down graded slopes.
14. Energy-dissipating structures (e.g., detention ponds, riprap, or drop structures) shall be used at storm drain outlets, drainage crossings, and/or downstream of all culverts, pipe outlets and brow ditches to reduce velocity and prevent erosion.
15. Long-term maintenance responsibility of the detention basin may be accepted by the City of San Diego or through other acceptable mechanisms (e.g., homeowners' association or assessment district).

The City Engineer shall verify that the precise plan mitigation measures are conditions for the approval of future proposed VTMs. The measures shall be completed prior to issuance of the Certificate of Occupancy.

- b) **Impact: *Subarea Plans 1 and 2***. Impacts to the course and flow of floodwaters are mitigable to a level of less than significant through the incorporation of the mitigation measures and BMPs identified previously under Issue 1 (Impact A).
- b) **Mitigation: *Subarea Plans 1 and 2***. Impacts to floodwaters would be mitigated to a level of less than significant by incorporating the mitigation measures and BMPs identified for Issue 1 (Impact A) above. All flood control measures shall be reviewed and approved by the City's Transportation and Drainage Design Division of the Public Works Business Center prior to construction.
- c) **Impact: *Subarea Plans 1 and 2***. The proposed development of Pacific Highlands Ranch has the potential to significantly impact water quality (both directly and cumulatively) in the San Dieguito River and Lagoon, Carmel Valley, and Los Peñasquitos Lagoon. Specifically, such impacts may be associated with short- and long-term erosion and sedimentation and construction-related contaminant discharge. The proposed project's effects would be less adverse overall than those currently resulting from commercial agricultural activities on-site. The runoff of urban-generated pollutants is not considered significant (on a direct basis) due to the presence of existing regulatory controls and the anticipated incremental nature and extent of such pollutants, though the incremental contribution of urban pollutants would be cumulatively significant.
- c) **Mitigation: *Subarea Plans 1 and 2***. Direct impacts to water quality would be mitigated to a level of less than significant by incorporating the mitigation measures identified for Issue I above. Current plans call for the construction of desilting basins in the subarea (see Figure 4D-3 for alternative desilting basin locations) to reduce erosion and sedimentation during and after development. The exact number, size, design, and location of desiltation/retention basins will be determined in conjunction with future tentative map proposals. Monitoring and maintenance

programs for these facilities would be prepared by future developers and after approval by the City, would be incorporated into the Covenants, Codes and Restrictions for the developments with these facilities in their common areas.

Implementation of the mitigation measures outlined in Issue 1 would not mitigate fully the associated cumulative effects to water quality in the subarea. These impacts would remain significant and unmitigated. Only the No Project alternative would avoid the potential cumulative impacts to water quality.

5) LANDFORM ALTERATION/VISUAL QUALITY

- a) **Impact:** The substantial change in aesthetic character described above would occur under both land use scenarios. This change represents a significant direct and cumulative impact from on- and off-site locations. The development of the project site would incrementally contribute to the change of the aesthetic character of the subregion in conjunction with the existing and planned development in Carmel Valley and Subareas IV and V.
- a) **Mitigation:** The preservation of MSCP and urban amenity open space along with implementation of the landscaping concept as future tentative subdivision maps are processed within Pacific Highlands Ranch and would reduce the identified aesthetic impacts. These measures would not reduce the impacts to below a level of significance. Avoidance of the impact would be accomplished by the No Project alternative.

Specific mitigation measures would be required at the future tentative map stage; specifically, prior to issuance of a grading permit, the Development Services Development Coordinator shall review the grading and landscape plans for consistency with the subarea plan guidelines. Upon completion of the grading for any future tentative map within Pacific Highlands Ranch, and associated off-site conditions, the developer shall submit a letter to Development Services from a qualified consultant certifying that all landscaping for the major manufactured slopes (e.g., roadway slopes) has been implemented. Monitoring shall be required to assure the long-term establishment of the landscaping. The maintenance program shall be effective for a three-year period following the installation of the plantings or until such time as all plantings are established. The long-term monitoring shall establish an inspection schedule, establish replanting specifications, and require written notification once a year to Development Services Department Development Coordinator by the applicant-hired consultant to verify the status of the revegetation.

If the revegetation effort includes the reestablishment of native habitat within or adjacent to the MHPA, a five-year monitoring program would be required. For erosion control or other revegetation outside the MHPA and not part of any biological mitigation, the revegetation plan must conform with the City's Landscape Technical Manual with a monitoring period of 25 months.

b) Impact:

Subarea Plans 1 and 2. Both grading concepts associated with the proposed land use scenarios would require substantial alteration of the topography to develop and access the site. The amount of earthwork anticipated under both Subarea Plans would substantially exceed the City's significance threshold for grading impacts of 2,000 cubic yards per graded acre. The filling of drainages and grading of the broad mesa areas would represent alterations to the existing topography and are considered to be significant direct and cumulative landform alteration impacts.

Carmel Valley Neighborhood 10 Precise Plan. The additional area of grading (canyon fill and associated manufactured slope) within Neighborhood 10 would represent a significant landform alteration impact.

b) Mitigation:

Subarea Plans 1 and Plan 2. Specific mitigation measures which would be required at the future tentative map stage include that prior to issuance of a grading permit, Development Services shall review the grading plans for consistency with the subarea plan guidelines. These measures include using slope rounding and blending techniques where manufactured slopes meet natural slopes, varying slope gradient and width and contouring edges to achieve a more natural appearance. Implementation of these measures would reduce the landform alteration impact, but not to below a level of significance. However, only implementation of the No Project alternative would avoid the landform alteration impact. These adverse effects comprise significant and unmitigable direct and cumulative impacts of the proposed project.

Carmel Valley Neighborhood 10 Precise Plan. As described in the previous EIRs for Neighborhood 10 (City of San Diego 1993 and 1997), mitigation for landform alteration impacts include that all manufactured slopes greater than ten feet in height be contour graded and minimized during the final engineering design. As with the landform alteration impacts associated with the Subarea Plans, these measures would not reduce the impact to below a level of significance. Implementation of the contour grading measures would occur at the time grading permits are approved.

c) Impact: *Subarea Plan 1 and Plan 2.* Based on the steep slope encroachment analysis prepared for both subarea plans (see Land Use, Chapter 4A, Issue 2), significant impacts are anticipated on canyons, bluffs, or hillsides in Pacific Highlands Ranch.

c) Mitigation: *Subarea Plan 1 and Plan 2.* Although both subarea plans have been designed to minimize impacts to steep slopes strict compliance with the encroachment thresholds in the development regulations of RPO would require a project redesign. Both plans' inconsistency with the RPO encroachment provisions can be avoided with implementation of the No Project alternative and mitigated to

below a level of significance by adoption of a RPO alternative. These alternatives are discussed in Chapter 8 of this EIR.

6) CULTURAL RESOURCES

- a) **Impact:** Twenty-four sites have been found not significant, six sites are in open space areas and should be indexed prior to recording tentative maps for future projects, two sites are in open space and may be potentially significant and require additional evaluation, and one site is located outside of the project boundaries and will require some evaluation when a project is proposed for this property.

The resulting loss of all of the sites on this project is considered a significant cumulative loss of cultural resource information. The destruction of a number of these sites prior to indexing or testing of any kind constitutes a significant impact as important information, which may have been present in these sites, has been lost without record.

There are four sites (CA-SDI-6912, loci B&E, -13,096, -14,003, and -14,562) which have been found to be important/significant resource areas; therefore, impacts to these sites would be considered significant. As presently designed, all of these sites will be destroyed by construction grading. Mitigation of impacts to these sites can be accomplished if they are not found to be significant under the City of San Diego's Resource Protection Ordinance. The current findings for these sites are that they are potentially eligible for nomination to the National Register and are significant under criteria of CEQA. A finding of National Register importance would be viewed as meeting one of the criteria of RPO importance. The State Historic Preservation Officer (SHPO) has not made a finding on the eligibility of these sites as yet. Destruction of a site that is considered to be important under RPO would constitute a significant unmitigated impact. In the event that federal money or federal actions are elements of project development, sites within the project area would be evaluated under Section 106.

- a) **Mitigation:** Mitigation, monitoring and reporting steps are a requirement for any site that is found to be significant and where direct or indirect project impacts cannot be avoided. The devising of a project impact mitigation plan is uniquely tied to the particular resource under consideration. The preferred alternative for any significant or important resource area is avoidance. In the event that avoidance is not feasible, some type of impact mitigation should be completed. The level of work is dependent upon the nature, size and content of the cultural resource site and upon the types of research that can be accomplished through the recovery and analysis of data from the site.

Resource sites CA-SDI-1309I, CA-SDI-13095, CA-SDI-13097, CA-SDI-13099, CA-SDI-13101H, CA-SDI-14001H, CA-SDI-7202, CA-SDI-7204, and CA-SDI-6697/H are avoided by the present construction grading design which places these sites in open space. As specific project plans are proposed some level of site assessment would be required. In the event that these sites will remain in open

space the minimal treatment would be the completion of a site indexing which would provide a baseline of information on the deposit content. Indexing would involve the excavation of a minimum of two sample units and a report of findings with updated site record information and recommendations for permanent preservation.

Testing and survey reconnaissance indicate that CA-SDI-13093, CA-SDI-13098, CA-SDI-6914, and CA-SDI-7205 do not contain meaningful information and that additional sampling will not provide the scientific community or public with previously unknown information regarding the prehistoric past. No further work is recommended for these sites.

CA-SDI-14002 (-6916, -6917), CA-SDI-13092, and CA-SDI-6913 are considered potentially significant until fieldwork can be completed to assess their condition and data content. This work is presently being accomplished.

Eight recorded sites were not relocated because they no longer exist. These sites do not require any additional investigation. These sites include CA-SDI-10138, CA-SDI-6701, CA-SDI-6915, CA-SDI-6919, CA-SDI-6920H, CA-SDI-6921, CA-SDI-7201, and CA-SDI-7203. An additional eight sites within the Ranch project area were found to not require any additional investigation as they have previously been determined to be non-significant resource areas. These include CA-SDI-10221, CA-SDI-13099, CA-SDI-6696, CA-SDI-6698, CA-SDI-6700, CA-SDI-6911, CA-SDI-6918, and CA-SDI-7206.

7) AIR QUALITY

- a) **Impact:** The proposed project would result in significant cumulative air quality impacts under the City's significance thresholds as discussed in Chapter 6 of this EIR.
- a) **Mitigation:** No mitigation is available for cumulative air quality impacts at the project level. The project's contribution to cumulative air quality impacts is discussed in Chapter 6, Cumulative Effects. The No Project alternative would avoid potential significant air quality impacts.

8) GEOLOGY/SOILS/EROSION

- a) **Impact:** There are no significant soil or geologic conditions that were observed or known to exist on the project site which would preclude development on the property. However, potentially significant geologic conditions exist which require mitigation, including ancient landslides, expansive soils, unstable cut slopes, alluvial soils, poorly consolidated soils and ground shaking due to an earthquake.
- a) **Mitigation:** For each specific development application in Pacific Highlands Ranch, the City will require the applicant to submit a detailed geotechnical study by a qualified geotechnical firm. The conclusions and implementation of the

recommendations provided in these reports would mitigate the potentially significant effects of soil and geologic conditions for future developments in Pacific Highlands Ranch to below a level of significance. The types of mitigation requirements which the feasibility studies are likely to contain are summarized below.

General Measures

1. In areas of proposed development, landslides, improperly compacted fill soil, weak claystone beds, and potentially compressible deposits of alluvium and colluvium, may require special attention. Buttresses, stabilizing fill material, or other methods of stabilization will probably be required in developed areas where weak claystone beds or landslides are encountered. In areas where landslides exist off-site, and where stabilization is not feasible, setbacks may be required.
2. The Mission Valley and Friars Formations, and some areas of topsoil, may include highly expansive soil. Based on this review of geologic units on the site, it is anticipated that an adequate quantity of low expansive soil exists on the site to mitigate the adverse impact of expansive soil, when it is encountered.
3. If there are proposed improvements that will be sensitive to potential settlement, partial removal and recompaction of compressible alluvium and colluvium will be necessary.
4. It is anticipated that areas of perched groundwater may exist within low-lying alluvial areas. Subdrains or other remedial measures will be necessary where drainage courses are proposed to be filled.
5. For the purpose of preliminary design, it is recommended that portions of the site that are subject to inundation due to a dam failure upstream be located and considered for restricted usage.

Grading

For the purpose of preliminary design, cut and fill slopes shall be designed no steeper than 2:1. The shear strengths of existing soil and rock units will generally limit safe allowable slope height. The potential impact of geologic conditions on slope stability shall be evaluated in areas of proposed high cut slopes.

Foundations

The dominant soil conditions on the site are generally suitable for supporting conventional spread footings, if the soil is in a dense and undisturbed condition or in a properly compacted condition. The actual soil characteristics and proposed design parameters for structures on the site will determine minimum footing dimensions and requirements for reinforcement. These factors are not currently known; however, it is estimated at this time that spread footings that are designed in accordance with the Uniform Building Code will be designed for an allowable soil bearing pressure of at least 2,000 pounds per square foot.

Drainage and Maintenance

Proper surface drainage shall be provided and maintained, as it is essential to soil stability and to reduce the potential for erosion. Drainage swales shall be installed on graded pads to conduct storm or irrigation runoff to controlled drainage facilities and away from buildings and the tops of slopes. Measures shall be taken to ensure that storm and irrigation water does not flow over the tops of cut or fill slopes.

Consultation and Plan Review

A more comprehensive soil and geologic evaluation shall be performed prior to providing final grading plans for the site. This evaluation shall be required to be implemented as a condition of final maps and grading plans. A geotechnical engineer shall also perform an on-site reconnaissance. A report shall be submitted for review and approval to the City's Engineering and Development Department prior to issuing grading permits.

- b) **Impact:** Future grading activities for the implementation of specific development projects in Pacific Highlands Ranch would result in a potentially significant increase in soil erosion.

- b) **Mitigation:** Prior to approval of a grading permit, each applicant for a specific development project in Pacific Highlands Ranch shall prepare a grading/construction management plan. The following mitigation measures, in addition to those listed in the Hydrology/Water Quality section of this MEIR (Chapter 4.D), shall be incorporated into the plan, if appropriate. The City's Development Services must approve the grading/construction management plans before a grading permit is issued and grading will commence. The geotechnical engineer shall inspect all cut and fill slopes and foundation work. A landscape architect will observe the revegetation of graded slopes. Each of these experts shall submit a report to the City.
 1. Areas that have been stripped of native vegetation or areas of fill material shall require particular attention. These areas may require desilting basins, improved surface drainage, or planting of ground covers early in the improvement process, to reduce the potential for erosion.
 2. Short-term measures for controlling erosion shall be incorporated into grading plans for the site. These measures shall include sandbag placement and temporary detention basins, as required by the City's Engineering and Development Department.
 3. Catch basins shall be provided during grading activities.
 4. Grading activities may be restricted during the rainy season, depending on the size of the specific operation. This season typically encompasses November through March. Grading activities may otherwise be restricted by their proximity to sensitive wildlife habitat.

5. After grading, slopes shall be immediately revegetated or hydroseeded with erosion-resistant species. These plants should be carefully irrigated to ensure coverage of the slopes prior to the next rainy season.
6. Measures to control construction sediment shall be implemented in areas near watercourses. These measures may include interim desiltation basins, sandbags, hay bales, or silt fences, which shall be placed at the toe of slopes to prevent erosion. Punch straw or matting shall be installed to stabilize graded slopes and prevent the slope or construction material from sloughing into watercourses.

9) NATURAL RESOURCES

- a) **Impact:** As described in the NCFUA Framework Plan EIR, the direct impacts to prime agricultural resources on the project site from open space preservation and development are considered significant. The incremental loss of land being used for agriculture is also considered a significant cumulative impact and is identified as such in Chapter 6 of this MEIR.
- a) **Mitigation:** Only implementation of the No Project alternative would reduce the identified agricultural resources impact associated with potential future development to below a level of significance.

10) PALEONTOLOGICAL RESOURCES

- a) **Impact:** The potential for significant fossils to occur in the formations of the Plan is moderate to high in all areas planned for development of the Plan; therefore, the grading necessary to implement the Plan could result in significant impacts to paleontological resources.
- a) **Mitigation:** The Plan would require that all future tentative maps and VTMs approved include a condition for the implementation of a monitoring and salvage program for the recovery of paleontological resources during development. This program would reduce potential impacts to paleontological resources to below a level of significance and shall include the following steps:
 1. Prior to any grading activities and/or the issuance of permits, the applicant shall provide a letter of verification to the Environmental Review Manager of the Land Development Review division (LDR) stating that a qualified paleontologist and/or paleontological monitor has been retained to implement the paleontological monitoring program. The requirement for monitoring shall be noted on grading plans. All persons involved in the paleontological monitoring of grading activities shall be approved by LDR.
 2. The qualified paleontologist or paleontological monitor shall attend any preconstruction/pregrading meetings to consult with the excavation contractor.

3. The paleontologist or paleontological monitor shall be on-site full time during excavation into previously undisturbed formations. The monitoring time may be decreased at the discretion of the paleontologist in consultation with LDR, depending on the rate of excavation, the materials excavated and the abundance of fossils.
4. If fossils are encountered, the paleontologist shall have the authority to divert or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The paleontologist shall contact LDR at the time of discovery. LDR shall concur with the salvaging methods before construction activities are allowed to resume.
5. The qualified paleontologist shall be responsible for preparation of fossils to a point of identification as defined in the City of San Diego Paleontological Guidelines, and submittal of a letter of acceptance from a local qualified curation facility. The paleontologist shall record any discovered fossil sites at the San Diego Natural History Museum.
6. The qualified paleontologist shall be responsible for the preparation of a monitoring results report with appropriate graphics summarizing the results (even if negative), analyses, and conclusions of the above program. The report shall be submitted to LDR prior to the issuance of building permits and/or certificates of occupancy. If building plans are not required, the paleontologist shall submit the report to LDR within three months following the termination of the monitoring program.

Prior to Plan approval, the Development Services Business Center shall verify that the above mitigation measures are incorporated in appropriate sections of the Plan. These measures shall be conditions of subsequent tentative maps and VTMs and development proposals.

11) NOISE

- a) **Impact:** As indicated, noise levels are anticipated to exceed applicable standards for all residential uses immediately adjacent to SR-56 and the major roadways, as well as to proposed school and park uses. Noise levels could exceed 70 CNEL for professional and office building land uses depending on their placement relative to the roadways. Noise levels for commercial retail land uses are not expected to be exceeded unless they are located immediately adjacent to SR-56. Where noise levels exceed applicable exterior standards, noise impacts would be significant.
- a) **Mitigation:** Mitigation of noise levels could be accomplished through the construction of noise barriers. However, due to the limited grading detail available at this stage of planning, it is not possible to determine specific barrier heights and locations.

The draft EIR prepared by the City for the middle section of SR-56 indicates that wall heights varying between 12 and 16 feet would be required to mitigate noise

levels at existing residential uses (City of San Diego 1996b). Similar wall heights would be anticipated for future sensitive uses located along the SR-56 right-of-way within Pacific Highlands Ranch.

As a general rule of thumb, a barrier provides five decibels of attenuation when it just breaks the line-of-sight between the source and receiver, and adds one decibel of attenuation for each foot above the height required to break the line-of-sight. Therefore, it is anticipated that noise barriers varying from five to eight feet will be required along the other major roadways within Pacific Highlands Ranch where the roadways are located adjacent to sensitive land uses.

At the time that detailed grading plans are available for the future subdivisions within Pacific Highlands Ranch, detailed acoustical analyses shall be performed to determine the exact barrier heights and locations where required. If exterior noise levels within residential areas are found to be above 60 CNEL after mitigation, then detailed interior noise analyses shall be required as well.

12) PUBLIC SERVICES/FACILITIES

- a) **Impact:** Currently, all schools in the Del Mar Union and San Dieguito Union High School Districts are operating above capacity within the project area. The generation of additional elementary school students resulting from development of the proposed project, either under Subarea Plan 1 or Subarea Plan 2 would add to the already overcrowded schools. This is considered a significant direct and cumulative impact.

Currently, there is insufficient capacity at Earl Warren Junior High School to accommodate the additional junior high students generated by buildout of the proposed project, either under Subarea Plan 1 or Subarea Plan 2. This is considered a significant direct and cumulative impact of the project.

Currently, Torrey Pines High School is operating above capacity. The estimated generation of additional high school students would contribute to the overcrowding of the school. This is considered a significant direct and cumulative impact.

Development of the Plan would incrementally increase the demand for fire services; however, both subarea plans provide a site for a double fire station. Until the new fire station is operating, the Fire Department's potential inability to provide a maximum six-minute first response time would be considered an interim significant impact.

- a) **Mitigation:** The development of the proposed on-site elementary, junior high and high schools would accomplish mitigation of the project's direct impact to schools from the Plan. School facilities financing and mitigation agreements between the affected school districts and the project applicant would be required at the time the Plan is approved by the City Council to ensure that the impacts on school facilities are mitigated to a level less than significant. In addition, prior to granting a

ministerial or discretionary entitlement for a parcel, such parcel shall be subject to the terms of a mitigation agreement entered into by the landowner and the applicable School Districts or included in a community facilities district established by the applicable School Districts and authorized to fund the acquisition of school sites and construction of schools.

Until the new fire station is operating, developers shall demonstrate to the satisfaction of the City Fire Department that a response time of six minutes or less from Fire Station 24 to all portions of new developments can be achieved. For those areas of such new developments where a six-minute response time cannot be provided, individual sprinkler systems or other construction or site design safeguards, approved by the Fire Department, shall be required prior to the issuance of building permits.

b) Impact:

Water and Sewer Facilities

Potentially significant impacts to water and sewer facilities are anticipated with the development of the subarea due to a lack of existing facilities to serve the area.

Waste Management Services

The project could generate a significant amount of construction debris during the construction phase. Also, during the ongoing use of the site solid waste generation would exceed the 60 tons/year and 52 tons/year threshold of significance for solid waste impacts for residential and non-residential projects, respectively, established by the City's ESD. The project would affect City waste management programs and services; however, impacts could be minimized by incorporation of recycling and waste reduction measures in project design.

b) Mitigation:

Water

Future developers shall be required to provide appropriate water studies consistent with the findings and conclusions of the Miramar 712/North City 610 Water Study. Each developer shall be responsible for installing all those facilities identified in the accepted studies which are necessary to serve their developments. All public water facilities shall be designed and constructed according to the most current edition of the City of San Diego Water and Sewer Design Guide.

Sewer

Prior to any new development within the subarea, developers shall be required to provide sewer studies showing the proposed sewer system for the subarea. All public sewer facilities shall be designed and constructed according to the most current edition of the City of San Diego Water and Sewer Design Guide.

Solid Waste

The project's prime contractor in cooperation with the City of San Diego's Environmental Services Department shall develop a comprehensive waste management plan. The plan shall describe programs that would be implemented to reduce the potential for direct and cumulative impacts to the City's waste management services to below a level of significant. The plan shall address construction phase as well as long-term waste management issues. The Development Services shall review this plan to ensure that the ESD has signed the plan and certified that it is consistent with City policy regarding its waste management services.

Following is a list of options that could be considered for the construction phase of the project and specified in the waste management plan:

1. Source separation for all construction debris such as wood, aggregate, drywall and other discarded products including glass, plastics and cardboard at the project sites and subsequent recycling of the materials.
2. Buying recycled or using recycled content construction material, such as acoustical ceiling tiles made from newsprint, tiles made from recycled glass, insulation made from mixed paper, as well as many landscaping products such as pavement made from recycled asphalt and tires, and mulch and compost made from green waste.
3. Use of post-consumer aggregate base and mulch in project landscaping;
4. Use of drought-tolerant landscaping to minimize the amount of green waste generated.

Following is a list of options that could be considered to address long-term waste management issues:

1. Provision of each single-family unit with kitchens designed to facilitate recycling;
2. Source separation and recycling of demolition debris;
3. Provision of yard composters designed to encourage backyard composting.
4. Provide devices or chutes in multifamily residential units for convenient separation and recycling of materials.

The project applicant shall develop a solid waste management plan explaining how these options will be incorporated. The plan shall describe the location of exterior and interior storage areas for the collection of recyclables in multifamily residential and non-residential areas as required per Municipal Code Section 101.2001. The project proponent shall ensure the storage areas are located in areas convenient for use by residents or tenants and service providers.

13) WATER CONSERVATION

a) **Impact: Subarea Plans 1 and 2.** The project's contribution to the cumulative impact associated with water supplies would be reduced to a nominal level by the mitigation measures outlined below.

a) **Mitigation:**

Subarea Plans 1 and 2. The following mitigation measures shall be incorporated into project design guidelines to address cumulative water usage concerns.

1. Limit grading in areas where no construction is proposed, thereby reducing the need for planting and irrigation of graded areas.
2. Provide lifts of low-clay content soil in landscaped areas to improve infiltration.
3. Reduce runoff potential from landscaped areas by using berming, raised planters and drip irrigation systems.
4. Install soil moisture override systems in all common irrigation areas to avoid sprinkling when the ground is already saturated.
5. Identify in the plant materials list in the project design guidelines whether or not plants are native or naturalize easily and incorporate a list of local California sources for native plants.
6. Incorporate low-flush toilets, low-flow faucets and timers on sprinklers (including nighttime watering) into project design.
7. Provide information regarding water conservation measures to new residents at the time of lot purchase.

The Development Services Development Coordinator shall review grading, landscape and building permits to ensure the above measures have been noted on plans.

14) PUBLIC SAFETY

Vectors

a) **Impact:** Because the proposed project contains on-site detention basins to serve the subarea, the potential for public health and safety impacts to future residents within the project site are considered potentially significant.

a) Mitigation: Mitigation measures for potential increased mosquito populations which will decrease potentially significant impacts to below a level of significance are described below. Prior to any grading activities, the applicant shall provide a letter from the County Environmental Health Department Vector Surveillance and Control Division (VSCD) to the environmental review manager of LDR verifying that a vector control program has been designed. Elements of the program may include, but not be limited to the following:

1. The detention basins shall be kept free of debris, high concentrations of nutrients which could contribute to alga blooms and organic floatage. Any emergent vegetation (e.g., cattails and bulrushes) shall be removed only as necessary to control the mosquito problem.
2. Non-natural runoff to the detention basin shall be minimized by proper drainage patterns to prevent excessive organic material from entering.
3. Although the above measures are designed to minimize the potential for mosquito breeding in the on-site retention basins and control mosquito populations, active control measures may be necessary at times. This would include the application of a mosquito fog or insecticide spray. The use of this measure should be minimized to avoid reducing populations of other insects. Use of spray application shall be minimal and shall require coordination with VSCD, USFWS and CDFG.
4. Maintenance of the detention basins shall be the responsibility of a homeowners' association or similar maintenance district.

APPENDIX G: HABITAT MANAGEMENT PLAN

Habitat management is an important component of the MSCP. The MSCP Subarea Plan for the City of San Diego recognizes that management is necessary to ensure that biological resources preserved through establishment of the MHPA are maintained and remain viable over time. The MSCP Subarea Plan includes a Framework Management Plan that includes general and specific management directives that will guide management efforts. The general directives apply citywide while the specific directives apply to specific geographic areas of the City. The directives are prioritized with implementation of Priority 1 directives being required elements. Priority 2 directives are more discretionary. The Habitat Management Plan (HMP) for Pacific Highlands Ranch is one component of the overall management plan for the MHPA and will generally be implemented by the City.

MHPA OWNERSHIP

The MHPA within Pacific Highlands Ranch, as of the date of this document, is in private ownership. As projects are proposed and implemented, it is anticipated that most of the land within the MHPA will be conveyed to the City. Upon conveyance, the City will be responsible for implementation of the HMP for Pacific Highlands Ranch.

Until such time as conveyance occurs, the individual landowner is responsible for maintaining the existing biological value of the property. In general, this means the landowner will continue those activities that have historically occurred. Areas in active agriculture or grazing may continue at historic levels. These may not be extended or intensified. Damage caused by fire, flooding, erosion or other natural events will not be deemed to affect the biological values of the land.

MITIGATION LAND BANKS

Mitigation Land Banks (MLB) must be approved by the City. Other agency approvals of the MLB may be necessary depending upon the nature of the MLB that is established. Land in MLBs will be maintained by the landowners until credits are purchased and the land is conveyed to the City or other conservation entity. Any restoration and associated monitoring that is necessary to implement the creation of such MLBs will be done in accordance with the Conceptual Revegetation Plan (CRP). Upon conveyance to the City, the land will be managed by the City.

GENERAL MANAGEMENT DIRECTIVES

As noted above, these directives apply citywide.

Public Access, Trails and Recreation

These directives generally apply to trails, including maintenance, recreational activities and the removal of homeless and itinerant worker camps. Within Pacific Highlands Ranch:

1. Pacific Highlands Ranch MHPA includes approximately eight miles of trails that will be located by the City and constructed according to City regulations using developer impact fees.
2. A Landscape Maintenance District or similar financing entity will be formed to maintain all trails in Pacific Highlands Ranch. Responsibilities of the district will include regrading as necessary, cleaning, refurbishing or replacing trails and associated facilities as needed.
3. Off-road vehicle use will be prohibited. The City will patrol the MHPA to enforce this restriction.

Litter/Trash and Materials Storage

These directives affect land adjacent to the MHPA, and include removal of illegal encroachments, dissemination of educational materials to the public and the installation of barriers where necessary. Within Pacific Highlands Ranch, it is anticipated that the City will carry out these directives as part of its overall citywide management plan.

Invasive Exotics Control and Removal

These directives require that introduction of such plants and animals be prohibited, and that exotic plants be removed and areas monitored to ensure that they do not re-establish. Within Pacific Highlands Ranch, some areas currently infested with invasive plants will be treated and revegetated as part of the requirements that implement the creation of such MLBs. The owner of such MLBs will be responsible for removal, revegetation and monitoring as required. These areas will be conveyed to the City as credits are purchased. At that point in time, the City will become responsible for ensuring that exotic and invasive plants do not re-establish themselves.

Other disturbed areas within Pacific Highlands Ranch will not be located in MLBs. It is anticipated that such areas will either be conveyed to the City or will remain in private ownership. Land that is conveyed to the City may be revegetated by the City as funding permits, or by others as part of their mitigation requirements. In all instances, revegetation will be in accordance with the CRP.

All Priority 2 directives, including trapping, regular surveys, tree removal and replacement will be conducted by the City as part of its citywide management plan.

Flood Control

These directives address the cleaning and evaluation of performance of existing flood control channels and will be carried out by the City as part its citywide management plan.

SPECIFIC MANAGEMENT DIRECTIVES FOR NCFUA SUBAREA 3

These apply specifically to Pacific Highlands Ranch.

Priority 1

The first three management directives apply to the location and construction of trails. As noted above, there are approximately eight miles of trails in the MHPA portion of Pacific Highlands Ranch that will be constructed using developer impact fees. The location of trails must be in accordance with the Plan and must be approved by the City.

The fourth directive calls for the monitoring of coastal sage scrub in Gonzales Canyon, construction of detention basins to halt erosion and the demarcation of equestrian trails through the area. Detention basins will be constructed as necessary by individual projects in Pacific Highlands Ranch. Signs directing equestrians will be clear and will be installed at the time of trail construction. All monitoring of any habitat will be the responsibility of the City and will be carried out as part of its citywide management plan.

Priority 2

All five directives address the need for restoration of disturbed and degraded areas in Carmel Creek and in Deer, Gonzales and McGonigle Canyons, including removal of invasives and eucalyptus trees. Areas where restoration and revegetation is necessary will be delineated on the CRP for Pacific Highlands Ranch and the appropriate habitat for restoration noted.

Portions of Deer, Gonzales and McGonigle Canyons will be revegetated either as part of a MLB, as mitigation for project specific impacts or by a public agency if funding permits. Revegetation will be done in accordance with the CRP for Pacific Highlands Ranch. Initial site preparation, planting and required monitoring will be carried out by the individual project proponent or the operator of the MLB. Land will be conveyed to the City upon the completion of the revegetation program or purchase of MLB credits. Upon conveyance, the City will assume all management and monitoring responsibilities and will continue such activities as part of its citywide management plan.

Brush Management

All Zone 1 brush management will be performed outside of the Pacific Highlands Ranch MHPA. Zone 2 brush management will generally be performed within the MHPA, except for specific areas along the manufactured corridor connecting Gonzales and McGonigle Canyons. All brush management will be performed by individual landowners or associations and will not be the responsibility of the City. All brush management activities will be performed in accordance with City requirements.

SPECIES SPECIFIC MANAGEMENT DIRECTIVES

Several MSCP covered species have either been observed or may occur within the Pacific Highlands Ranch MHPA. Many of these require certain conditions to be met or management activities to be implemented in order to maintain MSCP coverage. These requirements are to be carried out by the City or the conservation entity to which land is conveyed. The following summarizes the management activities for the "observed" and "expected" MSCP covered species within the Pacific Highlands Ranch MHPA:

1. Del Mar Manzanita (*Arctostaphylos glandulosa* ssp. *crassifolia*): Measures to reduce the risk of catastrophic fire are required. This requirement will be met through the implementation of brush management as required by the City. At any time throughout the life of the MSCP, and as part of the citywide adaptive management program, the City may include a program for prescribed burns to further reduce the risk of catastrophic fire, the cost and associated risk of liability for which will be borne by the City.
2. White Coast Ceanothus, Wart-stemmed Lilac (*Ceanothus verrucosus*): Measures to increase populations and to reduce the risk of fire are required. These requirements will be met through the use of this species in revegetation programs as appropriate and through the implementation of brush management as required by the City. At any time throughout the life of the MSCP, and as part of the citywide adaptive management program, the City may include a program for prescribed burns to further reduce the risk of catastrophic fire, the cost and associated risk of liability for which will be borne by the City.
3. San Diego Barrel Cactus, Coast Barrel Cactus (*Ferocactus viridescens*): Measures to protect this species from edge effects, unauthorized collection and fire are required. Requirements for protection against fire and unauthorized collection will be met through dissemination of educational materials and implementation of required brush management activities. The requirement for protection against edge effects is met through requirements for projects adjacent to the MHPA included in the Plan.
4. San Diego Golden Star (*Muilla clevelandii*): Measures required include monitoring of transplanted populations and protection against edge effects. Any transplantation that may be necessary will be performed as part of a plan that requires monitoring. The requirement for protection against edge effects is met through requirements for projects adjacent to the MHPA included in the Plan.
5. Orange-Throated Whiptail (*Cnemidophorus hyperythrus*): Measures required include protection against edge effects. The requirement for protection against edge effects is met through requirements for projects adjacent to the MHPA included in the Plan.

6. Southern California Rufous-crowned Sparrow (*Atmophila ruficeps canescens*): Measures required for this species include maintenance of dynamic processes such as fire to perpetuate some open phases of coastal sage scrub with herbaceous components. Given the open nature of the existing habitat within Pacific Highlands Ranch, nothing need be done for many years. As part of the citywide adaptive management program, the City may include a program for prescribed burning as necessary to maintain habitat within the MHPA in an optimum state, the cost and associated risk of liability for which will be borne by the City.
7. Coastal California Gnatcatcher (*Polioptila californica californica*): Measures required include protection against edge effects, minimization of disturbance during nesting periods within the MHPA, protection against fire, and maintenance/improvement of habitat quality. The requirement for protection against edge effects is met through requirements for projects adjacent to the MHPA included in the Pacific Highlands Ranch Subarea Plan. The requirement for protection against fire will be met through the implementation of brush management as required by the City. At any time throughout the life of the MSCP, and as part of the citywide adaptive management program, the City may include a program for prescribed burns to further reduce the risk of catastrophic fire, the cost and associated risk of liability for which will be borne by the City. The requirement for minimization of disturbance during nesting will be met through the limitation on grading within the MHPA, and within 100 feet of the MHPA, for the period of March 1 to August 15. Grading and construction activities will be allowed on disturbed or previously cleared land. The requirement for maintenance/improvement of habitat quality will be met through changes in the citywide management plan as indicated through regular monitoring.