

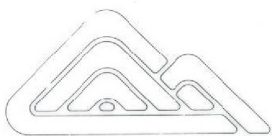
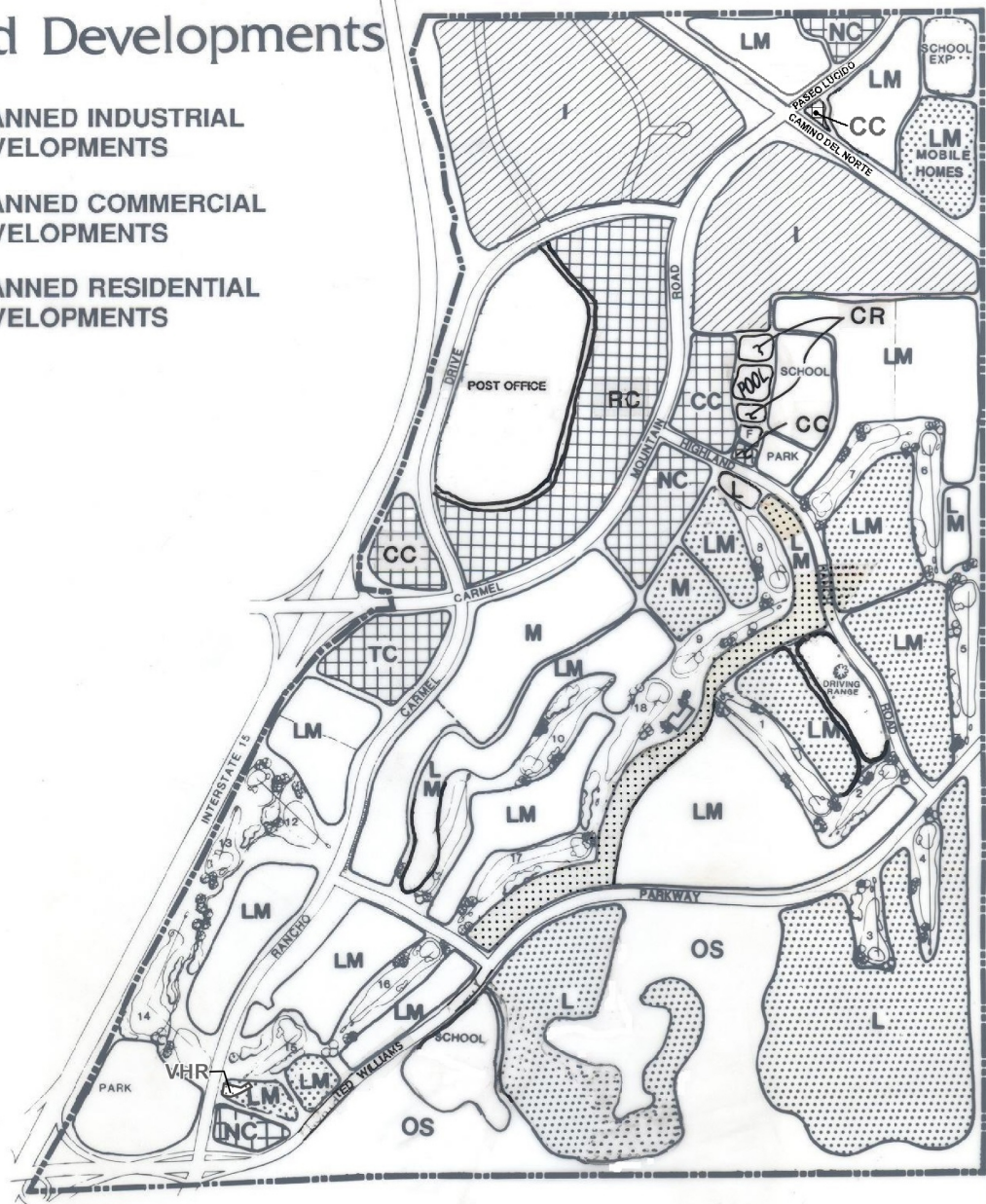


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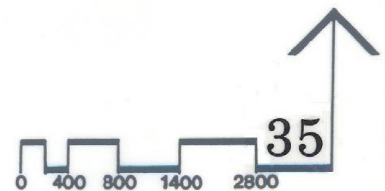
## *Implementation Element*

# Planned Developments

-  PLANNED INDUSTRIAL DEVELOPMENTS
-  PLANNED COMMERCIAL DEVELOPMENTS
-  PLANNED RESIDENTIAL DEVELOPMENTS



Carmel Mountain Ranch



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## **IMPLEMENTATION ELEMENT**

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Implementation of this Plan will be done according to the techniques indicated in the General Plan (adopted by City Council February 26, 1979) and Council Policy 600-10 (as amended May 12, 1976). This community plan and a master rezone have been City Council adopted as well as a City Council-adopted financing element pursuant to Council Policy 600-28.

Policy 600-10 and the I-15 Task Force Supplement specify the City Council's requirement that public facilities should be completed and available at the time of need. Implementation of this Plan will assure these policy statements' enactment.

City general revenues will not be available for development within Carmel Mountain Ranch. The costs associated with development of Carmel Mountain Ranch will be borne by the project through implementation of creative financing programs, outlined herein and detailed separately in the financing plan for Carmel Mountain Ranch.

### **1. Plan Review and Maintenance**

Effective implementation of this Plan will necessitate monitoring of the Plan and its proposals. The Carmel Mountain Ranch Community Council and other associations will fulfill this role by providing input for orderly growth and identifying needed changes.

The boundaries of community land uses are generalized approximations. Minor deviations in these boundaries will not require a community plan amendment.

### **2. Tools of Compliance and Implementation**

- a. Subdivision Map Act and Local Subdivision Ordinance
- b. Rezoning
- c. Environmental Review
- d. City Council Policy 600-10
- e. City Council Policy 600-19
- f. City Council Policy 600-28
- g. Revised Carmel Mountain Ranch Community Facilities Financing Plan

h. Planned Residential Development

Projects approved under a Planned Residential Development (PRD) (see **Figure 35**) may use the flexible but thorough implementation process outlined in the ordinance to achieve design flexibility while meeting the goals of this Plan. The PRD process involves public hearing, thereby allowing for public input regarding the proposed project.

i. Planned Commercial Development

The public review process associated with Planned Commercial Development processing provides the same opportunities for commercial development as does the Planned Residential Development process (see Figure 35).

j. Planned Industrial Development

The review process associated with development under an applicable zone will monitor city ordinance adherence and the Planning Commission will review development plans.

k. Lighting and Landscape Maintenance District

A Lighting and Landscape Maintenance District has been created for the maintenance of landscaped open space.

The subdivision process ensures dedication and improvement of open space, and the City Council recommends creation of Maintenance Districts in new communities. Funding for such a district is outlined in the financing plan.

l. Park Service District

The neighborhood parks will be developed on a turnkey basis by the developer of Carmel Mountain Ranch. When completed, the improved parks will be dedicated to the City.

m. Community Associations

This Plan advocates development of covenants, conditions and restrictions (CC&Rs) for residential and non-residential neighborhoods. They will specify guidelines for maintenance of private open space and recreation areas, as well as encourage and control architecture, landscape architecture, signage and lighting. They will assure practices that are congruent with the aesthetic and healthful quality of life sought in Carmel Mountain Ranch. These policies will be administered along with maintenance of common areas by community associations.

### 3. Phasing

This community plan is coupled with the FY 1995 update to the Community Facilities Financing Plan and a Development Agreement (dated November, 1985), which ensures that all public facilities required to serve Carmel Mountain Ranch will be phased concurrent with development of the Ranch. The Carmel Mountain Ranch Facilities Financing Plan identifies the community facilities (e.g., parks, schools, fire station, library and roads) needed to support the ultimate development of the community plan area; contains an anticipated development forecast and a cost and timing estimate for the needed capital facilities; and creates a “threshold” program whereby commercial and residential subdivision activity may proceed only if the related infrastructure has been provided.

The method of financing the majority of community facilities at Carmel Mountain Ranch is a straightforward approach of developer financing and construction—or “turnkey” development.

The facilities identified in the financing plan include both on and off-site infrastructure. Threshold requirements were coordinated with the responsible City Department to assure consistency with City standards and requirements.

The project thresholds and development phasing of Carmel Mountain Ranch will be monitored by the Engineering and Development Department and the Planning Department. Construction of the required infrastructure improvements identified in the Community Facilities Financing Plan for each phase of development shall be assured to the satisfaction of the City Engineer prior to the approval of building permits for the next phase of development.

An objective of the Plan is to provide employment opportunities concurrent with residential construction. In order to implement the objective, approximately one employment opportunity (including industrial and commercial) shall be provided for each residential unit to be occupied. An employment opportunity, for purposes of determining compliance with the Plan, shall be deemed to be provided on the earlier of (1) the issuance of a building permit for the industrial or commercial use or (2) six months after the issuance of a planned development permit or recordation of a final map for the industrial or commercial use.

A significant number of job opportunities have been created at Carmel Mountain Ranch. The timing of job opportunities is subject to economic conditions at work in the marketplace. Since all of the lots within the first phase industrial park (Unit 40) are already slated for research and industrial uses, the creation of job opportunities should continue well in advance of home sales.

- Residential development will offer a socioeconomic range of products responsive to the type of employees working in the community, and fitting market profiles for San Diego at a given time.

- Sequence of development areas will be responsive to utility phasing and the street network and traffic volume projections.
- Traffic thresholds will be adhered to and the street improvement/development relationship elaborated in the **Transportation Element** will be followed.
- Public improvement (e.g., streets, utilities, fire station, etc.) will be phased as mapping conditions and/or pertinent governing constraints dictate. This phasing is addressed in the financing plan.

#### 4. Facilities Construction Program

A program has been established in accordance with Council Policy 600-28 to assure that funding will be available when needed for the timely construction and provision of public facilities, fire station, streets, utilities and services and for subsequent maintenance of the improvements.

A Community Facilities Financing Plan has been prepared for use in implementing the Carmel Mountain Ranch Community Plan.

The means to provide funds may include:

- Turnkey Facilities** will be provided by Carmel Mountain Ranch (master developer) through mutual agreement with the City Council. These facilities include the fire station, library, pool, community parks and major streets and highways.
- Improvement Assessment Districts/Reimbursement Agreements**, if used, will provide a community-wide method for timely provision of needed facilities with an equitable cost distribution. Items included for the funds would be major streets and utilities, but other facilities may also be included if it appears this is the most efficient method for financing them. The first assessment district/reimbursement district may be formed prior to the recordation of the first final map unless other provisions are made.
- School Financing** has been accomplished through the establishment of a Mello-Roos Community Facilities District in conjunction with the Poway Unified School District.
- Conventional Subdivision Financing** will be employed for on-site facilities, utilities, and minor streets. These will be the developer's responsibility.
- Maintenance and Operation Fees** for public facilities will be provided from a combination of City Budget funds, school district budgeting, institution of user fees, service charges for public utilities and assessment districts.

- f. **Special Park Fees** will be collected for the acquisition, design and construction of this community's fair share costs toward a recreation building at the community park and swimming pool.

## **5. Rezoning Proposals**

Council Policy 600-6 states that zoning should be used to implement proposals in adopted community plans. A master rezone has been processed for Carmel Mountain Ranch concurrent with the adoption of the community plan. Application for discretionary permits including CUPs, PRDs, PCDs, or PIDs, may be required at the final mapping stage of development.

**TABLE 4**  
**SUMMARY OF PROPOSED PROJECTS**

<b>Project</b>	<b>Responsibility</b>	<b>Status</b>
<b>Streets and Highways</b>		
Construction of SA-680 from I-15 to Poway/San Diego City Limit and SA-680/I-15 interchange	Caltrans/Developer	Constructed
Widening of I-15 from Poway Road to Bernardo Center Drive	Caltrans	Constructed
Construction of Ted Williams Parkway	Caltrans/City/County/Developer/ Carmel Mountain Ranch Assessment District	Constructed
Construction of the first phase of I-15 interchange improvements at Carmel Mountain Ranch	Caltrans/Developer	Constructed
Construction of Carmel Mountain Road from I-15 northeast to SA-680	Private developers	Constructed
Construction of Rancho Carmel Drive and the north-south major	Private developers	Constructed
<b>Parks and Recreation Facilities</b>		
Unit 60 Private Golf Course	Developer	Project completed
Units 50, 52, 55 Public parks and pool	Developer/Park Fees	Project completed
Unit 61 Open Space	Developer	Transfer of natural open space to City complete. Proposed transfer of some manufactured open space to maintenance district or homeowners association completed.
<b>Schools</b>		
Unit 56 Elementary School	School district with site made available by developer	Completed
Unit 51 Elementary School	School district with site made available by developer	Completed
Unit 57 Elementary School	School district with site made available by developer	Completed
<b>Other Community Facilities</b>		
Fire Station	Developer	Completed
Library	Developer in accordance with City standards	Completed



**TABLE 5**  
**SUMMARY OF PLAN PROPOSALS**

<b>Proposal</b>	<b>Action</b>	<b>Responsibility</b>
<b>Residential Element</b>		
Development at densities and in locations shown in Plan	Conform to Master Rezone	City Planning Department
Development following goals stated in Community Environment and Design Element	Use tentative maps and planned development processes to work with developers	Planning Department Carmel Mountain Ranch Design Review Committee (CMR MAC)
Develop identifiable neighborhood units and planned development processes to work with developers.	Use tentative maps	Planning Department (CMR MAC)
Develop standards for CMR MAC or residential housing development and enforced through lay guidelines for enforcement	Provide Community Design Guidelines (CMR MAC)	Developer, Homeowner's Association
<b>Industrial and Commercial Element</b>		
Develop commercial and industrial facilities in areas so designated in the Plan		CMR MAC City Planning Department, Planning Commission, City
Produce quality development by advocating the use of PCDs and adherence to the goals outlined in the Commercial Element	Use the PCD process, where required, and informal reviews to work with developers	City Planning Department
Establishment of the Regional Shopping Center	Use the PCD process to work with developers	City Planning Department
Develop standards or CC&Rs for industrial development and lay guidelines for enforcement	Provide Community Design Guidelines enforced through CC&Rs	Developer, Commercial/ Industrial Association
Develop neighborhood parks as shown in the Plan	Dedicate land and develop amenities	Private developers
Establish open space as shown on Plan merits. District, Homeowners Association	Set aside land and make necessary improvements.	Developer, Lighting and Maintenance
Develop and maintain private recreation areas	Develop land and necessary amenities and maintain	Developer, Community Association
Develop an 18-hole golf course	Construct golf course	Developer
<b>School Element</b>		
Assure availability of school facilities to all developments as needed	Generate data and oversee actions	School District/Developer*
Develop elementary school as shown in Plan	Construct schools	School District*
Encourage use of school facilities to meet educational, social, and recreation needs of community	Work with School District	Community groups*
Encourage development of community college to serve community needs	Work with community college district	Community groups CMR

**TABLE 5**  
**SUMMARY OF PLAN PROPOSALS (continued)**

<b>Proposal</b>	<b>Action</b>	<b>Responsibility</b>
<b>Public Facilities and Services Element</b>		
Provide public facilities and services appropriate to community needs	Monitor needs; take appropriate actions	Developers, Planning Department, Engineering Department
Encourage establishment of centrally located facilities such as fire stations and library	Work with service agencies	Developer, Fire Department, Library Department
<b>Transportation Element</b>		
Construct Carmel Mountain Road from I-15 to SA-680	Construct improvements required by Engineer	Private developer (Project Completed)
Construct north-south major normal course of development	Construct improvements as required	Private developer
Complete other important roadways in Plan during normal course of development	Construct improvements as required	Private developer
Initiate public transportation of community	Plan routes and institute services	San Diego Transit
Provide pedestrian and bicycle routes through the community	Provide routes as shown, include amenities as required	Private developer, Engineering Department
Provide park-and-ride facilities	Monitor needs: Phase upon demand	Developers, Caltrans City of San Diego
<b>Social Needs Element</b>		
Encourage development of sufficient facilities to satisfy social needs	Work with service institutions	Community groups
<b>Community Environment Element</b>		
Determine location of natural and historic resources and encourage preservation of significant ones	Conduct surveys where necessary and utilize them in the review process	Private developer, Environmental Quality Division City of San Diego
Promote enhancement of Chicarita Creek in accordance with the Plan	Review development Proposals Quality Division, Planning Department, Park & Recreation Department, Park Service District	Private developer, Environmental
Encourage development that is sensitive to environmental concerns	Review all development proposals	Private developer Planning Department
Practice environmentally sensitive grading, siting, and landscaping practices	Review development proposal	Private developer, Planning Department Community Associations

\* In accordance with School facilities Plan now being developed in conjunction with the Poway Unified School District. The actual acquisition and construction of school sites and facilities may be accompanied by a Mello-Roos Community Facilities District.