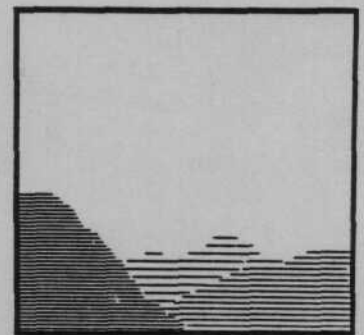


MANIS
7/98

ROBINHOOD RIDGE

precise plan
1998



**ROBINHOOD RIDGE
PRECISE PLAN**

ADOPTED BY THE CITY COUNCIL
ON JUNE 4, 1991
by RESOLUTION NO. R278053

DRAFT REVISION
JUNE 1998

Prepared for:

Robinhood Homes
265 Santa Helena, Suite 100
Solana Beach, CA 92075

Consultants:

Janay Kruger Consulting
4660 La Jolla Village Drive Suite 1080
San Diego, CA 92122

Kimley-Horn and Associates, Inc.
517 Fourth Avenue, Ste. 102
San Diego, CA 92101

ROBINHOOD RIDGE PRECISE PLAN

OTAY MESA COMMUNITY PLAN

On June 4, 1991 the City Council of the City of San Diego unanimously adopted the **Robinhood Ridge Precise Plan** by Resolution No. R278053. Also, the Otay Mesa Community Plan was amended to reflect the Precise Plan by Resolution No. R278053. These approvals, however, are subject to the following condition: Final maps in Otay Mesa shall not be approved until the Sweetwater High School, **Chula** Vista Elementary and San Ysidro Elementary School Districts approve specific sites for each school needed in the community. Furthermore, amendments to the community plan, precise plan, tentative maps and planned residential development permits may be required at the discretion of the City if the selection of specific school sites warrants revisions to these previous approvals to address land use, circulation, or site plan issues resulting from the school location. The City Council also certified the information contained in the Environmental Impact Report by Resolution No. R-278052, which adopted the findings for the **EIR**.

In September 1997, Robinhood Homes, Inc. proposed a precise **plan/community** plan amendment which would revise the 1991 plan as follows:

- Move the primary access to the precise plan area from Palm Avenue on the west to Otay Valley Road on the east;
- Delete a **33-acre** site from western corner of the precise plan area, reducing the precise plan area from 311 to 278 acres;
- Increase the number of single-family dwelling units from 203 to 486;
- Reduce the number of **multifamily** dwelling units from 913 to 433;
- Delete three sites totaling 3.1 acres that were designated in the **1981** plan for school or mini-park uses;
- Add a 6.2 neighborhood park site; and
- Reduce the commercial acreage from 3.8 to 2.9 acres.

TABLE OF CONTENTS

	Page
CHAPTER 1 INTRODUCTION	
1.1 Location of Precise Plan	1-1
1.2 Plan Context	1-1
1.3 Surrounding Projects	1-1
1.4 The Otay Mesa Community Plan	1-1
1.5 The Significance of the Precise Plan	1-5
1.6 Plan Background	1-5
1.7 Plan Process	1-5
1.8 Site Analysis	1-8
CHAPTER 2 LAND USE ELEMENT	
2.1 Introduction	2-1
2.2 Land Use Summary	2-1
2.3 Residential Land Use	2-3
2.3a Housing Location	2-3
2.3b Balanced Community	2-4
2.3c Unit Transfer	2-5
2.4 Precise Plan Facilities	2-5
2.4a Neighborhood Commercial	2-5
2.4b Schools	2-5
2.4c Parks	2-6
2.4d Community Facilities	2-6
2.4e Utilities	2-7
2.5 Open Space	2-10
2.5a Building Restricted Areas	2-10
CHAPTER 3 CIRCULATION ELEMENT	
3.1 Street Network	3-1
3.2 Transit Plan	3-1
3.3 Pedestrian and Bicycle Circulation	3-1
CHAPTER 4 DESIGN ELEMENT	
4.1 Introduction	4-1
4.2 Plan Design Approach	4-1
4.3 Major Streets and Primary Arterials	4-2
4.4 Grading	4-4
4.5 Drainage	4-4
4.6 Commercial Center	4-6
4.7 Industrial Area	4-7
4.8 Brush Management	4-8

TABLE OF CONTENTS (contd.)

Page

CHAPTER 5 IMPLEMENTATION ELEMENT

5.1	Introduction	5-1
5.2	Physical Development Controls/Zoning	5-1
5.3	Phasing	5-1
5.4	Provision of Facilities	5-2
5.5	Public Facilities Financing	5-2

CHAPTER 6 COMMUNITY PLAN CONFORMANCE

6.1	Introduction	6-1
6.2	Community Plan Goals	6-1
6.3	Precise Plan Criteria	6-3

LIST OF FIGURES

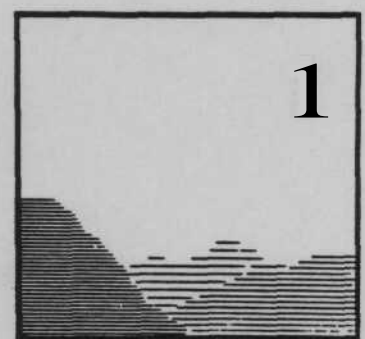
Page

Figure 1	Regional Setting/Location Map	1-2
Figure 2	Topographic Setting	1-3
Figure 3	Otay Mesa Community Plan	1-4
Figure 4	Plan Process	1-6
Figure 5	Site Analysis	1-7
Figure 6	Land Use Plan	2-2
Figure 7	Utilities	2-8
Figure 8	Street System	3-2
Figure 8A	Public Transportation and Bicycle Paths	3-3
Figure 9	Design Features	4-3
Figure 10	Grading Approach	4-5
Figure 11	Zoning Plan	5-3

TABLES

Table 1	Land Use Summary	2-1
Table 2	Housing Mix	2-4
Table 3	Open Space Preservation and Maintenance	2-11

ROB1NHOOD
RIDGE
introduction



1.1 LOCATION OF PRECISE PLAN

Robinhood Ridge is located in the southern portion of the City of San Diego within the Otay Mesa community. The precise plan area, which comprises 278 acres, is about two miles east of I-805 and one mile north of Otay Mesa Road. A portion of Otay Valley Road coincides with the eastern plan boundary.

Adjacent communities and areas, as indicated on Figure 1, include: San Ysidro, Otay Mesa Nestor and Imperial Beach to the west, Chula Vista and Otay Valley to the north, Brown Field to the east, and Tijuana to the south. The Pacific Ocean is about eight miles to the west, and the international border with Mexico is about two and one-half miles to the south.

1.2 PLAN CONTEXT

As shown in Figure 2, the plan area is bounded on the north by steep slopes rising from Otay Valley, on the west and south by **Dennerly** Canyon, and on the east by Otay Valley Road.

Presently, the plan area is undeveloped and vacant with the exception of existing auto salvage yards on the southeast portion, which would be relocated once development commenced. The predominant existing uses of the property are by unauthorized off road vehicles and undocumented immigrants.

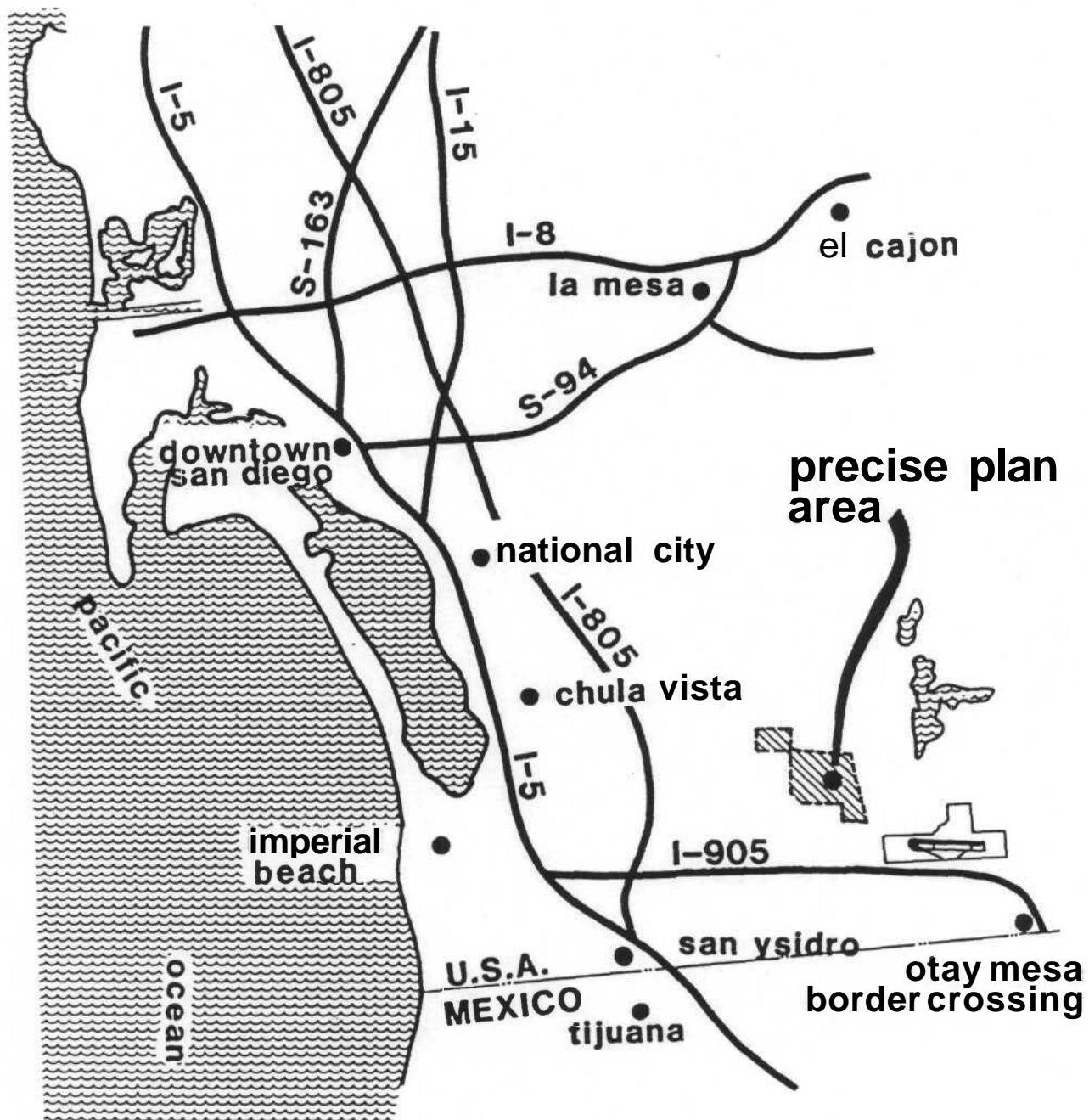
1.3 SURROUNDING PROJECTS

Several proposed projects are located adjacent to the Robinhood Ridge Precise Plan. The property immediately north of the plan area, the Otay Rio Business Park, is within the City of Chula Vista and has approved plans for limited industrial development, a water park recreation, and a regional amphitheater in the lower area. Immediately to the northwest and southwest are the Dennerly Ranch and Hidden Trails Precise Plan areas, respectively. Directly to the south of Robinhood Ridge is the Otay Corporate Center, which will be developed as an industrial project. The open space canyons within Robinhood Ridge are part of the open space system of the proposed Otay Valley Regional Park

1.4 THE OTAY MESA COMMUNITY PLAN

In April of 1981, the City of San Diego City Council adopted the Otay Mesa Community Plan. This community plan was prepared as comprehensive guide for the future development of a balanced, multi-use community in accordance with the Progress Guide and General Plan. As required by the California Environmental Quality Act of 1970, environmental and feasibility studies, as well as an analysis of several alternatives were incorporated into the community plan. Adequate public facilities are ensured for the community by the inclusion of a phased development program section within the plan.

S:\DVG\095163.00\EIR\APP-1 3-16-98 1:59:44 pm PST



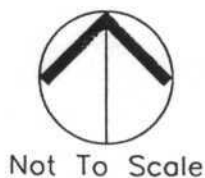
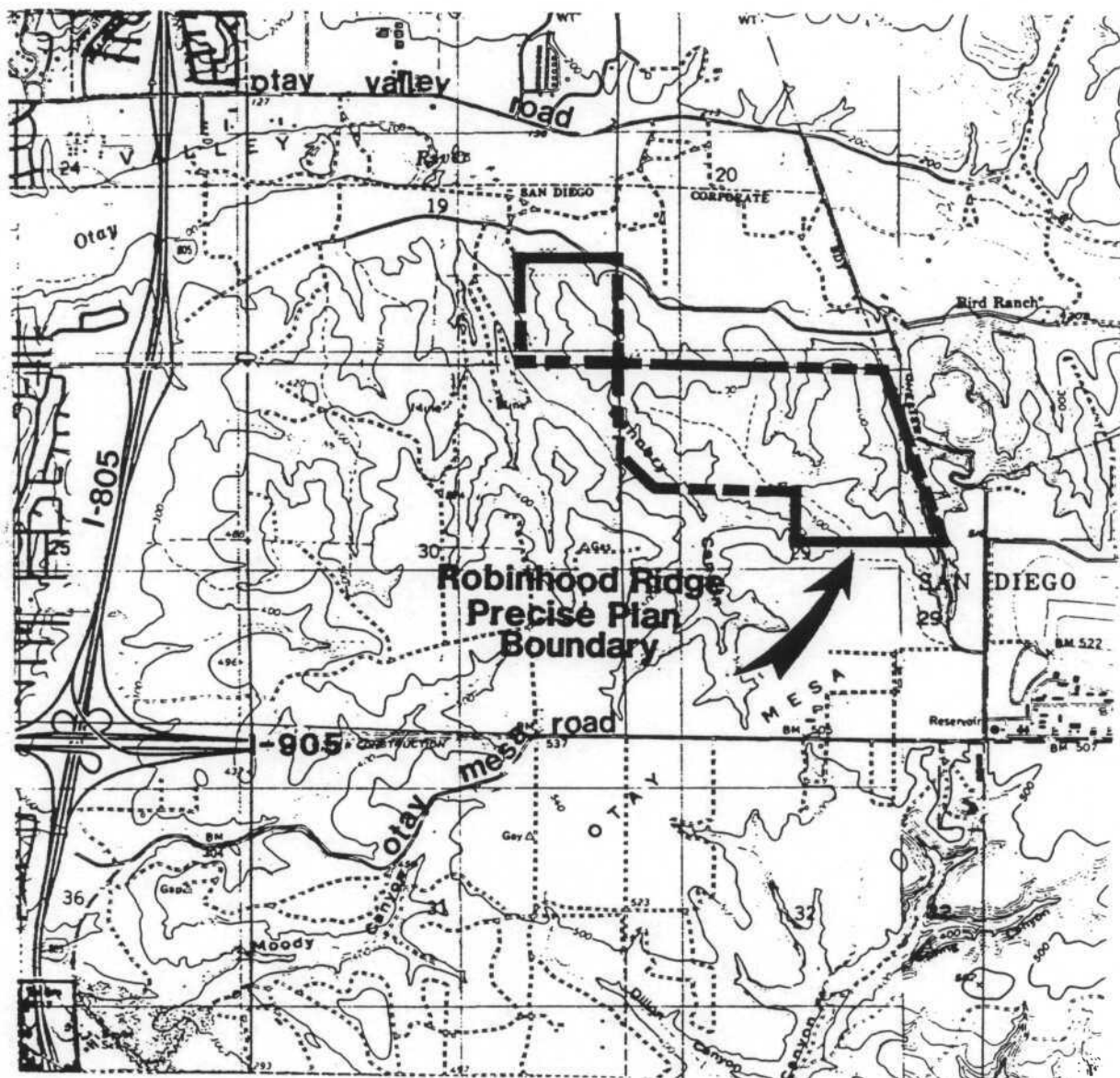
Not To Scale

Regional Setting

Robinhood Ridge

Figure 1



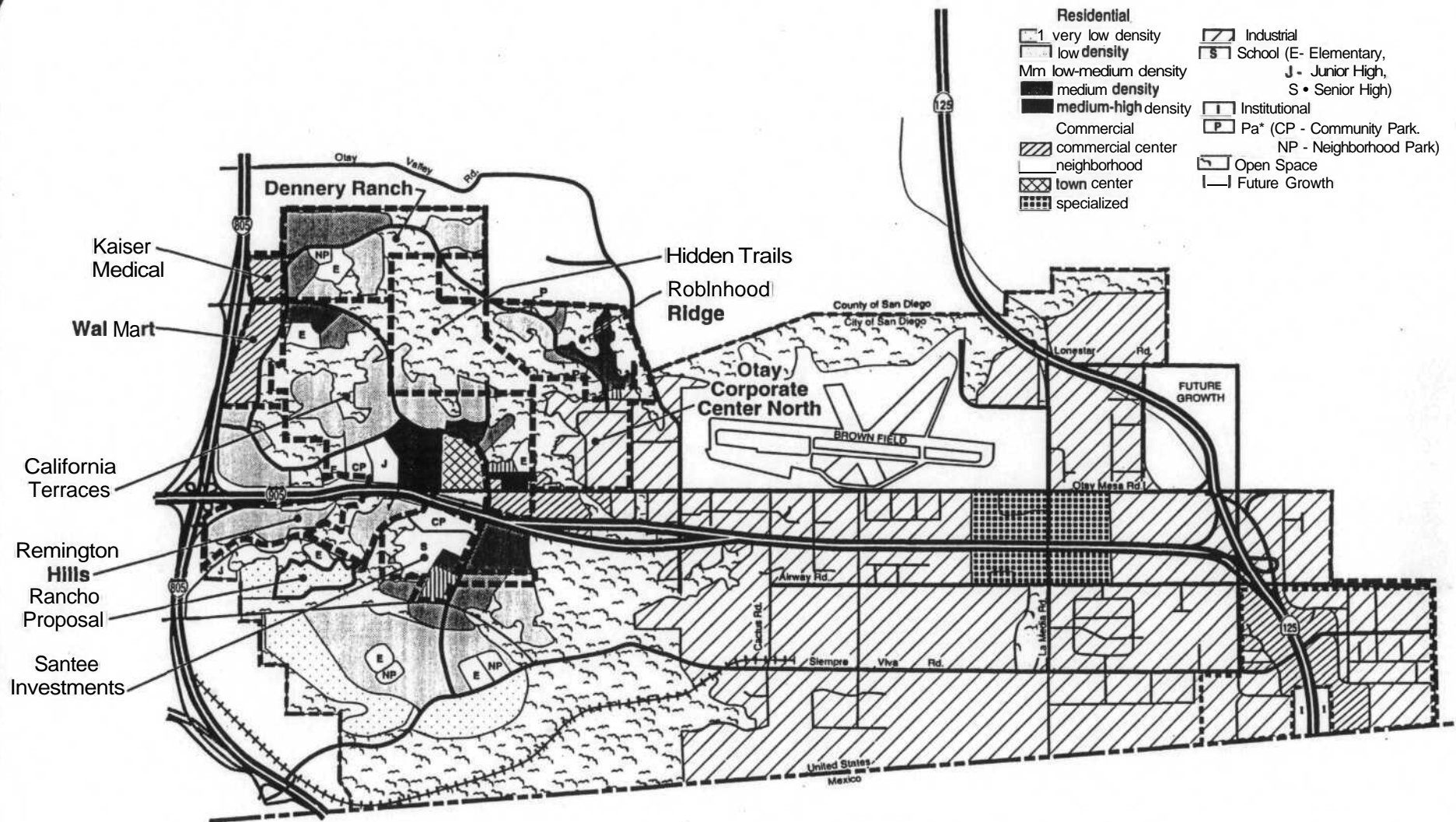


Topographic Setting Robinhood Ridge

Figure 2

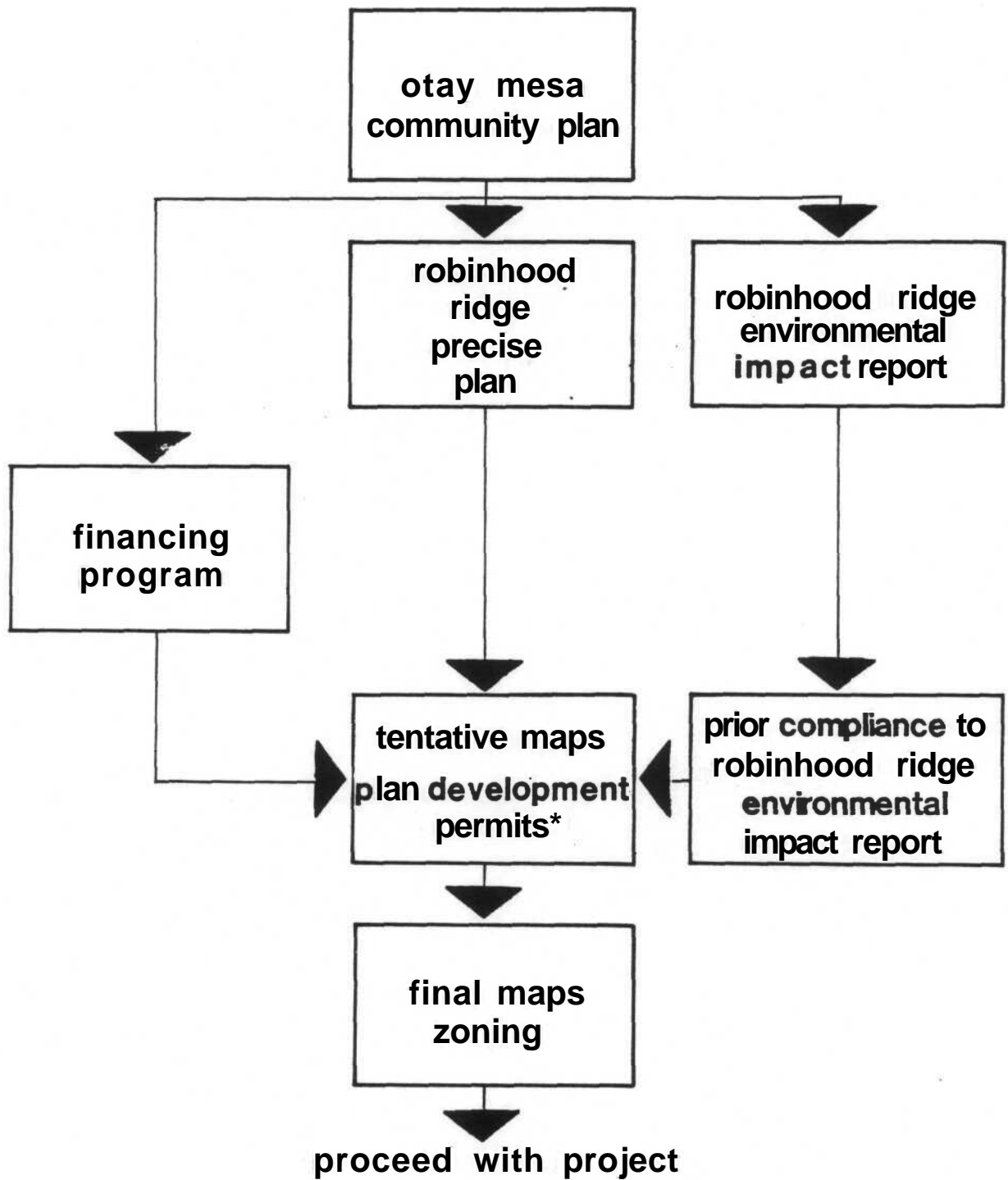


KIMLEY-HORN and ASSOCIATES



Otay Mesa Community Plan Robinhood Ridge

Figure 3



* required for each project

plan process

The Otay Mesa Community Plan calls for the orderly development of residential, commercial, industrial and public support uses on approximately 12,500 acres accommodating a projected population of 30,000-40,000 residents. Industrial development is the predominant land use and is projected to utilize roughly one-third of the total land within the community. Robinhood Ridge is situated in the northeast quadrant of the residential component of the community plan (Figure 3).

1.5 THE SIGNIFICANCE OF THE PRECISE PLAN

The community plan requires the preparation of individual precise plans as a first step in the development process. The purpose of the precise plan is to implement area wide or community plan concepts on neighborhood or **subcommunity** levels. Detailed development proposals relating to such elements as densities, road alignments, grading, design approaches and locations of community and neighborhood facilities which cannot be accurately projected at the community plan scale are more appropriately addressed at the precise plan level.

As a guide for future development, the **Robinhood Ridge** Precise Plan was prepared in **conformance** with the community plan goals. This precise plan is also in accordance with the precise plan development criteria outlined in the community plan. For a discussion of precise plan conformance with goals and criteria of the Otay Mesa Community Plan, see Chapter 6.

1.6 PLAN BACKGROUND

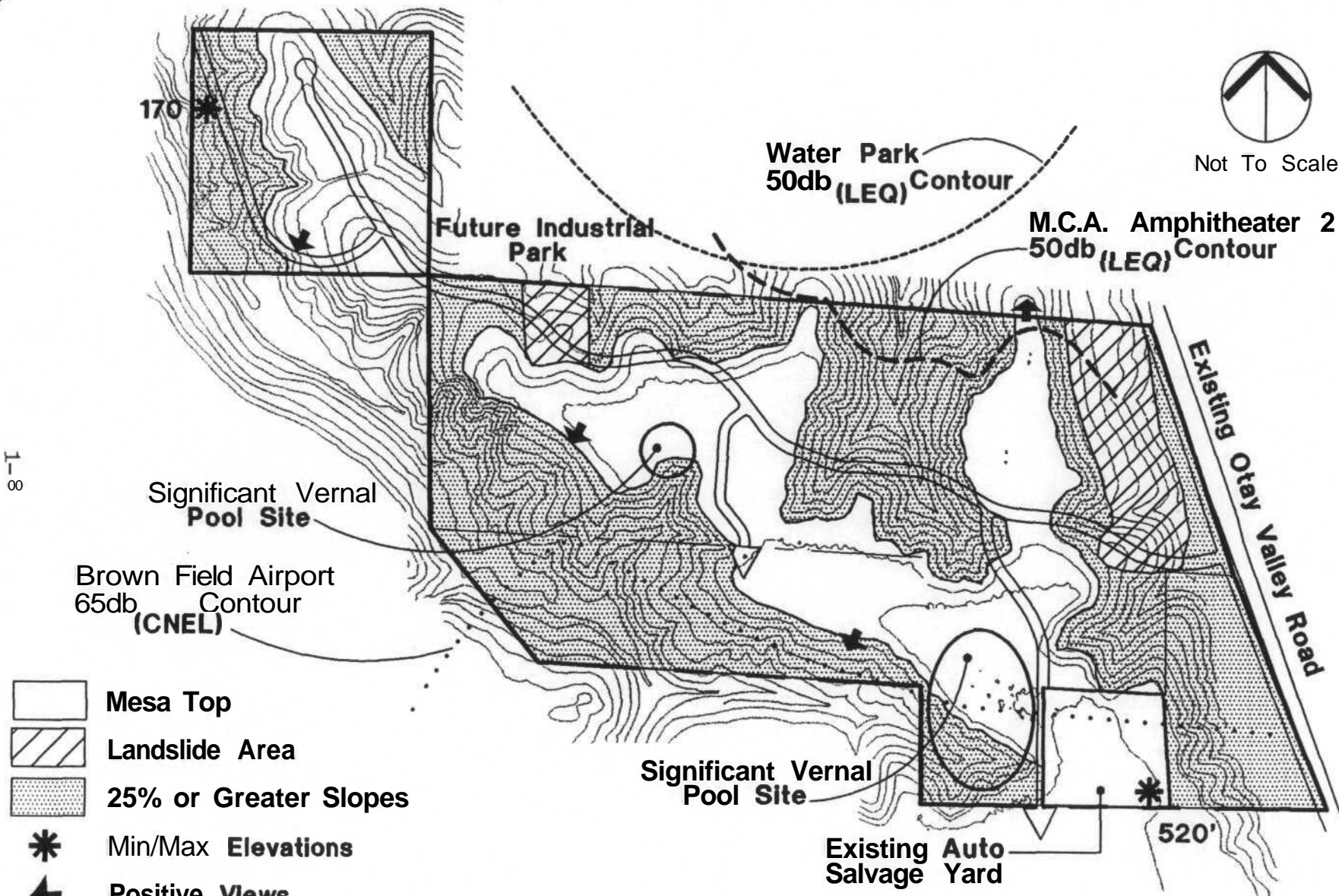
Planning for the property began in early **1984** when City planning staff was directed by the Planning Commission to coordinate with property owners in the preparation of a precise plan followed by a Planning Commission workshop in November of 1986. Since the workshop, recent community wide developments have changed the nature of the plan's circulation framework.

1.7 PLAN PROCESS

The Precise Plan is the first step in City approval of residential development in the Otay Mesa community. Once adopted, the precise plan and its accompanying Environmental Impact Report will provide the basis for review of subsequent subdivision maps, planned development permits and other permits within the plan area as shown in Figure 4.

In order to provide for phased financing, development and maintenance of the public infrastructure serving Robinhood Ridge, a financing plan will be required as part of the process. The Public Facilities Financing Plan for Otay Mesa has been prepared and adopted by the City. Modification of this Financing Plan, which includes the Robinhood Ridge proposal, will be necessary prior to the implementation of development.

1-00



*Site Analysis
Robinhood Ridge*

Figure 5



The existing zoning within the plan area is A-1-10, an agricultural zone, with the Hillside Review Overlay Zone applied to most of the slopes. Rezoning will be accomplished through standard City zones in accordance with the zoning plan as shown in Chapter 5. The Robinhood Ridge Precise Plan will be implemented with Planned Residential Development, Planned Commercial Development and OMDD permits. The hillside review process will be incorporated into these planned development permits. The proposed industrial areas will be implemented by inclusion in the Otay Mesa Development District.

1.8 SITE ANALYSIS

Site conditions and features such as topography, view opportunities, vegetation, existing uses and roads are addressed in the following section and in Figure 5. A more detailed explanation of existing site features and mitigation measures for the plan area are included in the accompanying Environmental Impact Report.

The existing Robinhood Ridge **landform** can be characterized as a prominent ridge or narrow mesa top, extending in a northwesterly direction from the main mesa top area of Otay Mesa. A series of minor canyon offshoots from **Dennery** Canyon and Otay Valley protrude into the ridge top creating an undulating edge condition providing localized view amenities.

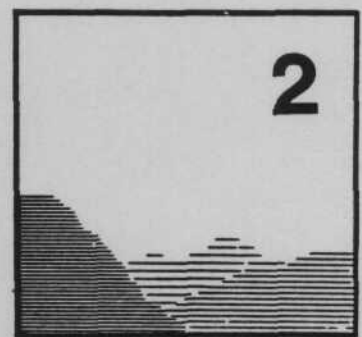
Panoramic **offsite** views to Dennery Canyon, Otay Valley and the San Ysidro Mountains are numerous from the mesa top edge. Within the interior of the mesa top, views are more restricted, although excellent view opportunities are available to canyon open spaces within the plan area.

Vegetation on the site consists mainly of **Diegan** Coastal Sage Scrub, along with annual grasslands, maritime succulent scrub, mule fat scrub, and **ruderal** areas. Although the mesa top area is highly disturbed by extensive off road vehicle use, numerous vernal and road pools are present; 65 vernal pools and 108 road pools were identified on the site. The proposed vernal pool preserve areas are shown on Figure 5.

The most significant geological constraints affecting the plan area are ancient landslide areas. These potential landslide areas will be avoided if possible or mitigated with buttressing and stability fills incorporated into the grading, as directed by the City Engineer.

Robinhood Ridge will be subject to noise associated with Brown Field and other uses in the vicinity including the Coors Amphitheater to the north. Noise levels within residential areas of the plan, however, are not expected to exceed 65 dB (decibels) CNEL (Community Noise Equivalency Level) the maximum noise level that is compatible with residential or other noise-sensitive uses. All residential structures will be insulated to achieve an interior noise level not to exceed 45 dB CNEL.

**ROBINHOOD
RIDGE
land use element**



2.1 INTRODUCTION

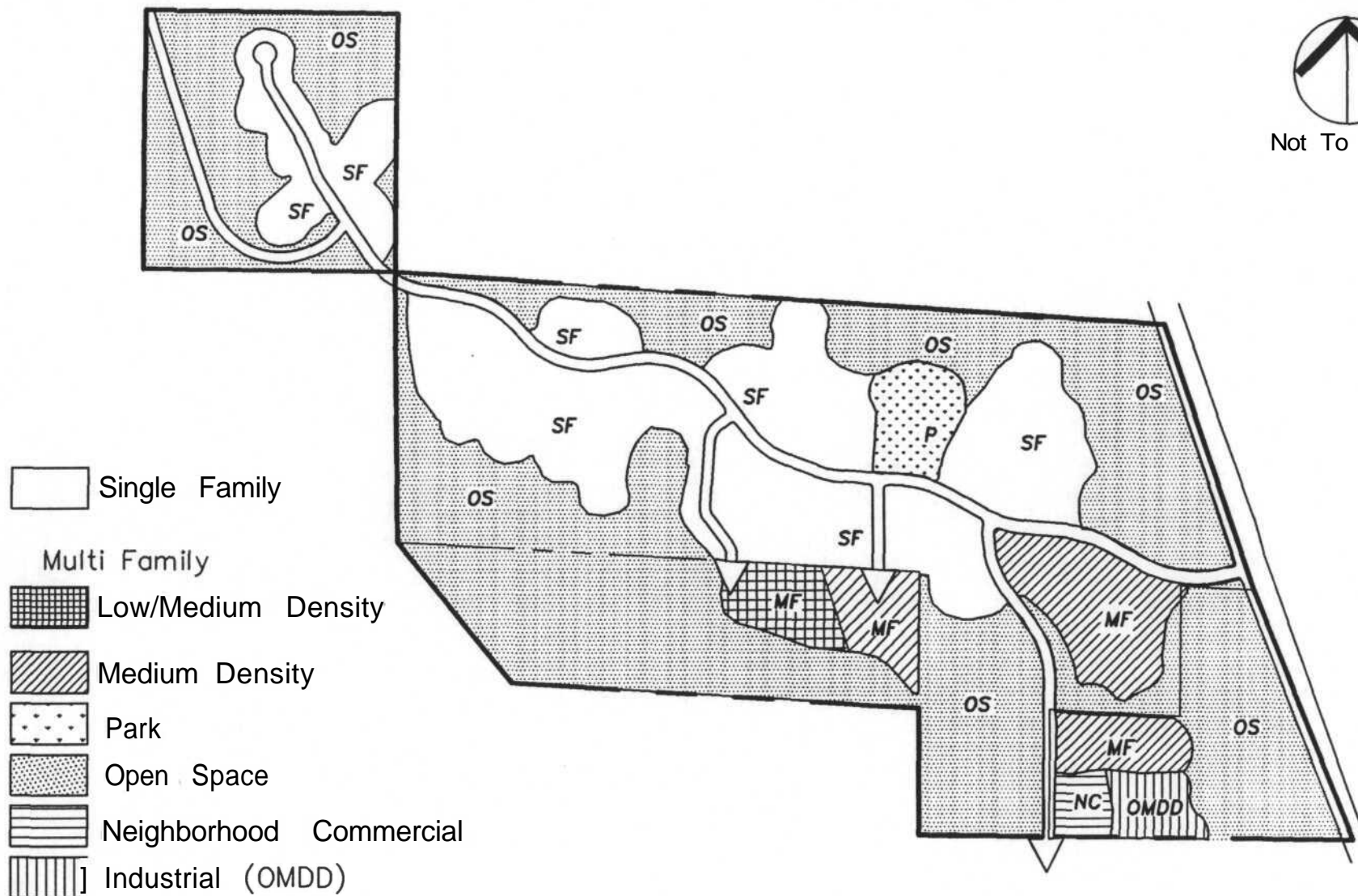
The land use element primarily serves to provide a basis for the precise plan. It describes the functional aspects of the various land uses including their location, yield and the extent of development. The more qualitative or aesthetic aspects of the plan, such as design guidelines and concepts, are addressed in Chapter 4, the Design Element.

2.2 LAND USE SUMMARY

Robinhood Ridge consists of a wide range of land uses including residential, commercial, industrial, parks, schools and open space. The various land use areas have been tabulated by parcel number on Table 1. About 47 percent of the precise plan area will be retained as natural open space, plus an additional 11 percent of open space in manufactured slopes. The precise plan preserves 33 acres more open space than was projected in the Otay Mesa Community Plan.

TABLE 1
LAND USE SUMMARY

No.	Land Use	Gross* Acres	Dwelling Units	Density Du/ac	Proposed Zone	Overlay Zone**
1.	Neighborhood park	6.2	N/A	N/A	A-1-10	N/A
2.	Low-density residential (5-10 du/ac) including roads	86.3	486	6.0	R-1-5000	PRD
3.	Low/medium-density residential (10-15 du/ac)	4.0	56	14.0	R-3000	PRD
4.	Medium-density residential (15-30 du/ac)	14.0	377	26.0	R-1750	PRD
5.	Industrial	4.6	N/A	N/A	OMDD	N/A
6.	Neighborhood Commercial	2.9	N/A	N/A	CN	PCD
7.	Open Space	160.0	N/A	N/A	A-1-10	N/A
	TOTAL	278.0	919	N/A	N/A	N/A
* Acreage areas are approximate and are subject to refinement during detailed design and engineering.						
** Overlay zones or permits required in addition to Tentative Maps and Rezone (See Chapter 5-- Implementation Element).						



Land Use Plan
Robinhood Ridge

Figure 6



Developable acreage constitutes the remainder of the plan area of about 118 acres. The predominant use within the developable area is residential, which will account for about 104 acres, or about 80 percent of the total developable acreage. Roughly 8 acres are proposed to be commercial and industrial parcels and the rest of the developable area within the plan, 6.2 acres, will be devoted to a neighborhood park.

2.3 RESIDENTIAL LAND USE

The **Robinhood Ridge** Precise Plan consists of three basic housing categories ranging from about 5 dwelling units per acre to a maximum of 30 units per acre. The 5-10 units per acre category corresponds with the low-density housing category of the community plan and is proposed in the Precise Plan to be detached, single-family units on standard lots or single-family lots with a Small Lot Overlay Zone to accommodate a variety of single-family housing types. The second and third housing categories include densities from 10-15 and 15-30 dwelling units per acre and relate to the low-medium and medium density categories of the community plan. The attached housing categories would consist of apartments or condominiums of 2- and 3-story buildings providing open space and recreation areas.

2.3a Housing Location

The siting and distribution of residential areas and the designation of housing categories were based on the following objectives:

- Create compatible land use relationships with surrounding properties, and utilize buffering techniques where necessary.
- Coordinate housing types and locations with surrounding developments.
- Utilize site analysis opportunities and constraints as a basis for planning and a guide to grading, open space preservation and view enhancement.

The **Otay Mesa Community Plan** has been the basis for the land use pattern established for **Robinhood Ridge**. The precise plan proposes locating attached housing products near commercial services and community facilities. The highest densities are clustered around the neighborhood commercial center **transitioning** to lower detached housing densities farther out on the ridge where view potentials are the greatest. Single family housing has generally been oriented toward the extensive views of **Dennery Canyon** while attached projects will view out upon Otay Valley. Housing in general has been placed to provide views of natural open space and canyons.

2.3b Balanced Community

In conformance with the Community Plan and Council Policy 600-19, Robinhood Ridge will ensure a balanced community by providing a range of residential opportunities with an emphasis on affordable housing. Housing unit types will be provided to accommodate various age groups, racial and ethnic backgrounds, family sizes, and a variety of income levels.

In response to market studies, efforts will be made to maximize ownership housing and to minimize the cost of post-development community maintenance; e.g. landscape maintenance. Table 2 indicates projected income levels for each broad category of housing.

**TABLE 2
HOUSING MIX**

Housing Category	Density Range Du/ac	Area in Acres	Number of Dwelling Units	Percent of Total Units	Persons per Unit	Estimated Population	Targeted Income Levels
1. Low	5-10	86.3	486	53%	3.7	1798	lower middle to upper middle
2. Low/medium	10-15	4.0	56	6%	2.5	140	moderate to middle
3. Medium	15-30	14.0	377	41%	2.5	943	lower to lower middle
TOTAL	N/A	104.3	919	100%	N/A	2881	N/A

An effective affirmative marketing plan will be used in conjunction with all residential projects. The affirmative action program of the San Diego Building Industries Association, or equivalent, should be employed in order to ensure affirmative marketing of sale and rental units. The objective of the program should be to establish a racially balanced neighborhood through advertising and other methods, intended to inform minority and majority households that housing within Robinhood Ridge is available on an equal opportunity basis.

2.3c Unit Transfer

If for some unforeseen conditions, dwelling units allotted for any development area in this plan are not achievable, the lost units may be transferred to another development area in **Robinhood Ridge** without an amendment to the precise plan. The following criteria must be met to effect this transfer:

- The density transfer shall not require rezoning of any parcel receiving transferred units.
- The basic intent of the plan with special regard to design guidelines (Chapter 4) must be adhered to.
- Under no circumstances shall the total dwelling unit count of **919** be exceeded for the overall precise plan.

2.4 PRECISE PLAN FACILITIES

2.4a Neighborhood Commercial

The Robinhood Ridge plan proposes approximately three acres of commercial uses to meet the daily convenience shopping needs of its residents. The commercial center is located on the southeastern edge of the plan area adjacent to the Otay Corporate Center. In this location, the commercial complex will provide a buffer between residential developments within Robinhood Ridge and industrial projects to the south. The uses in the commercial center will be those of permitted by the CN zone (see 4.6 Commercial Center).

It is not intended that residential uses be established in connection with the commercial site. No residential development will be permitted on this site unless an amendment to this precise plan and a rezone application are approved by the City.

2.4b Schools

The precise plan area is within the **Chula Vista Elementary School District** (kindergarten through grade 6) and the **Sweetwater Union High School District** (grades 7-12). The southern portion of the precise plan area was in the **San Ysidro (elementary) School District** until a boundary adjustment was approved a few years ago.

The Chula Vista district has four elementary schools serving the Otay Mesa area; the closest to the precise plan area is **Juarez-Lincoln**, located on Twining Avenue about 1-1/2 miles to the west. Permanent capacity has been exceeded at many schools and temporary relocatable

classrooms are being used to accommodate increased enrollments. The number of elementary school-age students generated by the precise plan development is estimated at 286.

The **Sweetwater** district has two junior high and two high schools within 3-5 miles of the precise plan area; all are currently operating over permanent capacity. Development of the precise plan is estimated to generate 276 students in grades 7-12.

The **Chula Vista** district plans to construct an elementary school to the northwest of **Robinhood Ridge** in the **Dennerly Ranch** Precise Plan area, which will serve students from both developments. The Sweetwater district is also planning a new high school that will serve the residential development in **Otay Mesa**.

2.4c Parks

A neighborhood park consisting of 6.2 usable acres will be provided in the eastern portion of the plan area. The 6.2 acres shall not exceed a gradient of 2 percent. This neighborhood park will satisfy the population-based park requirements for the precise plan area.

Because Robinhood Ridge is isolated from the rest of the community, the park must provide a large range of suitable uses, including multi-purpose sports fields (possibly lighted), a children's play area, open lawn/play area, picnic facilities, restroom/concession stand, security lighting and lighted basketball courts. No parking facilities are required due to the on-street parking available on the residential streets fronting the park. The Design Element (Section 4.7b) describes proposals for these facilities.

Community and other neighborhood parks will be provided throughout the community including a community park to be developed adjacent to the future high school, a 13-acre community park to be provided in the California Terraces Precise Plan area, and the 60-acre Montgomery Waller Park located in the Otay Mesa-Nestor community.

2.4d Community Facilities

A wide range of facilities and services will be provided to Robinhood Ridge by the City of San Diego, community groups, private enterprises and as described below:

- Library services, initially through the Otay Mesa branch library located in the Otay Mesa Nestor Area and, ultimately, through a permanent branch library within the Otay Mesa community.
- Police protection from the southern division of the San Diego Police Department through its existing station in San Ysidro.
- Fire protection from the temporary fire department facilities west of I-805 at the intersection

of Palm Avenue and Twining Avenue. This facility may be relocated east of I-805 as development progresses. A second fire station is located east of Brown Field at Otay Mesa Road and Harvest Road.

- Trash collection and solid waste disposal at existing and proposed City landfills and disposal facilities.
- Commercial facilities provided within commercial and neighborhood centers located throughout the community.
- Paramedic and ambulance service.

Additional institutions and services, which may be located in the Otay Mesa Community and ultimately serve **Robinhood Ridge** residents include:

- **Medical/health** care offices or clinics.
- Religious institutions.
- Child care and private education institutions.
- Community and service-oriented organizations and facilities.
- Public transportation facilities and terminals.

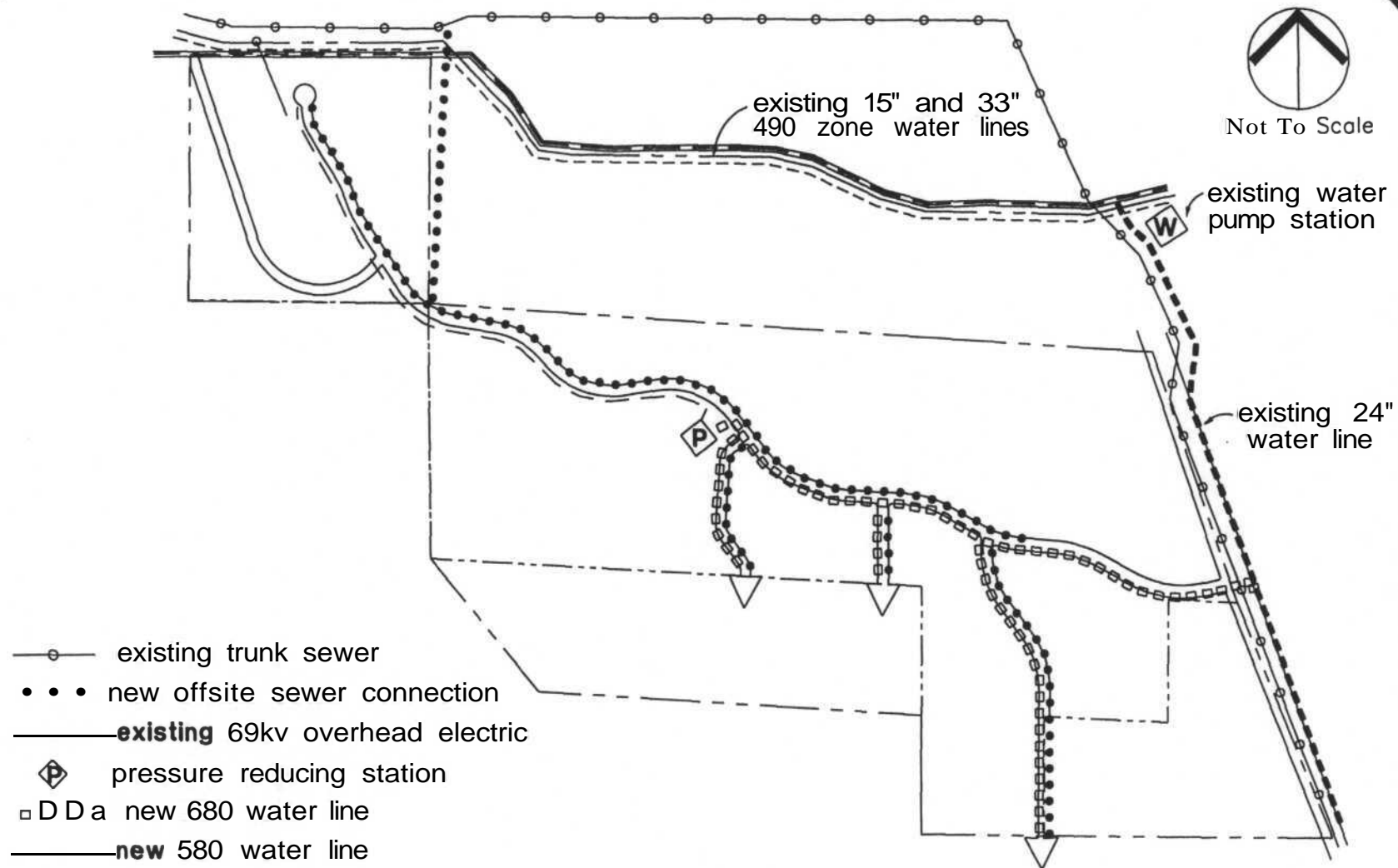
2.4e Utilities

Utility services and facilities will be operated by a number of public and franchise agencies in Robinhood Ridge. Figure 7 depicts the locations of major utility lines within or adjacent to this precise plan.

Water

Potable water will be provided by the City of San Diego. The City presently maintains waterlines in the Otay Valley to the north and near the intersection of Interstate 805 and Palm Avenue to the west. These systems operate at the 490 M.S.L. pressure level and are supplied by the South San Diego and Lower Otay Reservoirs to the northeast. The City also maintains a 24-inch waterline operating at approximately 640 M.S.L. pressure in Otay Valley Road and Otay Mesa Road to the east and south. This line is supplied by the Otay Valley Pump Station approximately 1,000 feet to the north, which draws from the lower pressure mains in Otay Valley. This is the only City of San Diego water supply, which serves mainly agricultural and industrial uses on the mesa.

to
00



Utilities
Robinhood Ridge

Figure 7



KIMLEY-HORN and ASSOCIATES

A water supply study prepared by NBS/Lowery for the California Terraces Precise Plan studies water supply for this plan as well as the other properties in western Otay Mesa. The report recommends two pressure zones to serve the area: the present 490 M.S.L. Zone and a new 680 M.S.L. Zone serving areas up to ground elevation 530. The 490 M.S.L. Zone would serve the western third of the precise plan while the remainder would be served by the 690 M.S.L. Zone.

The NBS/Lowery report recommended creation of the 680 M.S.L. Zone by connections to the existing 490 M.S.L. Zone through upgrading the existing Otay Valley Pump Station and building two new ones. This plan would be served by upgrading the existing pump station to boost its output pressure from approximately 640 M.S.L. up to 680 M.S.L. and construction of a new pump station in the vicinity of Palm Avenue and Interstate 805. The California Terraces Precise Plan cites the above pump stations as being necessary to serve its initial development plans.

In addition to these two pump stations, an emergency connection is proposed to the gravity fed Otay Water District system near the southwest corner of Brown Field. The combination of the two stations and the emergency connection will provide an adequate and reliable water supply for Robinhood Ridge.

The reimbursement to the "initial developer" for the costs of developing the 680 M.S.L. Zone system is discussed within Chapter 5.

Onsite transmission mains will be sized in accordance with the overall ultimate system plan to be developed.

Sewer

The Robinhood Ridge Precise Plan area will be served through connections to the Otay International Center Trunk Sewer (OIC). The OIC sewer flows north in Otay Valley Road along the precise plan easterly boundary then west through Otay Valley. A portion of the plan will connect to the OIC sewer in Otay Valley Road to the northeast while the remainder will connect to the OIC northeast of the plan. Connection to the OIC sewer involves payments of a surcharge fee to the city of San Diego for reimbursements.

Drainage

The precise plan area will drain into the Otay Valley approximately one-half mile to the north through Dennery Canyon and three other lesser canyons. Storm drains are proposed to be installed within public streets or within easements to be maintained by the City of San Diego. Drainage is further discussed in Section 4.5.

Power

Power lines and services will be provided by San Diego Gas & Electric Company. Local gas and electric distribution lines will be installed underground.

Communications

Telephone service will be supplied by Pacific Telephone Company via underground lines, connection into individual service laterals and prewired buildings.

Cable **television/communications** will be provided by Cox Cable Television through underground facilities installed in common trenches along with power and telephone lines. These will connect to individual service laterals and prewired buildings.

2.5 OPEN SPACE

Over 47 percent of the gross acreage within **Robinhood Ridge** will be preserved as permanent open space. There are two basic types of open space associated with the Robinhood Ridge Precise Plan:

- Natural open space, consisting of undisturbed canyon slopes, will be retained in its native state. Many of these areas will provide significant view opportunities for residents and visitors from overlook areas and highways. This category alone comprises about 160 acres or over half of the total plan area.
- Manufactured slopes adjacent to natural open space will provide a transition between developed and native areas.

2.5a Building Restricted Areas

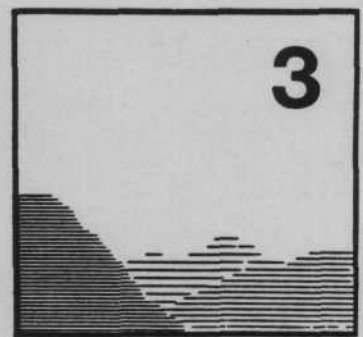
In addition to the permanent open space areas outlined above, Robinhood Ridge will provide extensive landscaped parkways, greenbelts, and slopes within developed or graded areas. These Building Restricted Areas include the following categories:

- Community and neighborhood related open areas which include: (1) slopes visible from major circulation arteries, (2) community entry monument areas, (3) neighborhood entries, and (4) parkways.
- Project open area consisting largely of common areas of attached projects including recreational facilities. Table 3 summarizes the options available for the preservation and maintenance of open space and building restricted areas. Final selection of specific preservation and maintenance options shall be subject to the review and approval of the Parks and Recreation Department.

TABLE 3
OPEN SPACE PRESERVATION AND MAINTENANCE

TYPE OF OPEN SPACE	PRESERVATION OPTIONS	MAINTENANCE OPTIONS
Natural open space Preserve and protect public view overlooks	Fee ownership by City or Homeowners Association with conservation easement.	Landscape Maintenance District or City if dedicated and/or Homeowner's Association
Manufactured slopes/open space relating to natural open space	Open space easement to City.	Landscape Maintenance District or City if dedicated and/or Homeowner's Association
Community and neighborhood related areas such as community entries; neighborhood entries to detached housing projects; slopes visible along major transportation routes with high public visibility; high (30 ft.+) project slopes with public visibility; street trees, landscaped setbacks, sidewalks, and accent pockets; miniparks/passive recreation areas	Open space/landscape easement to City.	Landscape Maintenance District and/or Homeowner's Association
Brush management areas consisting of fire retardant irrigated planting between residential areas and natural open space	Individual lot or Community Facilities District	Individual property owners (Zone 1) Community Facilities District (Zone 2) and/or Homeowner's Association
Project open space consisting of common open spaces within attached housing projects, including project entries and recreational facilities	Ownership by project with building restricted area.	Community Facilities District and/or Homeowner's Association
Vernal pool preserve consisting of vernal pool habitat, watershed area and buffer	Fee ownership by City or Homeowners Association with conservation easement.	Landscape Maintenance District or City if dedicated and/or Homeowner's Association

**ROBINHOOD
RIDGE**
circulation element



3.1 STREET NETWORK

The Robinhood Ridge Precise Plan will have three access points: from the east, Otay Valley Road; from the northwest, Dennerly Canyon Road; and from the south, Otay Corporate Center Road. Otay Valley Road is planned as a 6-lane Primary Arterial along the eastern boundary of the precise plan area. This segment of Otay Valley Road is currently a 2-lane facility (Heritage Road) which will be widened and realigned to connect with the east-west segment of Otay Valley Road to the north. Dennerly Road will connect with Robinhood Ridge Drive in the northwest corner of the precise plan area to provide access to the elementary school planned for Dennerly Ranch and access to I-805. Robinhood Ridge Drive is planned as a 2-lane collector which will serve as the access road for all residential areas and as a secondary access for the industrial and commercial areas. Street "A" south of Robinhood Ridge Drive is planned as a 2-lane collector connecting to Otay Corporate Center Road and Otay Mesa Road. The road system will be provided by the developers or by the Otay Mesa Facilities Financing Plan and agreements. See Figure 8, the Otay Mesa Street System.

3.2 TRANSIT PLAN

Three levels of public transportation are proposed for the Otay Mesa area: regional, subregional and intra community. Regional public transportation is proposed to operate on freeways including I-5, I-805, and I-905 and will link the Otay Mesa area to metropolitan San Diego and points northward. Regional terminals are proposed at three locations along existing trolley line terminals flanking San Ysidro. The subregional transit system of buses will extend along major collector streets to provide service to residential, commercial, industrial, and public facility complexes within Otay Mesa.

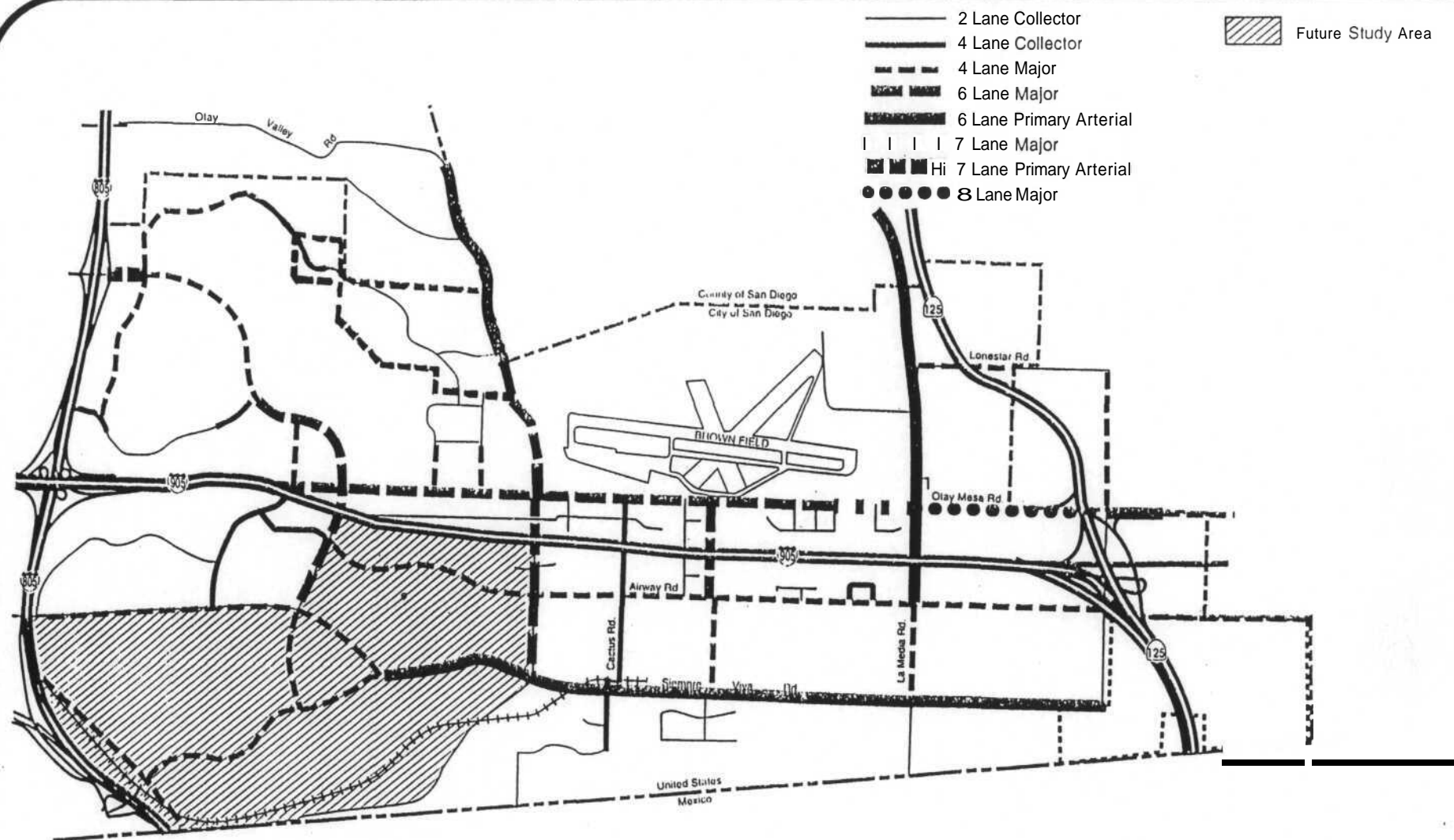
3.3 PEDESTRIAN AND BICYCLE CIRCULATION

Sidewalks will be provided along all local and collector streets within the precise plan area as well as on Otay Valley Road.

The Robinhood Ridge bikeway system will provide internal circulation as well as linking the planning area to the community bike network and community activity centers such as parks, schools, the town center, and industrial and commercial complexes. The bikeway system will provide marked bicycle lanes within the roadbeds of arterial major streets and Robinhood Ridge Drive. The system, shown in Figure 10, should be completed with bicycle parking at high activity centers (e.g. commercial complexes, parks, schools, employment centers) and major transit stops.

3-16-98

S:\WORKS\095165.00\ENR\pp-8 3-16-98 8:14:20 am PST



Not To Scale

Street System *Robinhood Ridge*

Figure 8

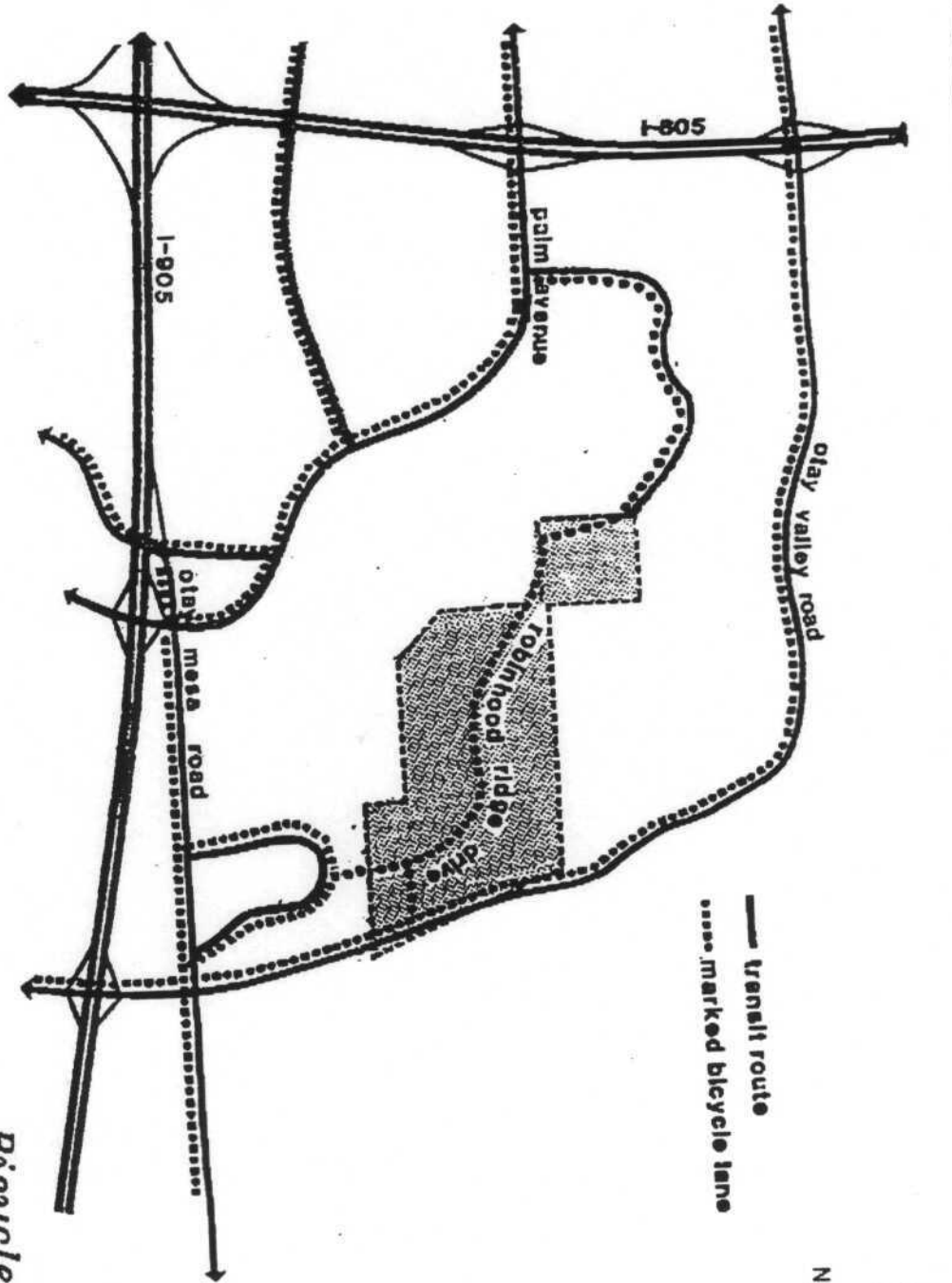


KIMLEY-HORN and ASSOCIATES



KIMLEY-HORN and ASSOCIATES

Bicycle Paths
Robinhood Ridge
Figure 8A



**ROBINHOOD
RIDGE
design element**



4.1 INTRODUCTION

The purpose of this design element is to establish design objectives and guidelines which will aid property owners within the plan in implementing an aesthetically pleasing and functional master plan for Robinhood Ridge. Review agencies will also utilize this chapter as a basis in evaluating subsequent tentative maps, planned development permits, and landscape and other plan permits.

The overall design objective of this chapter is to create a cohesive, unified design approach while accommodating individual concerns and unique conditions. A particular theme or motif is not specified for this plan. Instead, general design guidelines and standards are provided in order to afford some flexibility. As long as unifying design elements are consistently utilized throughout the plan, variety and diversity should be encouraged.

The design approach as described in the following section further articulates this objective. In addition, guidelines for each land use category are outlined to address the qualitative aspects of development proposals. It should be recognized that specific design features and solutions relating to landscaping, grading and drainage are conceptual in nature and will necessarily be refined and adjusted during more precise engineering and implementation stages of this process.

4.2 PLAN DESIGN APPROACH

The **Robinhood** Ridge design approach has been formulated based on site analysis factors (as outlined in chapter 1), community plan guidelines, market considerations, adjacent plan proposals, and public policy considerations. The key objectives influencing the design of this plan are as follows:

- Preservation of biologically valuable open space to enhance the MSCP area and corridors.
- Enhancement and maximization of views.
- Provision of unifying design element.
- Establishment of two vernal pool preserves.

Open space has been preserved on the plan as follows:

- By adapting the plan to natural site condition to minimize disturbance to key environmental features.
- By clustering and intensifying densities wherever practical to minimize the amount of developable area required.

View enhancement objectives will be achieved in the plan by the following:

- Providing open space view windows and corridors from collector and local streets.
- Grading and terracing to maximize views within residential areas.
- Orienting buildings within residential projects to maximize view opportunities.
- Revegetating disturbed natural canyon areas with native vegetation.

Unifying design elements will be incorporated into the plan by:

- Creating a sense of visual continuity throughout the entire plan area through repetition of **streetscape** elements and design features in highly visible settings.
- Developing a plan identity that can be extended to other areas within the residential community.
- Providing a consistent streetscape design treatment along collector streets.
- Establishing a harmonious design treatment of buildings, particularly those with community exposure.

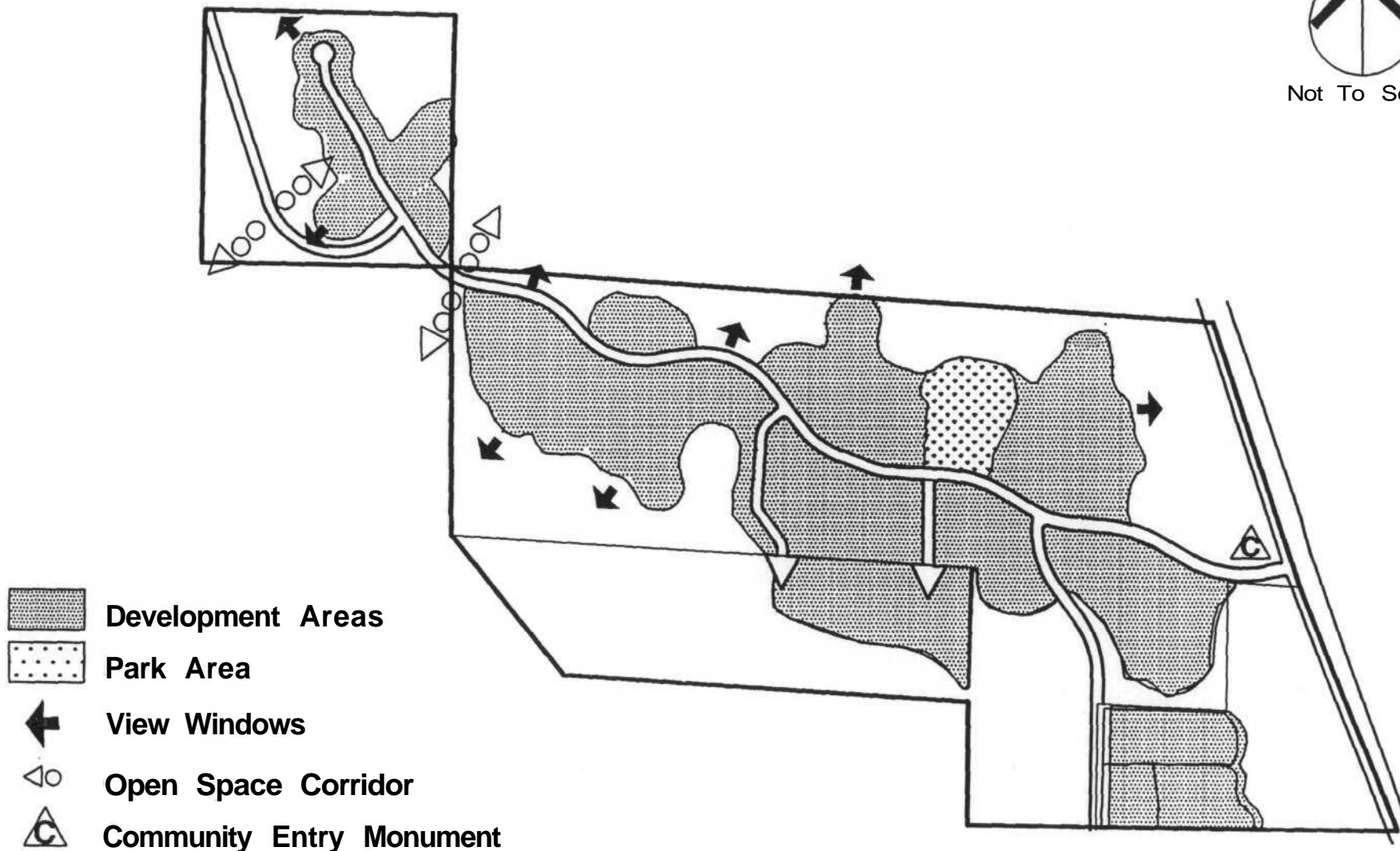
4.3 MAJOR STREETS AND PRIMARY ARTERIALS

The only major and arterial streets proposed are outside the plan boundaries and include Otay Valley Road. The **rights-of-way** and adjacent slopes for the roadways should receive a design treatment similar to that of other community-oriented streets. Design treatments should be coordinated with **Robinhood** Ridge Drive and plans for future development. Design solutions should visually edit out traffic and mitigate traffic noise the extent feasible.

A parkway effect is desired that utilizes extensive landscaping of medians, sidewalk area and slopes. A pleasing aesthetic experience should be provided to motorists, transit passengers, bicyclists ,and pedestrians as they move within the major street corridor. Adjacent projects should be coordinated with the major street parkways to optimize visual opportunity. Plantings should be concentrated in project **areas--generally** at the bottom of slopes. Plan materials in project areas along slopes should frame or mask views from residential areas as appropriate. A meandering, natural look of tree and shrub placement is encouraged.



Not To Scale

 Development Areas Park Area View Windows Open Space Corridor Community Entry Monument

Design Features
Robinhood Ridge

Figure 9



KIMLEY-HORN and ASSOCIATES

4.4 GRADING

This section addresses the objectives, concepts and guidelines for grading in Robinhood Ridge. The grading concept is based on the following objectives:

- Protect designated natural open space areas from encroachment by grading.
- Blend manufactured slopes with adjacent natural open space to produce as natural an appearance as possible.
- Maximize view opportunities in developable portions of the site.
- Permit reasonable grading for development.
- Provide adequate gradients for city streets and sufficient sight distances at street intersections.
- Balance cut and fill with consideration given to offsite streets.
- Terrace development pads to create interest, provide views and break up housing areas.

4.5 DRAINAGE

This section describes the objectives, concepts, and guidelines for drainage in Robinhood Ridge. The following objectives provide the basis for the drainage concept:

- Limit the rate of rainfall runoff from proposed development to the rate under natural conditions.
- Control soil erosion of and sedimentation from canyon floors, steep natural slopes, and manufactured slope banks.
- Minimize runoff pollution from developed areas and mitigate pollution impacts.
- Daylight grade in canyon bottoms only where necessary (i.e., canyon enhancement program) to promote proper drainage.



Not To Scale

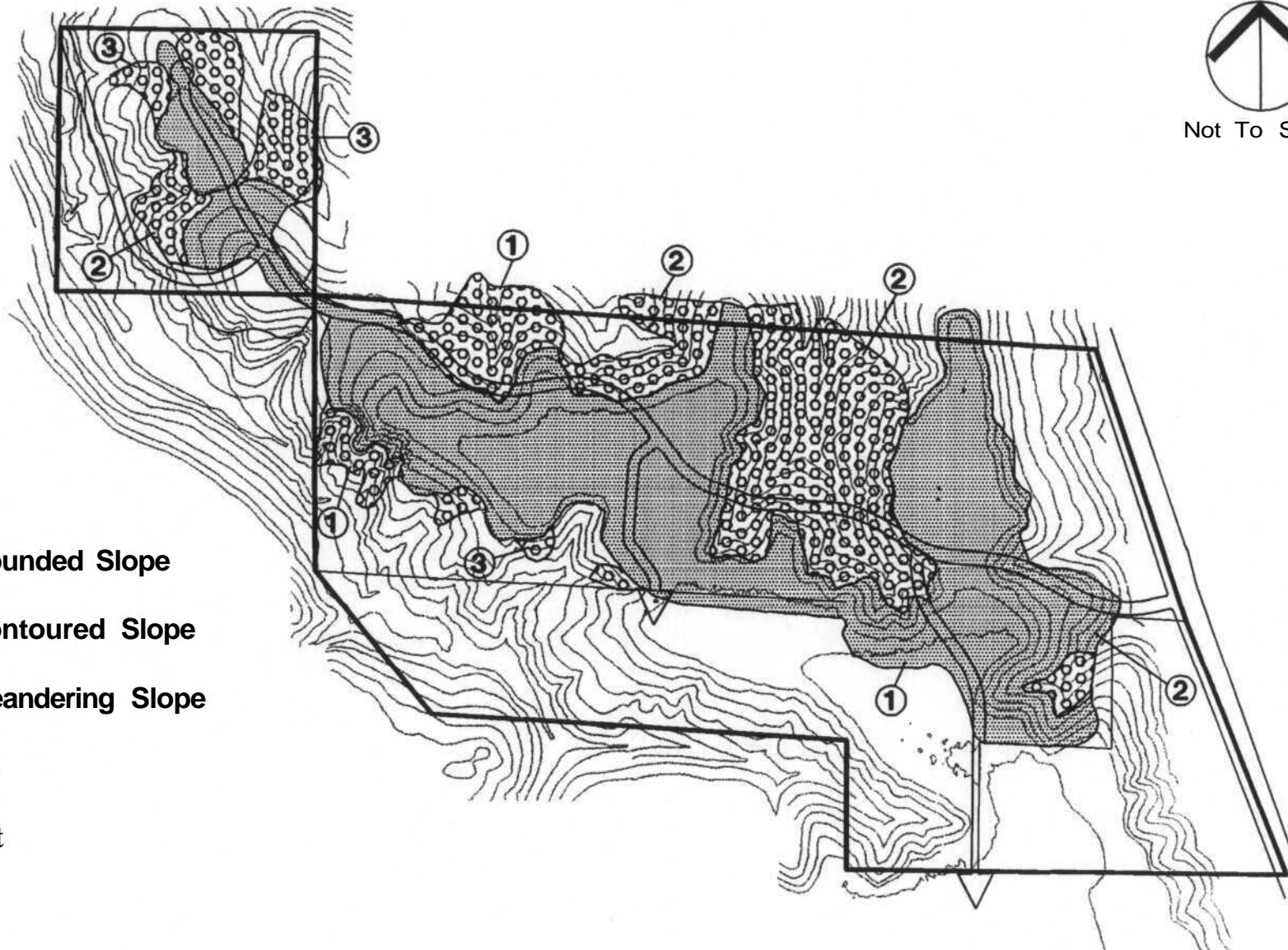
- ① Rounded Slope
- ② Contoured Slope
- ③ Meandering Slope



Fill



Cut



*Grading Approach
Robinhood Ridge*

Figure 10



KIMLEY-HORN and ASSOCIATES

4.6 COMMERCIAL CENTER

The objectives below provide the basis for the design guidelines for the commercial center:

- Create an identity for the commercial center while contributing to the harmonious overall character of **Robinhood Ridge**.
- Coordinate the design of the center with the adjacent industrial development to the south (Otay Corporate Center).
- Provide access to the commercial center from Robinhood Ridge Drive and Otay Corporate Center, including pedestrian and bicycle linkages.
- Minimize any possible conflicts with nearby residential uses.

As shown in Chapter 5 of this plan, the commercial center is proposed to be zoned CN (Neighborhood Commercial). The centers will be developed for a mix of convenience and specialized shopping with a wide range of personal and professional services. The development standards for the CN zone are designed to minimize possible conflicts with adjacent residential uses and to provide commercial services at a neighborhood scale. A Planned Commercial Development Permit (PCD) will be required to accompany the tentative map **submittal**.

In addition to the zoning standards, the following design guidelines should be addressed in the design of the commercial center:

- Use a combination of slopes and landscaping between the center and the medium density residential to the north to create an effective use buffer.
- Minimize undesirable impacts on nearby residential areas by screening delivery, storage, and trash areas; limiting spillover lighting; carefully siting driveway entrances; and screening **roof top** equipment.
- Provide vehicular access to the site as well as bicycle and pedestrian linkages from both properties to the south and Robinhood Ridge Drive.
- Accommodate **nonmotorized** transportation by providing on-site bicycle parking and seating areas.
- Soften the visual impact of the parking areas by using planted islands, screening with landscaping and **berms**, and breaking up parking into small lots when possible.
- Consider crime preventing design and ease of surveillance in site planning and access design.

- Coordinate signs, landscape, **hardscape**, and furnishings with the parkway treatment of Robinhood Ridge Drive.
- Design the commercial buildings and accompanying signage to be architecturally compatible within the project and to harmonize aesthetically with the surrounding neighborhood. A community entry monument may be incorporated at the intersection of Robinhood Ridge Drive and street "A" of the Otay Corporate Center:

4.7 INDUSTRIAL AREA

Guidelines for the industrial area within Robinhood Ridge are based on the following objectives:

- Provide vehicular as well as bicycle and pedestrian access to the area from Otay Corporate Center.
- Separate and buffer industrial parcels from adjoining residential areas with a combination of slopes, dense landscaping, and walls.
- Coordinate design and implementation with the adjacent industrial area to create a unified plan.
- Treat the industrial area as an extension of the adjacent commercial uses by providing pedestrian linkages and compatible uses.

As shown in the zoning plan Figure 24 in Chapter 5, parcels within the industrial area should be developed under the OMDD. An Otay Mesa Development District permit is required. Existing auto salvage uses will not be permitted within the precise plan area once development occurs in this phase.

The quality of design, construction and maintenance of the industrial park areas is important in making industrial development an aesthetic as well functional asset to the community. Special design considerations for Robinhood Ridge industrial development are outlined below:

- The industrial park areas and buildings should be visually compatible with nearby residential uses at higher elevations. While the industrial park area is physically well separated from residential uses, one residential parcel will look up at the complex. Selective landscape editing, building setbacks, and design treatment of off-street parking should be utilized in softening the visual impact.
- Large bulky buildings, ordinarily characteristic of industrial parks, should be reduced in scale by height changes, shadow relief, clustering, and other design measures.

- Adequate access and parking should be provided for automobiles and service vehicles. In addition, bicycle-parking areas should be provided.
- Outdoor signs should be aesthetically pleasing as well as functional. Size, location, height, graphic design, lighting, and maintenance should be considered in a sign design program.
- The design and development of individual parcels should be integrated with a comprehensive plan for landscaping the street system. An overall harmonious atmosphere should be created within each parcel development. Any fencing should be common to the entire parcel and should be designed to be unobtrusive.
- Conservation (see Section 4.8) and fire and crime prevention should be taken into account in project design and construction.

4.8 BRUSH MANAGEMENT

A brush management plan will be designed and implemented with each phase of the Robinhood Ridge Precise Plan in accordance with the City of San Diego Municipal Code and all applicable regulations.

ROBINHOOD RIDGE

implementation element



5.1 INTRODUCTION

The Otay Mesa Community Plan presents implementation guidelines for land use, development quality, phasing and financing. The purpose of this chapter is to provide for the timely implementation of Robinhood Ridge Precise Plan proposals. Recommended zoning and other physical development controls are summarized. In addition, a general phasing program for private development and public facilities is outlined. Finally, developer/owner financing of public facilities is addressed.

5.2 PHYSICAL DEVELOPMENT CONTROLS/ZONING

As indicated in Chapter 1, the Robinhood Ridge Precise Plan constitutes only one step in securing City approval of private development within the precise plan area. The precise plan provides guidelines for land uses and design treatments to be used in the review of planned development permits and subdivisions. Implementation of these guidelines for the most part depends on the implementation mechanisms provided in the City of San Diego Municipal Code. Zoning proposals for Robinhood Ridge are indicated in Figure 25 and summarized in Table 1.

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

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

- Compliance with the terms of an adopted Schools Facilities Master Plan must be demonstrated.
- A rezone application and accompanying plans must be submitted if the subject property has not already been rezoned by a Master Rezone Plan.
- A Planned Development Permit must accompany Tentative Map **submittal**.
- A comprehensive landscaping plan must accompany each development plan and provide for the stabilization of all graded slopes.

5.3 PHASING

Development within Robinhood Ridge will be directly related to the provision of major streets and infrastructure proposed to be implemented by precise plans to the west.

5.4 PROVISION OF FACILITIES

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

Street, utilities and drainage facilities will be constructed along with the residential development to ensure sufficient capacity to meet resident requirements. The streets will be incrementally provided pursuant to conditions imposed by the City Engineer.

- Development of commercial and park areas will occur when adequate demand warrants. A park agreement will be approved by City Council with final map.
- Community level facilities will be built when the service area is sufficient. Fees or assessments collected as construction progresses will be used.
- Improvements to the community-wide street system will be constructed in accordance with the Transportation Phasing Plan for Otay Mesa.

Parks are currently provided for in the Financing Plan. Final recordation of the Tentative Map shall be conditioned upon **conformance** with both the School Facilities Master Plan and the Financing Plan.

5.5 PUBLIC FACILITIES FINANCING

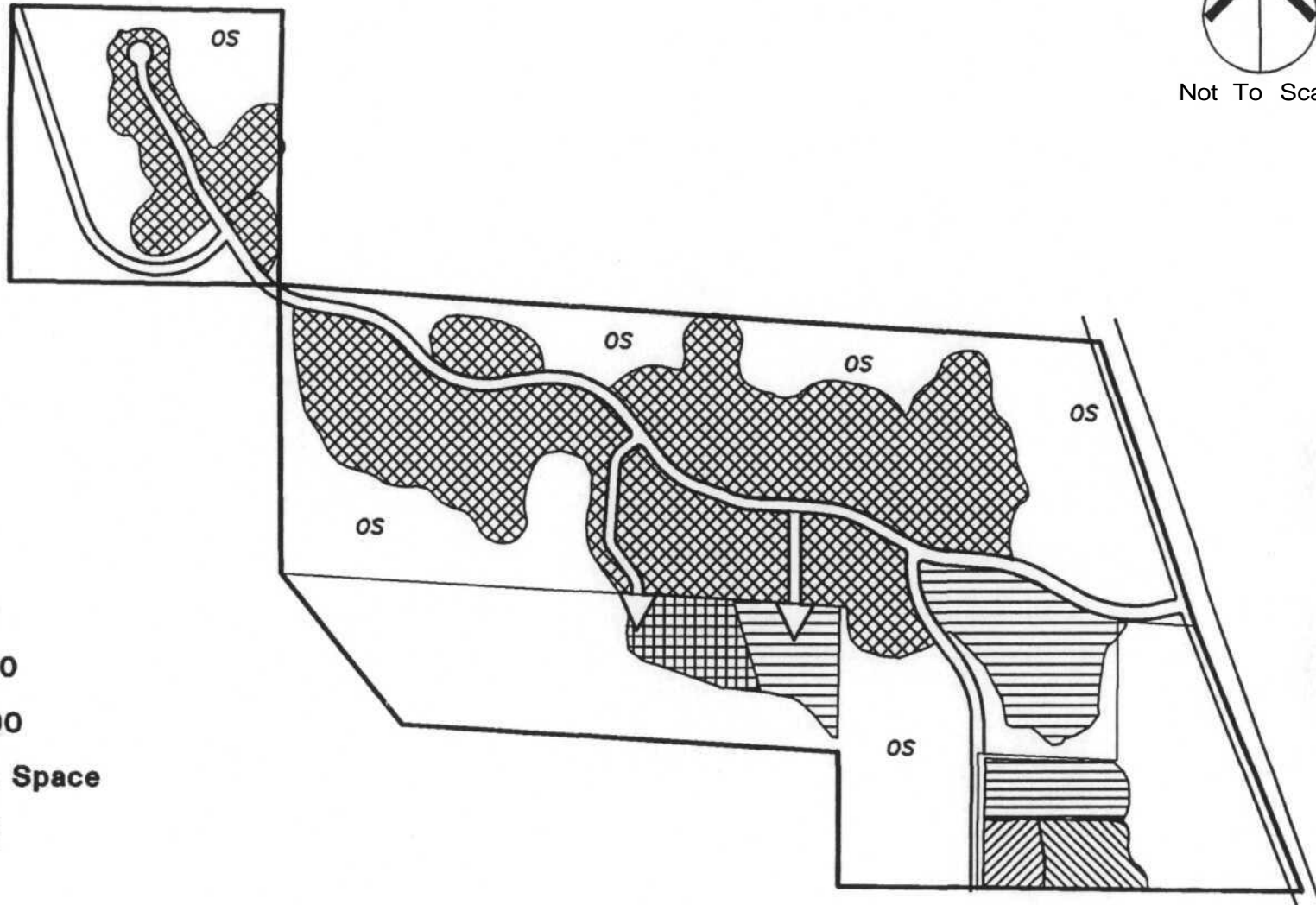
The Otay Mesa Community Plan reiterates City Council Policy 600-28, requiring that precise plans address the financing of public facilities to ensure their availability concurrent with need.







The financing program for **Robinhood** Ridge is summarized below and is subject to refinement and adoption during City review of Tentative Subdivision Maps. The program will be incorporated, when appropriate, in the Otay Mesa Public Facilities Financing Plan.

- Facilities Benefit Assessment (FBA) will be applied to dwelling units, or the equivalent, within the precise plan area for public facilities and services, such as a library, a fire station, a park, police protection, public transit, major streets and traffic signals. Alternatively, credits for construction of facilities are optional. Palm Avenue and Otay Valley Road are two major transportation corridors which should qualify for FBA funding. Both roads have little or no development frontage within Robinhood Ridge and serve the community as a whole.
- Standard subdivision agreements will be employed to finance on-site and off-site improvements under the conventional subdivision process.



Not To Scale



-  R-1-5
-  R-1750
-  R-3000
-  Open Space
-  M-1-B
-  CN

Zoning Plan *Robinhood Ridge*

Figure 11



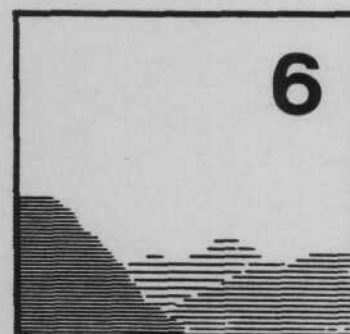
KIMLEY-HORN and ASSOCIATES

- Reimbursement agreements between developers and the City will be used for the construction of improvements to **community-wide** benefit or **neighborhood-wide** benefit. Specific examples of improvements needed to develop **Robinhood Ridge** and which fall within this category are:
 - Water System: A prorata share of the costs for construction of 490 Zone and 680 Zone facilities which will serve other properties within the region as well as this project.
 - Sewer: A prorata share of the costs for construction of sewer facilities, which will serve other properties within the region as well as this project.
- School financing will be through a **Mello Roos** or similar financing program.

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

**ROBINHOOD
RIDGE**

community plan conformance



6.1 INTRODUCTION

The Robinhood Ridge Precise Plan is based on the goals and proposals established in the Otay Mesa Community Plan. Throughout this precise plan document, references are made to the community plan to describe how the precise plan conforms to the community plan, where minor modifications are introduced, and what the precise plan specifies in greater detail than the community plan. This chapter addressess the **conformance** of the precise plan with the community plan.

6.2 COMMUNITY PLAN GOALS

The Otay Mesa Community Plan sets forth seven broad goals to guide organization in the community. These goals are stated below, along with a brief discussion of compliance of this precise plan.

- **Promote a balanced community in terms of housing types and economic appeal, including housing for various age groups, family sizes, social and ethnic compositions.**

A wide variety of housing product types is anticipated, yielding a choice of residential lifestyles and prices. The **neighborhood/community** facilities will attract and serve a diverse population and provide equally for all residents. This precise plan calls for the establishment of a balanced community housing program consistent with Council Policy 60019. In order to promote a racially balanced community, advertising methods will be employed to inform minority and majority households that Robinhood Ridge will be available on an equal opportunity basis. A concentrated effort will be made by the major developer in the area to reduce development costs and create affordable housing.

- **Locate residential uses where they can be adequately served with community facilities and protected from incompatible uses.**

The park complex has been located to be central to the residential communities it will ultimately serve, both Robinhood Ridge and adjacent precise plan areas. The neighborhood commercial center is proposed at the southern entry to the precise plan area. This is consistent with the approximate location suggested by the community plan and will provide Robinhood Ridge residents with a convenient shopping destination upon entering and exiting the neighborhood. In addition, numerous community-oriented design features, such as a view overlook and open space throughout the plan, will provide residents with public vistas and passive recreation opportunities. Various measures as proposed in the design element will buffer and separate potentially conflicting land uses from one another.

- **Preserve privacy and views; avoid unstable soils areas subject to liquefaction, slippage or earthquake faults.**

The design of Robinhood Ridge Drive minimizes through traffic. Numerous view opportunities will be provided from private areas through terracing of housing pads and by siting of homes along the edge of the mesa. While development will occur in mesa top areas with expansive soils, engineering and design measures will ensure suitable development conditions. Protective buttressing, setback considerations or other appropriate techniques recommended by soils engineers will also be employed to protect residents and the public from potential landslides.

- **Encourage the clustering of housing to preserve the maximum amount of open space in the community.**

Housing has been largely concentrated on the mesa tops and ridges in order to preserve canyons in their natural state. Over one-half of Robinhood Ridge will be preserved as open space. In addition, two vernal pool preserve areas are proposed.

- **Provide lower cost housing opportunities including mobile and manufactured homes for persons of low and moderate income, where feasible, and consider the unique needs of the elderly with regard to housing, street and open space designs.**

The major developer to be involved in the implementation of the Robinhood Ridge plan will make every effort to reduce development costs and provide affordable housing. However, mobile and manufactured homes are not designated for development within Robinhood Ridge.

Other types of construction and densities were considered a superior response to housing demands in Otay Mesa. No specific housing sites are designated in the plan for the elderly. The best opportunities for such housing would occur in conjunction with the proposed higher density attached housing complexes within close walking distances to the commercial sites. The future town center could also appropriately incorporate elderly housing into the planned multi-use complex.

- **Encourage development to occur easterly from Interstate 805 only as full community needs and amenities may be met by the private sector.**

In compliance with the community plan as well as with City Council Policy 600-28, a financing plan shall be prepared to ensure that public facilities will be provided concurrent with the needs of the community in each phase of development.

- **Promote realistic phasing of development.**

Approval of the precise plan for Robinhood Ridge in itself represents a step in development phasing. The precise plan provides for the installation of public facilities by property owners as required for residential development. Financing of an adequate circulation system and necessary public facilities is described in the precise plan, and a phasing program is also outlined.

6.3 PRECISE PLAN CRITERIA

The Otay Mesa Community Plan provides guidelines for the contents and preparation of precise plans for development units. These guidelines are restated below. Each is followed by a brief discussion of compliance by this precise plan.

The development unit precise plan must be in general conformance with the Otay Mesa Community Plan objectives and proposals in terms of overall density, neighborhood concept, major open space delineation, and major and collector patterns.

As indicated in the maps and text, the precise plan is in substantial conformance with the objectives and proposals of the Otay Mesa Community Plan. In developing a precise plan for Robinhood Ridge, a decision was made to minimize grading impacts and to maximize preservation of open space by clustering housing on the more developable mesa top portions of the plan area.

The precise plan must illustrate the complete circulation system, including local streets and transit, and further indicate how the system will relate to the total Otay Mesa circulation system.

Chapter 3 describes the complete circulation network, including the street system and transit. Conformance of the street system to the community plan is also addressed.

The precise plan must illustrate a system of separate bicycle and pedestrian pathways linking the neighborhood center with the residential areas and open space system and also illustrate how these pathways can link to the town center.

A bicycle system and pedestrian path network linking the neighborhood/community facilities and residential areas within the precise plan area is provided in Chapter 3. The connections to the community-wide bicycle, pedestrian and path systems are also described.

The precise plan must contain data describing the housing balance projected regarding the quantity and/or proportion of low and moderate income housing, as well as a plan describing efforts to be made to maintain an ethnic and racial balance.

The Land Use Element (Chapter 2) addresses residential location and mix, as well as efforts in Robinhood Ridge to contribute to community-wide housing balance.

The precise plan must contain a detailed design plan for the layout of the neighborhood

center including shopping area and uses, neighborhood school and park; the City and local school district must agree to the site and design of the facility.

The location and characteristics of **neighborhood/community** facilities are discussed in the Land Use Element (Chapter 3). These facilities include the neighborhood park and neighborhood commercial center. Design guidelines for these facilities are identified in the Design Element (Chapter 4).

The **Chula Vista** Elementary School District and the **Sweetwater** Union High School District have entered into an enforceable agreement with **Robinhood** Homes, Inc. which guarantees provision of required elementary facilities and a school facilities financing package.

Until additional new development in Otay Mesa is approved and constructed, new school facilities will not be built. The facilities require cooperation from all proposed projects on Otay Mesa to provide and establish a Mello Roos Community Facilities District for students generated from this **project**.

The precise plan must illustrate the timing of necessary public facilities through the assessment district and fees approach to serve the development.

Chapter 5 outlines the phasing and financing of public facilities to be provided through the Public Facilities Financing Plan.

The precise plan must contain an environmental impact statement.

The Environmental Impact Report for Robinhood Ridge accompanies this document.

