

Carmel Mountain Ranch

CARMEL MOUNTAIN RANCH
COMMUNITY PLAN

City of San Diego Planning Department

202 C Street, MS 4A
San Diego, CA 92101



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CARMEL MOUNTAIN RANCH COMMUNITY PLAN

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The following amendments have been incorporated into this November 2005 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Carmel Mountain Ranch Community Plan adopted.	July 12, 1984	R-5038	August 14, 1984	R-261374
Environmental Mitigated Negative Declaration No. EMND 87-0300			January 5, 1988	R-270089
Redesignated 27.4 ac of various designations to reflect as-built conditions			January 24, 1995	R-285247
Redesignated 2.63 ac of SA-680 ROW; reclassified segments of Camino del Norte & Paseo Lucido			June 1, 1999	R-291723
Revised the Industrial Element to identify business hotels as a support use with industrial area			December 7, 1999	R-292572
Redesignated 0.46 acres from Low-Medium Residential (6-29 du/ac) to Very High Residential (75-109 du/ac) to allow 50 dwelling units on site at 10211 Rancho Carmel Drive			September 29, 2020	R-313226

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

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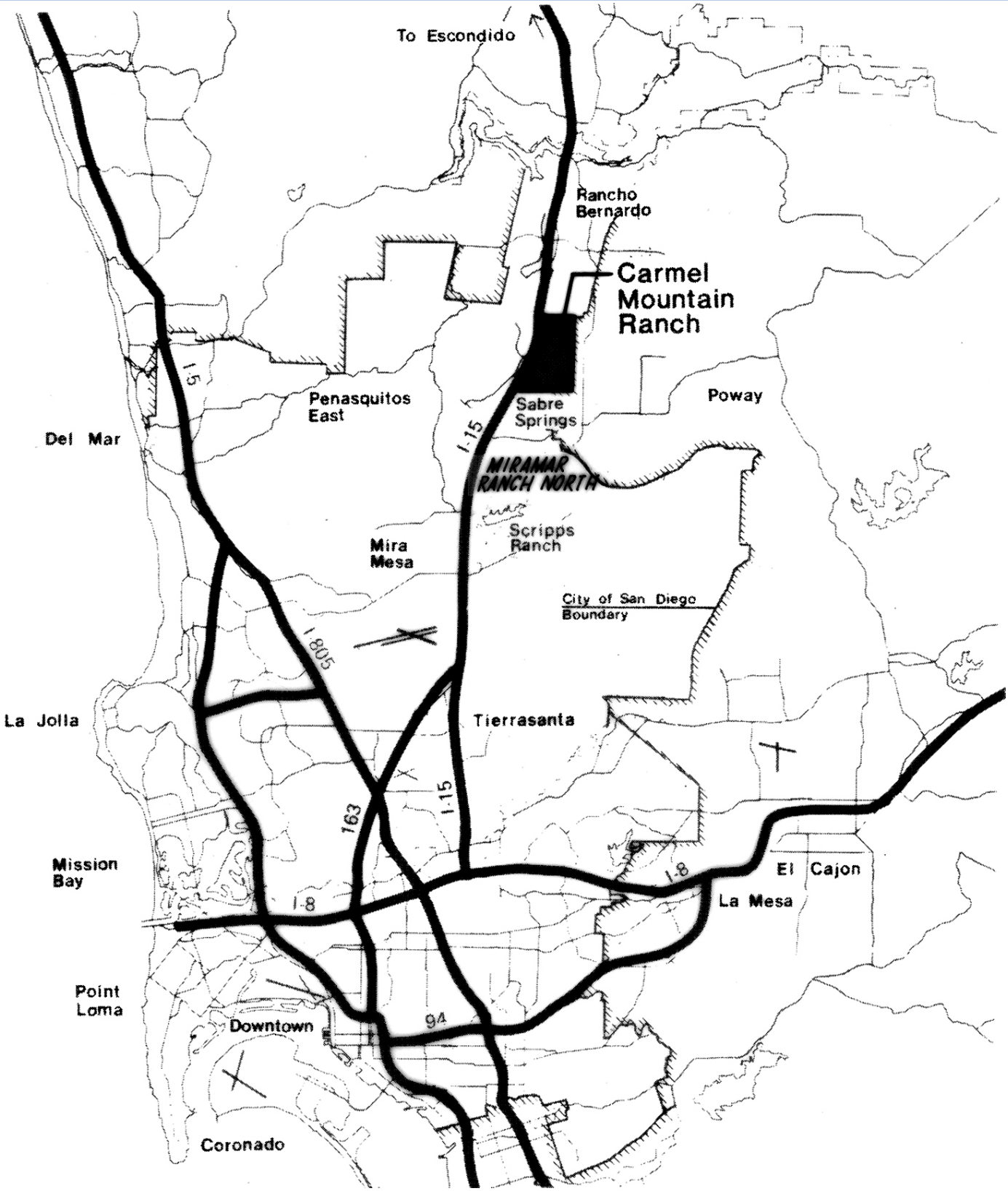
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Introduction



Vicinity Map **1** FIGURE

Carmel Mountain Ranch Community Plan

INTRODUCTION

LOCATION

Carmel Mountain Ranch, a 1,489-acre planned community, is located within the Planned Urbanizing Area of the City of San Diego Growth Management Plan. It lies in the northeastern area of the City and has been known by the name Rancho Carmel as well as Carmel Mountain East. It lies east of Interstate 15 (I-15) between the existing communities of Rancho Bernardo to the north and Sabre Springs to the south. It extends east to Crossrock Road, the Poway/San Diego City boundary, and to I-15 on the west. West of I-15 is Rancho Peñasquitos (see **Figure 1**).

SCOPE AND PURPOSE OF THE PLAN

The Carmel Mountain Ranch Community Plan (Plan) provides the framework for development of the Carmel Mountain Ranch community in conformance with the Progress Guide and General Plan for the City of San Diego (General Plan). It combines employment and housing in one community with public and private support systems phased to assure availability at the time of need. The commercial and industrial areas and the park and open space designations are planned to create a balanced community espousing the goals and objectives expressed by the City of San Diego for North City development.

This Plan will incorporate employment opportunities significantly in excess of the number of individual dwelling units constructed within the community. It will provide employment in advance of, and in consort with, housing and help equalize the freeway commuting trend seen in other North City developments. A wide spectrum of housing types are planned, offering appeal for moderate-income households, the elderly and those at the high end of the economic scale.

Implementation of this Plan will include rezoning to provide consistency between adopted plans and zoning regulations as required by California Code. A master rezone for the entire ownership has been processed concurrently with the community plan amendment approval process. Individual subdivision and development submittals will be filed as appropriate to implement the intent of this Plan. Implementation processes are further detailed in the **Implementation Element**.

City Council adoption of this Plan followed Planning Commission workshops, public hearings and recommendation and City Council Public Hearings. Significant additions, deletions or amendments to this Plan following adoption will require additional public hearings.

Development of this Plan shall be done in conformance with City policies.

BACKGROUND DATA

This Plan offers a more environmentally responsive concept than the previous plans (1971 Carmel Mountain East Plan and 1981 Rancho Carmel Plan) adopted and incorporated into the General Plan. The 1971 Carmel Mountain East Plan proposed a predominantly residential community of 6,200 dwelling units. While this plan was adopted, rezoning did not occur at that time and the area retained its A-l-10 designation (agricultural zoning, permitting division into ten-acre parcels.)

Subsequent to adoption of the 1971 Carmel Mountain East Plan, a Phase Development Plan for Carmel Mountain East was prepared (November, 1972) as a response to City Council Policy 600-18. Development was proposed in three five-year increments. The plan was not adopted by the City Council. The EIR prepared in 1976 for the project raised a number of considerations which were then addressed in the 1981 Rancho Carmel Community Plan and its associated environmental impact report. The 1981 Rancho Carmel Community Plan proposed development of a balanced community comprised of residential, industrial, commercial and recreational land uses. Construction was to be phased over approximately 25 years resulting in the development of 7,185 dwelling units with a potential residential population of 14,000 persons, and guaranteed a minimum of 7,100 employment opportunities created by the industrial and commercial uses on site.

The 1981 Rancho Carmel Community Plan and accompanying EIR were approved March 16, 1981, and incorporated in the General Plan. The City next approved two planned development permits—a PID (Planned Industrial Development) for the northwestern industrial park, and a PCD (Planned Commercial Development) for the regional commercial center. By 1994, the commercial property was almost built out, and the northwestern Industrial Park was about 75 percent occupied. A Conditional Use Permit (CUP) for a golf course was approved; the course has been in use for a number of years.

A change of ownership in 1983 resulted in a re-evaluation of the 1981 Rancho Carmel Community Plan. As a result, revisions to the plan were proposed to respond to market and environmental concerns. The proposed changes included: an increase of industrial acreage, a 25 percent reduction in residential units, an increase of open space and recreation areas and a relocation of land uses to create a town center with an urban mixture of commercial and public uses. The community plan amendment was approved by the City Council in 1984.

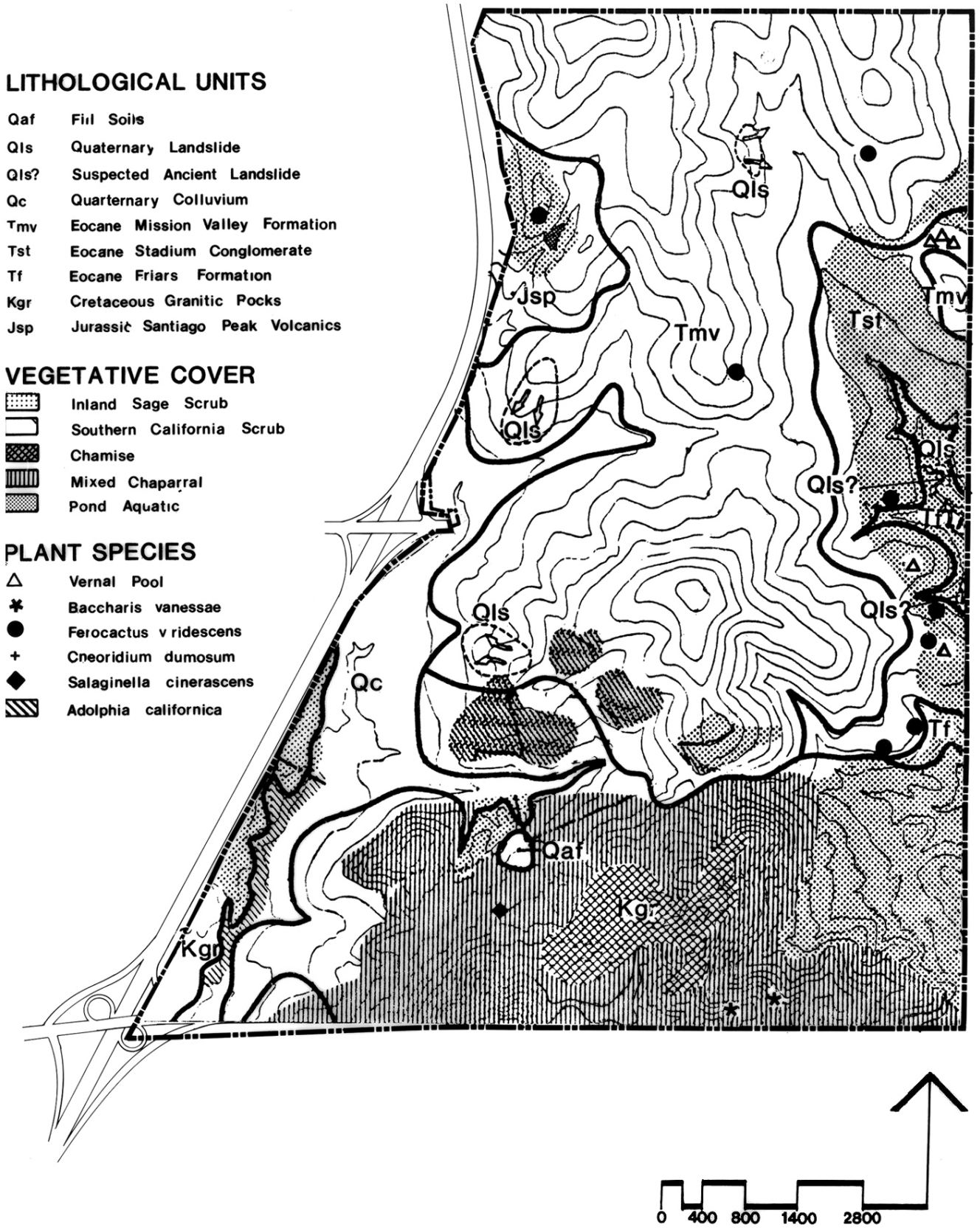
The 1984 Carmel Mountain Ranch Plan replaced the 1981 Rancho Carmel Plan with a new plan more responsive to today's and tomorrow's concerns. Addressing the environmental concerns of the draft EIRs of 1976 and 1981, this Plan demonstrated sensitivity to impacts and incorporated those concerns into the guidelines for the Plan (see **Community Environment, Design and Conservation Element**).

Implementation of the 1984 plan again resulted in the need to make minor modifications to the community plan in 1988. Those changes included: relocation of the golf course clubhouse; the addition of a driving range per approved CUP #84-0114.l; redesignation of 0.9 acres of neighborhood commercial use and 0.9 acres of golf course to create a new 1.8-acre parcel for community commercial use (Unit 38); redesignation of the land use for Unit 4B from tourist commercial/hotel use to low-medium density residential use and redesignation of Unit 4A from low-medium residential use to neighborhood commercial. In addition, the 1988 Plan amendment included revision of the acreage, unit yield and boundary configuration of several parcels to conform to tentative or subdivision maps (see **Tables 1** and **2**). Final mapping of the parcels resulted in changes due to the inclusion of adjoining roads in the map boundaries, grading design and accurate survey information.

The 1994 amendment included: 1) the designation of a portion of old Unit 33 as the site for a community swimming pool (new Unit 52), 2) adjustments in the buildout figures to reflect a further reduction of approximately 400 units due to lesser buildouts of individual subdivisions (resulting in a cumulative decrease of over 600 units from the 1983 plan), 3) elimination of neighborhood park no. 3 (old Unit 52) in order to reflect the reduction in units, 4) transfer of development rights from the community pool site (new Unit 52) to Unit 23 and expansion of Unit 23 into the area of old Unit 52 that is being changed to reflect elimination of the park, 5) a rezoning of Unit 34 from CO (and a land use designation of office commercial) to CA-RR (with a land use designation of community commercial), with a commensurate decrease in the allowable square footage, 6) a swap of Units 38 (currently a 1.8-acre community commercial site) and 54 (currently a one-acre site designated for a branch library), in order to provide a larger site for the branch library; and 7) other minor updates to reflect existing patterns of development, including location of a regional post office facility as part of the regional shopping center in Unit 30.

The 1999 amendment changed the land use designations on each corner of the Camino Del Norte (SA 680) and Carmel Mountain Road/Paseo Lucido intersection. In 1964, the county of San Diego adopted a plan to develop a six-lane expressway. Portions of the expressway were to be developed along Camino Del Norte, with a diamond interchange at the intersection of Camino Del Norte and Carmel Mountain Road/Paseo Lucido. In December 1996, the county deleted this expressway from their General Plan under General Plan Amendment #96-CE1. As a result of the county's decision, the excess right-of-way once reserved for an interchange was re-designated. The 2.6-acre eastern quadrant (Unit 39) was redesignated from SA-680 right-of-way to community commercial. The northern quadrant was re-designated to low-medium residential and the western and southern quadrants were redesignated to industrial land use.

The 2020 amendment changed the land use designation on 0.46 acres from Unit 4A located at 10211 Rancho Carmel Road at the intersection of Provencal Parkway. The amendment revised the land use from Low-Medium Residential at 6-29 dwelling units per acre to Very High Residential at 75-109 dwelling units per acre, allowing 50 dwelling units in the new Unit 4C.



Geology and Biology **2** FIGURE

Carmel Mountain Ranch Community Plan

EXISTING CONDITIONS

1. On-Site

Topography offers prominent hillside vistas from surrounding communities and from I-15. On-site there are four ecological communities, delineated on **Figure 2**.

The largest ecological community is grassland that has been heavily grazed and exhibits a balance not reflective of natural grassland in the San Diego area.

Hillside and slopes within the site support a second community of sage scrub. Some of the flora is endemic to the San Diego area.

At the higher elevations in the southern portion of the site there exists some chaparral and evidence of past gravel pit mining operations.

The fourth community identified on the site is riparian and lies along Chicarita Creek east of I-15 in the southern portion of the site. Marshland can also be identified here.

Environmental consideration for landslide potential in several areas is reflected in the site planning. A total of 23 archaeological sites are located within the project. Nineteen of the sites already have been identified as insignificant (Westec, 1984). All sites have been mitigated.

By 1998, major portions of the community were graded and occupied. All major roads within the project, including Carmel Mountain Road, Ted Williams Parkway, and SA-680 are completed. The golf course is operational, the riparian corridors are complete, the two industrial parks combined are approximately 95 percent complete, and all of the residential projects are occupied. Major retail commercial facilities have been provided, including a Costco, Home Depot and grocery stores. Institutional facilities such as a regional post office, fire station, community park, neighborhood park, library and an elementary school are available.

2. Off-Site

Neighboring communities (shown on **Figures 1** and **3**) have preceded Carmel Mountain Ranch with urbanization. These communities exhibit diverse social and economic characteristics.

The city of Poway, to the east, is a rural residential community of approximately 50,000 residents. The community is predominantly residential with more than 90 percent of the housing consisting of single-family, low-density units.

North of Carmel Mountain Ranch is the developed community of Rancho Bernardo. It has about 17,800 dwelling units. The community is predominantly residential with most of the units being single-family dwellings. High quality business and industrial opportunities are existing and proposed.

Escondido, six miles north of the project, is a city with a population of approximately 120,000 and offers a significant range of employment opportunities.

The Rancho Peñasquitos community, located west of I-15, has a population of 49,800± in 16,000 dwelling units. It offers a broad housing mix from the earlier existence of multiple dwellings and recent building of predominantly single-family units. It reflects a higher than average median income but lacks an employment base.

The community of Sabre Springs, to the south of Carmel Mountain Ranch, is planned to offer 4,100 dwelling units in low to medium densities. The community will have 114.5 acres designated for business or commercial usage.

Miramar Ranch North, south of Sabre Springs, is under development as a separate community. It is planned to incorporate about 4,500 residential units and 48 acres of industrial business park and commercial development.

Further to the south, Scripps Miramar Ranch has a population of 20,700 in predominantly single-family dwelling units. It has a higher than average median family income. The Plan includes high quality business and industrial parks.

Mira Mesa, to the southwest, has a population of about 71,000, almost all of who reside in single-family dwelling units. Residents fall into the average median income level. The community offers employment opportunities in the many industrial and commercial parcels along Miramar Road and Mira Mesa Boulevard.

Marine Corps Air Station (MCAS) Miramar (formerly Miramar Naval Air Station) is an additional employer in the area. The 1993 Base Closure and Realignment Committee recommendation to shut down MCAS El Toro and MCAS Tustin resulted in the relocation of the Marines to San Diego in October 1997, after a 50-year hiatus. In 1998, the MCAS Miramar population consisted of 5,000 active duty military, 1,500 reserve duty military and 800 civilians. This number is anticipated to grow significantly as the Marines settle into their new home.

COMMUNITY GOAL

The major goal for the development of Carmel Mountain Ranch is establishment of a balanced community where the many daily trips to work, shopping and services are internal. This proposal will more efficiently utilize I-15 by reversing the commuter traffic trend. Attainment of goals will be through implementation of the following:

- Development of industrial and commercial facilities, which is anticipated to provide total job opportunities in excess of total planned residential units.

- Provision of convenient commercial development to meet shopping, service and recreation needs.

- Accommodation of a variety of residential options through a diversity of product types and economic appeal.

- Incorporation of adequate means for multi-modal circulation within the community integrated with City and regional transportation planning.

- Incorporation of parks, recreation and open space linked by pedestrian and bike paths to meet the needs and desires of users. An 18-hole championship golf course will provide additional recreational opportunities, as well as visual open space, for the entire community.

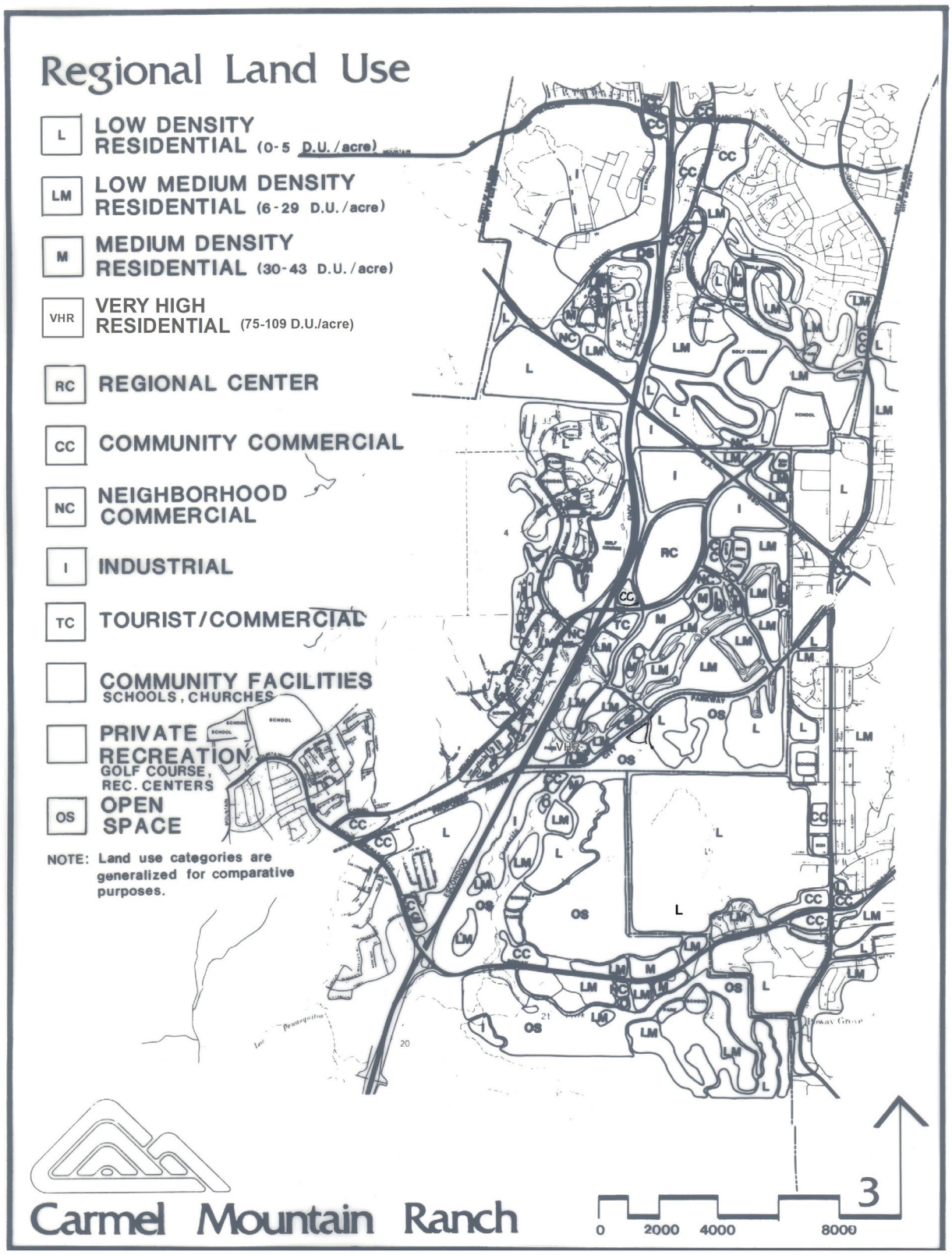
- Provision for sensible accommodation of, and effective financing for, public facilities and services, concurrent with community growth.

- Inclusion of educational and religious institutions offering programs to meet local community needs.

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Plan Elements


Regional Land Use
L
LOW DENSITY RESIDENTIAL (0-5 D.U./acre)
LM
LOW MEDIUM DENSITY RESIDENTIAL (6-29 D.U./acre)
M
MEDIUM DENSITY RESIDENTIAL (30-43 D.U./acre)
VHR
VERY HIGH RESIDENTIAL (75-109 D.U./acre)
RC
REGIONAL CENTER
CC
COMMUNITY COMMERCIAL
NC
NEIGHBORHOOD COMMERCIAL
I
INDUSTRIAL
TC
TOURIST/COMMERCIAL
COMMUNITY FACILITIES
SCHOOLS, CHURCHES
PRIVATE RECREATION
GOLF COURSE, REC. CENTERS
OS
OPEN SPACE
NOTE: Land use categories are generalized for comparative purposes.
Carmel Mountain Ranch
0
2000
4000
8000
3

LAND USE PLAN ELEMENTS

The overall land use plan for the Carmel Mountain Ranch community encompasses parcels designated for residential, commercial, industrial, recreation, open space and support facilities as shown in **Figures 4** and **5**, as well as **Tables 1** and **2**.

Land uses have been assigned in a manner sensitive to existing topography with anticipated landform alternations minimized by land use assignments. Use designations show concern for relationships between peripheral parcels and adjacent land uses, and between internal and regional circulation patterns. Transitions between development intensities are provided by land use relationships themselves, streets as buffers or natural buffering features. A special effort has been made to select the land use designations which provide a transition to existing land use patterns outside the plan area.

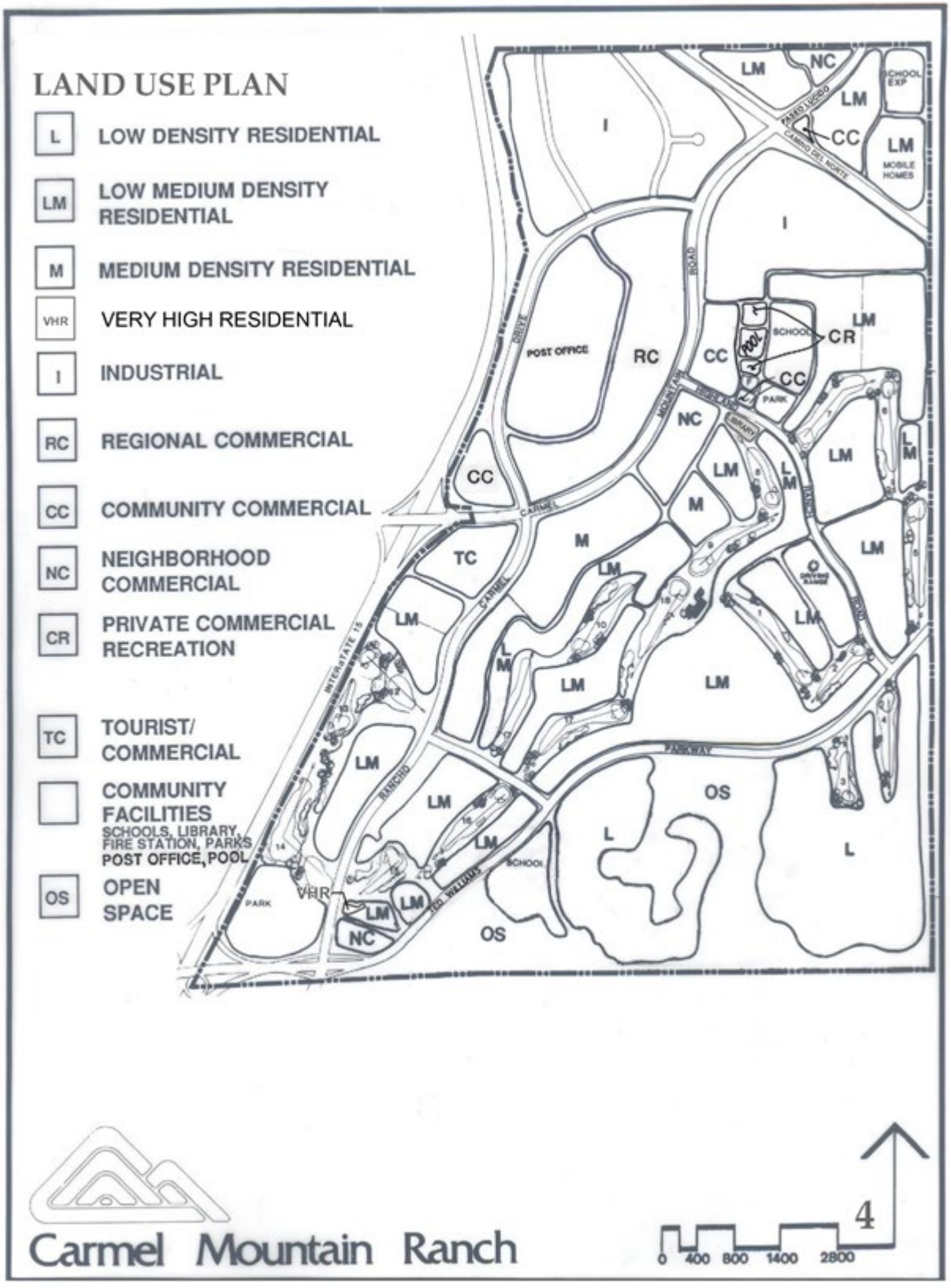
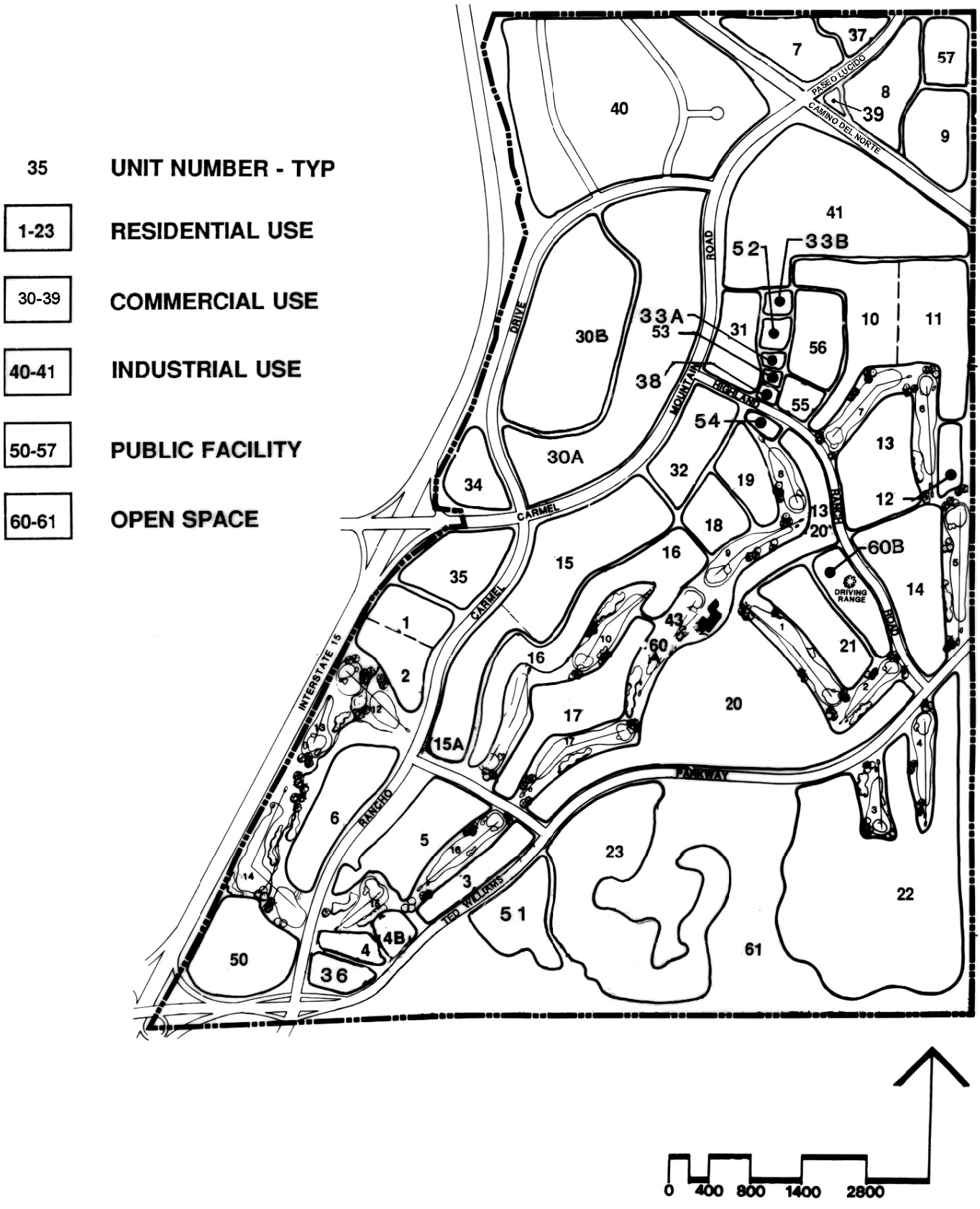

LAND USE PLAN
L LOW DENSITY RESIDENTIAL
LM LOW MEDIUM DENSITY RESIDENTIAL
M MEDIUM DENSITY RESIDENTIAL
VHR VERY HIGH RESIDENTIAL
I INDUSTRIAL
RC REGIONAL COMMERCIAL
CC COMMUNITY COMMERCIAL
NC NEIGHBORHOOD COMMERCIAL
CR PRIVATE COMMERCIAL RECREATION
TC TOURIST/ COMMERCIAL
COMMUNITY FACILITIES
SCHOOLS, LIBRARY, FIRE STATION, PARKS POST OFFICE, POOL
OS OPEN SPACE
POST OFFICE
SCHOOL
PARK
LIBRARY
INTERSTATE 15
CARMEL MOUNTAIN ROAD
CARMEL MOUNTAIN DRIVE
RANCHO CARMEL DRIVE
PARKWAY
TED WILLIAMS
Carmel Mountain Ranch
4
0 400 800 1400 2800

TABLE 1
LAND USE PLAN TABULATION

Unit No.[1]	Land Use	Approx. Acres	Dwelling Units	Density DU/AC
1/2	Low-Medium Density Residential	40.00	187	4.7
3	Low-Medium Density Residential	15.90	70	4.4
4A/4B	Low-Medium Density Residential	8.94	162	18.1
4C	Very High Density Residential	0.46	50	109
5	Low-Medium Density Residential	26.90	105	3.9
6	Low-Medium Density Residential	25.90	205	7.9
7	Low-Medium Density Residential	14.90	338	22.7
8	Low-Medium Density Residential	15.20	262	17.2
9	Low-Medium Density Residential (Mobile Homes)	14.30	108	7.6
10/11/12[2]	Low-Medium Density Residential	49.90	331	6.6
13	Low-Medium Density Residential	20.20	148	7.3
14	Low-Medium Density Residential	23.10	145	6.3
15/15A[2]	Medium-Density Residential	52.10	986	18.9
16	Low-Medium Density Residential	27.40	164	6.0
17	Low-Medium Density Residential	21.10	126	6.0
18	Medium-Density Residential	10.80	277	25.7
19	Low-Medium Density Residential	12.30	118	9.6
20	Low-Medium Density Residential	75.00	438	5.8
21	Low-Medium Density Residential	18.50	260	14.0
22	Low-Density Residential	92.20	362	3.9
23	Low-Density Residential	60.40	197	3.3
30A	Regional Commercial	69.60	—	—
30B	Post Office	49.00	—	—
31	Community Commercial	11.10	—	—
32	Neighborhood Commercial	16.40	—	—
33A/33B	Private Commercial Recreation Center (inc. childcare center)	3.40	—	—
34	Community Commercial	11.50	—	—
35	Tourist Commercial	12.70	—	—
36	Neighborhood Commercial	3.30	—	—
37	Neighborhood Commercial	4.50	—	—
38	Community Commercial	1.00	—	—
39[3]	Community Commercial	2.60	—	—
40	Industrial Park	111.50	—	—
41	Industrial Park/R&D	69.00	—	—
50	Community Park	24.20	—	—
51	Elementary School	21.00	—	—
52	Community Pool	1.30	—	—
53	Fire Station	1.00	—	—
.53	Library	1.00	—	—
57	School Expansion	10.00	—	—
60A/60B	Golf Course and Driving Range	175.00	—	—
61[4]	Other Open Space	146.70	—	—
—	Major Circulation	76.10	—	—
—	I-15 ROW	22.00	—	—
—	SR-56 Interchange	10.00	—	—
—	Camino Del Norte ROW	9.40	—	—
Total		**1,489.00**	**5,039**	

1. There never were any Units 24-29, 42-49, 58, or 59 in the community plan.
2. In some instances, because of the density range allowed under the City's zone classifications, the density allowed on the specified parcels under the proposed zone classifications could exceed the density allowed under the community plan. The density of the specified parcels shall be controlled so as not to exceed the community plan's designated maximum density by means of a PRD or other method acceptable to the City.
3. Unit 39 was added as part of the 1999 community plan amendment.
4. Open space includes natural areas, the SDG&E easement, slopes adjacent to Unit 5, and the slope banks at the elementary school sites (Unit 51 and 56). This figure does not reflect graded open space areas included within individual residential, industrial, and commercial parcels. Approximately 12.5 acres of the open space acreage figure has bee graded. The remaining 134.2 acres will be undisturbed.



Unit Map **5** FIGURE

Carmel Mountain Ranch Community Plan

TABLE 2
LAND USE ANALYSIS

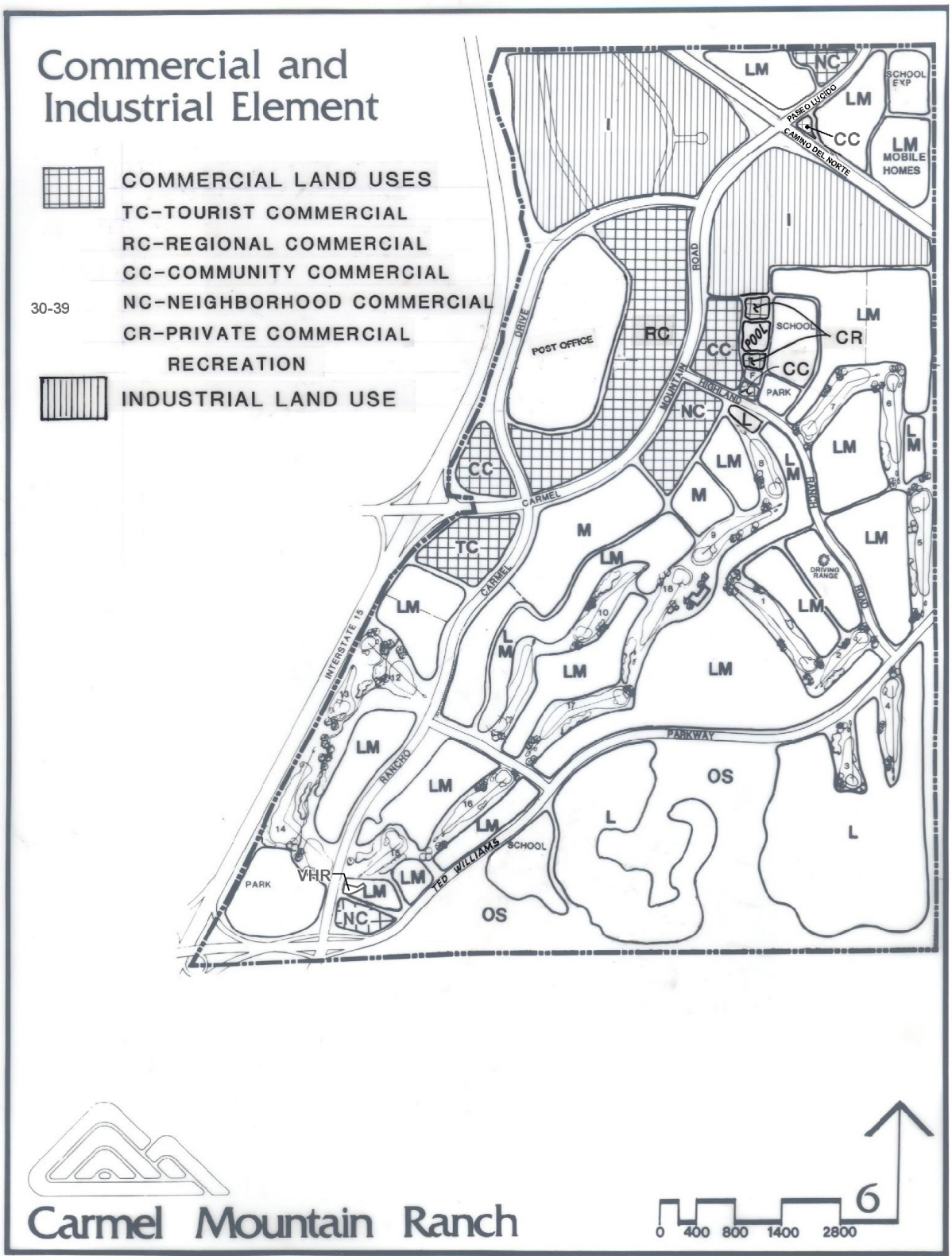
Land Uses	Gross Acres	Dwelling Units	Percent
Roads	**117.5**		**7.9%**
I-15 ROW	22.0		
Ted Williams Parkway	10.0		
SR-56 Interchange			
Camino Del Norte	9.4		
Major Circulation	76.1		
Industrial/R&D	**180.5**		**12.1%**
Commercial	**135.0**		**9.1%**
Regional	69.6		
Neighborhood	24.2		
Service or Community	26.2		
Tourist Commercial	12.7		
Commercial Recreation Center	2.3		
Community Facilities	**82.8**		**5.6%**
Schools	31.0		
Post Office	49.0		
Fire Station	1.0		
Library	1.8		
Parks and Recreation	**347.2**		**23.2%**
Park and Pool	25.5		
Golf Course	175.5		
Other Open Space*	146.2		
Residential	**626.46**	**5,039**	**42.1%**
Low-Density (0-5 du/ac)	152.60	559	
Low-Medium (6-29 du/ac)	409.58	3,167	
Medium (30-43 du/ac)	62.90	1,263	
Very High Denisty (75-109 du/ac)	0.46	50	
Total	**1,489.0**	**5,039**	**100.0%**

*Other open space includes natural areas, the SDG&E easement, and graded open space adjacent to Unit 5 and Unit 56.



Commercial and Industrial Element

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Commercial and Industrial Element
COMMERCIAL LAND USES
TC-TOURIST COMMERCIAL
RC-REGIONAL COMMERCIAL
CC-COMMUNITY COMMERCIAL
30-39
NC-NEIGHBORHOOD COMMERCIAL
CR-PRIVATE COMMERCIAL RECREATION
INDUSTRIAL LAND USE
Carmel Mountain Ranch
0 400 800 1400 2800
6

COMMERCIAL AND INDUSTRIAL ELEMENT

OBJECTIVE

DEVELOPMENT OF FACILITIES TO PROVIDE TOTAL JOB OPPORTUNITIES IN EXCESS OF TOTAL PLANNED RESIDENTIAL UNITS AND PROVISION OF CONVENIENT COMMERCIAL DEVELOPMENT TO MEET SHOPPING, SERVICE, AND RECREATION NEEDS OF A BALANCED COMMUNITY ARE CENTRAL TO CARMEL MOUNTAIN RANCH DEVELOPMENT.

Guidelines for attainment of this goal:

- Include commercial/industrial/office development as the initial phase of the Plan so that employment opportunities are available concurrently with residential occupancy, and housing opportunities are available concurrently with job generation. (See **Implementation Element, Phasing** for details.)

- Incorporate retail centers to meet the needs of the projected 101,000+ consumers (General Plan, 1995 projected household population for North San Diego).

- Locate traffic-generating development in proximity to circulation corridors capable of handling the volume.

- Plan the industrial park/office area to allow for incorporation of commercial and social uses (e.g., restaurants, athletic clubs and daycare centers) thereby minimizing the need for automobile trips into other areas of the community.

- Provide for one business-serving hotel within the industrial park/office area to serve the needs of corporate tenants within the area.

- Plan traffic patterns, between the industrial area on site and the Rancho Bernardo Business Park to the north, to integrate them into one transportation network.

- Locate and transitionally buffer sites to ensure compatibility with abutting land use designations.

- Provide for sufficient small commercial sites to offer accessible retail, leisure and service facilities for future users.

- Utilize Planned Industrial Development (PID) and Planned Commercial Development (PCD) zoning overlays, where needed, with the total planning of the community (see **Figure 35**). Encourage passive and active energy conserving designs in industrial and commercial buildings and site layouts.

PROPOSALS

1. Employment Acreage Balance

This Plan proposes 312.9 acres for commercial and industrial or office land uses. The number of jobs available in the community should far exceed the number of residential units; that is to say, a balanced community has been created in terms of the employment/housing balance.

2. Industrial/Commercial Sites

a. Industrial/Office Park (Units 40, 41 on **Figure 5**). A 111.5-acre parcel at the southeast corner of the intersection of Camino Del Norte and I-15 is currently zoned and mapped for approximately 1,600,000 square feet of industrial park development under a Planned Industrial Development Permit from the City of San Diego. Approximately 190,000 square feet of the industrial park have approved Conditional Use Permits to develop medical facilities within this industrial park. Roadways have been designed to facilitate traffic between this area and the contiguous industrial area to the north.

One business-serving hotel, specifically designed to accommodate business travelers, may be developed within the office park. This type of hotel caters to a corporate clientele that have an average stay of seven to ten days. Rooms are typically suites and often incorporate kitchenettes. Amenities provided with the hotel may include exercise facilities and business centers. On-site restaurants, retail shops, or meeting rooms open to the general public, may not be included with this type of hotel. A business-serving hotel at this location would provide lodging for business and corporate travelers and business support personnel working with companies within the office park and other nearby areas.

A 69.0-acre parcel south of Camino Del Norte and adjacent to Carmel Mountain Road is zoned for industrial park use (including a combination of research-development and office uses). This area will be developed much like the existing industrial park area. An approved PID permits 970,250 square feet of additional floor area.

It was decided by the county of San Diego that right-of-way once reserved for a proposed diamond interchange at Camino Del Norte and Carmel Mountain Road/Paseo Lucido would no longer be needed. The property on the west and south quadrants of the intersection was redesignated for industrial land use. Additional traffic and environmental studies will be required if this former right-of-way area is ever proposed to be developed.

b. Regional Commercial Center (Unit 30 on **Figure 5**). Siting of the proposed 69.6-acre regional center gives ready access to both I-15 and SA-680 without impacting residential streets. The site is already graded and fully improved with services under a Planned Commercial Development Permit from the City of San Diego. A regional post office facility was added in 1992, covering 49 acres immediately adjacent to the regional shopping center. This facility's acreage has been counted under community facilities rather than commercial.

Unit 39 was designated for community commercial development after it was decided by the county of San Diego that right-of-way once reserved for a proposed diamond interchange at Camino Del Norte and Carmel Mountain Road/Paseo Lucido would no longer be needed. Unit 39 is located to the east of the Camino Del Norte and Carmel Mountain Road/Paseo Lucido intersection.

c. Tourist Commercial (Unit 35 on **Figure 5**). One parcel totaling 12.7 acres is zoned for hotel or related tourist/commercial uses. Unit 35 will relate to the regional commercial center and has been located at the gateways to the community.

d. Private Commercial Recreation (Unit 33 on **Figure 5**). Two parcels, totaling approximately 3.4 acres in size, are proposed as part of a private commercial recreational complex north and south of the community pool. These facilities are located in the Town Center area and will provide health and recreational opportunities for both future workers and residents of the Carmel Mountain Ranch community. A daycare center has been constructed on the southerly site, north of the fire station.

3. Development Design

Functional and aesthetic guidelines establishing design criteria for the commercial, industrial and residential element of Carmel Mountain Ranch, are included in the **Community Environment, Conservation and Design Element**. This criteria should be reviewed by City planning staff as a function of PID, PRD and PCD implementation. The guidelines are sensitive to the following:

- Choice of materials and color palette should marry the parcels visually to the site.
- Compatibility of architectural style with signage and street furniture of parcel entry statements and internal design themes.
- The silhouette and elevations of buildings will be harmonious with adjacent land uses in massing.
- Buffers and visual screening, an integral part of site planning, will incorporate landscaping, berms and walls into the total design. The Town Center will have an urban focus. Pedestrian orientation and plazas designed with special events in mind will provide opportunity for eating, shopping, relaxing, or just strolling in close proximity to major employment centers.
- Active and passive energy and water conservation measures will be incorporated in site planning and architectural design.

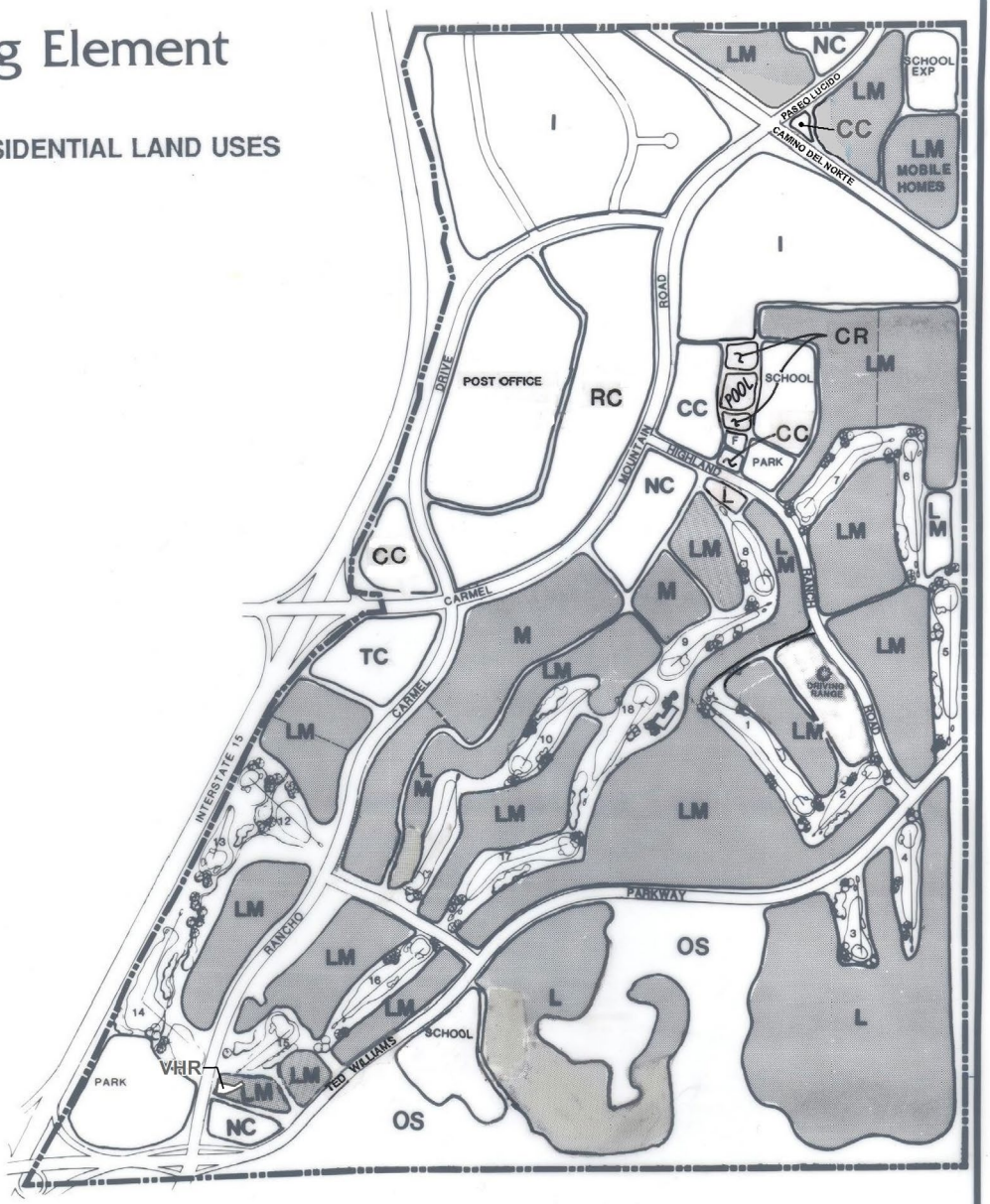


Housing Element

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Housing Element

RESIDENTIAL LAND USES



Carmel Mountain Ranch

0 400 800 1400 2800

HOUSING ELEMENT

OBJECTIVE

The central objective is to ACCOMMODATE A VARIETY OF RESIDENTIAL OPTIONS THROUGH A DIVERSITY OF PROJECT TYPES AND ECONOMIC APPEAL.

Guidelines for attainment of this objective include:

- Incorporate Planned Residential Development (PRD) zoning overlays on designated attached ownership unit neighborhoods (see **Figure 35**) to ensure design compatibility.
- Design residential development so as not to adversely affect surrounding land uses and topography.
- Have residential site planning sensitive to natural environmental concerns.
- Establish a sense of neighborhood by the use of physical transitions, natural or created, by separation of internal circulation patterns, with entry statements and architectural theme treatments. Use this as a means of reinforcing the concept of defensible neighborhoods.
- Encourage the development and maintenance of individual neighborhood landscape treatments. These treatments will reinforce natural environments and features and will serve to blend the effects of urban development with the landscape.
- Seek means of creative financing or product offerings (ownership and rental) to enable inclusion of a reasonable percentage of moderate cost housing in the community. Incorporate a mobile home zone as an affordable neighborhood that will represent two percent of the total community dwellings.
- Design neighborhoods specifically suited to elderly life styles that meet their unique needs by housing, street and open space designs.
- Encourage utilization of the principles of crime deterrent design and defensible neighborhood for all residential developments.
- Residential standards will be those of the City of San Diego unless they differ from PRD ordinances and then the PRD regulations will be conformed with.

It is the stated intention of the developers to provide affordable housing within the community of Carmel Mountain Ranch. Affordable housing shall be housing available to households having an income less than 120 percent of the median household income in San Diego (for example through product type or financing arrangement). All rental units and subsidized rental ownership units (subsidized by federal, state or local programs) will be deemed to satisfy this requirement for affordable housing. The developers intend to proceed with the phasing (per the Public Facilities Plan) of the community and commit to build ten percent of the total project's residences as affordable units. It is upon the sole discretion of

the developers to seek local, state or federal programs for the funding of particular affordable housing projects within Carmel Mountain Ranch. The developers may also choose to build market rate rental units or joint venture with industry to provide affordable housing for employees within the Carmel Mountain Ranch community plan area.

PROPOSALS

1. Population

The 5,039 residential units are estimated to generate a population of approximately 12,000 persons. This number was projected from SANDAG's population figures extracted from the federal 1990 census data. An average of 2.35 persons are anticipated for each dwelling unit within Carmel Mountain Ranch.

2. Community Balance

A balanced community encompasses a variety of housing types related to acreage/density numbers. A wide range of densities with creative site planning will provide a broad economic offering within the community. The extent to which this will achieve the goals of City Council Policy 600-19 will be dependent upon final approval of densities and housing types.

To meet the City's proposed mobile home enabling legislation, 108 mobile home units have been incorporated into the Plan. This housing falls in the category of low-medium density at 7.6 units per acre. It will respond to a demand for affordable housing.

The planned dwelling unit count is:

Residential Category	Density	Number of Units	Percent of Housing
Low-Density	0-5 DU/GA	559	11%
Mobile Homes	6-8 DU/GA	108	2%
Low-Medium Density	6-29 DU/GA	3,059	60%
Medium-Density	30-43 DU/GA	1,263	26%
Very High Density	75-109 DU/GA	50	1%
Total Dwelling Units		**5,039**	**100%**

3. Density Range

a. Low-Density (0-5 dwelling units per gross acre) consists of single-family detached or attached product types. Various lot sizes and configurations are possible under this designation and they will be created in response to topography and to the circulation needs of the area. Open space will be integrated into many neighborhood designs.

Low-density is designated on **Figure 5**, for Units 22 and 23. Approximately 11 percent of the proposed dwelling units will fall within this density range.

b. Low-Medium Density (6-29 dwelling units per gross acre) consists of single-family detached or attached product types and mobile homes as shown on **Figure 5** for Units 1-14, 16, 17 and 19-21. There are approximately 411 acres allocated for this category and of all units proposed are incorporated herein. Variety in lot size and configuration and the open space provisions will respond to the landforms and the overall neighborhood designs. Flexible lot size and clustering within this density classification allows for sensitive response to environmental considerations and to the marketing climate.

The land area of Unit 7 was increased after it was decided by the county of San Diego that right-of-way once reserved for a proposed diamond interchange at Camino Del Norte and Carmel Mountain Road/Paseo Lucido would no longer be needed. Additional traffic and environmental studies will be required if this former right-of-way area is ever proposed to be developed. Unit 7 is located to the north of the Camino Del Norte and Carmel Mountain Road/Paseo Lucido intersection.

c. Medium-Density (30-43 dwelling units per gross acre) will consist of multifamily attached development in low- to mid-rise product types as depicted on **Figure 5** for Units 15, 15A and 18. Location of these parcels is close to high circulation routes which can facilitate movement of large numbers of people. Clustering and stacking provide the density called for in the site plan. Rental units may be incorporated into these density categories. Approximately 26 percent of the units (1,343) are to be medium-density. They will occupy approximately 62.9 acres.

d. **Very High-Density** (75-109 dwelling units per gross acre) will consist of multifamily attached development in mid-rise product types as depicted on **Figure 5** for Unit 4C. Location of this parcel is close to high circulation routes which can facilitate movement of large numbers of people. The parcel is in proximity to transit in the Sabre Springs/Penasquitos Transportation Center. One hundred percent of the units (50) are to be very high density. They will occupy approximately 0.46 acres.

4. Development Design

The Plan's sensitivity to environmental resources, existing landforms and compatibility of land use elements are basic to the site design. Additional considerations are:

- Natural boulders and rock outcroppings will be incorporated, where feasible, into the landscape treatment of grading and land development to provide a community identity.

- Individual neighborhoods will be clustered to maximize views of the natural environment.

- The color palette and material choices will be selected through the use of the community design element (**Community Environment, Conservation and Design**

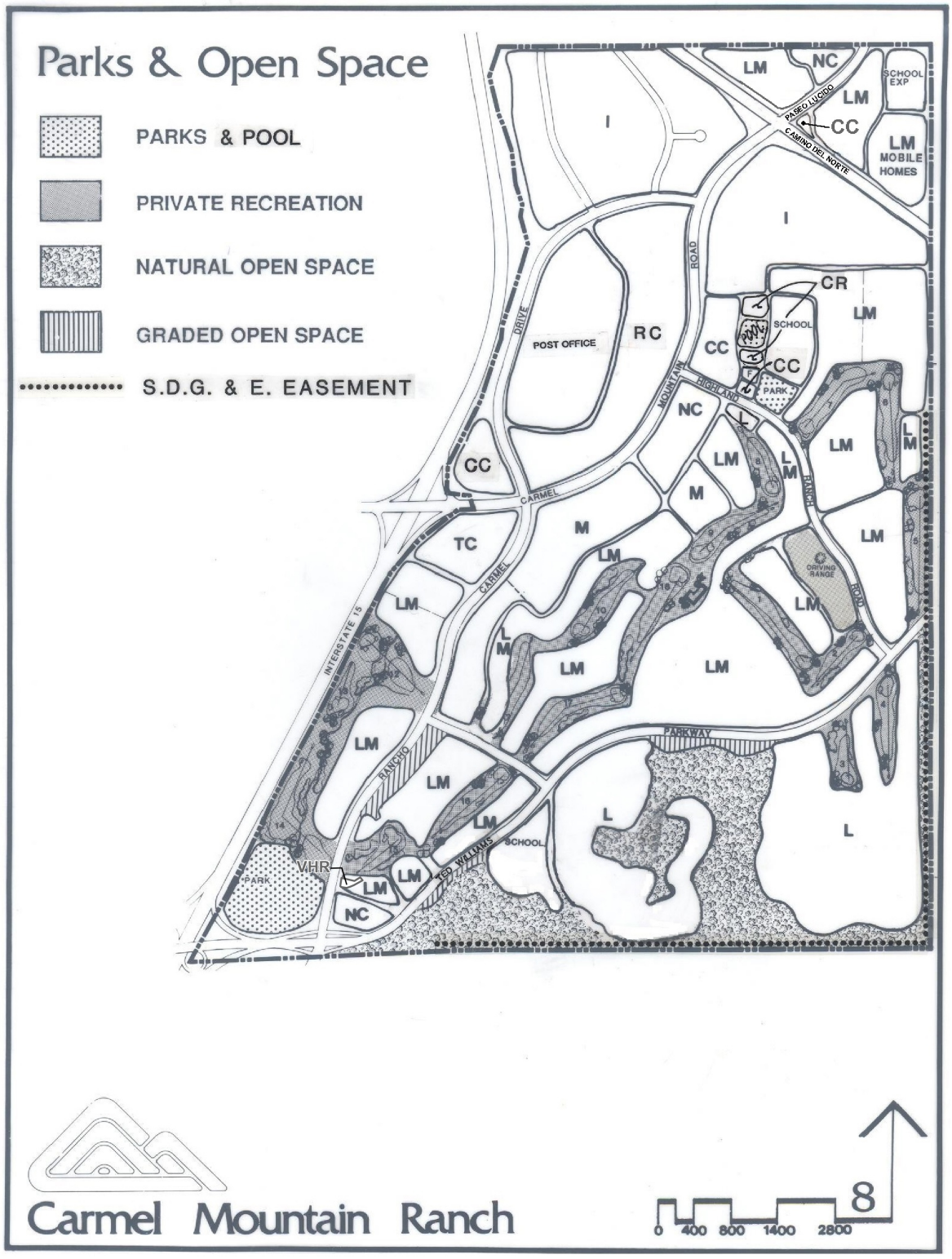
Element) and as a function of the PRD process, where applicable.

- Residences will be compatible in scale with adjacent development by the use of transitional design elements and density progression.

- Community neighborhoods will be planned to accommodate adjacent circulation where interdependence and compatibility will be served by so doing (i.e., a pedestrian connection is planned to facilitate access between Unit 22 and adjacent Poway development for school transportation).



Parks and Open Space Element


Parks & Open Space
PARKS & POOL
PRIVATE RECREATION
NATURAL OPEN SPACE
GRADED OPEN SPACE
S.D.G. & E. EASEMENT
Carmel Mountain Ranch
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8
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LM
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SCHOOL EXP
PASEO LUCIDO
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CAMINO DEL NORTE
MOBILE HOMES
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CARMEL
TC
M
DRIVING RANGE
INTERSTATE 15
RANCHO
PARKWAY
L
VHR
KED WILLIAMS

PARKS AND OPEN SPACE ELEMENT

OBJECTIVE

TO INCORPORATE PARKS, A GOLF COURSE, RECREATION AND OPEN SPACE LINKED BY PEDESTRIAN, HIKING AND/OR BIKE PATHS TO MEET THE NEEDS AND DESIRES OF USERS.

Considerations that make the objective possible are:

- Development of neighborhood and community parks that adequately meet the needs of residents by location and amenities.
- Public neighborhood park requirements in some cases will be augmented by private open space and recreation areas; the establishment, maintenance and care of which will be specified in homeowners' covenants, conditions and restrictions (CC&Rs).
- Encouragement of park designs which allow maximum visibility of facilities from external roadways and easy internal accessibility by emergency vehicles.
- Encouragement of the joint use of facilities between schools, civic organizations, park groups and other appropriate users.
- Retention of open space acreage for view easements, noise buffers, or preservation of natural, irreplaceable environments.
- Linkage of open space and public parks into a continuous network of bike paths and pedestrian trails where it can be done in a manner sensitive to the topography and landforms traversed (**Figure 14**).
- Blending of median and right-of-way landscaping with parking facilities, utility easements, trails and open space.
- Use of drought and fire resistant vegetation in open space and on public property.
- Incorporation of the golf course, as a visual and physical amenity, which will link the natural and physical features of the community into a coherent whole.

PROPOSALS

1. Park and Recreational Acreage

As stated in the General Plan, the City's goal for adequate parkland for residents is to provide a range of opportunities for active and passive recreation, adapted to the needs and desires of each neighborhood and community. The proposed 347.2 acres of parkland and open space, plus individual private recreation areas in residential developments, will include over 23 percent of the community land uses (**Figure 8**, **Table 4**).

2. Neighborhood and Community Parks

25.5 acres have been located on the basis of topography and residential product types. A 4.8-acre neighborhood park (Unit 55) has been located adjacent to the central elementary school. An 18.3-acre community park (Unit 50) along a portion of Chicarita Creek has also been provided in the southwest corner of the community. These parks will provide the community with a variety of recreational facilities including active play areas, multipurpose courts, picnic areas, pathways and turf areas. The net acreage for the neighborhood and community parks is 4.0 and 13.0 acres, respectively.

The location of the Carmel Mountain Community Park (Unit 50) near a freeway corridor allows the addition of night lighting for sport fields. This will extend the hours that the public can use this facility, while minimizing impacts on residential neighborhoods. Additional facilities provided at this park will include a community recreation building. It also provides a staging area for activities which might eventually lead to Peñasquitos Canyon Regional Park and allows the opportunity for shared use of facilities by nearby neighbors in Sabre Springs and Rancho Peñasquitos.

A community pool (Unit 52) is located near the intersection of World Trade Drive and Highland Ranch Road, in the major commercial district adjacent to the commercial recreation complex. In late 1992, the developers of Carmel Mountain Ranch provided this site in exchange for a transfer of development rights on Unit 23, a residential area at the south of the community.

3. Resource-based Parks

The portion of Chicarita Creek which falls within the community park (Unit 50) is planned as part of the Chicarita Creek revegetation and enhancement plan. It is planned to preserve the significant elements of the natural creek channel and does not permit active recreational facilities.

4. Other Recreational Facilities

Private facilities will be included in some residential developments. Swimming pools, cabanas and active sport courts are planned, tailored to the type of resident the neighborhood is trying to attract. The CC&Rs of such developments will provide for the maintenance and financial responsibility of these facilities.

As discussed in the commercial and industrial element, a major private recreational facility is planned for a 3.4-acre site near the Carmel Mountain Ranch Town Center. This facility (Unit 33) could include tennis, racquetball and other health-related facilities; a daycare center is already on a portion of that site.

An 18-hole championship golf course (175.0 acres) is operational within Carmel Mountain Ranch. The golf course provides additional recreational opportunities. A permanent clubhouse for the golf course has been built near Unit 20. Portions of the golf

course are encumbered by an SDG&E easement which contains major transmission lines (see item **6** below).

A driving range has also been constructed adjacent to Unit 21, but may be a temporary use which could be replaced with residential units similar to development on Unit 21 at a future date. However, no units have been allocated to this site in the totals for the community in **Table 1**.

A portion of the golf course is located along Chicarita Creek and therefore has been designed to reinforce the preservation and enhancement of the creek ecology. Preservation of Chicarita Creek in a park or open space setting minimizes the impact urbanization will have on the Los Peñasquitos Creek and lagoon area.

5. Open Space

Some areas are best accommodated by retaining their natural open space (approximately 101 acres plus 34+ acres in the SDG&E easement). These are areas of steep terrain and unique character. They are incorporated in the Plan for passive enjoyment, buffering and hiking trails.

Large open space areas will remain zoned A-l-10 and will be retained in their natural state to the extent possible.

A Lighting and Landscape Maintenance District was formed to maintain open space areas of Carmel Mountain Ranch that will integrate with the greater City system.

6. San Diego Gas & Electric Easement

It should be noted that although the SDG&E easement is referred to as open space in this Plan, the easement contains the following language: "SDG&E has the right to construct and use one or more lines of towers and/or poles, with wires and cables suspended thereon and supported thereby, including foundations, guys, anchors, crossarms, braces, insulators, grounding wires and all other appliances, fixtures and appurtenances for use in connection therewith; also, underground facilities consisting of, but not limited to, conduits, pads, manholes, handholds and junction boxes with wires and cables placed therein or thereon, for the transmission and distribution of electricity and for SDG&E's telephone, signal and communication purposes, and also for pipelines for any and all purposes."

The easement extends along the southern and eastern perimeter of the Carmel Mountain Ranch Community, from just east of the Ted Williams Parkway/Rancho Carmel Drive intersection, up to the area of the golf course east of Carmel Ridge Road.

TABLE 3
RECREATION AND OPEN SPACE

	Unit	Gross Acres	Net Acres	Percent of Total Community Acres
Public Parks				1.7%
Neighborhood	55	4.8	4.0	
Community	50	18.3	13.0	
Pool	52	2.4	2.4	
Private Recreation	33	2.3		0.2%
SDG&E Easement		34.0		2.3%
Golf Course & Driving Range	60A, 60B	175.0		11.8%
Natural Open Space	61	101.3		6.8%
Major Open Space		12.5		0.8%
Slopes				
Totals		**348.5**	**19.4**	**23.6%**



School Element

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SCHOOL ELEMENT

OBJECTIVE

SUPPORT EDUCATION INSTITUTIONS AND PROGRAMS SERVICING LOCAL COMMUNITY NEEDS.

The guidelines to achieve this are:

- Quality educational opportunities through community interaction and participation with local educational districts.

- Coordinate public school planning with residential planning to assure facility availability for the school population in a timely manner.

- Proper location and size of public school sites by early planning for their acquisition and assessment of the cyclical aging pattern of neighborhoods (e.g., in older neighborhoods the age of homes often begins to slow the rise in prices and older adult neighborhoods attract young families again).

- Development of public school sites in conjunction with neighborhood parks and with neighborhood collector street accessibility.

- Coordination between the Poway Unified School District and Carmel Mountain Ranch (Master Developer) to monitor pupil generation and verify the need for school sites. Also to determine the extent of developer's financial responsibility prior to initiation of residential construction. (See **Plan Alternatives**.)

- Consideration and planning of safe pathways and roadways between internal community neighborhoods and internal/external neighborhoods to accommodate school boundaries that cross neighborhood lines. For example, pedestrian access has been provided between Unit 22 and the adjacent middle school in Poway.

- Harmony between school and neighborhood designs by the coordinated use of materials and colors.

- Linkage of bikeways to school access routes.

- Promotion of the use of school facilities by adults for education, cultural, civic and recreational activities to maximize usage of school facilities.

- Allow the provision of private or cooperatively operated daycare facilities.

PROPOSALS

Carmel Mountain Ranch is in the Poway Unified School District; however, the mixed residential base and the self-containment of the community may make pupil generation more like an average section from San Diego city than a suburban cross-section. These factors will possibly alter the number of students generated, as will the trend to childless couples and small families. The Poway Unified School District, Carmel Mountain Ranch (Master Developer) and others have established a community facilities district under the Mello-Roos Community Facilities Act to finance school facilities. Three school sites have been designated on the Carmel Mountain Ranch land use plan in response to current planning estimates.

1. Elementary Schools

Two elementary schools are required in Carmel Mountain Ranch. Highland Ranch Elementary School is on a 9.9-acre site (Unit 56) located in the center of the community near the library and neighborhood park (Units 54 and 55). Shoal Creek Elementary School (Unit 51) is on a ten-acre site, located to the south of Ted Williams Parkway, and became fully operational in 1998.

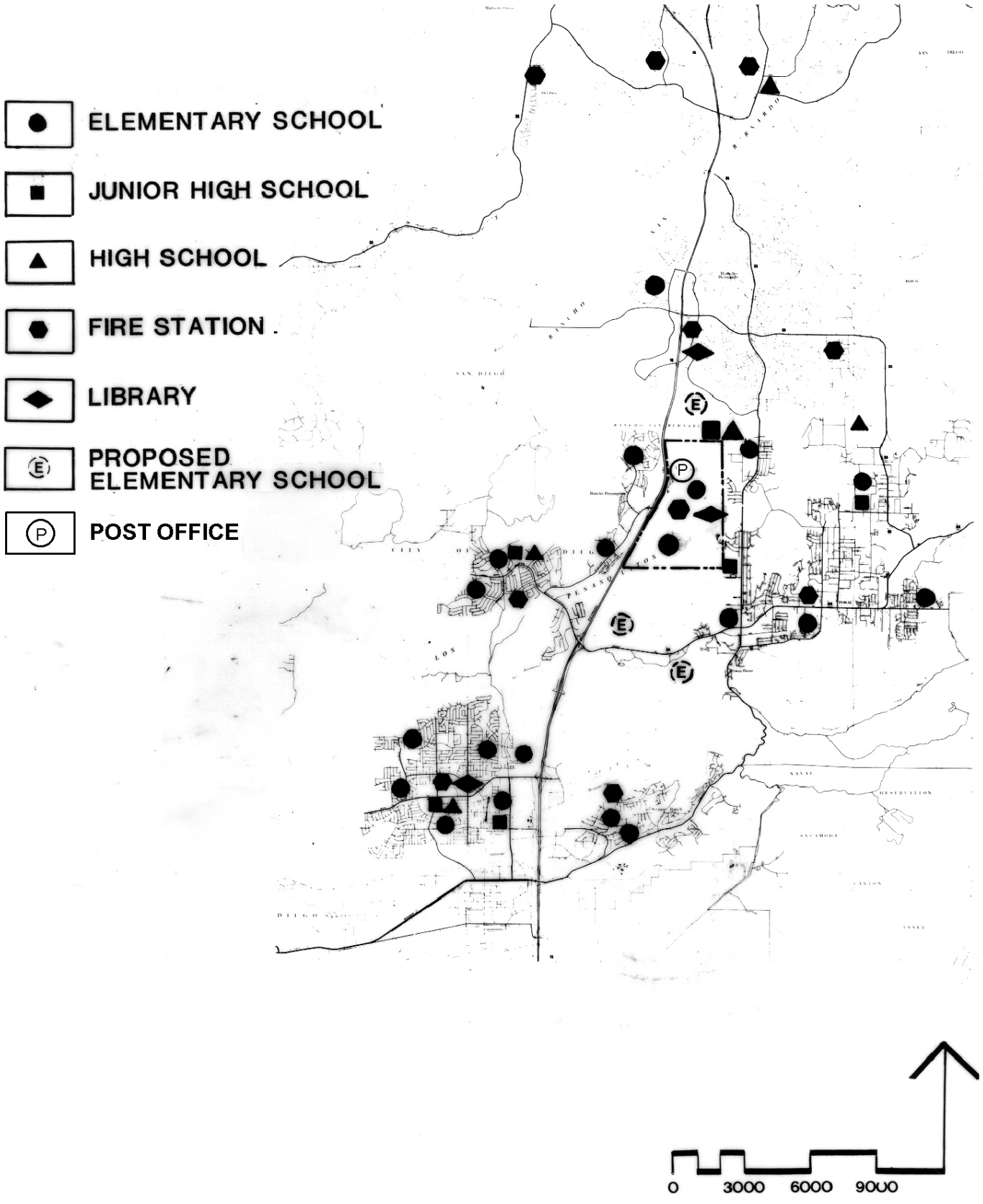
2. Middle and High Schools

Unit 57 has been designated a ten-acre school expansion site and is being used as a parking lot to serve Rancho Bernardo Middle School and Rancho Bernardo High School immediately to the north in Bernardo Heights. This site could be used for classrooms or other school-related facilities in the future as determined by Poway Unified School District.

The Meadowbrook Middle School in Poway may serve a portion of the Carmel Mountain Ranch community. Designs for Unit 22 development have incorporated access from Carmel Mountain Ranch to the middle school.



Public Facilities and Services Element



Regional Public Facilities

Carmel Mountain Ranch Community Plan

9 FIGURE

PUBLIC FACILITIES AND SERVICES ELEMENT

OBJECTIVE

TO ALLOW FOR SENSIBLE ACCOMMODATION OF, AND EFFECTIVE FINANCING FOR, PUBLIC FACILITIES AND SERVICES CONCURRENT WITH COMMUNITY GROWTH AND TO ENSURE THAT EXISTING PUBLIC FACILITIES (POLICE AND FIRE PROTECTION, UTILITIES, ETC.) SHALL NOT BE ADVERSELY IMPACTED BY THE POPULATION INCREASE RESULTING FROM DEVELOPMENT.

Implementation will be through the following:

- Establishment of services appropriate to community needs in timeliness, accessibility, quantity and kind.
- Construction of a library and fire station within the community to serve a regional need.
- Encouragement of police department involvement in the planning and development process to maximize the opportunity for persons to live and work in a crime-free community.

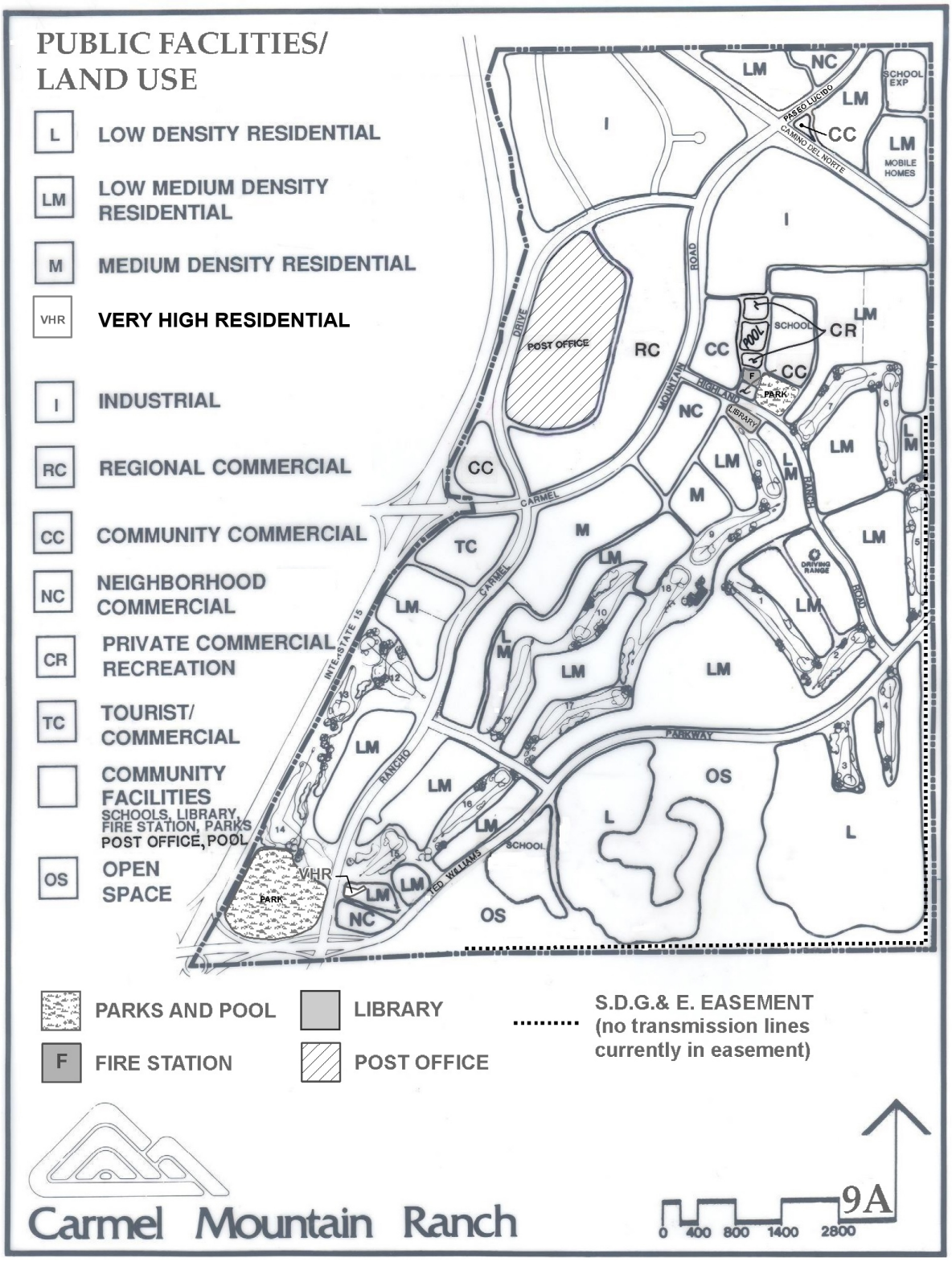
PROPOSALS

Some sanitary sewer transportation capacity will be from the city of Poway. Service will be on the westerly side of the ridge from joint usage of the 24-inch 0.8 trunk sewer up Chicarita Creek to Carmel Mountain Ranch. Areas on the easterly side of the community ridge will sewer by gravity to an existing trunk sewer in Pomerado Road and then westerly in a proposed trunk sewer near Poway Road to I-15.

Adequate water is available from a 24-inch main on Rancho Peñasquitos northwest of Carmel Mountain Ranch. Three pump stations have been constructed to adequately serve the various pressure areas. This system is planned to cross tie with the Rancho Bernardo system to the north. In accordance with EIR provisions and the open space directive of this Plan, water-conservation will be addressed by use of drought and fire resistant vegetation.

Solid waste generated by Carmel Mountain Ranch will be transported to the West Miramar Landfill. Ultimate development could require two or three new residential refuse collection routes and one new truck.

Carmel Mountain Ranch (Master Developer) will cooperate with SDG&E for possible inclusion of potential lateral park and/or open space areas within an existing 150-foot easement at the southeast of the site. A horse trail may be located partially within the easement. Gas and electric service will be provided by SDG&E. Advance planning will assure adequate capacity for service. Electric distribution and gas lines will be underground. Electric transmission lines may be overhead or underground.


PUBLIC FACLITIES/
LAND USE
L LOW DENSITY RESIDENTIAL
LM LOW MEDIUM DENSITY RESIDENTIAL
M MEDIUM DENSITY RESIDENTIAL
VHR VERY HIGH RESIDENTIAL
I INDUSTRIAL
RC REGIONAL COMMERCIAL
CC COMMUNITY COMMERCIAL
NC NEIGHBORHOOD COMMERCIAL
CR PRIVATE COMMERCIAL RECREATION
TC TOURIST/ COMMERCIAL
COMMUNITY FACILITIES
SCHOOLS, LIBRARY, FIRE STATION, PARKS POST OFFICE, POOL
OS OPEN SPACE
PARKS AND POOL
LIBRARY
S.D.G.& E. EASEMENT (no transmission lines currently in easement)
F FIRE STATION
POST OFFICE
Carmel Mountain Ranch
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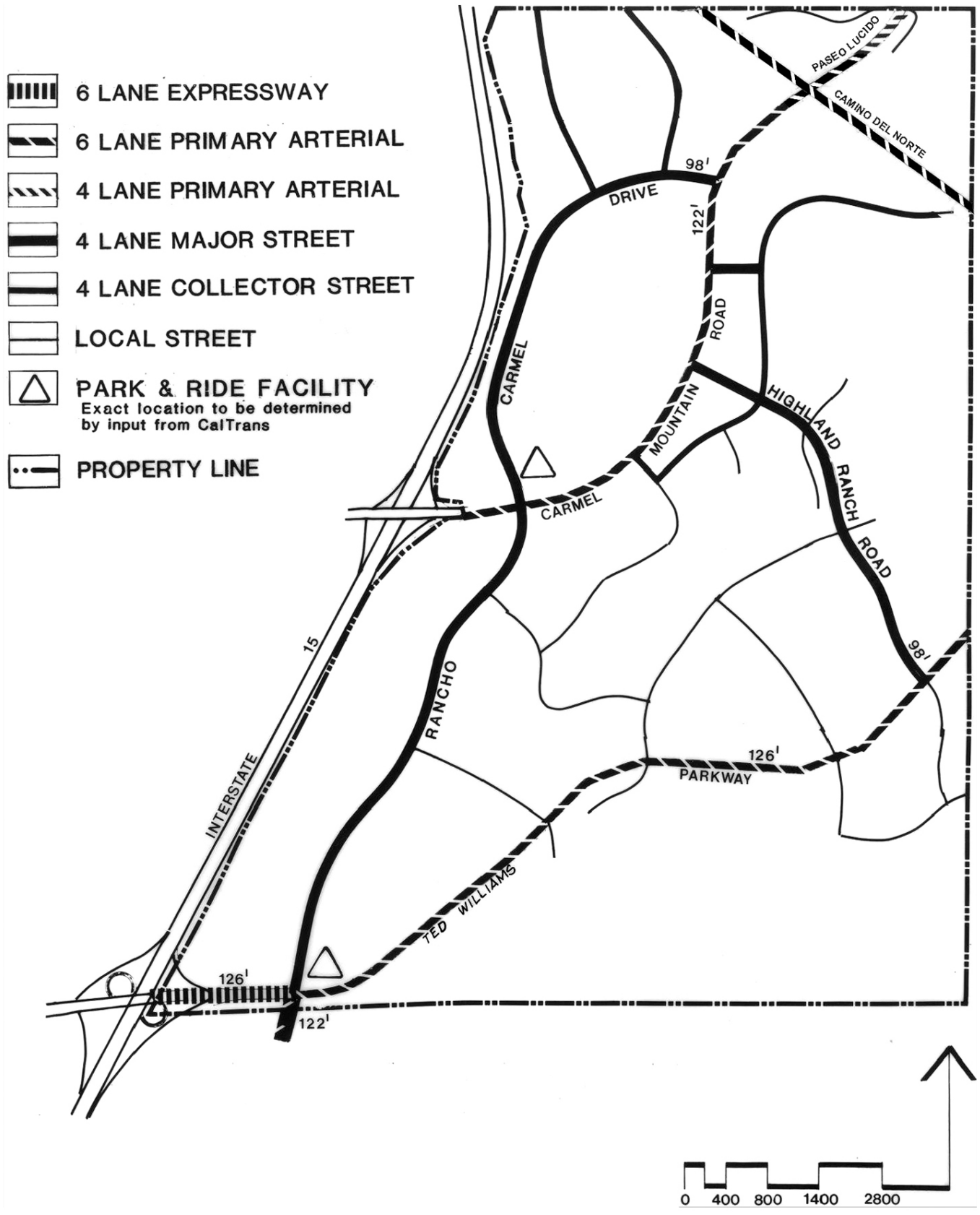
Storm drain waters will drain by gravity in streets, natural watercourses and underground systems to peripheral channels and leave the site. The approved golf course within Carmel Mountain Ranch has been designed to provide detention basins to protect the city of Poway from increased run-off.

A regional post office facility was added to the community in 1992, in the regional commercial center.

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Transportation Element



Traffic Circulation **10** FIGURE

Carmel Mountain Ranch Community Plan

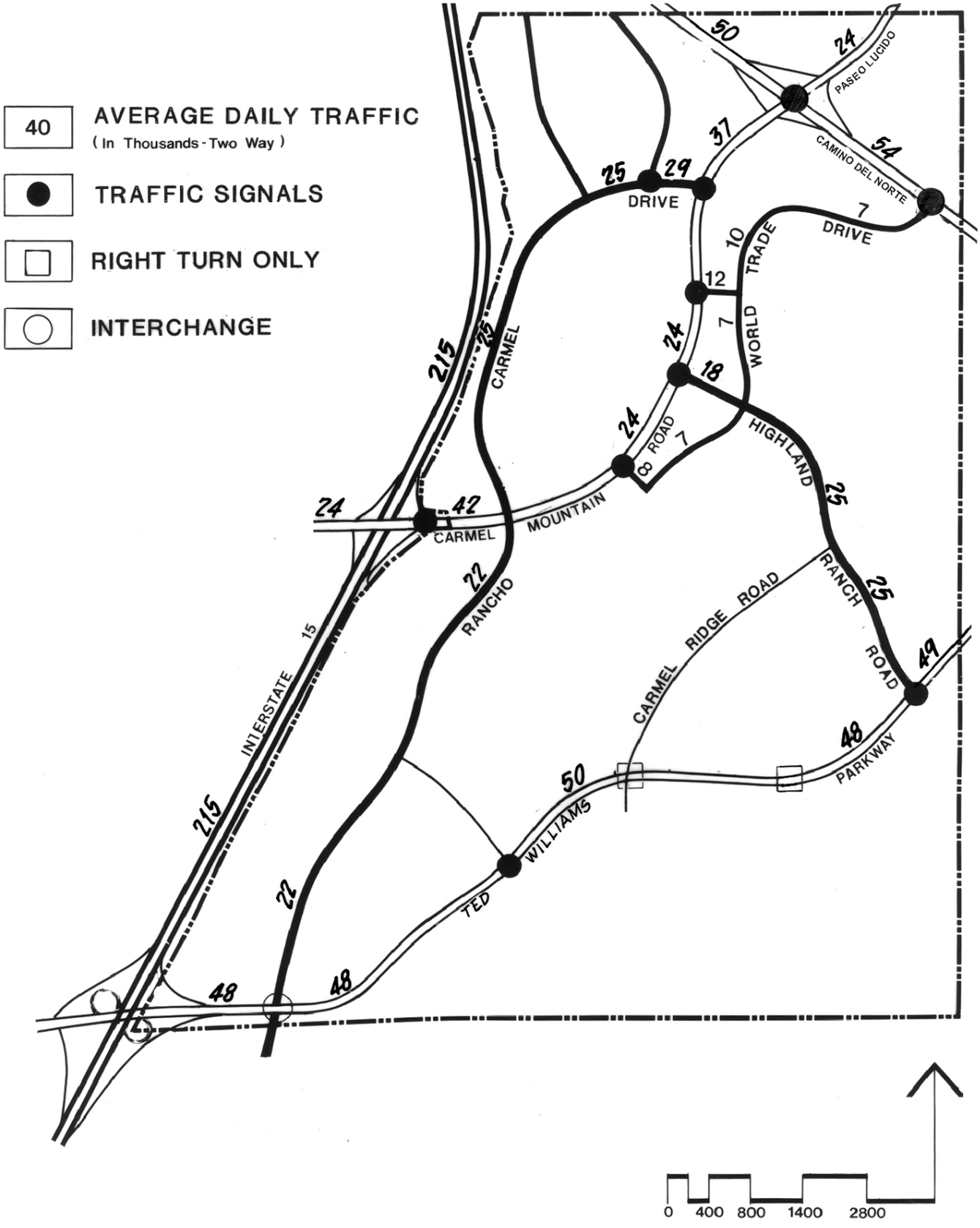
TRANSPORTATION ELEMENT

OBJECTIVE

TO INCORPORATE ADEQUATE MEANS FOR MULTI-MODAL CIRCULATION WITHIN THE COMMUNITY INTEGRATED WITH CITY AND REGIONAL CIRCULATION AND TRANSPORTATION PLANNING.

Attainment of this objective can be achieved by recognition of existing and projected circulation patterns and identification of Carmel Mountain Ranch needs. The specifics are:

- Provide employment opportunities in Carmel Mountain Ranch to reduce commuter traffic.
- Coordinate completion of proposed interchange expansions with Caltrans for relief of future I-15 access congestion.
- Provide circulation routes consistent with long-range City circulation plans.
- Provide full right-of-way widths on the land use plan in accordance with projected buildout traffic volumes. (See **Figures 10** and **11**.)
- Interchange design will give priority treatment to buses and high-occupancy vehicles.
- Design transportation facilities sensitive to topographic and aesthetic characteristics.
- Support construction of Ted Williams Parkway and SA-680 with the necessary intersections and interchanges east of I-15.
- Design circulation patterns which separate externally generated traffic from residential areas and provide driveway access onto local residential streets and major streets where feasible.
- Offer pedestrian and bicycle systems which connect development elements, access open space areas and public transportation facilities to minimize conflict with vehicular traffic patterns (see **Figure 15**).
- Support development of public transportation, carpools and bikeways within and without Carmel Mountain Ranch in adherence with citywide programs.
- Provide parking to meet ordinance requirements.
- Support designation of park-and-ride facilities within the community, adjacent to high-capacity public transit routes.
- Cooperation with public and private groups for the implementation of a light rail transit system in the I-15 corridor with stationing at Carmel Mountain Road near the Regional Center.
- Provide adequate traffic control devices and street illumination to ensure safety.



Projected ADT **11** FIGURE

Carmel Mountain Ranch Community Plan

COMMUNITY CIRCULATION NEEDS

1. Freeway Access

Interstate 15 provides access from metropolitan San Diego (see Proposal **1** below). The Carmel Mountain Road, Camino Del Norte and Ted Williams Parkway interchanges each provide direct access to Carmel Mountain Ranch. Improvements made to the I-15 corridor will be necessary for long-term growth; in September, 1998, the San Diego Metropolitan Transit Development Board, North San Diego County Transit Development Board, California Department of Transportation District 11, and the San Diego Association of Governments issued their joint I-15 Corridor Major Investment Study Draft Phase 2 Report which discusses the development of additional freeway auxiliary lane improvements, HOV lanes, priority treatment for buses and car pools and a potential bus rapid transit system for the I-15. A two-lane reversible High-Occupancy Vehicle (HOV) express lane for buses and carpools in the I-15 median as far north as Ted Williams Parkway, has been constructed.

San Diego Transit Corporation, North County Transit and County Transit provide both regular and express bus service along I-15.

2. Trip Generation

Using other development areas as a guide, Carmel Mountain Ranch may be expected to generate 176,642 average daily trips (**Figure 11**) upon total projected community buildout, distributed as follows:

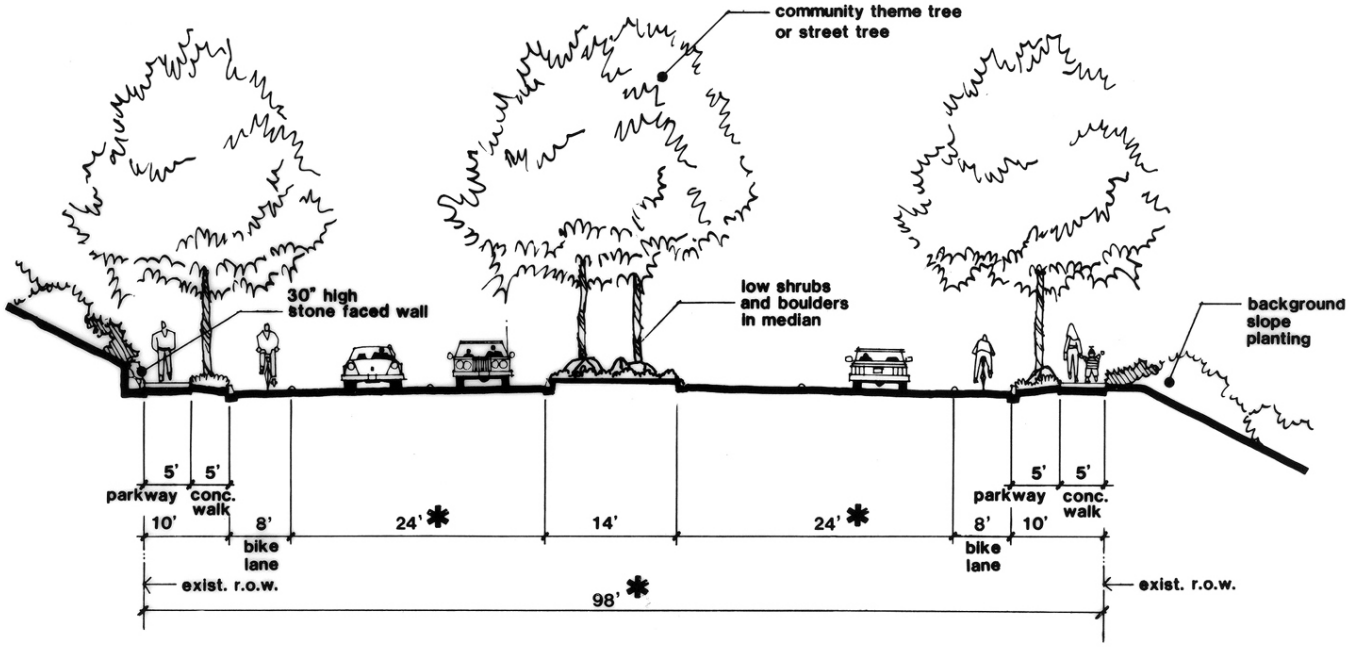
- 32,600 average daily trips (ADT) from proposed industrial development;
- 56,600 ADT from the regional shopping center;
- 6,000 ADT from tourist commercial;
- 28,276 ADT from neighborhood and service commercial;
- 6,400 ADT from office commercial; and
- 45,322 ADT from residential development.
- 2,620 ADT from recreation and community facilities (parks, schools, fire, library and golf course).

3. Trip Distribution

Carmel Mountain Ranch's impact on the existing I-15 would be substantially less than a wholly residential development of similar magnitude and will be accommodated with the recent improvement of the freeway to eight-lane standards.

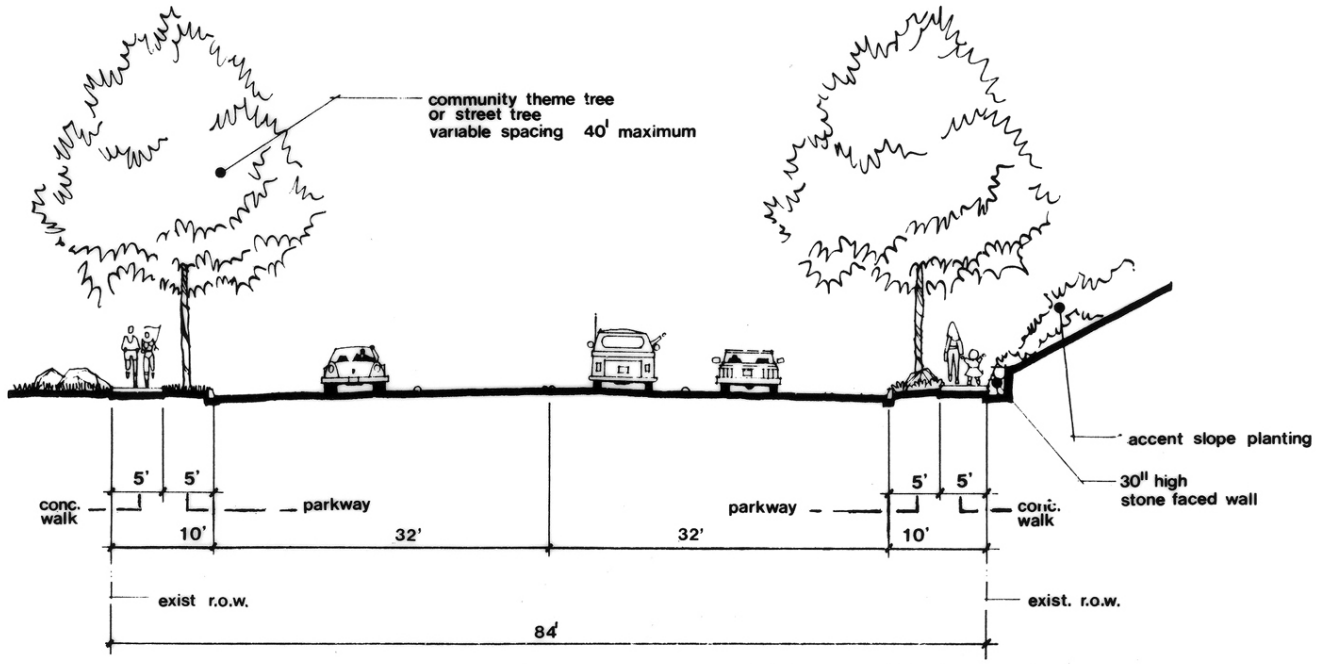
4. Capacity Requirements

An analysis of capacity requirements has been prepared using traffic volumes from the 1984 computer study. The following proposals are a result of this analysis:



RANCHO CARMEL DRIVE* (COMPLETED)

* The portion of Rancho Carmel Drive extending south of Ted Williams Parkway has a dimension of 36' for the travel lanes and 122' for the right-of-way



INDUSTRIAL COLLECTOR (COMPLETED)

Typical Street Sections
Carmel Mountain Ranch Community Plan
12 FIGURE

- Right-of-ways of sufficient flexibility to permit dual left- or right-turn capability at critical intersections and interchanges.

- Appropriate installation of traffic control devices.

- Widening of SA-680 to six lanes to Pomerado Road.

- Dedication, as required, of a 126-foot right-of-way and interchange for the portion of Ted Williams Parkway within Carmel Mountain Ranch and through to Pomerado Road.

5. Other Needs

Projected needs of pedestrians and bicyclists will be accommodated (See **Figures 14** and **15**.) Convenient public transit service to key employment, commercial and recreational areas in the San Diego region is discussed in item **7** below.

PROPOSALS

Transportation plans for Carmel Mountain Ranch will be integrated with community and public agency plans. Improvement costs will be funded in accordance with the Amended Financing Plan or, where appropriate, from Caltrans funds.

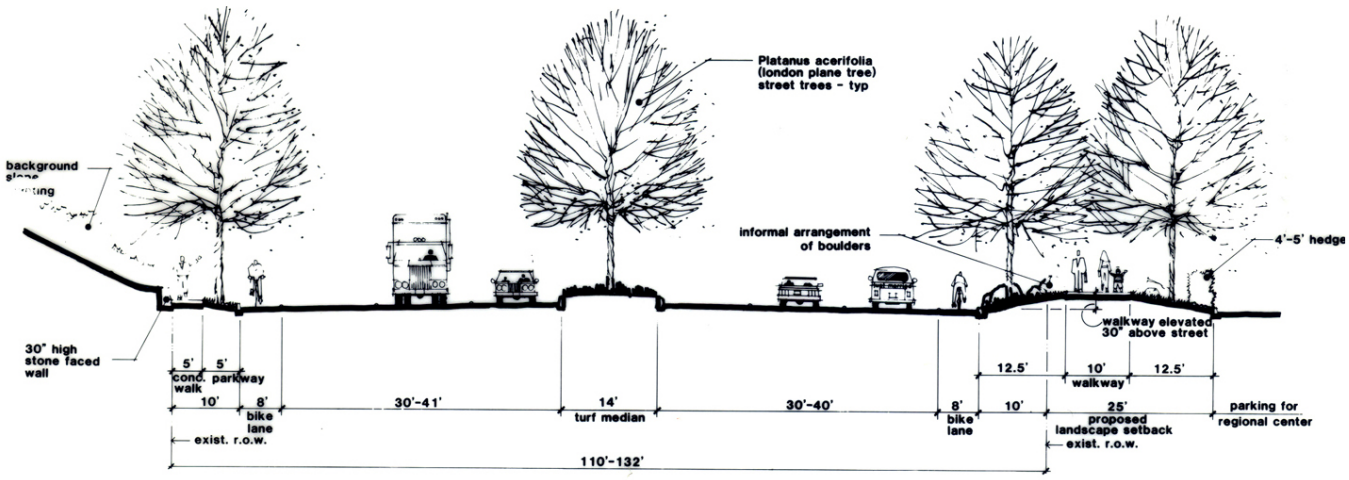
Figure 10 shows approximate roadway locations; **Figures 12** and **13** show typical cross-sections. Circulation is designed to offer streets of sufficient flexibility to accommodate special intersection design, dual left- and right-turn capacity and appropriate traffic control devices. Intersections will be constructed to accommodate projected volumes from development of regional commercial facilities.

1. Interstate 15

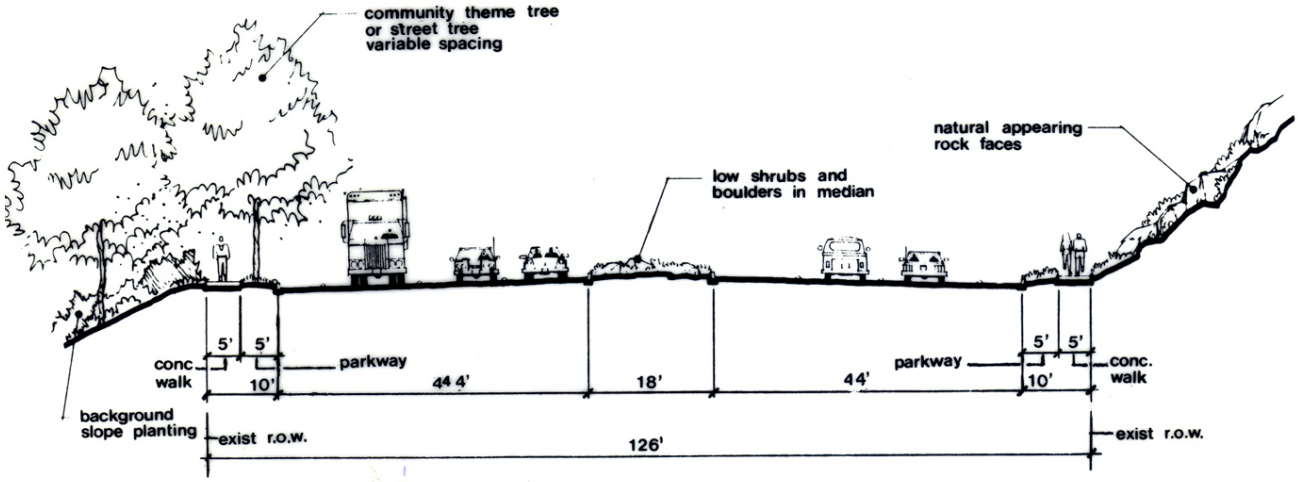
Interstate 15 (I-15) is a major link between North City development and the Central City. Its effective use as a transportation link between the North and the Central City depends on all interchange traffic flowing freely and efficiently. Based on projected ADT for the planning area, two interchanges and one high-occupancy vehicle (HOV) connection have been planned in Carmel Mountain Ranch to efficiently meet the traffic flow requirements. The interchanges at the crossing of I-15 with SA-680 and with Carmel Mountain Road have been constructed. The HOV connection is at Ted Williams Parkway and I-15.

2. Ted Williams Parkway

This route has undergone several proposed changes. The San Diego Association of Governments (SANDAG) is updating the Regional Transportation Plan (draft plan dated October 1983). The proposed draft plan designates Ted Williams Parkway between I-5 and Route 125 as a regional connector and proposes construction sometime between 1996-2005. At present, Caltrans shows it being funded after 1995.



CARMEL MOUNTAIN ROAD (COMPLETED)



TED WILLIAMS PARKWAY (COMPLETED)

Traffic projections call for a 126-foot right-of-way and an interchange at the intersection of Ted Williams Parkway and I-15. The full right-of-way has been provided, where required, for Carmel Mountain Ranch. Construction of Ted Williams Parkway is essential for an efficient regional highway network and for efficient external access to Carmel Mountain Ranch. Ted Williams Parkway was built as a primary arterial along the same corridor and with the same road profile called for by Caltrans' proposed route.

In connection with the approval of the tentative map(s) for Unit 14, the location of the eastern terminus on the Carmel Mountain Ranch property of Ted Williams Parkway (SR-56) was determined with consideration given to the location of the alignment desired by the City of Poway, Caltrans, and the then owner of the adjacent property within the city of Poway.

3. Camino del Norte

In April 1964, the county of San Diego adopted a plan to develop a six-lane expressway (SA-680) that would serve the north county area. Portions of the expressway were to be developed along Camino del Norte, with a diamond interchange at the intersection of Camino Del Norte and Carmel Mountain Road/Paseo Lucido. In December 1996, the county deleted this expressway from their General Plan under General Plan Amendment #96-CE1. In 1999, the City of San Diego amended the Carmel Mountain Ranch Community Plan to redesignate excess right-of-way once reserved for an interchange and to identify Camino del Norte as a six-lane primary arterial.

A 126-foot right-of-way has been dedicated along Camino del Norte which is improved to six lanes as it crosses Carmel Mountain Ranch.

4. Carmel Mountain Road

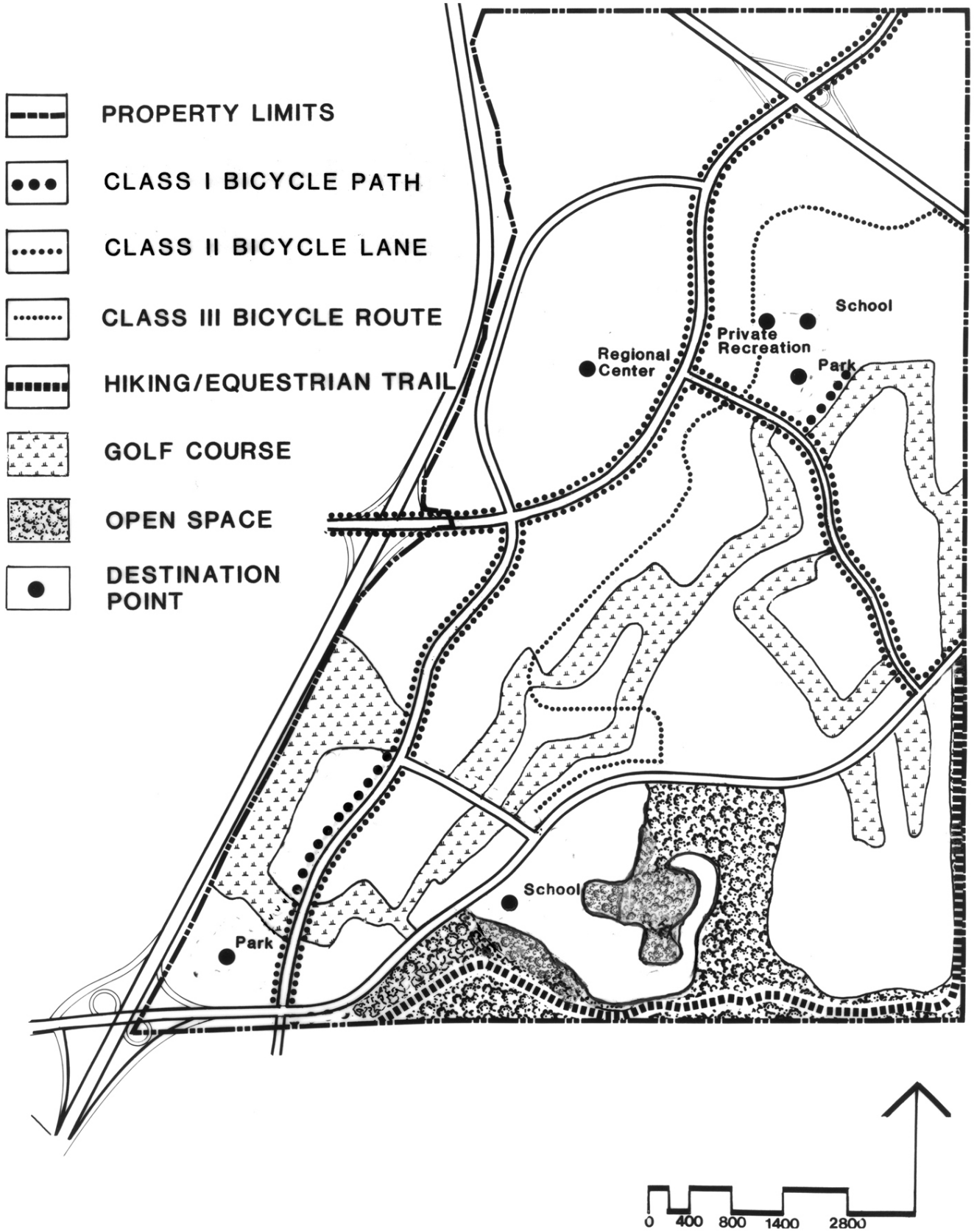
The extension of Carmel Mountain Road easterly of I-15 to north of SA-680 is a primary arterial with a 122-foot right-of-way. This facility is improved from I-15 north of SA-680. From the west, the existing Carmel Mountain Road intersects with I-15 in a Diamond interchange, which may be inadequate.

Construction of Carmel Mountain Road through Carmel Mountain Ranch is complete, including incorporation of Class II bikeway striping and signing. The bike route along Carmel Mountain Road is part of the community network.

5. Other Important Roads

Significant roadway systems have been planned to minimize the amount of grading needed to accommodate them. They are located in response to existing landforms and projected traffic volumes. Their construction will be phased with development for the land areas they serve.

a. Rancho Carmel Drive. The right-of-way (98 feet) is provided for a major street from Ted Williams Parkway to Carmel Mountain Road. It continues north around the shopping center and post office sites, separating it from the industrial parcel to the



Bikeways and Trails **14** FIGURE

Carmel Mountain Ranch Community Plan

north. This road reconnects to Carmel Mountain Road at a three-way intersection. Rancho Carmel Drive will connect to Sabre Springs Parkway to the south, providing a link between the two communities.

b. **Highland Ranch Road.** A right-of-way (98 feet) is provided for this major street that intersects into Carmel Mountain Road opposite the regional shopping center (Unit 30 on **Figure 5**). This width extends from Carmel Mountain road across Carmel Ridge Road, easterly to an intersection with proposed Ted Williams Parkway. This street provides residential and some commercial access.

c. **World Trade Drive.** An 84-foot wide right-of-way serves the industrial area (Unit 41, **Figure 5**) located just east of Carmel Mountain Road and south of SA-680. This collector continues on to form an intersection with Highland Ranch Road and provides access to the community commercial area of the town core.

6. Residential Streets

Local collectors are presently designated with 60-foot right-of-ways and will follow the approximate alignments shown in **Figure 10**. Their design will minimize conflict between non-compatible circulation modes and provide for on-street parking as needed. Completion of these routes will correspond with residential development and occupancy phasing. Their alignments are an integral part of the concept of defensible neighborhoods.

7. Public Transportation

In support of public transportation, an integrated transit service for Carmel Mountain Ranch and the metropolitan area is proposed:

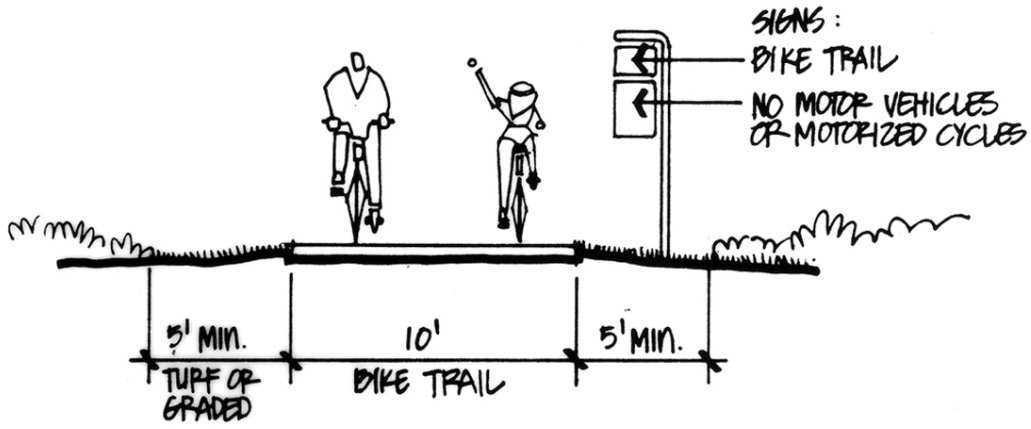
- Park-and-ride facilities are to be sensitive to shared usage with contiguous land uses. Two facilities are provided within the community. One parking lot with 125 parking spaces is located in the regional commercial area and the other lot, which includes 75 parking spaces, is located at the southern tip of Unit 4 near the intersection of Ted Williams Parkway and Rancho Carmel Drive.

- Coordination with San Diego Transit and Caltrans to ensure inclusion and expansion of fixed route service corridors for bus service into Carmel Mountain Ranch. Routes 20 and 860 provide express bus service to Carmel Mountain Ranch from downtown San Diego and Route 990 provides express bus service from Hillcrest to Carmel Mountain Ranch.

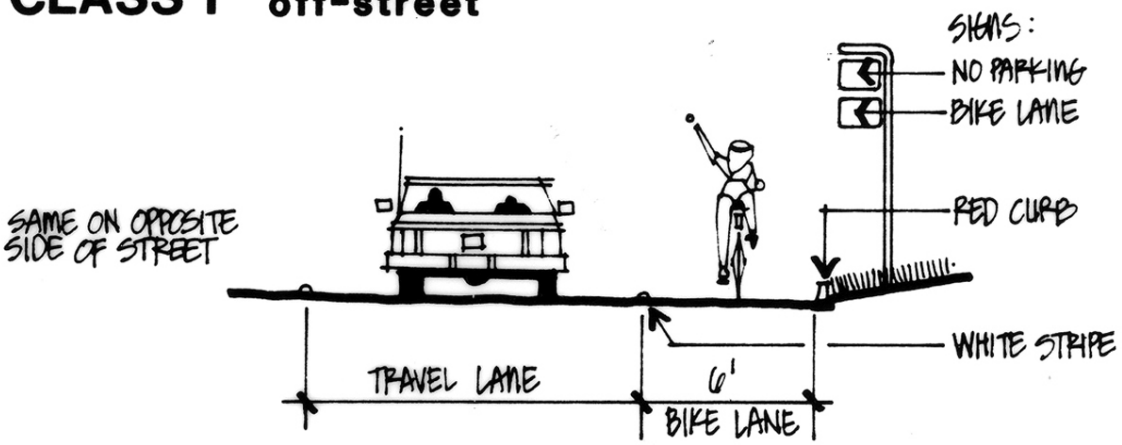
- Development of park-and-ride facilities to integrate with San Diego Transit's terminal locations.

- Support the extension of high-occupancy vehicle lanes (HOV) north of SR-56 to serve communities along the I-15 corridor.

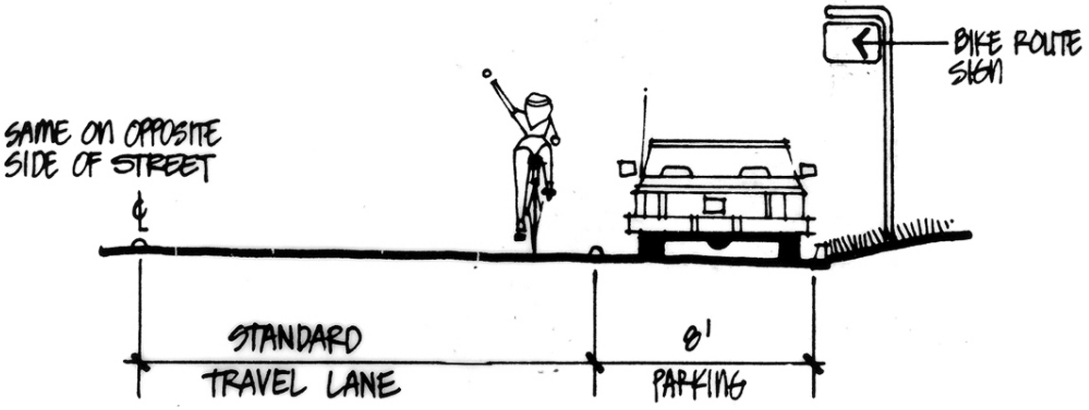
- Support and encourage the development of a light rail or bus rapid transit system within the I-15 corridor.



CLASS I off-street



CLASS II major street



CLASS III neighborhood street

8. Non-Motorized Transportation

Pedestrian and bicycle circulation has been master planned to link residences with community facilities, services and open space and to link neighborhoods to one another (see **Figure 14**).

The specific implementation of the objectives will be through:

- Safe, accessible pathways and/or sidewalks within neighborhoods, through open spaces, public utility easements and along roadways.

- Class II bicycle lanes on important streets, separated by striping from the motorized roadway per **Figure 15**.

A hiking/equestrian trail was provided in the natural open space in the southern portion of the community to provide a connection between proposed trails in the city of Poway and Peñasquitos Canyon. Both hiking and equestrian use will be provided on one trail. The trail is approximately 15 feet wide and is unpaved and minimally graded with a maximum gradient of ten percent.

9. Parking

Residential on-street vehicular parking (including recreational vehicles) will be regulated through City ordinances, agreements with the master developer and/or through appropriate homeowner association covenants, conditions and restrictions (CC&Rs). Sufficient on and off-street parking will be included in all development areas to meet City of San Diego requirements.

10. Traffic Signals

Traffic signals, signs and lighting will be provided in the normal sequence of development to assure maximum safety.

Special consideration will be given to areas frequented by children and areas where hiking and biking recreation areas are crossed by motor vehicles.

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Social Needs Element

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SOCIAL NEEDS ELEMENT

OBJECTIVE

TO ESTABLISH AN ATMOSPHERE THAT ALLOWS OPPORTUNITY FOR HUMAN DEVELOPMENT AND INTERACTION BETWEEN ALL SEGMENTS AND AGES OF THE COMMUNITY, AND PROVIDES SERVICES, OFFERS PROGRAMMING AND GUIDANCE FOR THOSE IN NEED.

PROPOSALS

1. Religious Groups and Facilities

Building sites for religious institutions will be made available through negotiations between the interested groups and the developers. Specific sites are not herein designated to avoid pre-determination of how many, or how few, denominations are welcome. The flexibility of a policy of negotiation with groups seeking sites in the community is preferred. A community goal in these negotiations will be to meet the needs of the greatest number of residents with the least amount of service duplication. An effort will be made to achieve shared usage in buildings and facilities. Multi-sharing by time use differences will be strongly encouraged.

The City of San Diego Zoning Ordinance permits churches in the A-l-10 zone and all multifamily residential zones as an allowable use; a conditional use permit (CUP) is necessary to site churches in single-family residential zones. Churches are not permitted in the industrial and commercial zones proposed within the community.

Religious facilities will he encouraged to offer meeting rooms, childcare facilities and social programs that maximize their use and meet the social needs of the community. Siting of these facilities on a community-wide level will assure compatibility with adjacent land uses, traffic circulation patterns, and parking concerns.

2. Community Programs

Several community associations exist in Carmel Mountain Ranch. These include the Carmel Mountain Ranch Community Council, which advises the City of San Diego on land use and planning issues. In addition, there is a master business and homeowners association and a landscape maintenance advisory board. These groups are instrumental in setting up lines of communication between societal segments through the formation of subgroups that deal with problems arising within the community or between the community and its neighbors.

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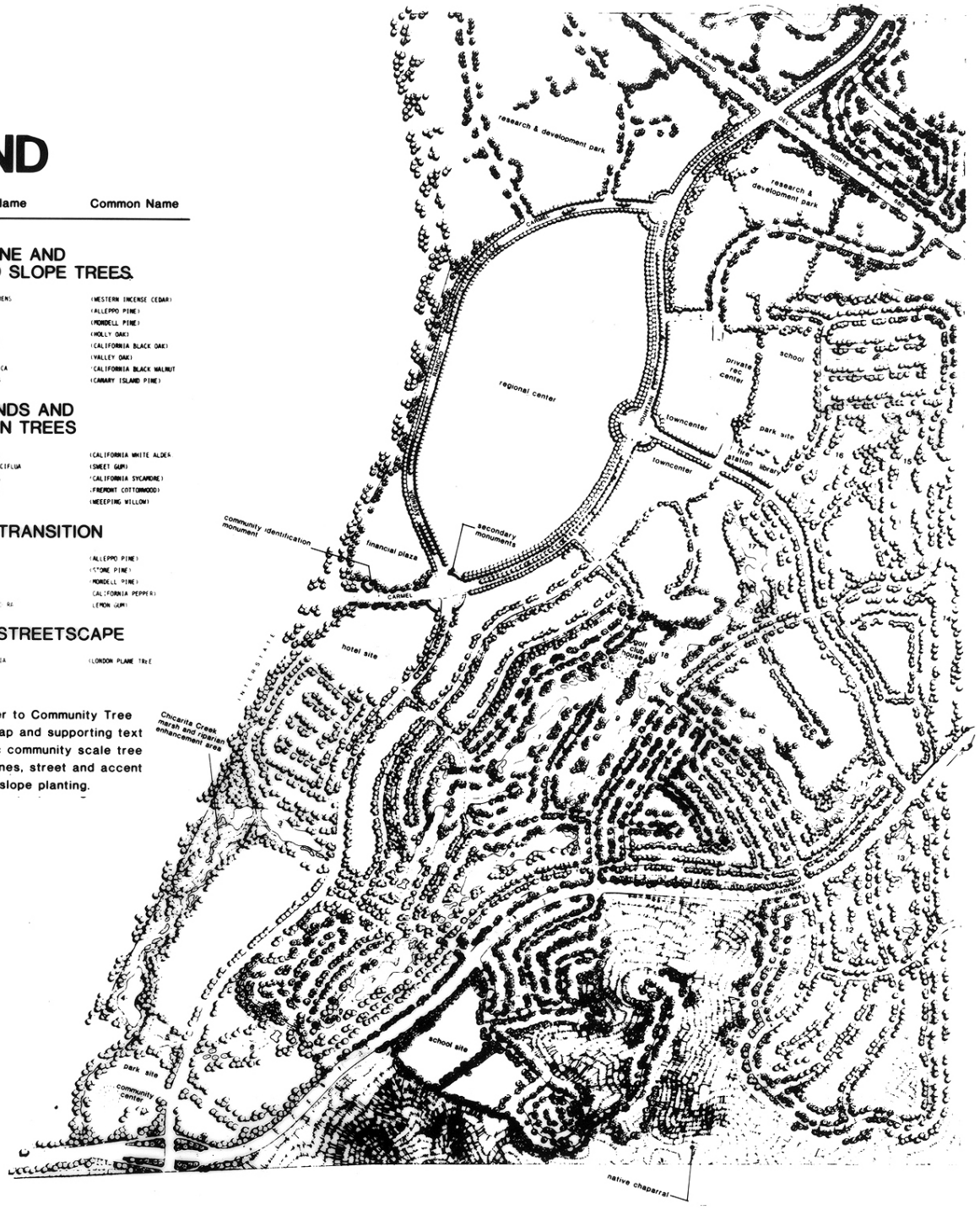


Community Environment, Conservation and Design Element

LEGEND

Symbol	Botanical Name	Common Name
	RIDGELINE AND UPLAND SLOPE TREES	
	CALOCEDRUS DECURRENS	(WESTERN INCENSE CEDAR)
	PINUS HALEPENSIS	(ALLEPPO PINE)
	PINUS "MONDELL"	(MONDELL PINE)
	QUERCUS ILEX	(HOLLY OAK)
	QUERCUS KELLOGGII	(CALIFORNIA BLACK OAK)
	QUERCUS LOBATA	(VALLEY OAK)
	JUGLANS CALIFORNICA	(CALIFORNIA BLACK WALNUT
	PINUS CANARIENSIS	(CANARY ISLAND PINE)
	LOWLANDS AND RIPARIAN TREES	
	ALNUS RHOMBIFOLIA	(CALIFORNIA WHITE ALDER
	LIQUIDAMBAR STYRACIFLUA	(SWEET GUM)
	PLATANUS RACEMOSA	(CALIFORNIA SYCAMORE)
	POPULUS FREMONTII	(FREMONT COTTONWOOD)
	SALIX BABYLONICA	(WEEEPING WILLOW)
	URBAN TRANSITION	
	PINUS HALEPENSIS	(ALLEPPO PINE)
	PINUS PINEA	(STONE PINE)
	PINUS "MONDELL"	(MONDELL PINE)
	SCHINUS MOLLE	(CALIFORNIA PEPPER)
	EUCALYPTUS CITRIODORA	(LEMON GUM)
	URBAN STREETSCAPE	
	PLATANUS ACERIFOLIA	(LONDON PLANE TREE

Note: Please refer to Community Tree Patterns Map and supporting text for specific community scale tree planting zones, street and accent trees, and slope planting.



Landscape Master Plan

Carmel Mountain Ranch Community Plan

16 FIGURE

COMMUNITY ENVIRONMENT, CONSERVATION AND DESIGN ELEMENT

This element establishes a community identity for Carmel Mountain Ranch through a consistent focus on topographic character and landscaping. The guidelines presented in this chapter address the implementation of the community theme, the treatment of environmental resources, the grading design for urbanized areas, design compatibility within the community and with adjacent developments, streetscape design and site planning considerations.

OBJECTIVE

TO ENSURE A HEALTHY, SAFE ENVIRONMENT THAT BALANCES DEVELOPMENT WITH PRESERVATION OF ENVIRONMENTAL ELEMENTS AND NATURAL RESOURCES AND ASSURES HIGH DESIGN STANDARDS FOR EACH DEVELOPMENT ZONE which will be achieved through the following:

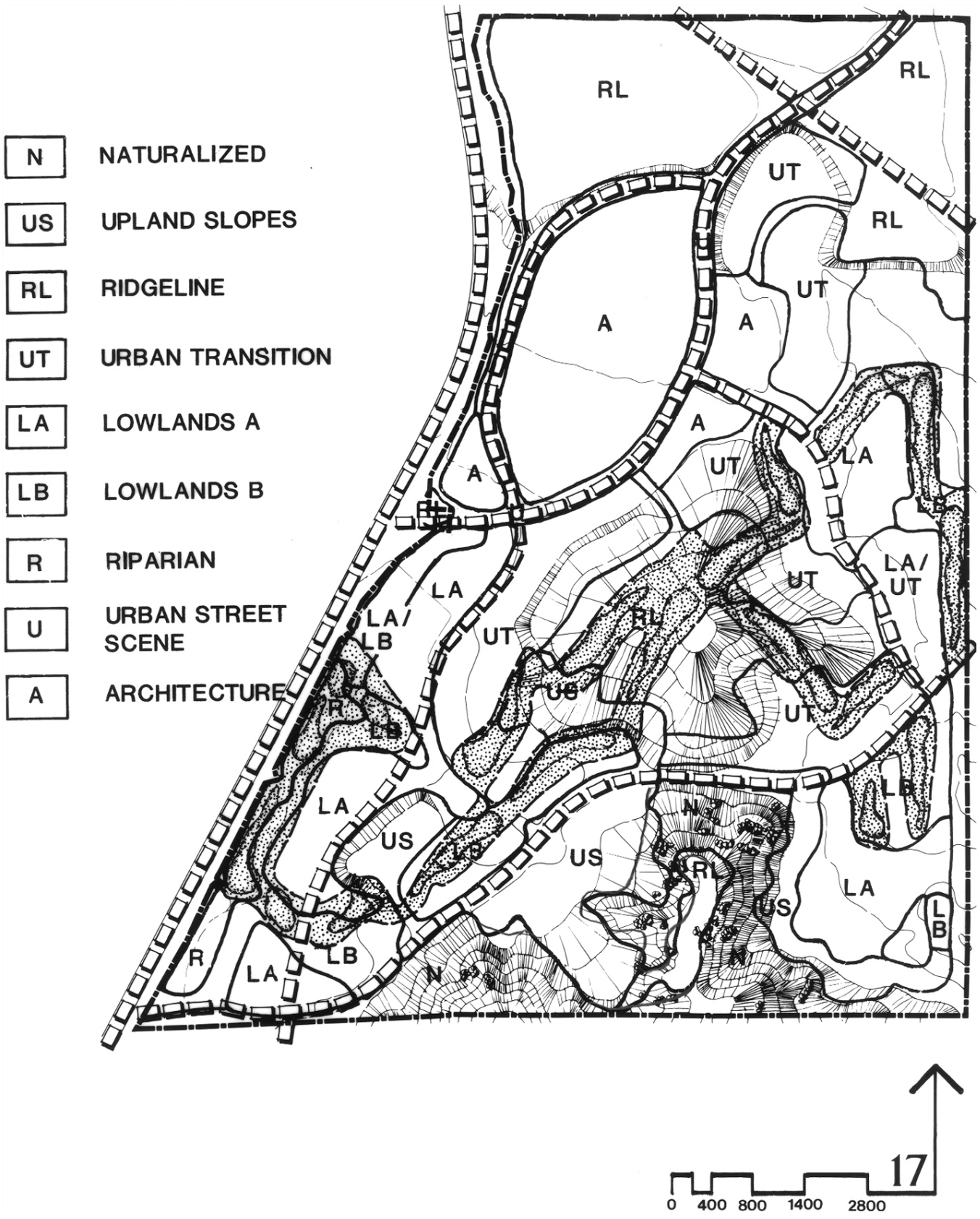
- Preservation of unique natural environments in accordance with relevant EIR mitigation measures.
- Employment of aesthetic and appropriately functional signs, fences, street lighting and street furniture which reinforce defensible spaces.
- Incorporation of passive and active solar technology where appropriate to achieve energy efficient developments.
- Landscaping choices employing indigenous species and low water demand flora to reduce the irrigation demands of the community while minimizing water run-off and erosion.

PROPOSALS

1. Community Theme

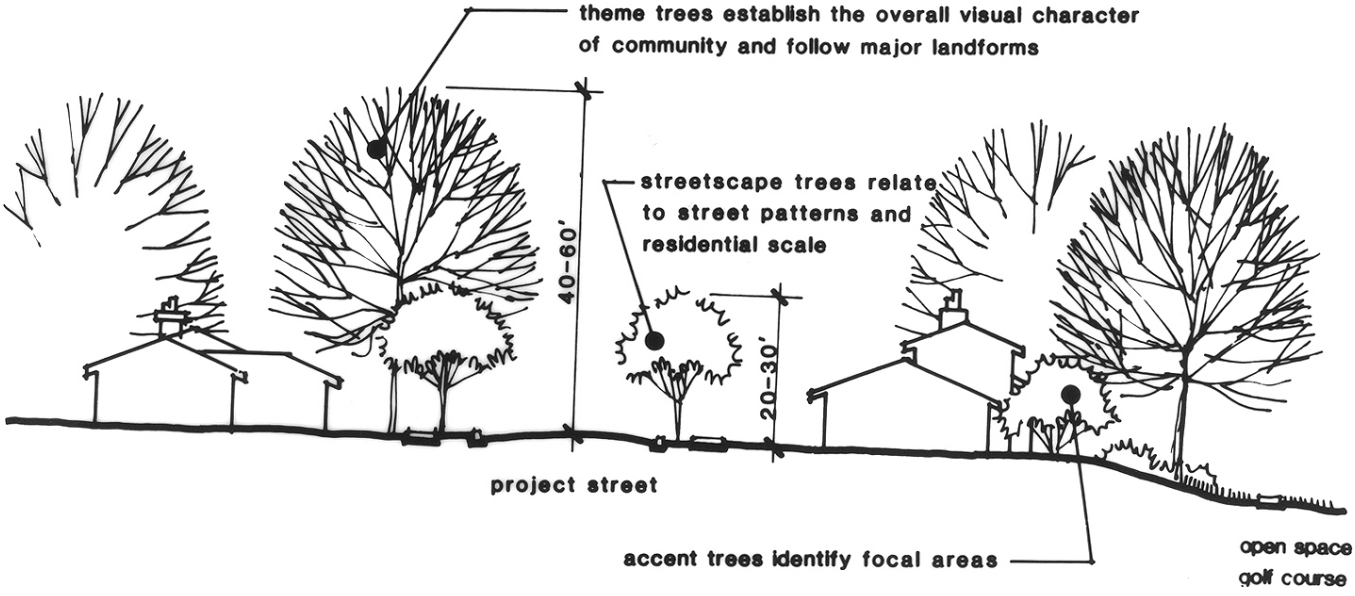
A community theme has been developed for Carmel Mountain Ranch to establish a distinctive identity for this new community along the I-15 corridor. The theme incorporates the extensive use of boulders, stone material, topographic relief and landscaping throughout the community to create an attractive image that will integrate the existing character of the site with the planned urban development. Additionally, the theme will provide a sense of community for Carmel Mountain Ranch residents, employees and visitors, and differentiate the community from surrounding developments in a distinct yet complementary manner.

Carmel Mountain Ranch will be an urban community of variable topography set against a backdrop of steep terrain. The landscape concept developed for Carmel Mountain Ranch (**Figure 16**) will enhance the character of the community. The concept proposes the use of a specific palette of trees and understory plant material (**Appendix, Table 1**) in designated areas (**Figure 17**) to reinforce the topographic relief between development areas, to accentuate the visual character of Chicarita Creek and to complement the urban uses within the community. Upon ultimate development of the site a progressive view of



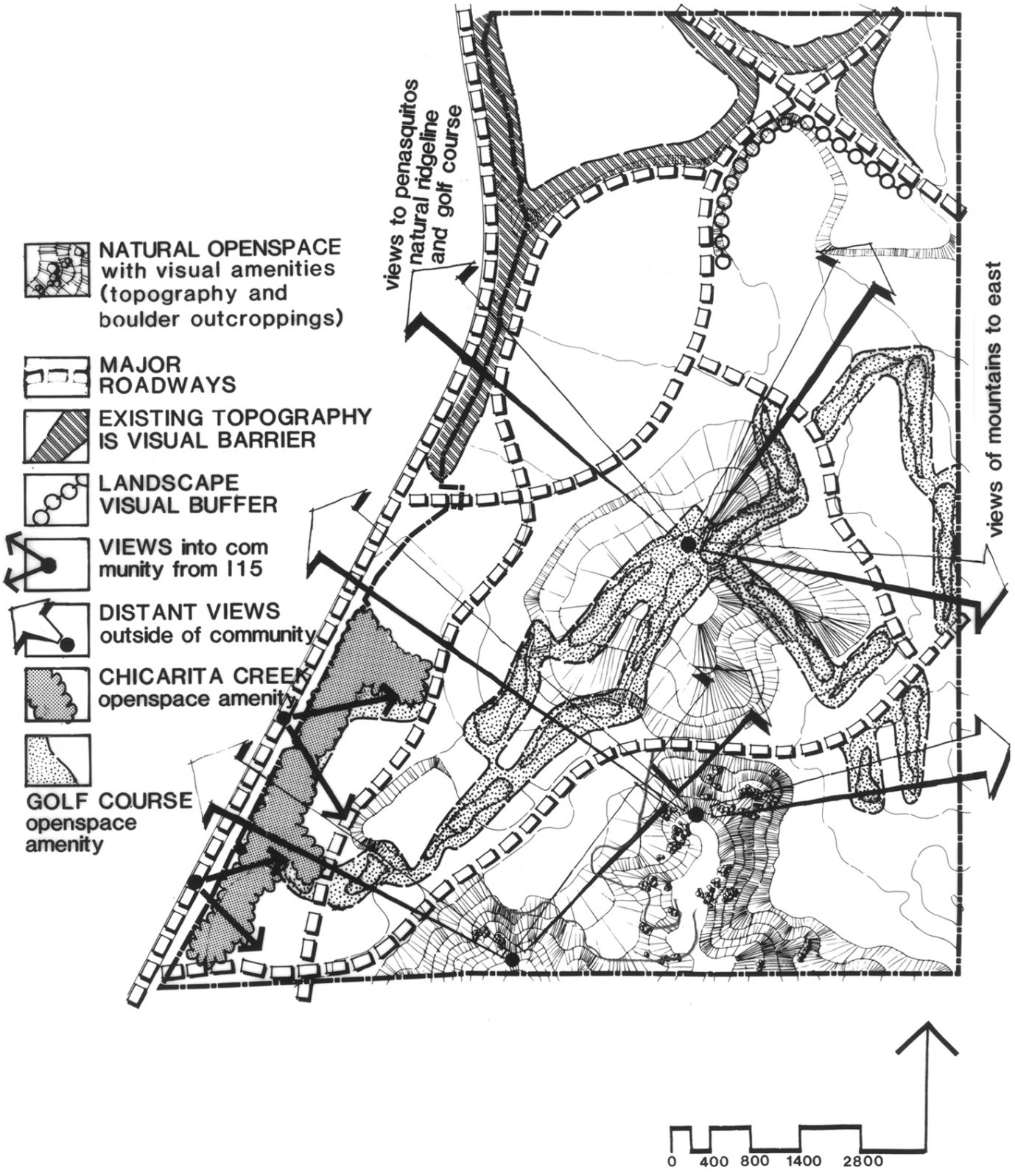
Community Tree Patterns **17 FIGURE**

Carmel Mountain Ranch Community Plan



Community Theme Tree Concept **18** FIGURE

Carmel Mountain Ranch Community Plan



Landform and Visual Analysis **19** FIGURE

Carmel Mountain Ranch Community Plan

the community will show the ridgelines punctuated with pines and other evergreen conifers, transitioning into the native oaks as one moves toward lower ground.

Groves of sycamore and cottonwoods will dominate in low-lying areas and valleys, providing a dramatic contrast to the conifer. Riparian vegetation including willows and sycamores will intersperse the banks of Chicarita Creek. Broad, lawn-edged avenues lined with London Plane trees will create a "campus-like" setting for the regional shopping mall and town center. Colorful plantings will be used to accent focal areas. The community tree patterns and understory vegetation will define neighborhood units that will blend into a total unified community theme.

Guidelines to establish the community theme include:

- The community theme trees listed in **Table 1**, (**Appendix**) will represent a significant portion of the trees used in the designated landscape zone and can be used on slopes, building lots and along streets.
- A minor understory of trees should be used in conjunction with the major community trees to create a neighborhood theme, accentuate focal areas and relate to residential scale and street patterns (**Figure 18**).
- Natural boulders and stone material should be used in the landscape on slopes, parkways and street medians as a component of the community theme. Fieldstone walls, cobblestone paving and other stone materials should be used to the extent feasible to carry the theme into the built environment.
- Landforms along parkways and medians should be contoured and modulated to reflect the theme of topographic variety within the community.

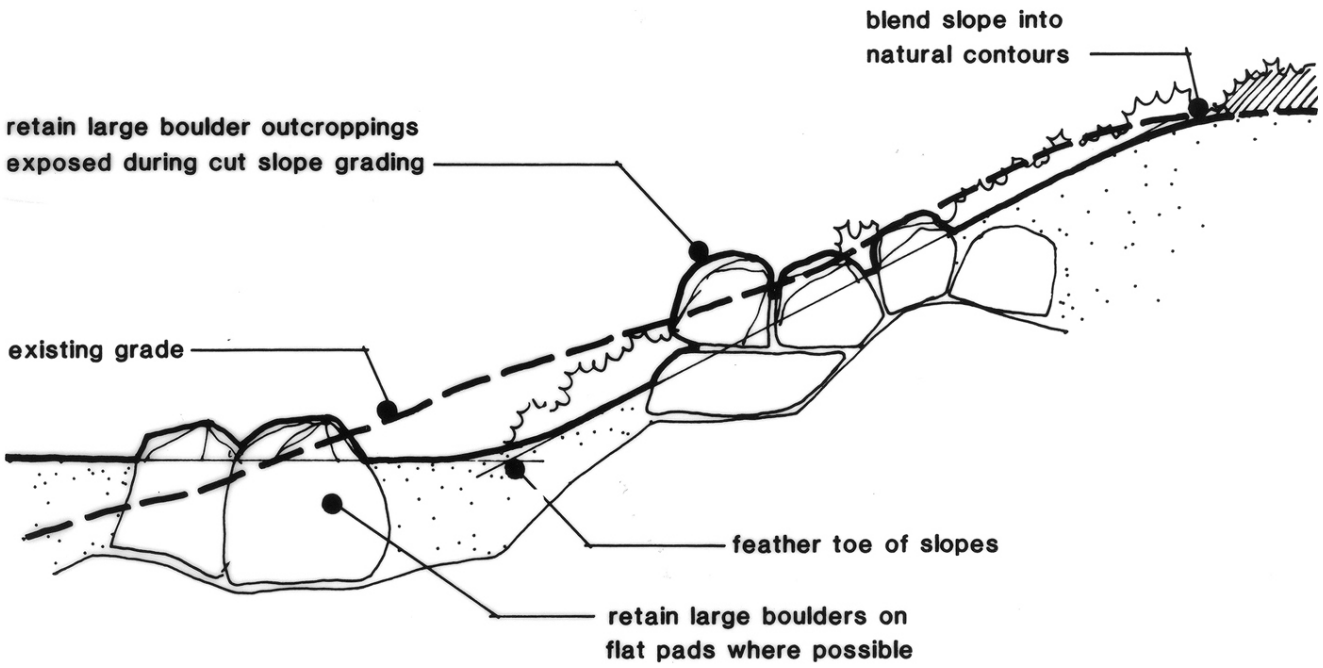
2. Environmental Resources

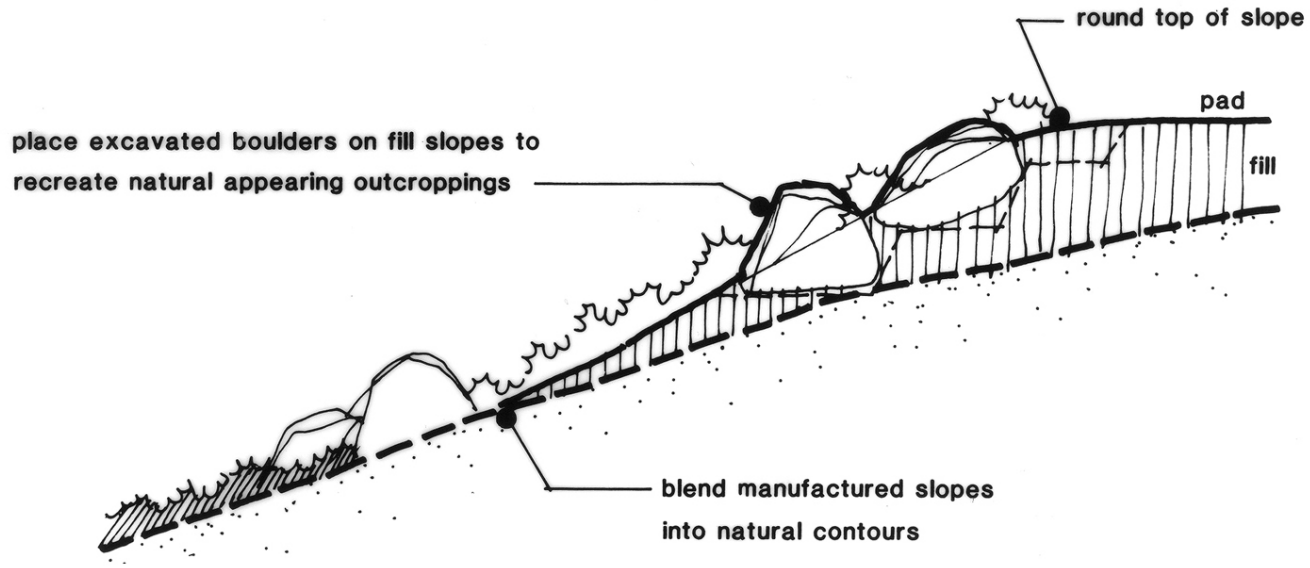
Environmental resources will be sensitively handled in the design planning for the community. The dominant resources within Carmel Mountain Ranch include topography, boulders and rock outcroppings, geologic concerns, biological resources (vegetation, Chicarita Creek, vernal pools), archaeological and paleontological resources and views.

a. Landform/Topography. The topographic character of the site will be retained by preserving the more scenic areas on site as natural open space and by incorporating special grading and landscaping design guidelines within the urbanized area of the community.

Approximately 101.3 acres of the site will be preserved as open space in a natural condition. The majority of this acreage, located in the southern half of the site (**Figure 19**), is comprised of rugged, chaparral covered hills. In addition to preserving the land, retention of this area as open space will conserve native vegetation, wildlife habitat and scenic resources. Guidelines addressing the interface of urban development and natural open space are provided in item **4. Design Compatibility**, below.

Guidelines provided in item **3. Landform and Grading**, below, outline methods to retain the natural site character within the built environment.

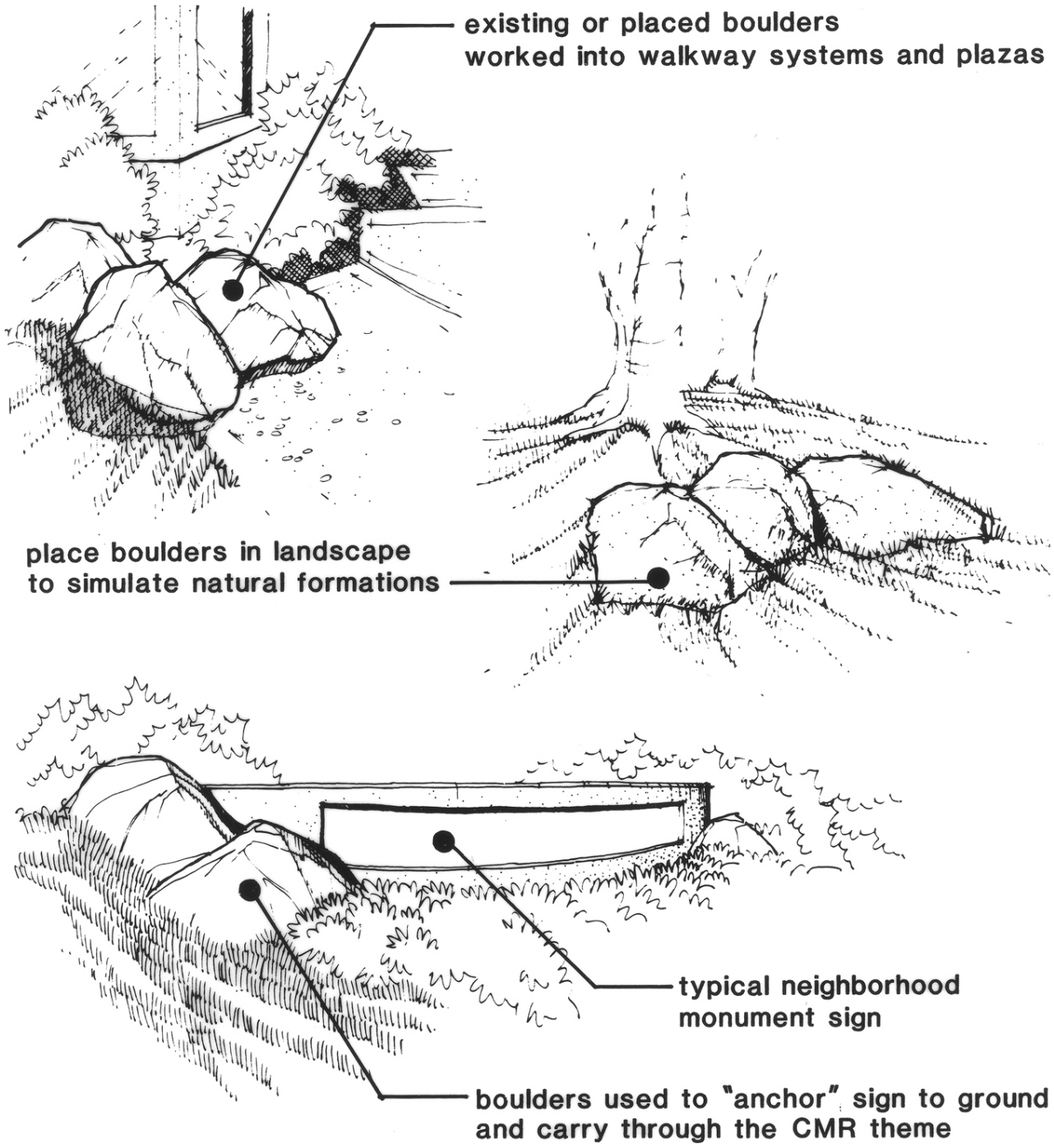




Treatment of Boulders During Grading Operations

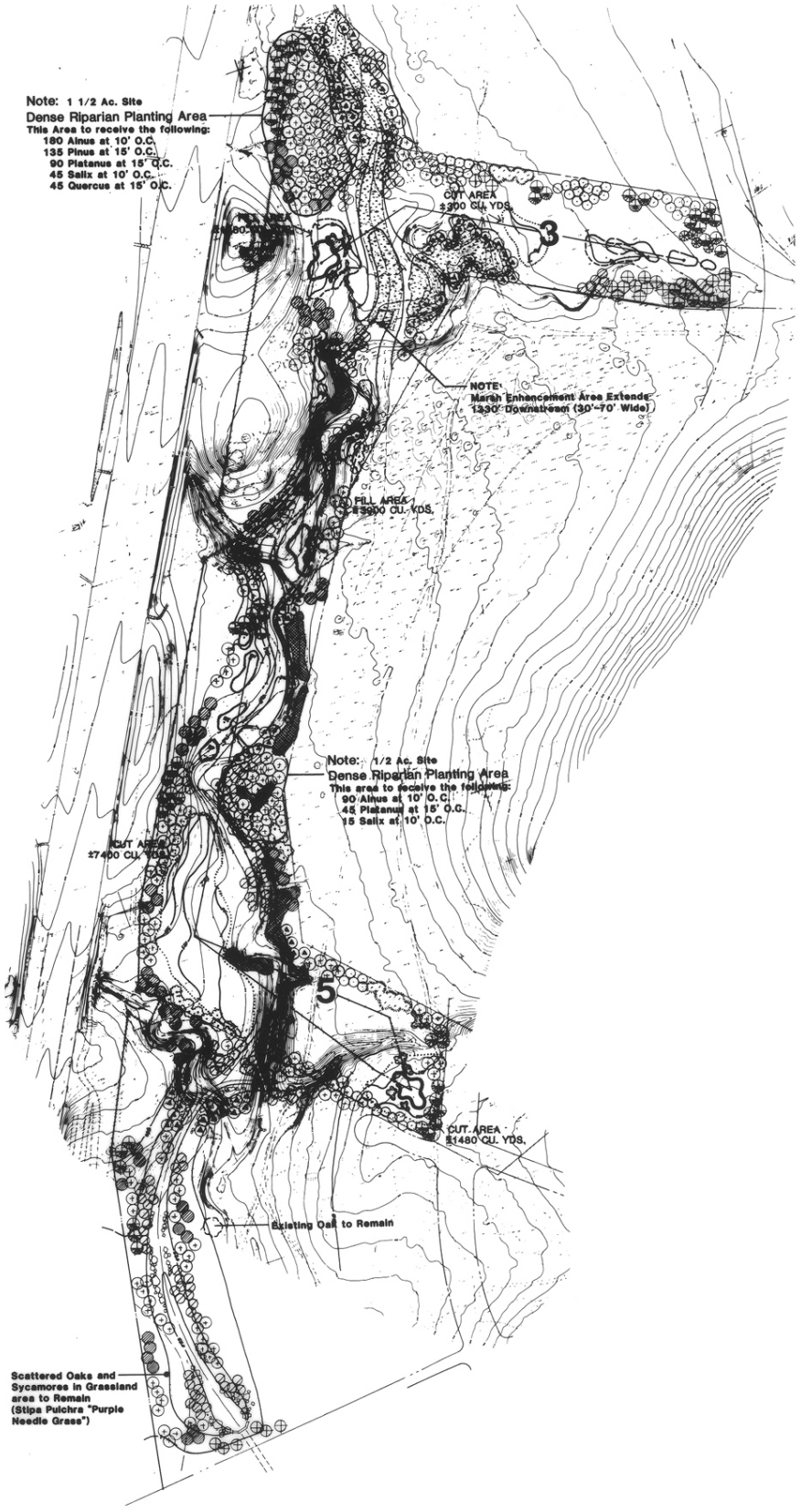
Carmel Mountain Ranch Community Plan

20
FIGURE



Use of Boulders as Major Landscape Elements **21**

Carmel Mountain Ranch Community Plan FIGURE


Note: 1 1/2 Ac. Site
Dense Riparian Planting Area
This Area to receive the following:
180 Alnus at 10' O.C.
135 Pinus at 15' O.C.
90 Platanus at 15' O.C.
45 Salix at 10' O.C.
45 Quercus at 15' O.C.
CUT AREA
±300 CU. YDS.
3
NOTE:
Marsh Enhancement Area Extends
1330' Downstream (30'-70' Wide)
FILL AREA
±3300 CU. YDS.
Note: 1/2 Ac. Site
Dense Riparian Planting Area
This area to receive the following:
90 Alnus at 10' O.C.
45 Platanus at 15' O.C.
15 Salix at 10' O.C.
CUT AREA
±7400 CU. YDS.
5
CUT AREA
±1480 CU. YDS.
Existing Oak to Remain
Scattered Oaks and
Sycamores in Grassland
area to Remain
(Stipa Pulchra "Purple
Needle Grass")

b. Geological Features. Beautiful boulders and rock outcrops are scattered across the southern half of the site (**Figure 19**). A substantial amount of this resource will be preserved as part of the natural open space within the community. Much of the rock material that will be removed for urbanization should be reused within the landscaping for Carmel Mountain Ranch whenever possible (**Figures 20** and **21**).

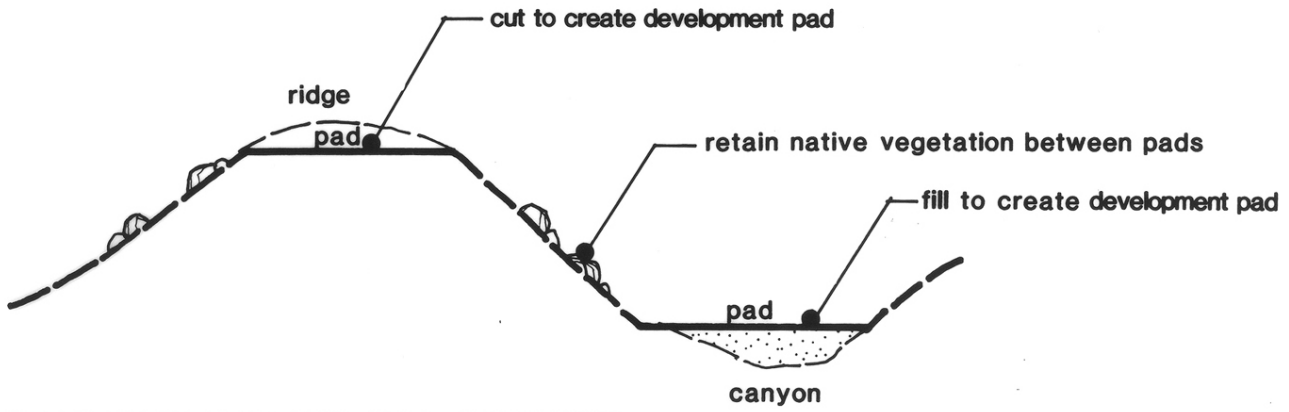
Identified geologic concerns will be mitigated for the safety and enrichment of the community environment.

c. Biological and Hydrological Resources. Chicarita Creek flows along the southwest perimeter of Carmel Mountain Ranch. Although the creek is a naturally intermittent drainage way, it contains water year round due to urban run-off from Rancho Peñasquitos. The creek is presently comprised of scrub and freshwater marsh habitat and has a low visual profile.

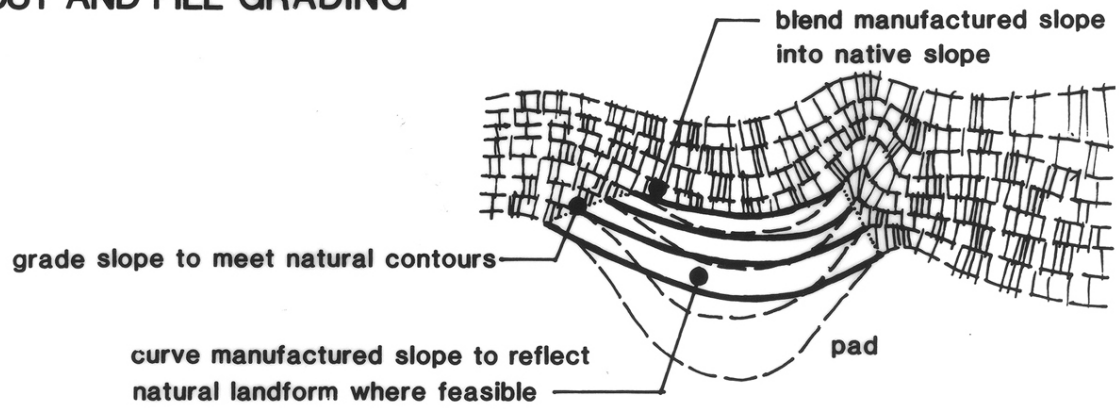
This Plan proposes to maintain and enhance Chicarita Creek in conjunction with golf course and public parkland uses. As shown in **Figure 22**, Chicarita Creek meanders along the edge of the golf course and public park to a point where it will flow under Ted Williams Parkway and into Sabre Springs. Riparian vegetation including willows, cottonwoods, sycamores and understory plantings will be grouped along the stream course in an informal, naturalistic pattern. Areas of freshwater marsh habitat and concentrations of Aldolphia californica will intersperse the riparian plantings. A variety of birds and wildlife species are anticipated to proliferate within the enhanced creek habitat.

A supplemental study addressing the revegetation and enhancement of Chicarita Creek has been approved by the City and is on file with the City. The Plan imposes the following guidelines for Chicarita Creek:

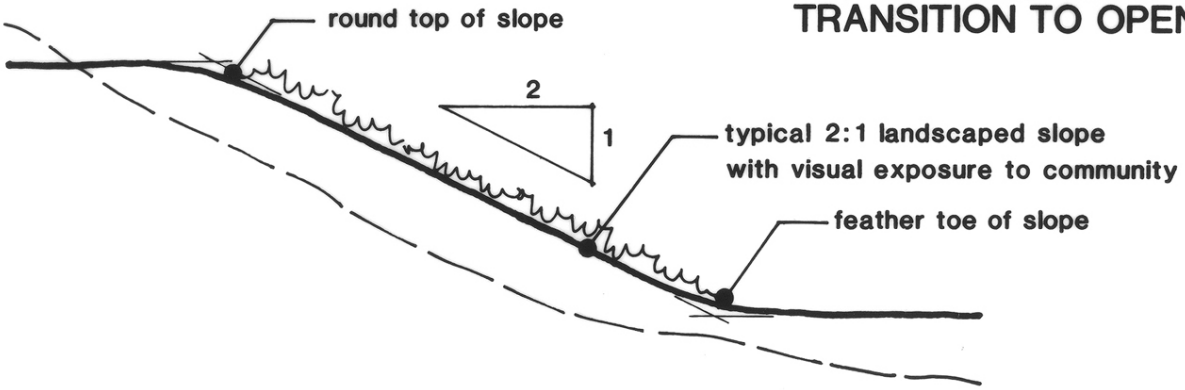
- Use only appropriate plants native to coastal Southern California for revegetation (recommended plant palette included in the Plan).
- Create vertical and horizontal plant diversity.
- Incorporate both mixed and pure stands of trees.
- Create an irregular edge rather than straight shoreline or border between habitat types to maximize the interface between habitat types.
- Create wildlife nodes or areas of concentration where vegetation is especially dense and extensive.
- Use specialized plantings to serve as barriers to human access in wildlife nodes, or in areas with little or no buffer between the wetlands and development. Specialized plantings should consist of brambly species or those with a thicket-like growth from that will discourage human access. This should occur at the interface of the marsh with Units 1 and 2 (Residential Development) and Unit 50 (Public Park).



DAYLIGHT CUT AND FILL GRADING



VISIBLE SLOPES AT TRANSITION TO OPENSPACE



VISIBLE SLOPES BETWEEN PADS

Grading Concepts **23**
Carmel Mountain Ranch Community Plan FIGURE

- Implementation of the enhancement plan for Chicarita Creek should result in the preservation of sensitive resources, accentuation of the visual prominence of the creek, as well as, enrichment and diversification of the wildlife habitat.
- The developer has complied with the City's vernal pool preservation program through the donation of funds for off-site mitigation for the impact to on-site vernal pools.

d. Archaeological Resources. In-field survey of Carmel Mountain Ranch has indicated the presence of 23 archaeological sites within the property and the potential for paleontologic resources. A mitigation program has been developed for the sensitive resources within Carmel Mountain Ranch and is discussed in the **Cultural Resources Element**.

e. Visual Resources.

Portions of Carmel Mountain Ranch are highly visible to motorists along I-15. Views of the property currently expose previously graded commercial and industrial areas in the northern portion of the property, with gently rolling hills ascending to rugged, rock covered terrain in the south. Panoramic views of off-site areas are visible from the upper elevations of the property (**Figure 19**).

Ultimately, the view of Carmel Mountain Ranch will be predominantly urban in appearance. Views from the freeway and major interior roads will converge on a variety of focal points throughout the community. Representative views will include the architecture of development arranged upon a varying topography, landscaped areas, the golf course and rugged natural terrain. Distinctive architecture and attractive landscaping should be used in these areas to ensure interesting and aesthetic views. Guidelines for highly visible areas are included below in item **4**. **Design Compatibility**.

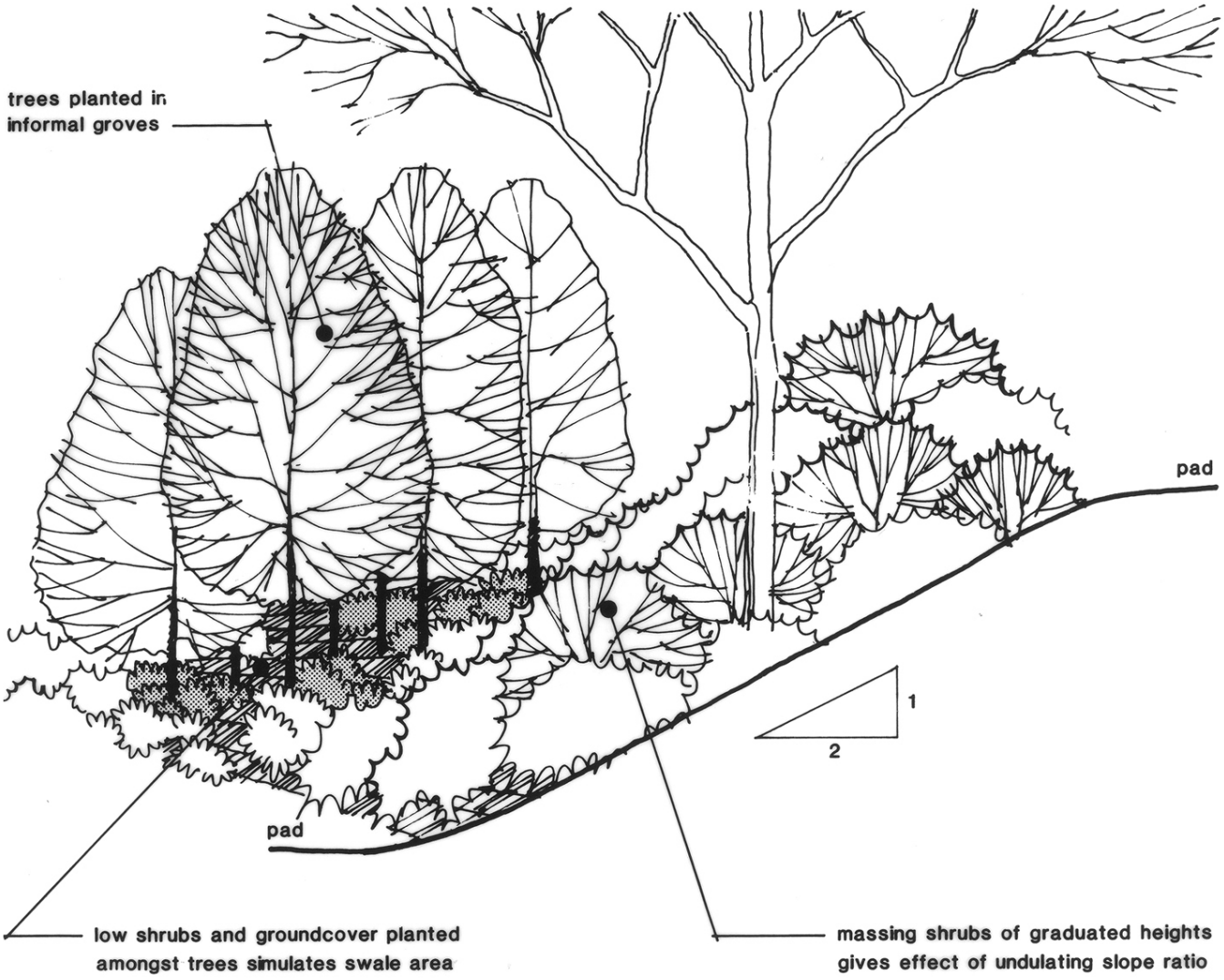
3. Landforms and Grading

The intent of the community grading concept will be to relate the proposed development to topography and natural features in order to retain the character of the landform as much as is feasible. Thus, even in a graded state, the proposed development will maintain the major topographic character of valley floors, hillsides and hilltops.

The following measures should be employed to reduce the impact of necessary grading and to produce a more aesthetically pleasing development.

a. General Guidelines. Utilize daylight cut and fill methods where feasible to decrease grading (**Figure 23**).

- In general, manufactured slopes should be a maximum grade of 2:1, and no more than 50 feet in height. Exceptions to this standard include the manufactured slopes along Ted Williams Parkway and within Units 41, 22, 23, 20, 5, 5A, 6, 6A and 9. Special design guidelines for these slopes are discussed under separate headings in this section.



Slope Planting Concept

Carmel Mountain Ranch Community Plan

24
FIGURE

- Manufactured slopes should be rounded at top and toe of slope to simulate natural contours (**Figure 23**). Manufactured slopes should also be blended and contoured to relate to the natural terrain along the daylight line.

- Grading operations should be phased to decrease erosion potential.

- Cut slopes in highly rocky areas, to the extent feasible, should have a rough, irregular surface to provide a more naturalistic appearance.

- Cut and fill slopes will reflect the natural hillside forms as much as possible. Smooth flowing planes will be the goal.

- Level terrain areas such as parkways, medians and landscaped open space can be recontoured to create interesting forms.

- A contoured landform can be simulated through the use of landscaping techniques. In particular, the arrangement of plant materials, as well as the use of vegetation with varying heights, can create the effect of a horizontally and vertically undulating slope terrain (see **Figure 24**). In addition to landscaping techniques, slopes can be undulated by grading where feasible. This can be accomplished by varying slope ratios in areas such as at intersections and the interface of various land uses with open space. Hillside homes will be blended with the terrain utilizing these landscape techniques.

- Boulders should be incorporated into the landscaping of slopes to retain the natural character of the site (see **Figure 20**).

- All slopes shall be planted with a combination of groundcovers, shrubs and trees to ensure slope stability, reduce erosion potential and improve visual appearance. A recommended plant palette for slope planting is provided in **Table 2**, **Appendix**.

- Groundcovers and some shrubs should be hydroseeded to ensure a quick vegetative cover of slopes and to reduce erosion.

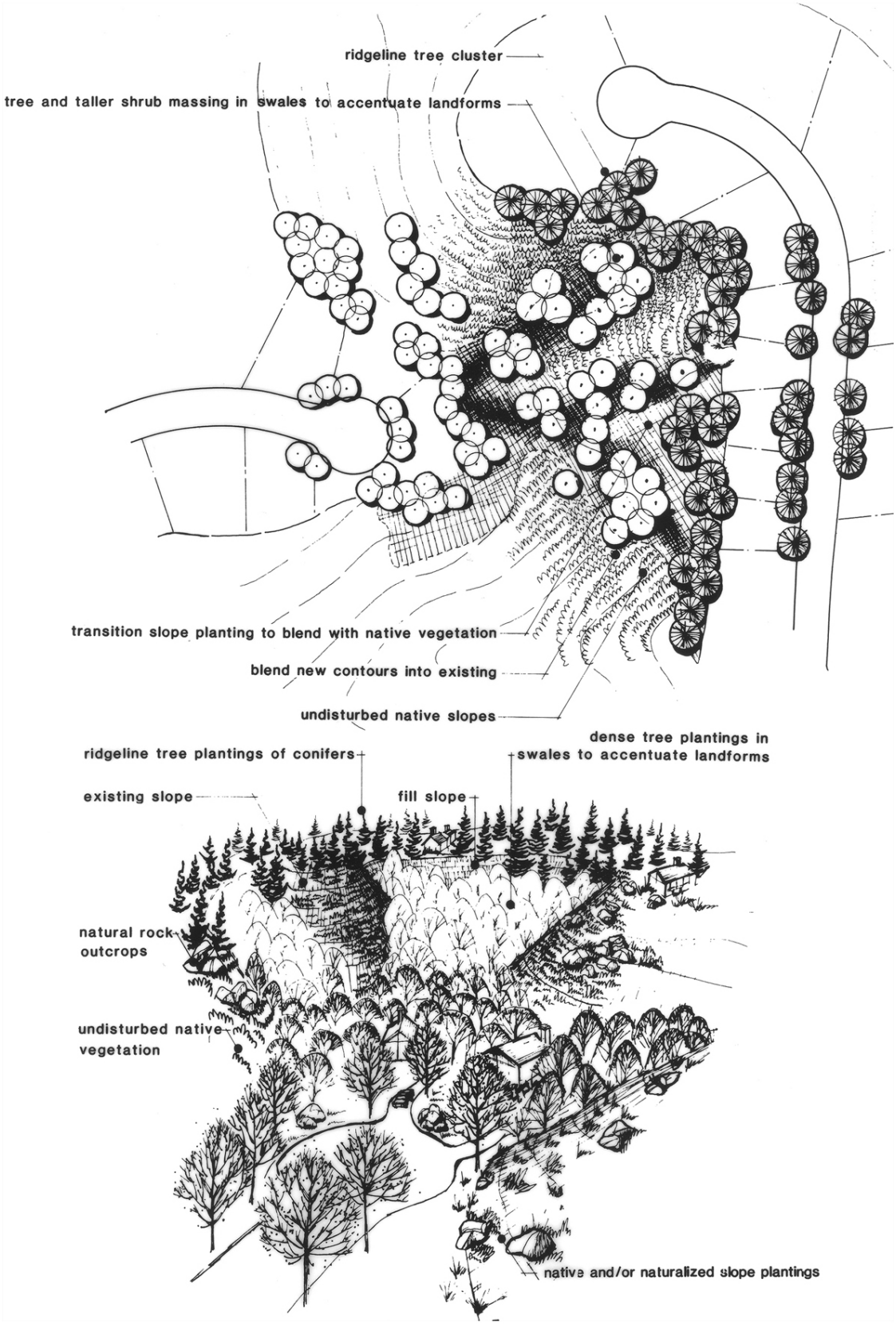
- Additional shrubs and trees should be planted from containers.

- The use of a variety of plant species, as well as fast and slow growing plant material, will ensure an attractive short-term and long-term landscape character.

- Graded areas adjacent to natural, ungraded terrain should be planted with native and naturalized plant species as provided in **Table 2**, **Appendix**, to provide a subtle blending to the two areas.

- Supplemental irrigation should be used on all newly planted slopes; but may be discontinued once vegetation is established if the plant material is drought tolerant.

- Development and addition of landscape materials in natural, steep hillside areas will be minimized and designed to retain natural drainage patterns.



Planting Concept for Transition Slopes

Carmel Mountain Ranch Community Plan

25 FIGURE

- Grading will be performed in conformance with the Land Development Control Ordinance to ensure proper drainage, slope stability and ground cover revegetation. An extended maintenance period (length of time to be determined on an individual project basis) should occur for slope areas exceeding 50 feet and for steep slopes (1.5:1 and 1:1) to ensure successful revegetation.

- All buildings will be planned outside of areas subject to flooding.

- Maintenance of manufactured slopes is discussed in the **Implementation Element**.

b. Manufactured Slopes Equal To or Greater Than 50 feet. Some of the slopes in or adjacent to Units 41, 22, 23, 5, 5A, 15 and 15A.

- Unit 41: A 50-foot vertical separation is likely at the western perimeter of this parcel along Carmel Mountain Road.

- Unit 22: Two cut slopes ranging from 50 to 60 feet may be necessary at selected locations along the western perimeter of the parcel.

- Unit 23: The variable topography in this area may require two interior slopes of 50 feet and two fill slopes ranging from 70 to 100 feet.

- Unit 5: A vertical separation ranging from 50 to 60 feet is anticipated between Units 5 and 6.

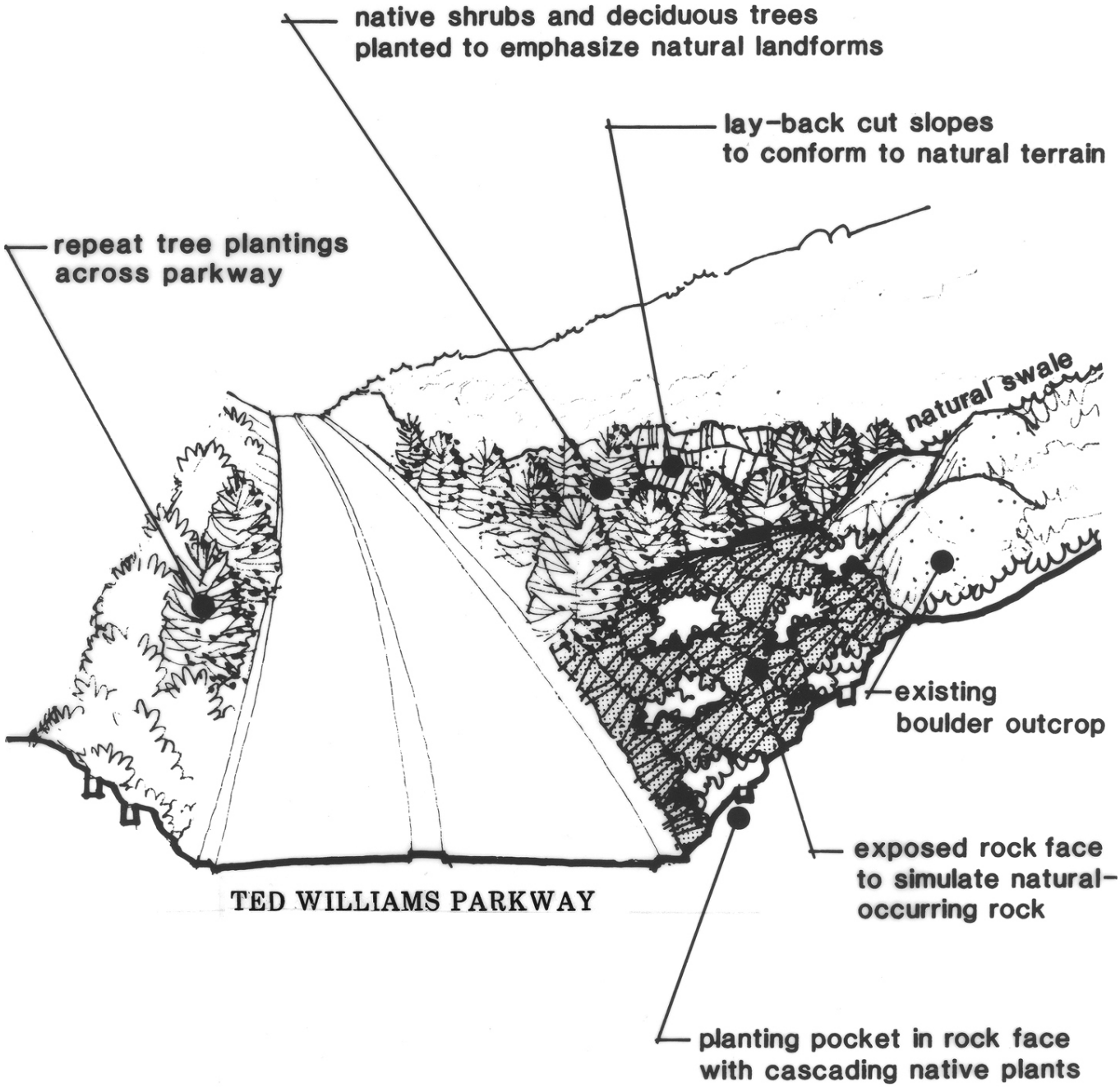
- Units 15 & 15A: A vertical separation of 50 feet is anticipated between Units 15, 15A, and 16. In addition to the general guidelines provided above, the following measures are recommended to reduce the scale of tall manufactured slopes:

- Slopes should be heavily planted and utilize a variety of plant species and plant heights to modulate the appearance of the slope (**Figure 25**).

- Trees should be planted near the base of slopes to de-emphasize the scale of slopes.

- If stable rock is uncovered during grading, slopes may be steepened to 1.5:1 and 1:1 to reduce the height of cut, as well as provide an interesting visual feature.

c. Grading along Ted Williams Parkway. Ted Williams Parkway was realigned from its previously designated location to reduce the grading that was necessitated to construct the road. Although grading for the arterial has been reduced, cut slope banks averaging 50 to 70 feet in height have occurred since 2:1 slopes are required for construction. Use of the following design guidelines reduced the impact of these slopes.



Landscape and Grading Concept for Ted Williams Parkway

Carmel Mountain Ranch Community Plan

26
FIGURE

4. Design Compatibility

Carmel Mountain Ranch has a character resulting from its topography, vegetation and visual relationship of the area to its environs. Development of Carmel Mountain Ranch will seek to perpetuate and accentuate this character. The proposed landscape concept will reinforce this objective and provide a unifying theme throughout the community by the consistent use of the community tree palette, boulders and stone material. Strong design statements will be made in major areas of the community. Chicarita Creek and the Regional Center are highly visible from I-15. They will establish a community statement melding the urban with the open setting. The rise of the land beyond them will enable internal land uses to be a backdrop for the community. The choice of building heights will be geared to the silhouette of the terrain: higher buildings are planned on lower ground, particularly within the Town Center area.

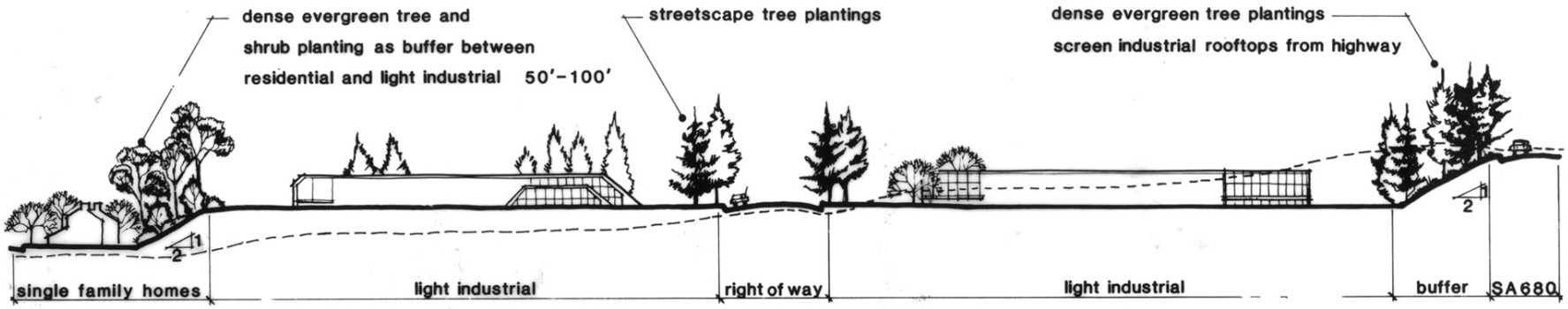
Environmental resources characteristic of hillsides—such as views of and from hillsides and natural drainage channels—will be retained to the extent possible. The rhythm of the hillside topography and profiles will be complemented by the rooflines and rhythm of building silhouettes.

a. Transitional Elements between Community Land Uses. While the community theme will provide a unified appearance throughout Carmel Mountain Ranch, particular attention should be given to the treatment of adjoining land uses within the community, as well as the interface of Carmel Mountain Ranch with surrounding communities. Compatibility between adjoining land uses can be enhanced through architectural design, building materials and landscaping. In some situations, however, it may be more appropriate to separate adjoining land uses through transitional elements such as grade separations, berms, landscaped setbacks, screens, fences and walls, open spaces and wide streets. The following examples illustrate the use of typical transitional elements that should be used in Carmel Mountain Ranch.

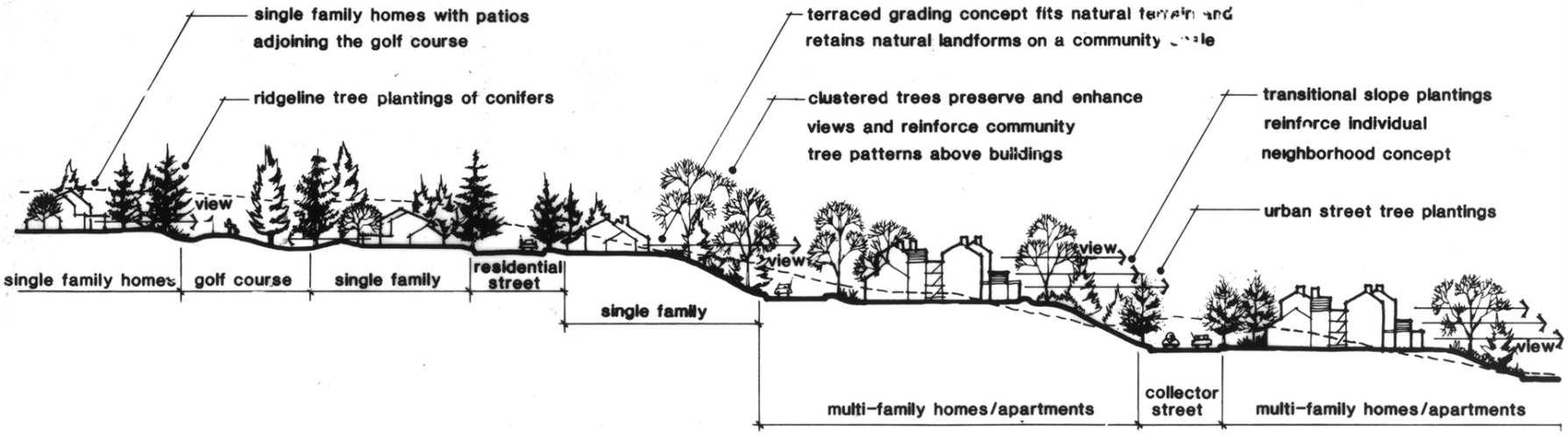
- **Figure 27** depicts a transitional treatment between Unit 41 (industrial use) and Units 10 and 11 (low-medium residential use). Buffering is provided between the two parcels by a grade separation that ranges from ten to 40 feet. The embankment should be landscaped to reduce the scale of the slope and enhance the visual separation between the parcels. Because the 40-foot grade separation does not extend along the entire interface of the two parcels, buffering should be augmented by the combined use of landscaping and walls or fences. These buffering techniques can also be used to provide a transition between residential neighborhoods of contrasting density.

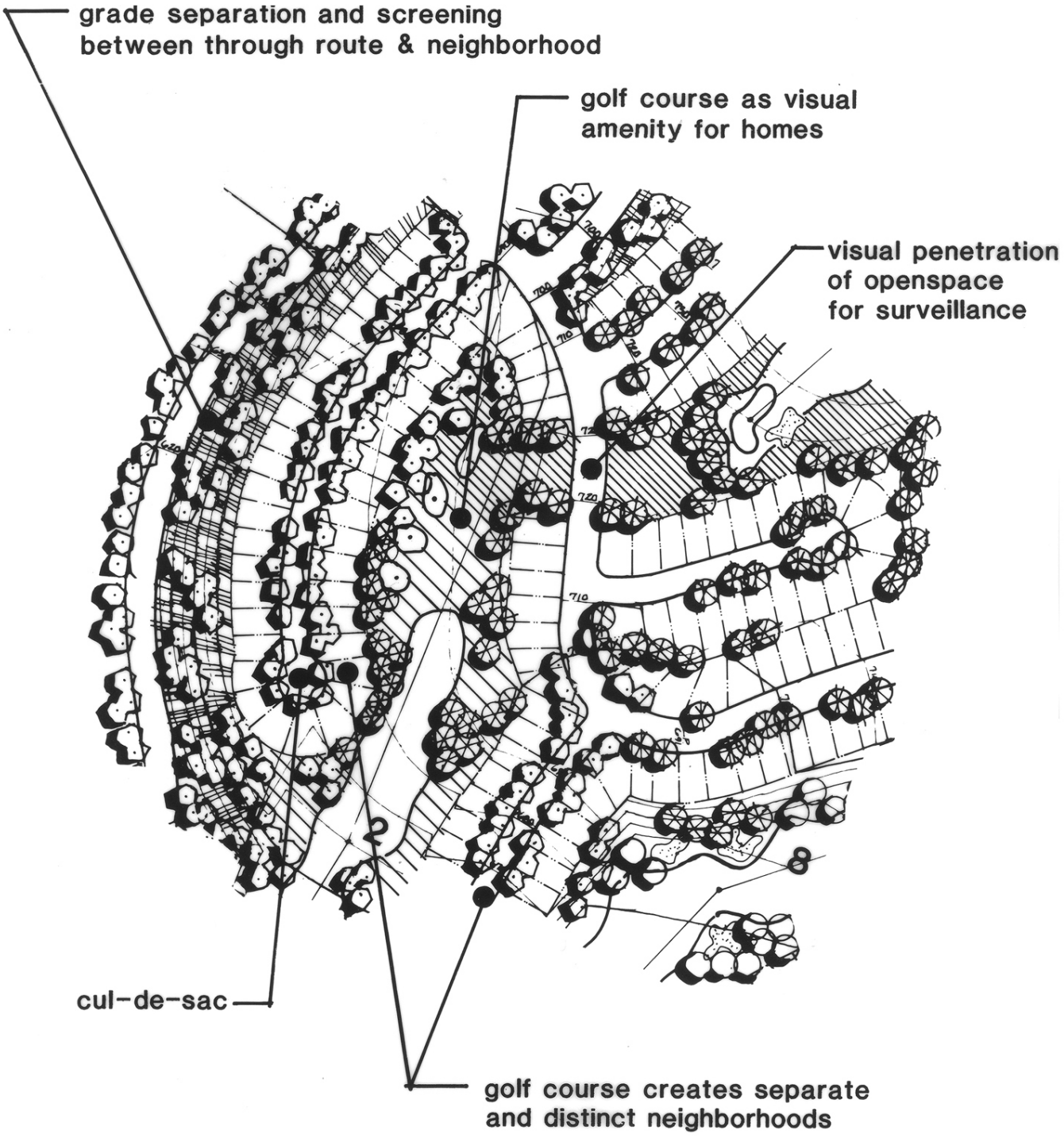
- To ensure implementation of adequate buffering, a PID was processed for Unit 41. Landscape, berm and wall treatments will reflect a color palette and material choices that will have an important part in merging the common elements of adjacent areas. Their added dimension will be to environmentally buffer circulation noise from open space, parks and residential areas. These will become an integral part of the design sensitivity planned for transitional zones.

Transition From Industrial Park to Residential Neighborhood



Transition Between Residential Neighborhoods

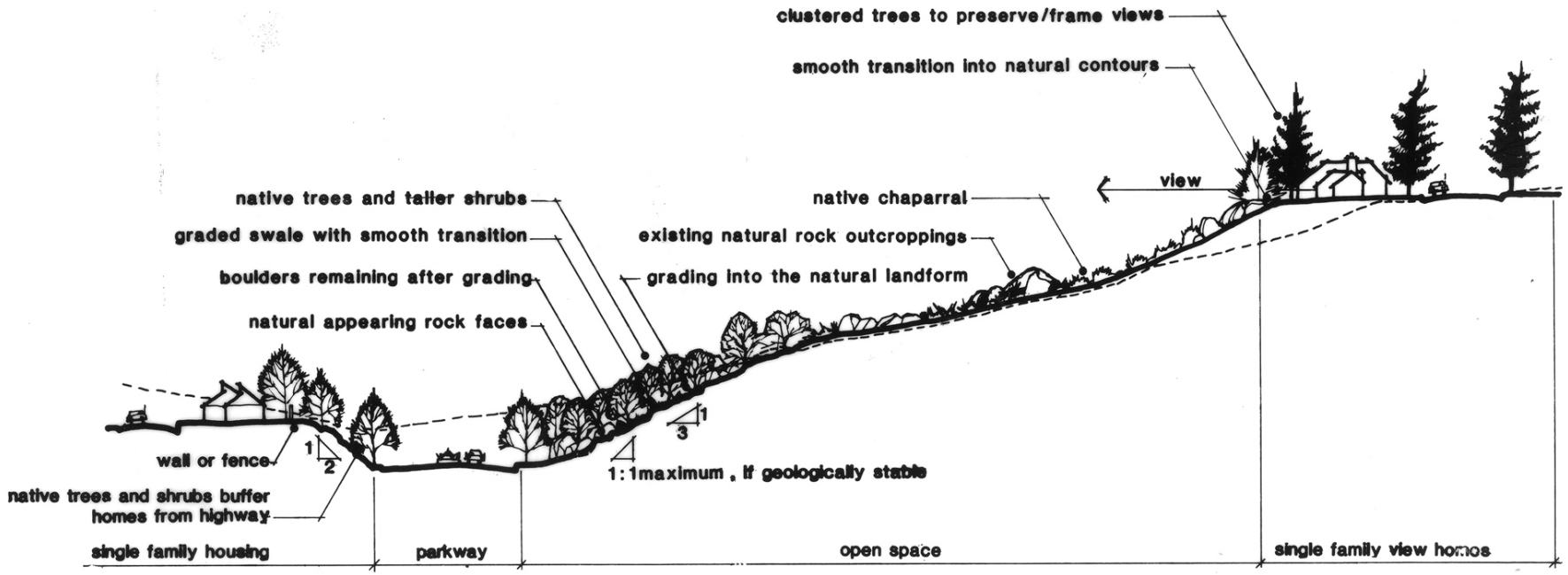




Defensible Neighborhood Concept

Carmel Mountain Ranch Community Plan

28 FIGURE



Transition from Urban Development to Open Space

29
EXHIBIT

Carmel Mountain Ranch Community Plan

- The golf course that will meander through Carmel Mountain Ranch will provide a visual recreational amenity for the community, as well as an attractive separation between the various residential neighborhoods (**Figure 28**). The separation, coupled with the use of an internal street system, restricted circulation (cul-de-sacs) and a neighborhood landscape theme, will provide defensible neighborhood units. Landscaping should be used between the edge of the golf course and residential parcels to frame views from the dwelling units, as well as to soften the view of units from the golf course.

- **Figure 29** depicts the transition between ridgetop development and low-lying development, as well as the design methods that should be utilized to blend the interface of urban areas with natural open space. As shown, the top of slopes should be rounded and graded terrain and should be blended into the natural contours. Native and naturalized plant material should be used to soften the transition and to harmonize with the existing native plant species. Natural rock should be retained in open spaces and placed on man-made slopes, where feasible, to simulate a naturalistic appearance.

b. High Visibility Areas. The following guidelines should be used to ensure interesting and aesthetic views of areas visible from the freeway and major roads:

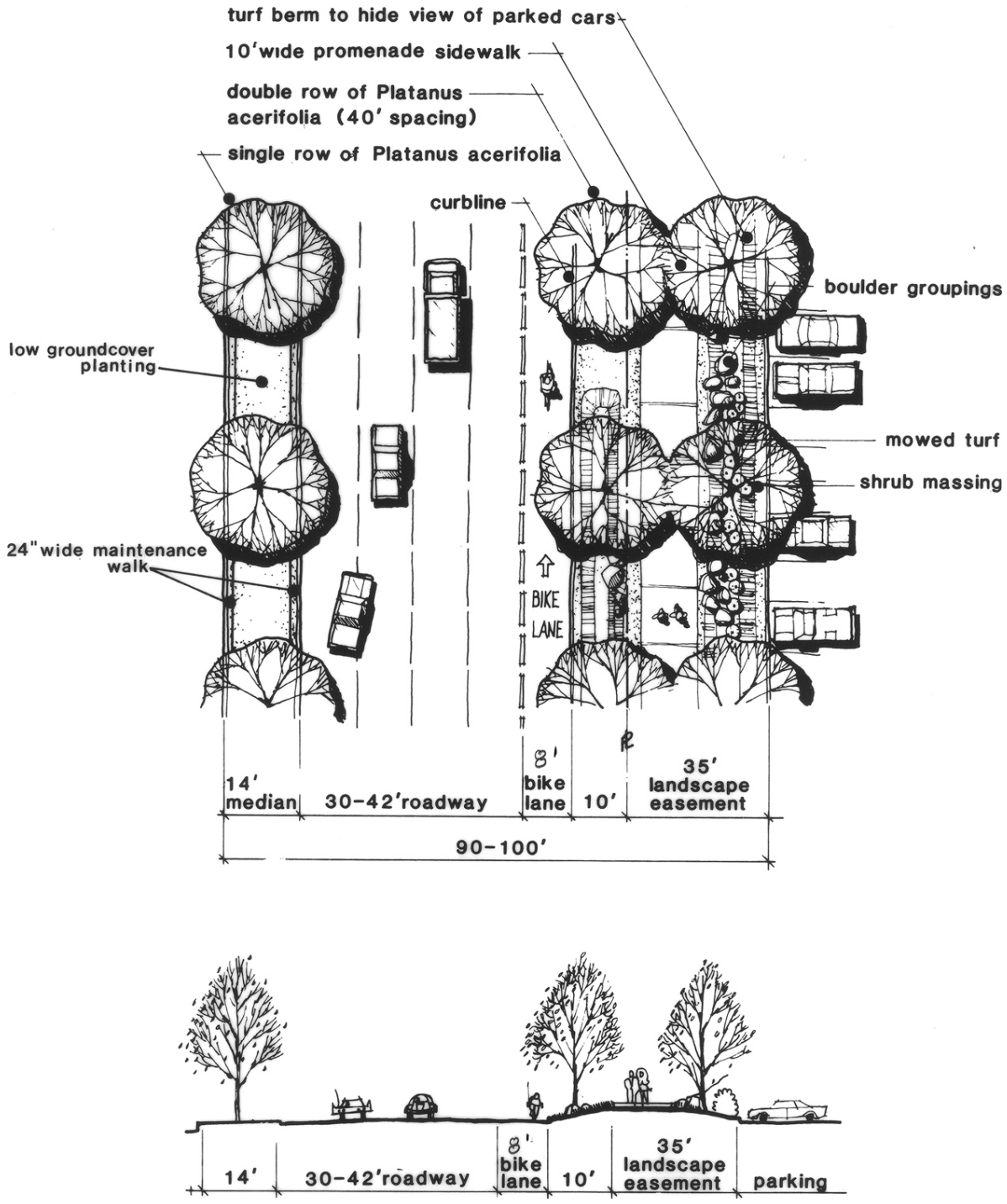
- Landscaping along the roads should be grouped to frame views and create view windows to specific areas of the community. The landscaping along roads and within development areas should not totally screen buildings, but rather provide intermittent views of the development.

- In situations where land uses are located below the grade of a road, views should be directed to long-range background areas rather than foreground views which focus on roof tops.

- Views of parking areas should be screened by landscaped berms or dense planting.

- When major roads will be located at or below grade development, parkways and slopes should be well landscaped with diverse and colorful plant materials to enhance views. Careful attention to architectural detailing should be emphasized for buildings which will be highly visible from roads.

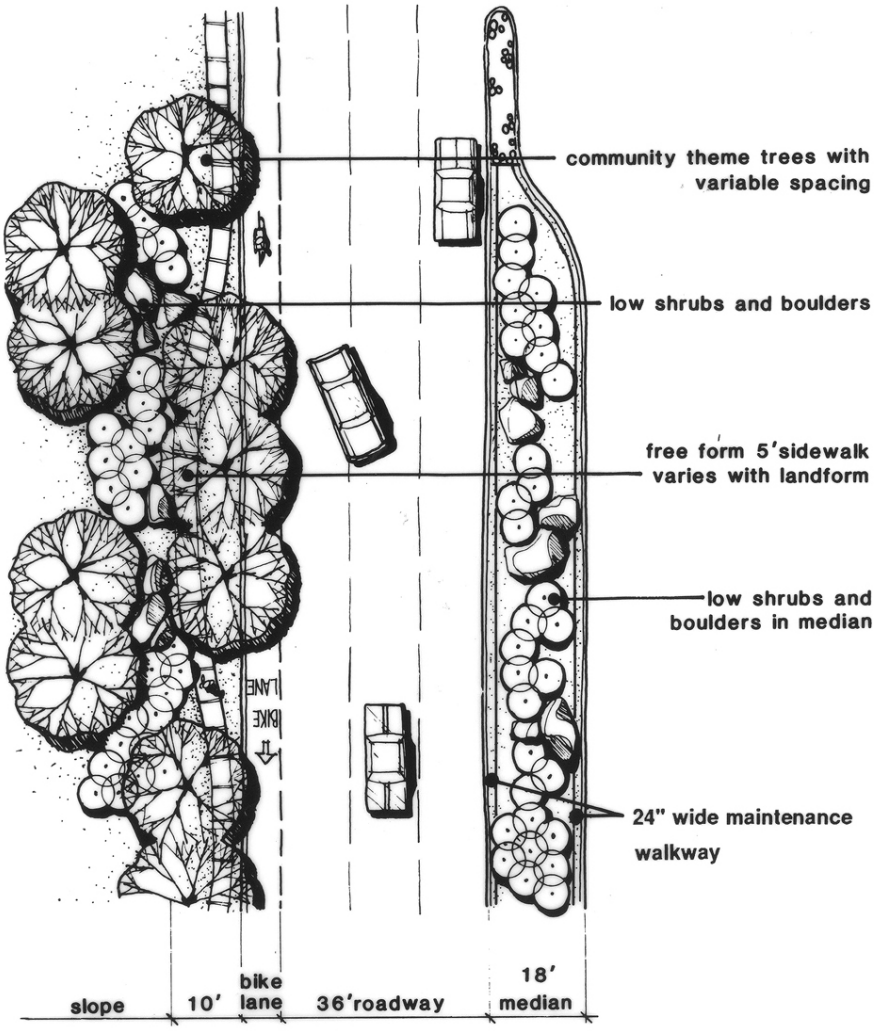
c. Compatibility with Adjacent Communities. The functional relationship with the adjacent communities of Rancho Bernardo, city of Poway, Sabre Springs and Rancho Peñasquitos is important in the development of Carmel Mountain Ranch. Major roads within the community, including Carmel Mountain Road, Ted Williams Parkway, SA-680/Camino del Norte and Rancho Carmel Drive, will connect to roads in adjacent communities. Buffers between internal and external land uses will be employed when needed and blend compatible land uses when appropriate (e.g., between Carmel Mountain Ranch housing and similar housing in Poway and between Unit 40 Industrial and industrial planned for Rancho Bernardo). Transitional elements such as berms, walls and fences, open space and landscaping should be used where appropriate**.**

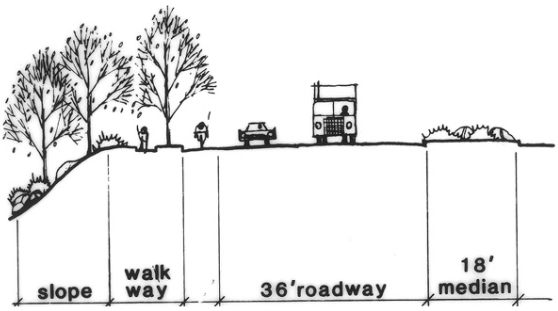


Streetscape Design for Carmel Mountain Road

Carmel Mountain Ranch Community Plan

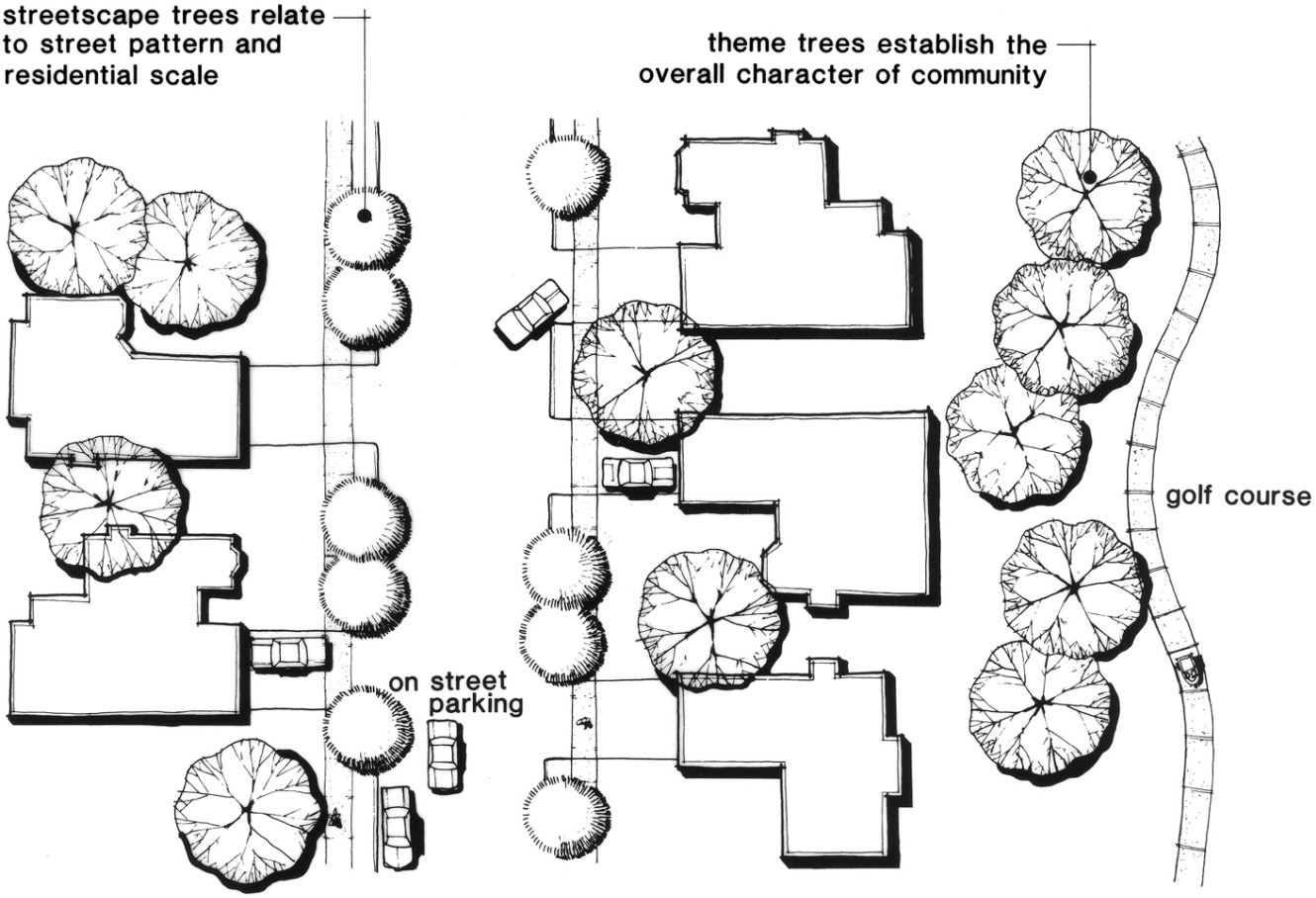
30 FIGURE

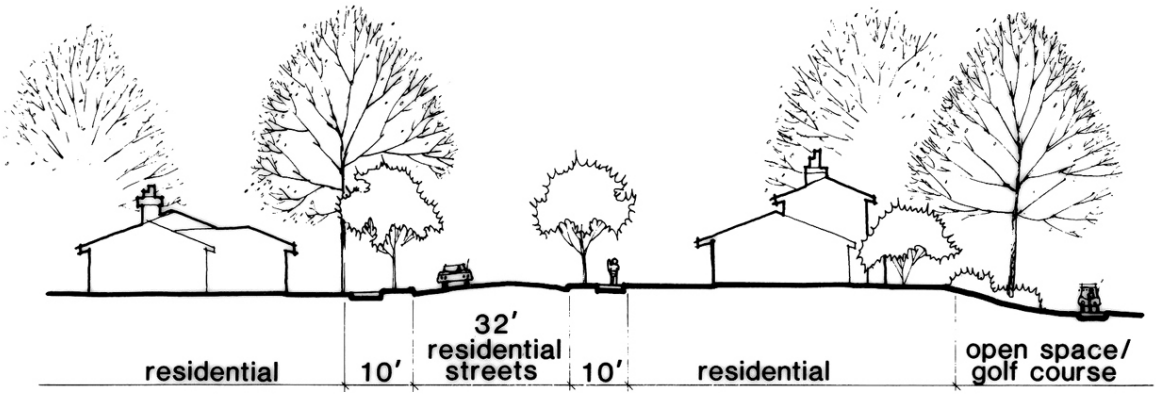




Streetscape Design for Major Street **31**

Carmel Mountain Ranch Community Plan FIGURE





Streetscape Design for Residential Street

Carmel Mountain Ranch Community Plan

32 FIGURE

5. Street Treatment and Urban Design

Tree-lined streets and boulevards will direct motorists, bicyclists and pedestrians through Carmel Mountain Ranch and contribute to the aesthetic appearance of the community. A variety of streetscape elements, including signage, will be used to enhance the appearance and function of the community circulation system. The streetscape design will also contribute in establishing individual identities for residential neighborhoods and the industrial and commercial centers. Representative streetscape designs are illustrated in **Figures 30**, **31** and **32**.

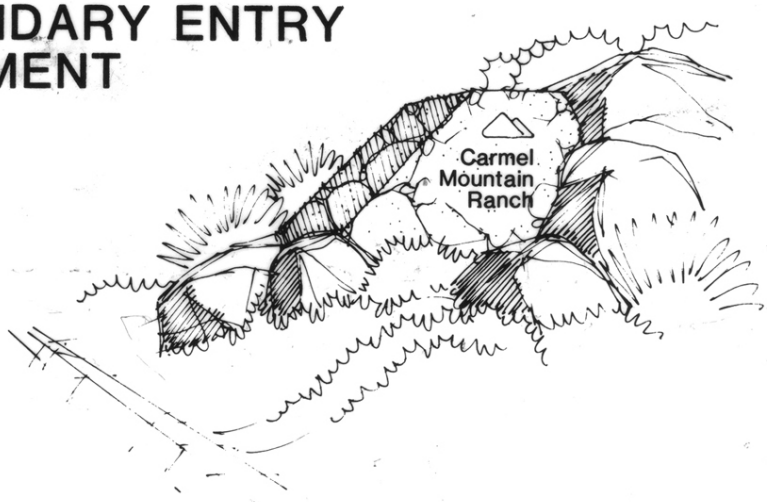
a. Streetscape Design. Design guidelines for the streetscape include:

- The street scene design elements (street character, community and neighborhood entrances, street furniture, signage and lighting) will be compatible with environmental and design objectives. Both will reinforce elements of public safety design.
- A harmonious design should be used along all major streets in the community.
- Community theme trees should be accented by an understory of turf, groundcover and shrubs along parkways and street medians.
- Mounded turf and landscaped berms should be used where appropriate to reflect the topographic character of the community.
- Boulder groupings and outcroppings should be utilized in the streetscape to the extent feasible.
- Residential hillside streets will follow natural contours and give a sense of the pre-development landforms to the extent feasible.
- Landscaped pockets or parkway strips will be aesthetically and safely incorporated into lengthy streets combining design sense with wise traffic planning.
- Any fences or walls constructed along the roadway should be uniform in design and materials for the length of each project and should harmonize with other buildings, walls and fences visible from the road. While high walls should be minimized, the use of berms is encouraged to add to the open feeling.
- Sidewalks may vary in their relative placement to the curb and to street trees in the parkway.
- Car, bicycle, and pedestrian travel along community streets should be safe and meet City design standards.
- Bicycle and pedestrian markings will be incorporated at all crossings where traffic studies determine them to be necessary. Intersections will include wheelchair curb cuts.
- Landscaping should be set back at the intersections to preserve sight distances.

MAJOR ENTRY MONUMENT



SECONDARY ENTRY MONUMENT



Community Identification Monuments **33**
Carmel Mountain Ranch Community Plan FIGURE

b. Community Entry Concept. The major entry to Carmel Mountain Ranch occurs on Carmel Mountain Road at the western perimeter of the community (see **Figure 33**). The entry concept for the community incorporates the following features:

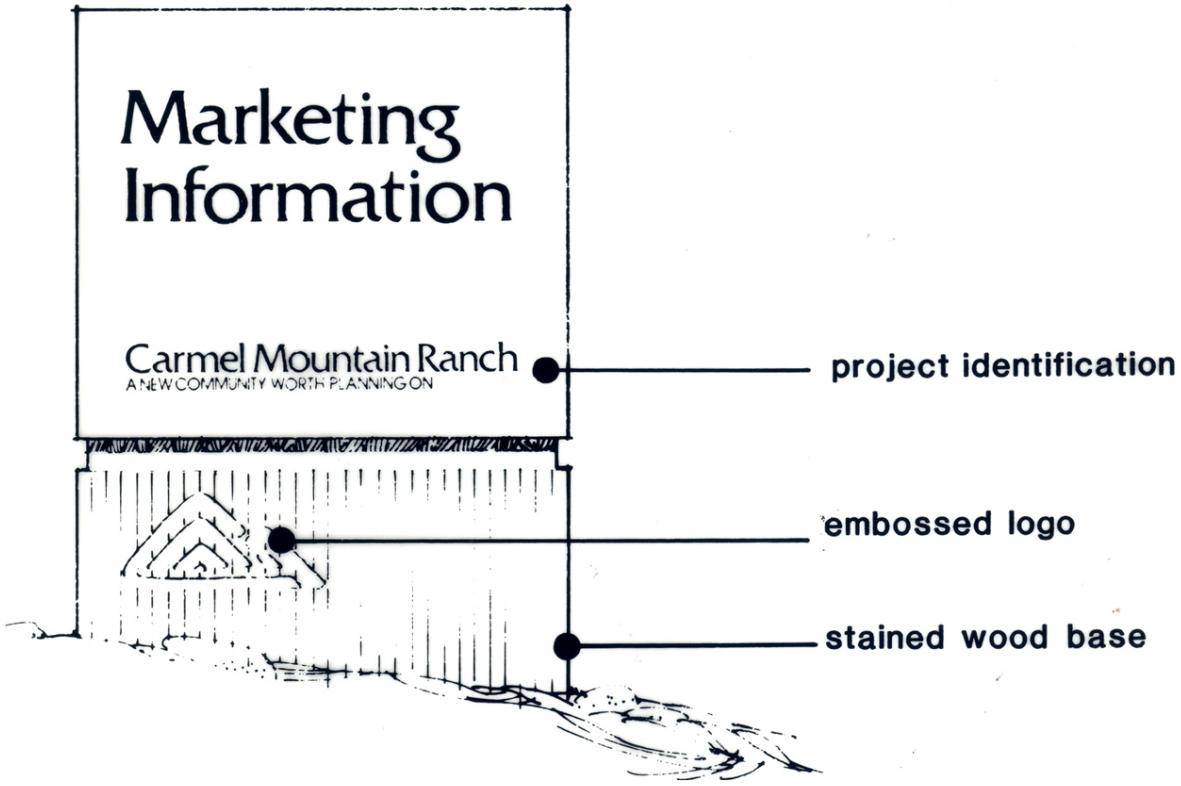
- Stone monument identifying the name of the community.
- Attractive landscaping incorporating several of the community theme trees, an understory of shrubs and colorful plantings and low, grass-covered berms.
- Boulder groupings and outcroppings.
- Distinctive architecture for buildings within the foreground view of the entrance.
- Framed long-range view of hillside and community development.
- Secondary community entries have been located on Ted Williams Parkway at the eastern and western perimeter of the community (**Figure 33**). Distinctive signage and attractive landscaping reflecting the community theme has been incorporated at these entrances.

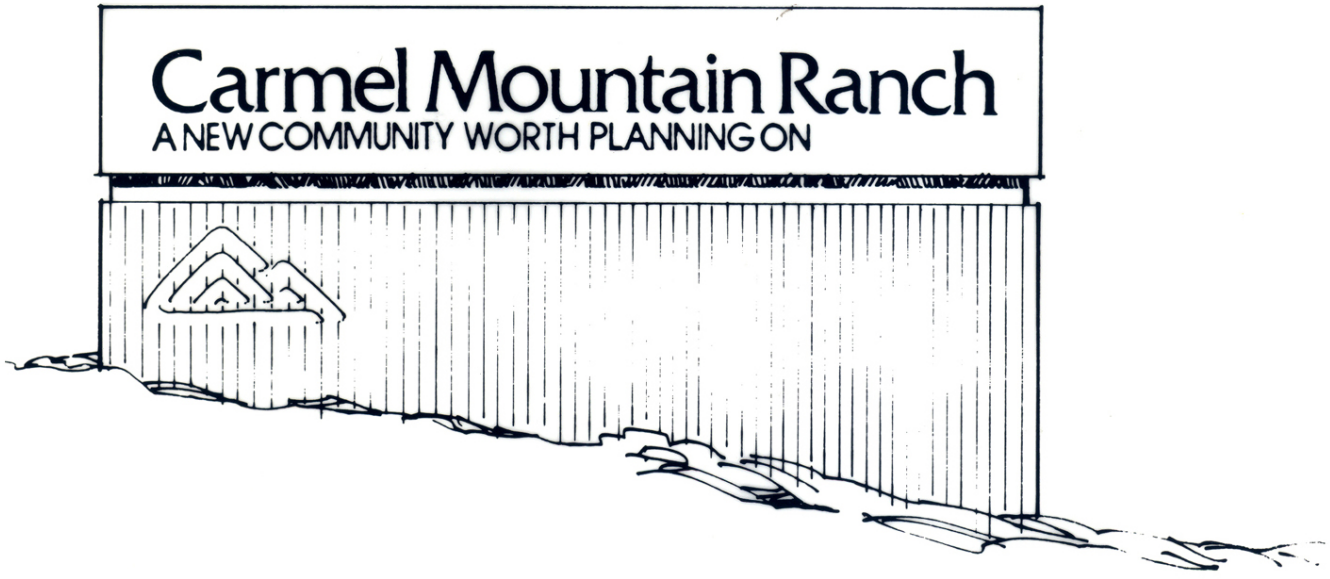
c. Community Signage. A unified system of signs consistent with the community design character has been developed for Carmel Mountain Ranch. A hierarchy of signs and design guidelines are addressed in the Carmel Mountain Ranch Special Sign District Guidelines, (Ordinance 0-16456). These guidelines address all uses of signage within the project, including permanent and temporary signage for both the public and private use areas. Signage is designed to serve a functional, as well as aesthetic purpose, generating harmony with diverse architectural styles and complementing the public use areas of the community.

A hierarchy of permanent Community Identification Signs are addressed in the Carmel Mountain Ranch Special Sign District for the principal, secondary and minor entries. These signs will provide transitions for people entering and passing through the development.

Community, neighborhood and special use area identification signage are also addressed to identify the use areas within the development. These areas include: Regional Center Town Center, Financial Center, and the Industrial, Residential, Park and Recreational areas. These permanent Community Identification Statements will be composed of a blend of landscape and signage elements. The Carmel Mountain Ranch Special Sign District guidelines include the consistent use of the Carmel Mountain Ranch logo and/or name.

A system of temporary signs is defined in the Carmel Mountain Ranch Special Sign District for the project. These signs include the consistent use of the Carmel Mountain Ranch identification logo and name (see **Figure 34**). Color, number, size, location, placement and illumination will be controlled and regulated by criteria which provide for a diversity of sign types serving the marketing needs of the community. Such temporary signage includes:





Temporary Signage **34**
Carmel Mountain Ranch Community Plan FIGURE

- Community Identification Signs
- Directional Signs
- Commercial and Industrial Marketing Signs
- Residential Subdivision Marketing Signs
- On-site Future Facility and Future Development Signs
- On-site Construction and Project Signs
- Real Estate Sales and Leasing Signs

Guidelines governing residential subdivisions sales and marketing signs should be defined. For example: Directional signs for sale of subdivisions outside of the community should be prohibited. Subdivision directional signs within the community should be incorporated into a cooperative system. These may be placed in median strips and setback areas.

6. Design Considerations

a. Site Planning. Precise site planning should consider the total context of the site: views; building pads and streets; the placement of buildings on lots; the relationships to adjoining sites; the creation of spaces; service functions; and the treatment of yards, slopes and transitions to natural open space. Siting of buildings should maximize views from industrial and commercial, as well as from residential projects. Views of projects from roadways, nearby development and adjacent communities should also be considered in site planning. Site planning will be done on the large scale to accomplish views across the community from external vantage points and assure that important community statements are visible and lesser ones become obscured in the total scene.

For residential projects, site conditions may dictate flexibility in siting units and project designs accommodating difficult terrain. The use of variable setbacks and variable lot sizes may be appropriate in best fitting residential development to the land. These measures would be particularly suitable for Units 22 and 23. Usable open spaces for common recreational usage, as well as private outdoor spaces, are encouraged in attached development that are not located adjacent to some type of open space (i.e. parks or golf course). Planning will create defensible neighborhoods by the street layouts and by land use separation of incompatible elements.

b. Noise Considerations. Design features to attenuate noise impacts from projected vehicular traffic on major roads (adjacent to and within the community) will be considered during site planning. Noise attenuation can be achieved through the proper siting of buildings, berms and walls, provisions of noise insulation in buildings, or other mitigation measures.

c. Architecture. Architecture will play an important role in creating an aesthetic visual appearance for Carmel Mountain Ranch. The building design of structures within a development should possess both similar architectural styles and visual variety. The backsides of buildings on relatively high areas facing into lower areas and along roadways should be well detailed and interesting. Buildings should be diverse in height, mass, and roofline and should have shadow relief and visual interest.

Special care should be taken in roof design and selection of roofing materials, particularly in hillside areas and in low creekside areas where roofs will be especially visible.

d. Conservation Practices. Opportunities for energy conservation, particularly the use of active and passive solar systems, should be maximized by site planning. Pertinent site factors include site size, size orientation in relation to sun and breezes, and solar access in regard to slopes, landscaping and building or roof orientation.

Building design should incorporate energy conservation practices to the extent feasible. This includes energy conservation in the design and construction of heating, ventilating and air conditioning systems; water heating; window treatments; insulation and weather stripping; and lighting. Where practical, buildings or roofs ought to be oriented according to passive solar energy concepts.

Water conservation should be considered in the selection of mechanical equipment and plumbing designs characterized by low water requirements and efficient utilization of water.

In addition, landscape design and choice of plant materials should emphasize low water requirements and minimize water runoff. Landscape watering systems should supply water efficiently, minimizing waste. An example is the use of automatic sprinklers with a soil moisture override. Utilization of drought-resistant plants and native and natural vegetation landscaping is encouraged.



Cultural Resources Element

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CULTURAL RESOURCES ELEMENT

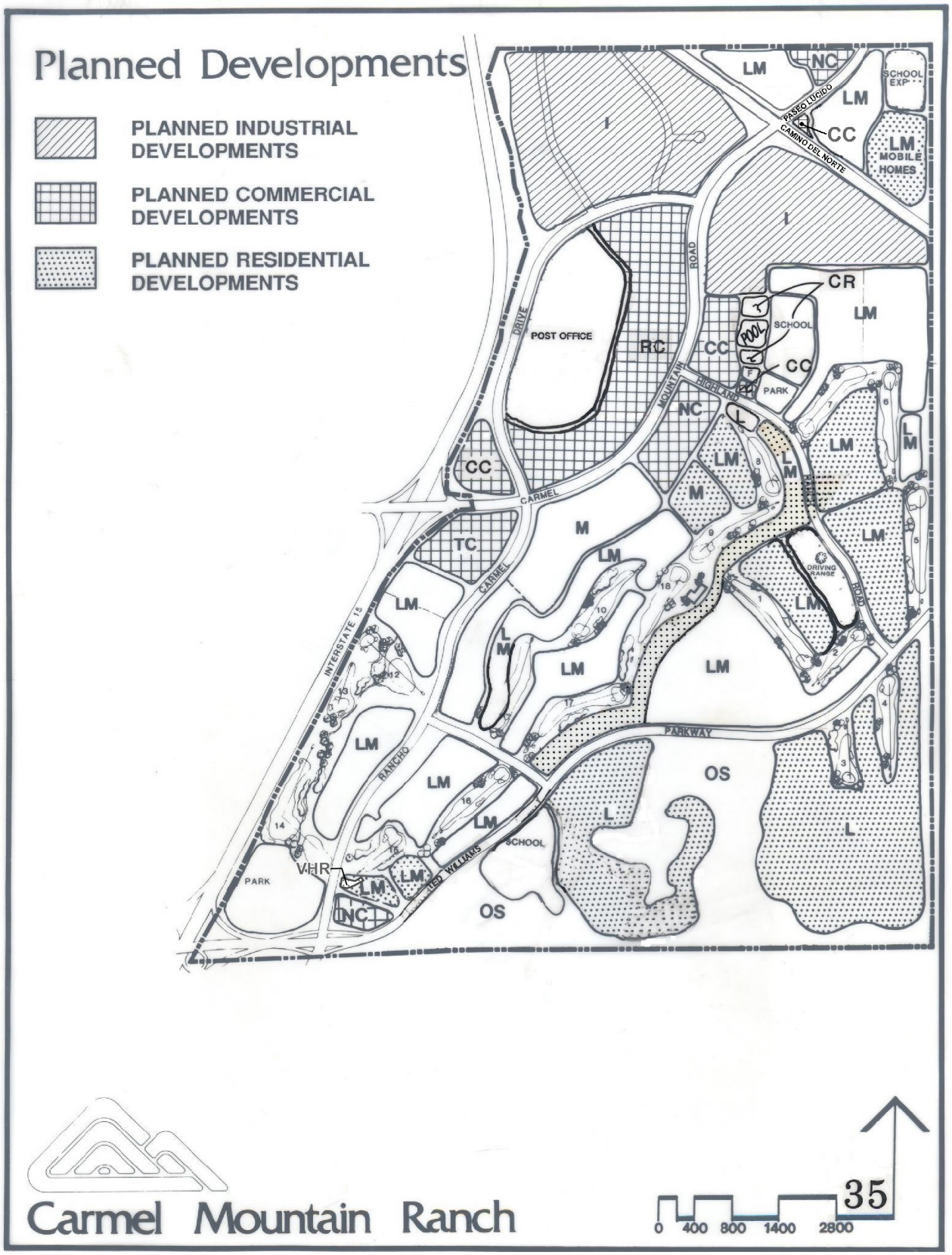
Numerous archaeological findings have been identified within the Carmel Mountain Ranch community ranging from isolated artifacts to extensive midden deposits. Twenty-three archaeological sites have been identified and sampled within the community. Of these, nineteen sites have been determined to be insignificant and thus require no additional mitigation. The remaining four sites have been determined to be significant and will require some form of mitigation. Three of the sites, all located in the southern half of the community, will require mitigation prior to development. The final site will be retained in open space as a part of the golf course and will be preserved according to accepted practices. The overall findings are believed to be sites that are related to Late Milling/Northern Diegueno activity that may be associated with the village of Pawaii, as well as, San Dieguito sites.

Paleontologists' findings will be dealt with in the timeframe between tentative and final map approval; findings of fossil remains will be evaluated and appropriate mitigation will be carried out.

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Implementation Element


Planned Developments
PLANNED INDUSTRIAL DEVELOPMENTS
PLANNED COMMERCIAL DEVELOPMENTS
PLANNED RESIDENTIAL DEVELOPMENTS
LM
NC
SCHOOL EXP
PASEO LUCIDO
CAMINO DEL NORTE
CC
LM MOBILE HOMES
I
CR
SCHOOL
POOL
PARK
POST OFFICE
RC
MOUNTAIN HIGHLAND ROAD
DRIVE
M
TC
CARMEL
INTERSTATE 15
DRIVING RANGE
OS
L
PARKWAY
RANCHO
VHR
TED WILLIAMS
Carmel Mountain Ranch
35
0 400 800 1400 2800

IMPLEMENTATION ELEMENT

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:

a. **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.

b. **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.

c. **School Financing** has been accomplished through the establishment of a Mello-Roos Community Facilities District in conjunction with the Poway Unified School District.

d. **Conventional Subdivision Financing** will be employed for on-site facilities, utilities, and minor streets. These will be the developer's responsibility.

e. **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

Project	Responsibility	Status
Streets and Highways		
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
Parks and Recreation Facilities		
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.
Schools		
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
Other Community Facilities		
Fire Station	Developer	Completed
Library	Developer in accordance with City standards	Completed

TABLE 5
SUMMARY OF PLAN PROPOSALS

Proposal	Action	Responsibility
Residential Element		
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
Industrial and Commercial Element		
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
School Element		
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)

Proposal	Action	Responsibility
Public Facilities and Services Element		
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
Transportation Element		
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
Social Needs Element		
Encourage development of sufficient facilities to satisfy social needs	Work with service institutions	Community groups
Community Environment Element		
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.



Appendix

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TABLE 1
COMMUNITY TREE PATTERNS

Landscape Zone	Botanical Name	Common Name
1. Naturalized	Quercus agrifolia	Coast Live Oak
	Prunus lyonii	Catalina Cherry
	Rhus ovata	Sugar Bush
2. Upland Slopes	Quercus ilex[1]	Holly Oak
	Quercus kelloggii	California Black Oak
	Quercus lobata	Valley Oak
	Juglans californica	So. Calif. Black Walnut
3. Ridgeline	Pinus caneriensis[1]	Canary Island Pine
	Pinus halepensis	Aleppo Pine
	Pinus “Mondell”	Italian Stone Pine
	Pinus pinea	Italian Stone Pine
	Calocedrus decurrens	Incense Cedar
4. Urban Transition	Pinus halepensis	Aleppo Pine
	Pinus pinea	Italian Stone Pine
	Pinus "Mondell"	Italian Stone Pine
	Schinus molle[2]	California Pepper Tree
	Eucalyptus citriodora	Lemon-Scented Gum
5. Lowlands A	Platanus racemosa	California Sycamore
	Liquidambar styraciflua	American Sweet Gum
6. Lowlands B	Populus fremontii	Western Cottonwood
	Alnus rhombifolia	White Alder
7. Riparian	Alnus rhombifolia	White Alder
	Platauus racemosa	California Sycamore
	Populus fremontii	Western Cottonwood
	Salix babylonica	Weeping Willow
8. Urban Street Scene	Platanus acerfolia	London Plane Tree
9. Golf Course[3]	Eucalyptus citriodora	Lemon-Scented Gum
10. Architectural	Major community trees will not be used in this area as trees will be subordinate to the buildings. Minor trees and an understory of shrubs and groundcover will be used in this area, however.	

1. Street Tree
2. Slope only
3. While not called out as a specific zone on Exhibit B, the golf course will be somewhat differentiated from adjacent areas by the incorporation of eucalyptus with the adjoining community tree pattern. Riparian vegetation will be emphasized along Chicarita Creek in compliance with the approved Chicarita Creek Revegetation and Enhancement Plan.

Street and Accent Trees

Any tree in the community tree pattern and any of the following can be used as street or accent trees.

TABLE 2
UNDERSTORY PATTERNS

Botanical Name	Streets	Accent
Albizzia julibrissin		*
Ceratonia siliqua		*
Chorisia speciosa		*
Cinnamomum camphora		*
Cupaniopsis anacardioides	*	*
Jacaranda acutifolia		*
Lagerstromia indica	*	*
Laurus nobilis	*	*
Melaleuca quinquenervia		*
Olea europaea		*
Podocarpus gracilior		*
Pyrus bradfordi		*
Quereus ilex	*	*
Quercus suber	*	*
Steins terebinthefolia		*
Tipuana tipu		*
Tristania conferta	*	*
Tristania laurina	*	*
Ulmus parvifolia	*	*
Washingtonia filifera		

Naturalized Slopes

The plants in this list will, once established, need no irrigation and will blend with the native landscape.

Artemisia californica
Comarostaphylis diversifolia
Encelia farinosa
Eriogonum parvifolium
Eschscholzia californica
Heteromeles arbutifolia
Isomeris arborea
Layia platyglossa
Lotus scoparius
Lupinus bicolor
Lupinus succlentus
Mimulus puniceus
Oenothera hookeri
Penstemon spectabilis
Prunus illicifolia
Quercus agrifolia
Quercus dumosa
Rhamnus californica
Rhus integrifolia
Rhus ovata
Salvia apiana
Yucca whippliei

Transition Slopes

The plants in this list will be used on manufactured slopes that are permanently irrigated. The finished character will blend with the native landscape.

Aescuhis californica
Atriplex semibaccata
Baccharis pilularis
Calycanthus occidentalis
Cercis occidentalis
Cerocarpus minutiflorus
Cistus corbariensis
Cistus villosus
Cotoneaster parneyii
Garrya ellptica
Myrica californica
Pennisetum “Rhbrum”
Prunus lyonii
Rhus laurina
Ribes viburnfolium
Sambucus mexicana
Umbellularia californica
Zauchneria cana

Riparian Slopes

The plants listed here can be used in the moister riparian area and its buffer.

Comarostaphylis diversifolia
Eschscholzia californica
Heteromeles arbutifolia
Iris douglasiana
Isomeris arborea
Lupinus bicolor
Lupinus succulentus
Mimulus puniceus
Myrica californica
Nemophila menziesii
Oenothera hookeri
Penstemon spectabilis
Phacelia tanacetifolia
Plantago insularis
Prunus illicifolia
Rhus laurina
Ribes speciosa
Rosa californica
Sambucus mexicana
Salix hindsiana
Salix lasiolepis
Sisyrinchium bellum

Neighborhood Slopes

The plants in this list will be used on manufactured slopes that are permanently irrigated. While drought tolerant, these plants will provide rich green background.

Arbutus unedo
Cissus antarctica
Cistus spp.
Cotoneaster parneyii
Delosperma alba
Dodonea viscosa
Grevillea “Noellii”
Geteromeles arbutifolia
Hypericum calycinum
Lonicera japonica
Melaleuca nesophila
Pittosporum undulatum
Prunus ilicifolia
Prunus lyonii
Rhanmus californica
Rhus lancea
Rhus laurina
Rhus ovata
Rosmarinus “Prostratus”
Trifolium “O’Conners”

Color Pockets

The plants in this list will be used only in select groupings where their special impact can be appreciated and their special needs met.

Agapanthus affricanus
Bougainvillea spp.
Drosanthemum floribundum
Escallonia spp.
Gazania spp.
Lantana spp.
Moraea spp.
Nerium oleander
Osteospermum fruticosum
Plumbego auriculata
Raphiolepis indica
Tecomaria capensi