



PARDEE CONSTRUCTION COMPANY

Carmel Valley

NEIGHBORHOOD 8C PRECISE PLAN

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1.0 INTRODUCTION

1.1 PRECISE PLAN LOCATION

Neighborhood 8C is located on approximately 39.9 acres in the southwestern portion of the Carmel Valley Community Planning area, within the City of San Diego. The property lies east of Interstate 5, between Carmel Valley Road/State Route 56 (SR-56) to the north and Carmel Mountain Road to the south. Neighborhood 8C is bordered to the north, west, and east by Carmel Valley Neighborhood 8A. (Note: a Precise Plan has not yet been approved for Neighborhood 8A.) The Torrey Hills residential project is located immediately to the south of Neighborhood 8C in the Sorrento Hills Community Plan area. Figure 1-1, *Project Location Map*, depicts the location of the Neighborhood 8C Precise Plan area, a new neighborhood unit within the Carmel Valley community.

1.2 COMMUNITY PLAN BACKGROUND

In 1975, the San Diego City Council adopted the North City West Community Plan, which identified nine neighborhoods in the community. In 1991, at the request of the community, the City Council changed the name of the community to Carmel Valley. The Carmel Valley Community Plan calls for the orderly development of residential, commercial, industrial, and public support uses on 4,268 acres of land, accommodating an estimated population at build out of 40,200. Since adoption of the community plan, several of the original neighborhoods were split, creating 13 neighborhoods. Eleven of the thirteen neighborhoods have adopted precise plans. The remaining two are Neighborhoods 8A and 8B. Neighborhood 8C represents a new precise planning area in Carmel Valley that was formerly within Neighborhood 8A. Although planning efforts have been undertaken by the multiple owners/developers of Neighborhood 8A, no development plans have been approved to date. Figure 1-2, *Carmel Valley Community Plan*, illustrates the location of Neighborhood 8C within the original Carmel Valley Community Planning area (North City West Community Plan, 1975). A Community Plan Amendment has been initiated to create Neighborhood 8C.

1.3 SIGNIFICANCE OF THE PRECISE PLAN

The Carmel Valley Community Plan calls for the preparation of a precise plan for each of the development units (i.e., neighborhoods) that make up the Carmel Valley Community Plan area. The property owners within each neighborhood are required to prepare precise plans for approval by City Council. Each precise plan is required to specify development proposals within the framework of the concepts and guidelines as outlined in the Community Plan, as well as meet applicable policies and land use regulations at the time of consideration. This Precise Plan for Neighborhood 8C establishes development densities which cannot be exceeded without approval of an amendment to this document.

1.3.1 Plan History

The Neighborhood 8 Precise Plan area was designated as a single precise plan development unit (or neighborhood) in the 1975 Carmel Valley Community Plan. Subsequently, Neighborhood 8 was split into

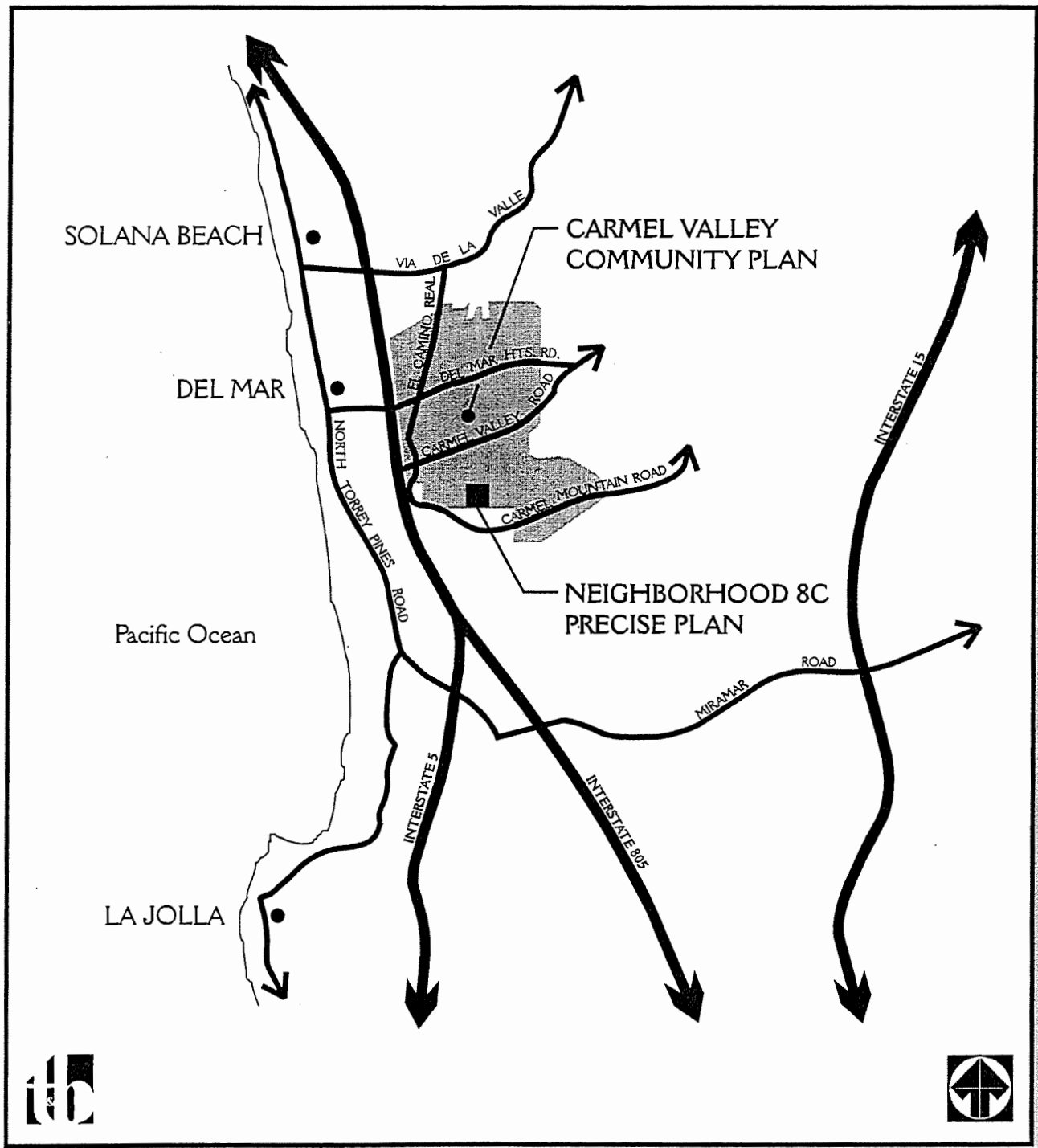


Figure I-1
Project Location Map

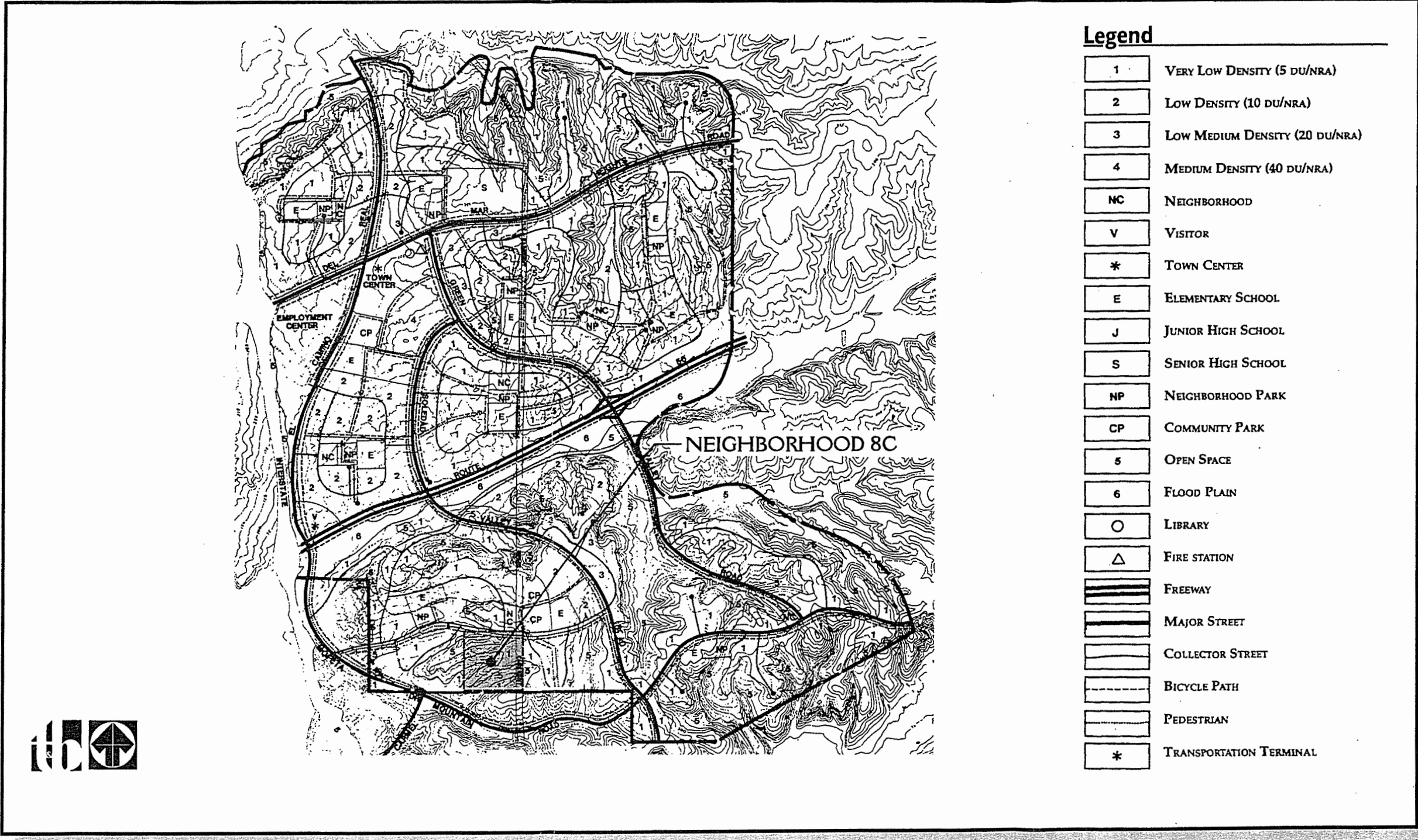


Figure I-2
Carmel Valley Community Plan

three plan areas: Neighborhood 8, Neighborhood 8A, and Neighborhood 8B. The Carmel Valley planning areas are illustrated in Figure 1-3, *Precise Plan Neighborhoods in Carmel Valley*. Neighborhood 8C was formerly included within the southern portion of Neighborhood 8A. However, this Precise Plan establishes the 39.9 acres as the separate Precise Plan for Neighborhood 8C.

The original Precise Plan for Neighborhood 8C was approved by the San Diego City Council in November, 1997. Contained in the resolution of approval for Neighborhood 8C are agreements by the City and Pardee that building permits not be issued for development in Neighborhood 8C until after November 3, 1998, the date that a phase shift from Future Urbanizing to Planned Urbanizing for Subarea III will be considered by the voters through a ballot measure. If the Subarea III phase shift is successful by ballot measure, if Land Use Option 1 as it pertains to Pardee's ownership in *Neighborhood 8A* is approved by the City Council before September 30, 1998, and if this revised Precise Plan for Neighborhood 8C is approved and becomes effective, then the original approved Neighborhood 8C Precise Plan would become null and void. Additionally, the resolution requires that the City expeditiously process a revised Neighborhood 8C Precise Plan and Vesting Tentative Map for a 20-acre development footprint (reflected in Land Use Option 1), as it pertains to Pardee's ownership, concurrent with the *Neighborhood 8A* Specific Plan/Precise Plan. If the phase shift for Subarea III is unsuccessful, it is anticipated that development of Neighborhood 8C would proceed in accordance with the original approved Neighborhood 8C Precise Plan, described above.

1.3.2 Plan Process

The Neighborhood 8C Precise Plan has been prepared to conform with the overall goals of the Carmel Valley Community Plan. In addition, the Precise Plan meets the criteria for plan concepts and plan preparation as established in the Community Plan. For further discussion of how this Precise Plan conforms with the goals and criteria of the Carmel Valley Community Plan, refer to Chapter 8.0, COMMUNITY PLAN CONFORMANCE.

The Neighborhood 8C Precise Plan also functions as a component in the development implementation process, as addressed in detail in Chapter 6.0, IMPLEMENTATION ELEMENT. The Neighborhood 8C Precise Plan constitutes one of a series of steps in City approval of development projects in Neighborhood 8C. The Carmel Valley Community Plan provides guidelines, proposals, and concepts for the future development of the entire Carmel Valley Community Plan area. As a requirement of the Carmel Valley Community Plan, the precise plan is used by the individual neighborhoods, within the larger Carmel Valley plan context, to determine how the specific development unit will take shape. It is the precise plan's role to address issues such as development density, road alignments, and community facility sites. The adopted precise plan then becomes the basis for reviewing subsequent development plans, subdivisions and other permits within a development unit.

The Precise Plan for Neighborhood 8C is designed to accommodate the phasing of development. Under the Carmel Valley Community Plan, Neighborhoods 8, 8A, 8B, 8C and 10 are situated entirely within Phase 3, the last stage of residential development. As shown in Figure 1-3, the Precise Plans for areas to the north of Neighborhood 8A - in Phases 1, 2 and "transitional areas" - have been previously prepared and approved. In most of these development units, implementation has occurred or is underway.

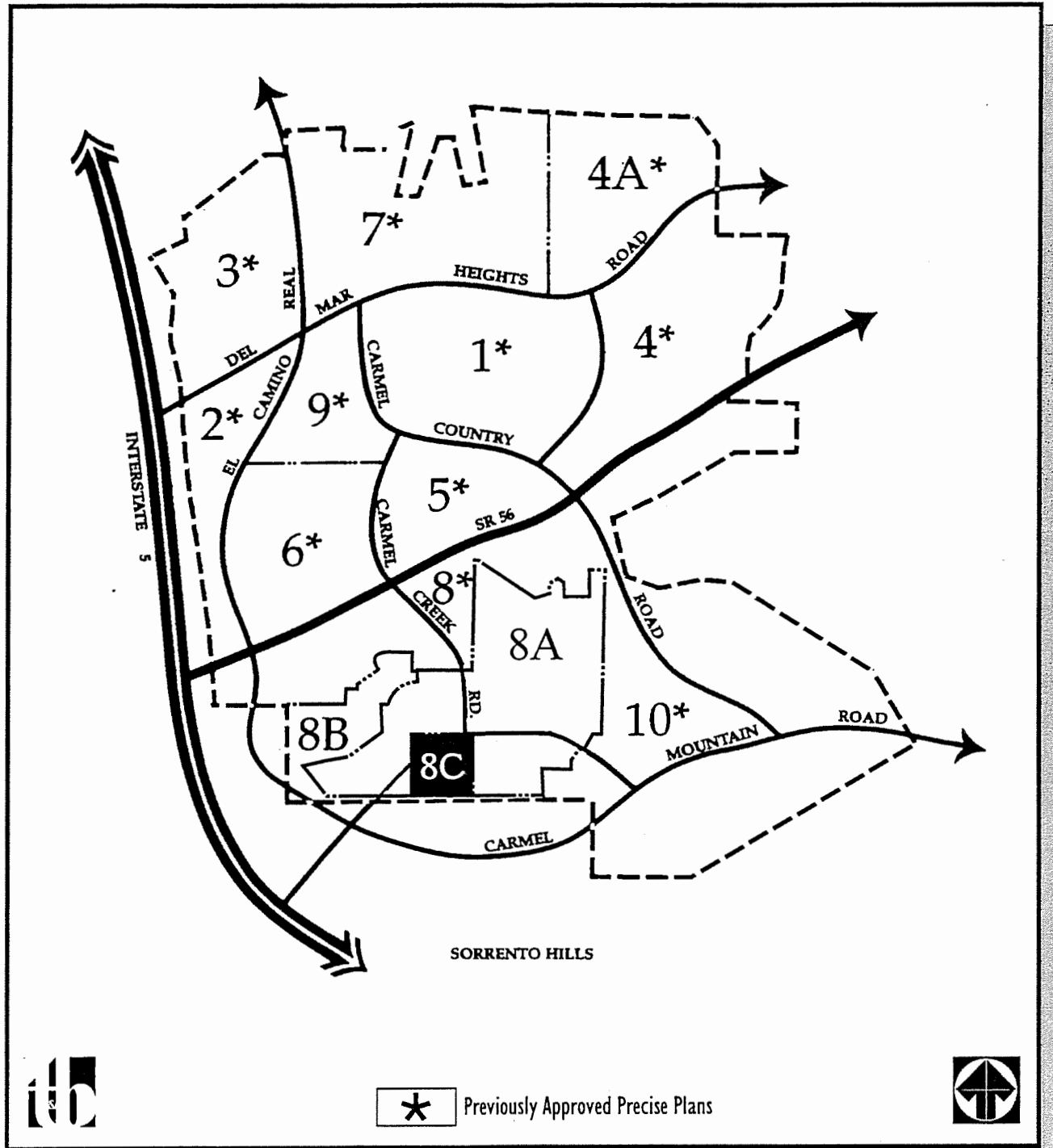


Figure I-3
Precise Plan Neighborhoods in Carmel Valley

1.4 SITE ANALYSIS

Neighborhood 8C is a Carmel Valley planning area of 39.9 acres. Site topography consists of a series of east-west trending ridges and valleys, and a mesa top is located in the northeastern portion of the site. Generally, the mesa is the high point of the site, and the southwest portion of the site slopes downward to the southern and western property boundaries. The elevation differential between the high (370 feet above mean sea level [ASML]) and low (220 feet ASML) points on the site is approximately 150 feet. Approximately 31 percent (or about 12.5 acres) of the Precise Plan area contains steep slopes with greater than 25 percent gradients and a height differential of 50 feet or more. Additionally, an approximate two-acre area in the southern portion of the site has previously been graded in conjunction with the Torrey View residential development located in the Sorrento Hills community, adjacent to the southern property boundary. Figure 1-4, *Existing Site Topography*, illustrates the existing topographic conditions of the site. Within Neighborhood 8C, the topographic conditions offer excellent view opportunities from the ridgetops and the mesa. Views of the Pacific Ocean and Torrey Pines State Park are afforded to the west.

The project site is underlain by Eocene marine sandstone formations of the La Jolla group approximately 40-50 million years old. The late Pliocene/early Pleistocene Lindavista Formation caps the Eocene deposits and is generally found on flat mesa areas. The formational units found on-site afford no specific geological hazards with the exception of potential compressibility of recent alluvial and colluvial materials. Erosion potential associated with soils found in the Precise Plan area ranges from slight to severe.

Four sensitive vegetation types are located within the boundaries of Neighborhood 8C. These include coastal sage scrub, disturbed coastal sage scrub, southern maritime chaparral, and southern oak scrub. Coyote brush scrub, a non-sensitive vegetation community also is located on the property. As shown on Figure 1-5, *Biological Resources*, a portion of the site is vegetated with southern maritime chaparral. Diegan coastal sage scrub is the second most abundant vegetation community on-site, and disturbed Diegan coastal sage scrub occurs on a portion of the on-site SDG&E easement. Two small patches of southern oak scrub are located on the site. One patch occurs on a north-facing slope in the northeastern portion of the site, and the second patch occurs on a ridgetop in the south-central portion of the site. Earlier studies identified the presence of two isolated seasonal wetlands/vernal pools within the project site.

A portion of Neighborhood 8C is graded and contains no vegetative cover. In conjunction with approved development in the Sorrento Hills community, a small area was graded and a second area was developed on-site near the property's southern boundary. Also, a graded access road is located in the SDG&E easement.

The existing vegetation on-site is considered a resource under the City of San Diego's Resource Protection Ordinance (RPO). Because of the sensitive vegetation in the Precise Plan area and because the subsequent development plans in Neighborhood 8C will require conformance with both the Precise Plan and RPO, Chapter 9.0, RESOURCE PROTECTION CONFORMANCE, in this document discusses resource location, evaluation and protection.

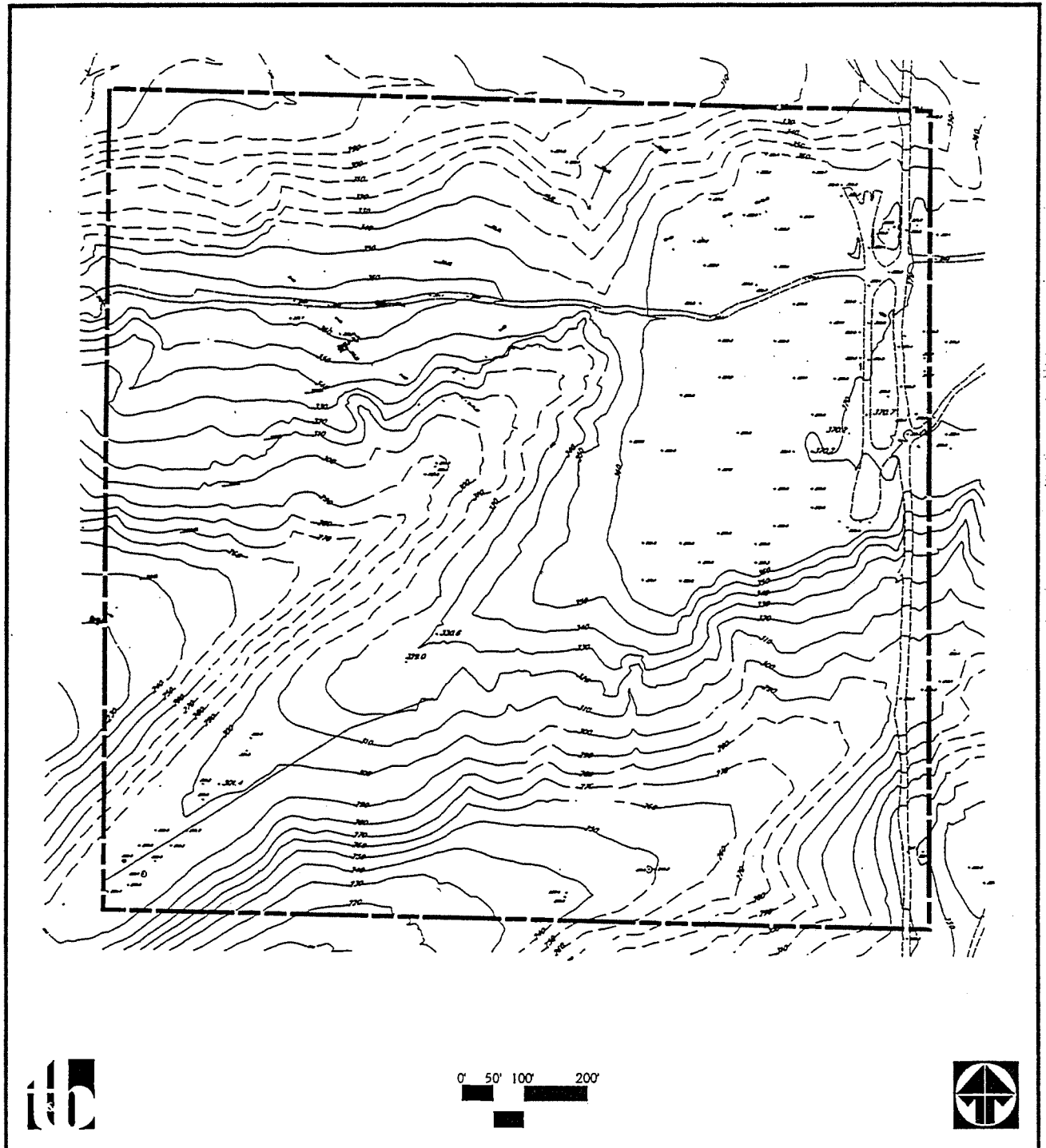


Figure I-4
Existing Topography

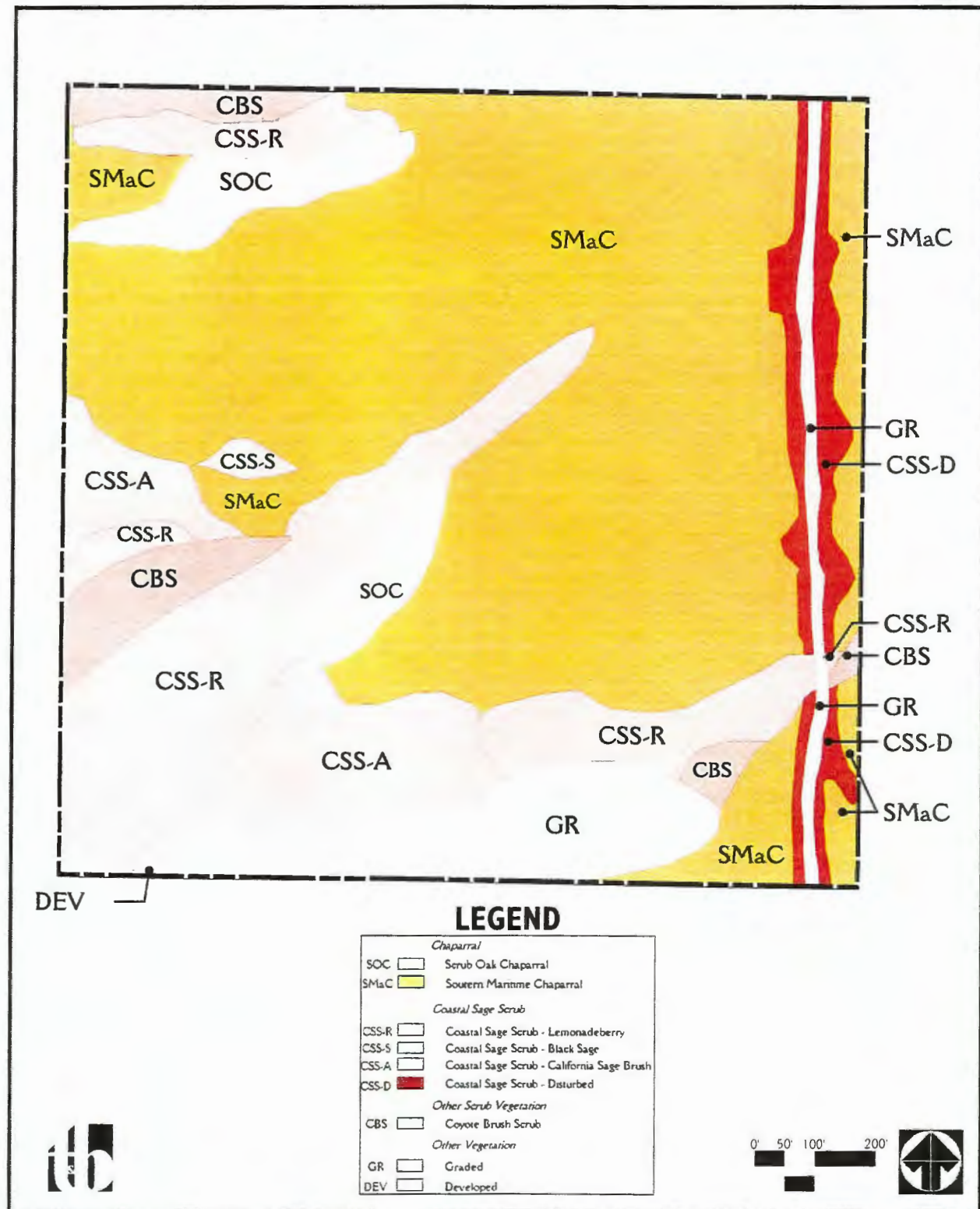


Figure I-5
Biological Resources

A 150-foot-wide San Diego Gas and Electric Company (SDG&E) utility easement is located in the easternmost portion of the Precise Plan area. According to SDG&E letter dated June 1, 1998, this north-south trending easement contains: two, 69kV electrical lines; one 138-kV electrical line; and one 230 kV electrical line; which link to the Peñasquitos Substation in Sorrento Hills. A 30-inch high pressure gas line, and 10- and 16-inch petroleum lines are also sited within the easement. These petroleum lines are operated by Sante Fe Pacific Pipeline Inc. Due to the extensive costs associated with relocation of the lines or modifications to existing grades in the easement, the Precise Plan proposes no utilities relocation or elevation changes in the easement.

1.5 KEY DEVELOPMENT FACTORS

In addition to existing site conditions, other development factors that influence the planning proposals for Neighborhood 8C are listed below:

- Implementation of the goals and objectives of the Carmel Valley Community Plan.
- Provision for circulation and utility linkages to existing facilities in the adjacent Sorrento Hills community and to the Carmel Valley neighborhoods, if Carmel Creek Road is extended.
- Compatibility of land use and grading with Sorrento Hills to the south and adjacent Carmel Valley neighborhoods to the west, east and north.
- Recognition of natural steep slopes and biologically sensitive areas as community resources.
- Recognition of anticipated noise levels along Carmel Creek Road, if extended.
- Recognition of view opportunities from adjacent Neighborhood 8A Precise Plan, located northeast of this site.

2.0 LAND USE ELEMENT

This chapter outlines the nature, location, and extent of the land uses within the Neighborhood 8C Precise Plan area. The process of developing a comprehensive land use plan for this area involves the balancing of the opportunities and constraints inherent in such a project. These include the physical aspects of the site, the less tangible aspects of the planning process, as well as the policies and laws governing land development. The resulting design concept is illustrated on Figure 2-1, *Land Use Plan*, for Neighborhood 8C. The *Land Use Plan* identifies specific site acreage, residential densities, and total dwelling unit allocations for the development areas of the Precise Plan.

While every effort has been made to provide the most technically accurate information at this level of planning, it should be noted that the parcel and lot sizes, densities, and yields described in this Precise Plan may require minor modification during the engineering and design phases. These changes may be necessary because there is frequently the need to make minor adjustments in street alignments, grading, and utility design during engineering of development plans and subdivision maps after adoption of the Precise Plan by City Council.

2.1 NEIGHBORHOOD DESIGN CONCEPTS

The Carmel Valley Community Plan outlines a series of neighborhood design concepts to be used in the design of residential precise plan areas. Those concepts that are applicable to Neighborhood 8C have been incorporated into this Precise Plan and are reflected in the land use and circulation concepts and proposals. The DESIGN ELEMENT in Chapter 5.0 addresses the more qualitative aspects of design and development proposals and provides additional criteria for review at the implementation level.

The criteria in developing the Neighborhood 8C Precise Plan are summarized below:

- Develop the site in accordance with the goals and policies of the Carmel Valley Community Plan.
- Integrate physical site development, land use, circulation and utilities with surrounding planned and existing development.
- Retain the SDG&E easement in its current state, with integration as a buffer and natural open space corridor.
- Retain the property north of the development area as undeveloped land which could become a part of the City's Multiple Habitat Preserve Area (MHPA).

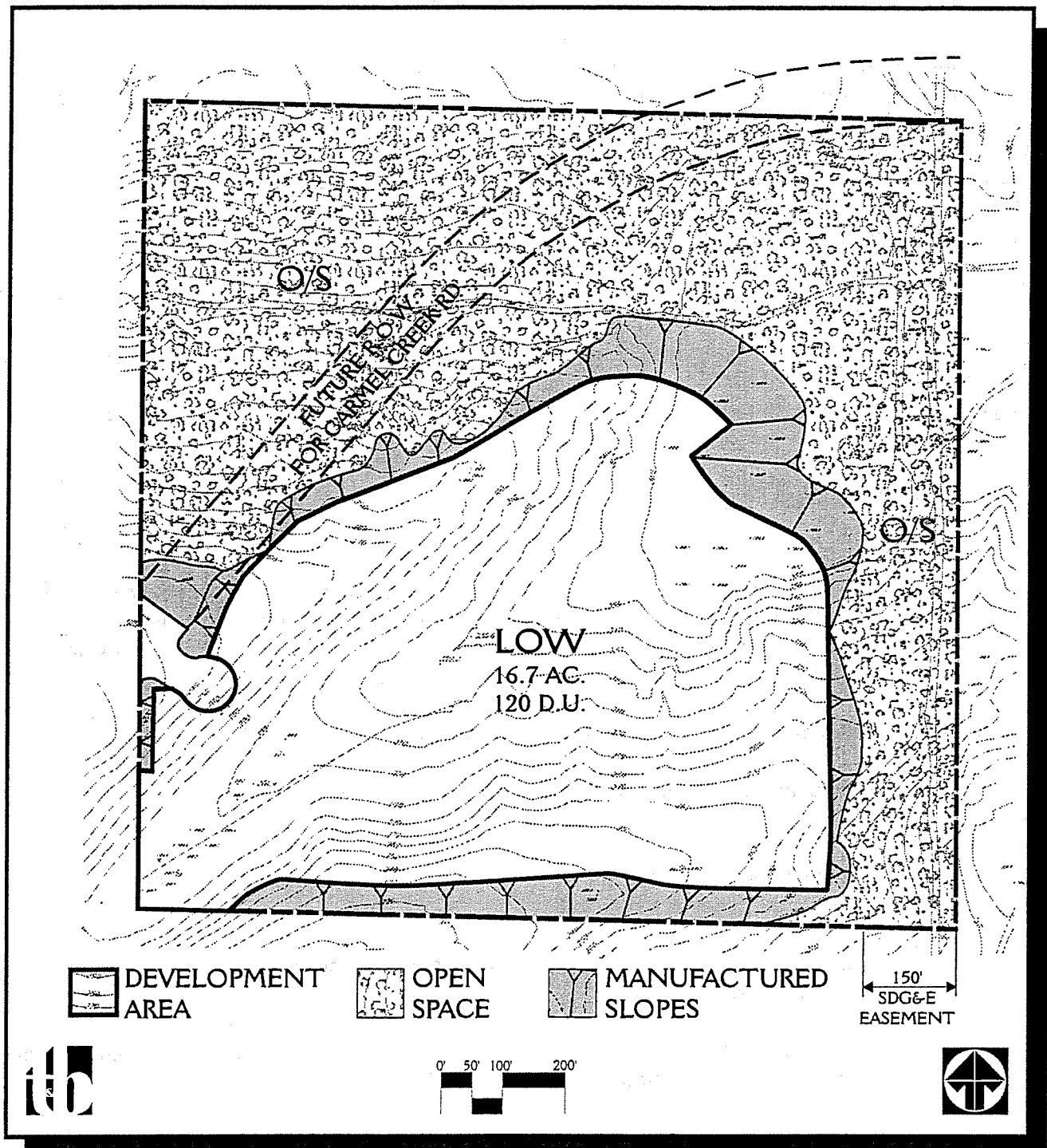


Figure 2-1
Land Use Plan

2.2 LAND USE SUMMARY

Of the 39.9-acre Neighborhood 8C Precise Plan area, approximately 16.7 acres will accommodate residential uses. Residential development occurs in the central and southern portions of Neighborhood 8C. Access to this development is provided by the extension of Carmel Creek Road, which cul-de-sacs at the western boundary of the neighborhood. All residential development shall be Low Density (5-14 du/ac) and shall be located south of Carmel Creek Road. Approximately 4.3 acres south of Carmel Creek Road will be devoted to landscaped manufactured slopes. The SDG&E easement, located on approximately four acres in the eastern portion of the Precise Plan area, shall be integrated into Neighborhood 8C as natural open space, while retaining access by SDG&E for maintenance purposes. The remaining 14.9 acres of the project site is designated as open space. Table 2-1, *Land Use Summary*, summarizes the acreage allocations by land use category for the Neighborhood 8C Precise Plan area.

In the event that Carmel Creek Road is extended to traverse Neighborhood 8C from the southwest to the northeast, the open space area would decrease by approximately 3.4 acres to accommodate the road right-of-way and grading requirements. Carmel Creek Road would then bisect the site into a northerly and southerly parcel, with all development occurring within the southerly parcel.

While the ultimate build out of the project may vary somewhat due to indeterminate causes, this Precise Plan proposes a total of 120 single family detached dwelling units. The 1990 Census indicated a population per household for the North City Metropolitan Statistical Area (MSA) of 2.54 persons per household. Using this figure as a base, Neighborhood 8C will provide housing for an estimated 305 people at buildout.

**Table 2-1
LAND USE SUMMARY**

LAND USE	GROSS ACREAGE	PERCENT OF TOTAL ACREAGE	DWELLING UNIT TOTAL
Low Density Residential (5-14 du/ac)	16.7 AC	42%	120 DU
Open Space	18.9 AC ¹	47%	---
Landscaped Manufactured Slopes (South of Carmel Creek Road)	4.3 AC	11%	---
TOTALS	39.9 AC	100%	120 DU

¹If Carmel Creek is extended to bisect Neighborhood 8C, the open space area would decrease by approximately 3.4 acres to accommodate the road right-of-way and grading requirements. The area north of Carmel Creek Road would then be an undeveloped 6.3 acre parcel and a 5.2 acre area south of Carmel Creek Road would be designated open space.

2.3 RESIDENTIAL

Single-family residential housing is the predominant land use in Neighborhood 8C. As previously shown in Figure 2-1, one development area is included in Neighborhood 8C, south of Carmel Creek Road. The southerly development area consists of approximately 16.7 acres. This area is planned to accommodate Low Density (5-14 du/ac) residential development. A total of 120 dwelling units are planned in Neighborhood 8C. The resultant average density for the project is approximately 7.2 dwelling units per net residential acre. For the total 39.9-acre Precise Plan area, there will be an average density of 3.0 dwelling units per gross acre.

2.4 BALANCED COMMUNITY

The Carmel Valley Community Plan calls for the establishment of a balanced community housing program consistent with Council Policy 600-19. This means that a range of housing unit types and prices should be available in the community, suitable to households at a variety of income levels. The Neighborhood 8C Precise Plan would provide for Low Density housing within the overall Carmel Valley Community. A range of residential densities is available in Carmel Valley that provides for a range of product types and prices.

The Community Plan provides for a balanced housing program by correlating income levels to proposed housing categories and locations. The Community Plan designates portions of the proposed Low Medium Density (15-29 dwelling units per net residential acre [du/nra]) and Medium Density (30-44 du/nra) units for low and moderate income households; these units are planned in Neighborhood 9 near the Town Center, outside of the Neighborhood 8C Precise Plan area. Only market rate units will be provided in Neighborhood 8C.

An effective affirmative marketing plan will be used in conjunction with all residential projects. The affirmative action program of the San Diego Building Industry Association (BIA) or equivalent should be employed in order to ensure affirmative marketing of sale and rental units. The objective of the program should be to establish a racially balanced neighborhood through advertising and other methods, intended to inform minority and majority households that housing in Neighborhood 8C is available on an equal opportunity basis.

2.5 OPEN SPACE

The SDG&E easement, located on approximately four acres in the eastern portion of the Precise Plan area, shall be integrated into Neighborhood 8C as natural open space, while retaining access by SDG&E for maintenance purposes. Maintenance of the utility lines within the easement shall be the responsibility of SDG&E. An additional 14.9 acre area of the neighborhood is not proposed for development. This open space area, however, may decrease by approximately 3.4 acres if Carmel Creek Road is extended to traverse Neighborhood 8C. Regardless, this property could be included as part of the City's Multiple Habitat Preserve Area (MHPA).

In addition to the area designated open space, approximately 4.3 acres of landscaped manufactured slopes will occur within the community. In order to complement the natural open space adjoining the property and within the SDG&E easement, external manufactured slopes will be landscaped with a transitional plant

pallette to complement the existing vegetation, where feasible. See Section 5.2 in this Precise Plan for detailed standards on grading of manufactured slopes and special slope treatments.

3.0 PUBLIC FACILITIES AND SERVICES ELEMENT

This chapter outlines public facilities and services planned to serve Neighborhood 8C. These facilities and services include schools, parks, other public facilities, and utilities. Neighborhood 8C will be served by facilities in surrounding Carmel Valley neighborhoods and the Sorrento Hills community.

3.1 SCHOOLS

This Precise Plan is situated within the Del Mar Union Elementary School District and the San Dieguito Union High School District. Table 3-1, *Projected Student Generation in Neighborhood 8C*, utilizes the student generation factors found in the Carmel Valley School Facilities Master Plan to illustrate Neighborhood 8C's projected student population.

Table 3-1
PROJECTED STUDENT GENERATION IN NEIGHBORHOOD 8C

SCHOOL LEVEL	DWELLING UNIT TYPE	GENERATION RATE	TOTAL DWELLING UNITS	STUDENTS GENERATED
Elementary	Single Family	0.471	120	57
Junior High	Single Family	0.11	120	13
Senior High	Single Family	0.26	120	31
TOTAL		—	120	101

Elementary school-age students generated by the Neighborhood 8C Precise Plan are expected to attend one of seven schools located or planned within three miles of the project site. Del Mar Heights Elementary School, located south of Del Mar Heights Road and west of I-5, Del Mar Hills Elementary School, located north of Del Mar Heights Road and west of I-5, and Carmel del Mar Elementary School, located north of SR-56 and east of Carmel Creek Road, will be the primary elementary schools to serve the project. Four planned elementary schools, in Neighborhood 10 to the east, Neighborhoods 4 and 8A to the north, and Sorrento Hills to the south, may also serve the project site once they are constructed. The elementary school in Neighborhood 4 is currently under construction. No time frames are available at this time for the construction of the other planned schools. Junior high school students are expected to be accommodated at Earl Warren Junior High School, located south of Lomas Santa Fe Drive and west of I-5. Senior high school students are expected to attend Torrey Pines High School, located in Neighborhood 7.

3.2 POLICE AND FIRE PROTECTION SERVICES

Primary fire protection services shall be provided to the Neighborhood 8C Precise Plan from City of San Diego Fire Station 24, located in Neighborhood 7. Other fire stations in the surrounding communities will provide additional support services. While the City Fire Department will provide fire service to

Neighborhood 8C, it may not be able to provide a first response time within six minutes, if Carmel Creek Road is not extended. If this road is not extended and the response time exceeds six minutes, any required mitigation will be considered as part of the development plan.

Police protection shall be provided by the Northern Division of the San Diego Police Department from an existing substation located at 4275 Eastgate Mall in the University City community. A new police substation is planned to be located in Carmel Valley.

3.3 OTHER PUBLIC SERVICES

In addition to the schools, police, and fire protection services available to Neighborhood 8C residents, a number of other facilities and services are also expected to be available. These include a range of services provided by the public, by community groups, and by private enterprises.

The following public services will be provided to Neighborhood 8C by the City of San Diego:

- Library service in a library branch building in the Carmel Valley Town Center.
- Paramedic and ambulance service from existing City services.
- Trash collection and solid waste disposal at existing and proposed City landfills and disposal facilities.

Other institutions and services that may be located in the Carmel Valley community and may be available to serve Neighborhood 8C residents include:

- Medical and health care offices and/or clinics.
- Churches and religious institutions.
- Community and service-oriented organizations and facilities, such as the YMCA, youth clubs, and senior citizen groups.
- Public transit facilities such as a transportation terminal and park and ride areas.

Additionally, park lands and recreational facilities located in the vicinity of the Precise Plan area include Torrey Pines State Beach, Torrey Pines Municipal Golf Course, Los Peñasquitos Canyon Preserve, and a proposed community/neighborhood park in Neighborhood 8A.

3.4 UTILITIES

A number of utility services and facilities serving Neighborhood 8C will be operated by public and semi-public agencies. Figure 3-1, *Public Utilities*, depicts the locations of major utility infrastructure improvements in or nearby Neighborhood 8C. Implementation of utility improvements is addressed in Chapter 6.0, IMPLEMENTATION ELEMENT.

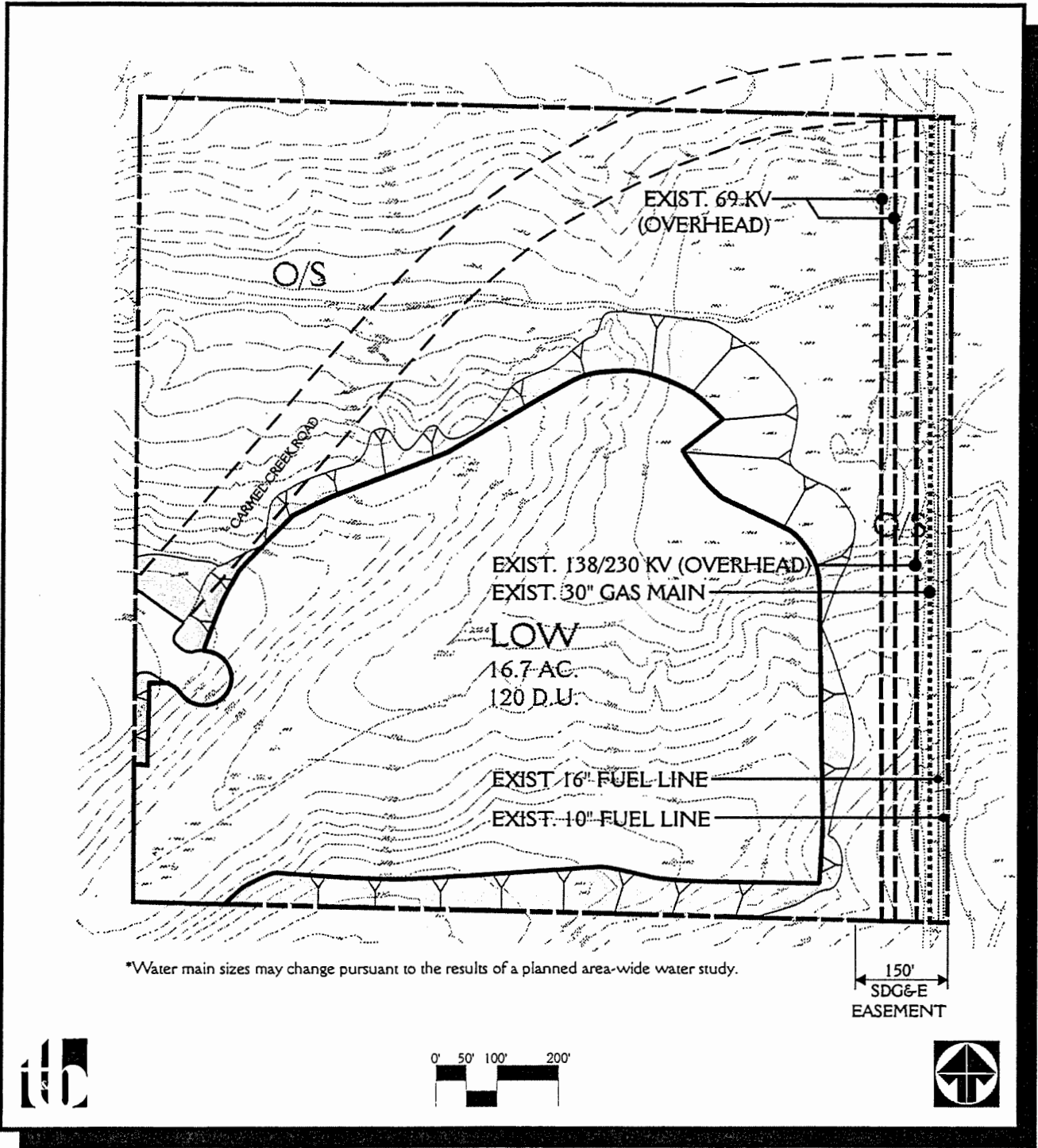


Figure 3-1
Public Utilities

3.4.1 Water Service

Potable water will be provided to the neighborhood by the City of San Diego. The 30-inch Green Valley Pipeline supplies the regional water system, connecting the 30-inch Del Mar Heights pipeline on the north with the 51-inch Miramar Pipeline to the south. In the vicinity of Neighborhood 8C, this pipeline crosses SR-56 from the north, runs south and east in El Camino Real through the Sorrento Hills Community, and continues southwest along Carmel Mountain Road to Sorrento Valley Road. In addition to the 30-inch Green Valley Pipeline, a pipeline is proposed to run from the intersection of Carmel Mountain Road and El Camino Real, easterly along the extension of Carmel Mountain Road, through the Sorrento Hills community and Carmel Valley Neighborhood 10 to the easterly boundary of Carmel Valley.

As part of the Neighborhood 8C Precise Plan, a 16-inch (estimated) water distribution line will be constructed within Carmel Creek Road up to the project entry. Water mains may be extended along Carmel Creek Road if this road is constructed past the project entry. A study will be prepared as a condition of approval for the Vesting Tentative Map in Neighborhood 8C to determine the exact sizing and location of the distribution line.

3.4.2 Sewer Service

Sanitary sewer service will be provided to Neighborhood 8C by the City of San Diego. The existing major line which will serve the neighborhood is the 33-inch Carmel Valley trunk sewer. Sewage would flow through the existing lines to Lift Station 64, and eventually reach the Point Loma Sewage Treatment Plan.

Within the Precise Plan area, a 12-inch (estimated) sewer main is proposed within Carmel Creek Road up to the project entry, connecting to an off-site main in Carmel Mountain Road. Sewer lines may be extended along Carmel Creek Road if this road is constructed past the project entry. Local waste water flows will be accommodated by gravity sewers within the street rights-of-way. The location and sizing of mains and trunk sewers are subject to further engineering studies.

3.4.3 Drainage

The 39.9-acre Precise Plan area for Neighborhood 8C lies within the Soledad Subarea of the Los Peñasquitos Hydrologic Unit. The Los Peñasquitos Hydrologic Unit is a triangular-shaped area consisting of about 170 square miles of land between Poway on the east and La Jolla on the west. There are no major streams in this unit, although it is drained by numerous creeks and intermittent tributaries. Two of these creeks are Los Peñasquitos Creek, located about one mile south of the project site, and Carmel Creek within McGonigle Canyon, about one-half mile north of the project site.

Los Peñasquitos Lagoon is located about 1.5 miles to the west. The Neighborhood 8C Precise Plan area lies within the Carmel Creek watershed which drains into Los Peñasquitos Lagoon. A 24½-acre-foot detention basin has been constructed in western Carmel Valley to control sediment.

In addition, the Carmel Valley Restoration and Enhancement Plan (CVREP) has been completed. CVREP involved the grading and planting of a riparian channel to provide sediment control for the section of Carmel

Creek from I-5 to Carmel Country Road. One of the main project objectives of CVREP was to reduce sediment transport to Los Peñasquitos Lagoon.

The development of natural areas often causes an increase in the amount of runoff as a direct result of creating impervious surfaces which prevent absorption of water into the ground. Impervious surfaces include paved streets, patios, driveways, and foundations for structures.

The drainage patterns which would occur under the proposed Precise Plan development would conform with the existing drainage pattern. Although some minor diversions from the natural drainage basins would occur, the majority of the development area would continue draining to the southwest. Runoff from Neighborhood 8C adequately interfaces with the master drainage facilities that either exist or are under construction.

Storm drains would be extended from the existing system in Sorrento Hills through Carmel Creek Road to handle the runoff. This runoff would be contained in the storm drain system and flow north in El Camino Real. This storm drain system would convey runoff to the CVREP sediment maintenance facility located near the CVREP channel between El Camino Real and I-5. This facility was designed for buildout of the area.

The steep slopes of the Precise Plan area are susceptible to erosion. Removing vegetation from these areas, combined with grading activities, could create erosion of the slopes, which in turn would increase the quantity of sediment to be settled in CVREP. Appropriate sediment control and sensitive grading activity would occur as part of Neighborhood 8C. Drainage facilities and erosion control measures are addressed in detail in Section 5.3 in this Precise Plan. Also, the landscape plan and project design would include drought-resistant, low-fertilizer vegetation and a low-precipitation irrigation system to reduce runoff.

3.4.4 Detention/Desilting Basins

Detention basins, temporary desilting basins, and associated drainage facilities such as pipelines are permitted uses in all areas designated as open space in the Neighborhood 8C Precise Plan. However, pump stations shall not be permitted within the SDG&E easement. If required to be constructed, detention basins should be inspected after major storms, then cleaned and maintained as needed by the developer(s) for a one-to two-year period. Maintenance may consist of removing settled material from the basins after major storm events and shall be the responsibility of the developer. Following the developer maintenance period, if the system has a record of satisfactory performance, ownership of any permanent facilities may be accepted by the City of San Diego. At that time, maintenance shall be conducted by the City's streets division or other appropriate City division, with funds collected through a line-item charge on water bills throughout the City. Access for maintenance would typically be via proposed streets.

If required to be constructed, the desilting basins generally will be located at drainage confluence points to intercept storm water runoff from graded areas during construction. The Tentative Map applicant shall provide access to all basins to the satisfaction of the City Engineer. Dissipaters may be used as needed at discharge points to control downstream erosion.

3.4.5 Gas and Electric Service

Gas and electric service within the Precise Plan area will be provided by the San Diego Gas and Electric Company (SDG&E). All *new* local gas and electric distribution lines to serve Neighborhood 8C are to be installed underground.

A 150-foot-wide SDG&E easement runs north-south through the eastern portion of the Precise Plan area. The easement accommodates 230- and 138-KV overhead transmission lines, which link to the Peñasquitos Substation in Sorrento Hills. A 30-inch high pressure gas line, and 10- and 16-inch fuel lines also are sited within the easement. Due to extensive costs, the Precise Plan proposes no utilities relocation or elevation changes within the easement. The design of land uses in proximity to the easement, along with appropriate uses of the easement itself, are discussed in Section 5.5.7, *SDG&E Easement*. Maintenance of easement open space is addressed in Section 2.5, *Open Space*.

3.4.6 Communication Services

Telephone services will be supplied by Pacific Telephone via underground lines, connecting into individual service laterals and prewired buildings. Cable television/communications services will be provided by a franchised cable television company through underground facilities installed in common trenches along with power and telephone lines. These will connect to individual service laterals and prewired buildings.

4.0 CIRCULATION ELEMENT

The Carmel Valley Community Plan outlines a network of streets, transit routes, and bike and pedestrian pathways which are designed to meet the circulation needs of the entire Carmel Valley community. This chapter describes the Neighborhood 8C circulation system which is designed to provide connections to the community-wide network, as well as to provide access within Neighborhood 8C itself. Chapter 6.0, IMPLEMENTATION ELEMENT, addresses phasing and financing of transportation improvements.

4.1 COMMUNITY LINKAGES

The Carmel Valley community street system is planned to consist of a hierarchy of arterial, major, collector, and local streets. This system connects with Interstate 5 (I-5) at two existing interchanges, Carmel Valley Road and Del Mar Heights Road. The I-5 and State Route 56 (SR-56) freeways and associated interchanges provide regional access from Carmel Valley to the entire San Diego metropolitan area. SR-56 connects I-5 with Interstate 15 (I-15) to the east. In addition, a new interchange is planned on I-5, approximately one mile south of the Carmel Valley Road interchange, at the location of Carmel Mountain Road. The I-5/Carmel Mountain Road interchange is proposed and authorized in the environmental document for the CalTrans I-5 widening project. At this time, the interchange is not yet under construction.

Neighborhood linkages to the freeway interchanges in the project vicinity will be provided by three streets:

- **El Camino Real:** A six-lane major street, generally paralleling I-5 and running west and south of Neighborhood 8C through Sorrento Hills.
- **Carmel Mountain Road:** A six-lane primary arterial extending from I-5 northeast to El Camino Real; then as a four-lane major street eastward through Sorrento Hills. Beyond Sorrento Hills, it continues as a four-lane major/collector extending to Carmel Country Road in Neighborhood 10. Carmel Country Road will connect to the north with SR-56.
- **Carmel Creek Road:** A four-lane major street which is permitted to run generally northeast and southwest through Neighborhood 8C. Carmel Creek Road extends from Carmel Mountain Road, within the Sorrento Hills Community.

In addition to automobile circulation linkages, Neighborhood 8C will provide a bicycle lane and sidewalk on Carmel Creek Road. The bicycle lane and sidewalk will connect to adjacent Carmel Valley neighborhoods to the west and the Sorrento Hills community to the south. If Carmel Creek Road is extended per the dedicated right-of-way as described in this Precise Plan, this network would connect to the larger Carmel Valley bicycle network via Carmel Creek Road and Carmel Mountain Road. Alternative transportation modes are further addressed below in Section 4.3.

As a result of the proposed street, bicycle and sidewalk linkages, the Precise Plan area will possess good access to a number of nearby uses and facilities, including the Carmel Valley Town Center, junior and senior high schools north of Carmel Valley Road, the Carmel Valley employment center, industrial and office uses

in Sorrento Hills, and regional recreational resources, including Los Peñasquitos Canyon Preserve, Torrey Pines Municipal Golf Course, and Torrey Pines State Park.

4.2 NEIGHBORHOOD STREET SYSTEM

The proposed street system for Neighborhood 8C is depicted in Figure 4-1, *Circulation Plan*, and described below.

4.2.1 Street Classifications and Designs

Carmel Creek Road is the primary circulation road for the Neighborhood 8C Precise Plan. Extending north from its intersection with Carmel Mountain Road, Carmel Creek Road, if extended, will be constructed as a four-lane major with a 98-foot right-of-way and a 14-foot wide raised median or turn lane. On Carmel Creek Road, bicycle travel will be accommodated in a marked lane next to the curb, and on-street parking shall not be permitted in designated bike lanes. Pedestrians will be accommodated by sidewalks parallel to the roadway. For a discussion of the parkway design treatment along residential streets and project entries, see Chapter 5.0, DESIGN ELEMENT. The remainder of the circulation system is comprised of local public and private streets (not illustrated) in detached residential projects, including conventional streets and cul-de-sacs. Figures 4-2A and 4-2B, *Street Cross-Sections*, illustrate the typical design of project streets.

The Neighborhood 8C street system is designed with adequate capacity to accommodate projected traffic volumes, and intersections will be designed to accommodate turning movements as needed. All public streets within the Precise Plan area will be constructed to City standards and will be dedicated to and maintained by the City of San Diego. The residential area of Neighborhood 8C will be served by private streets with gated entries, maintained by a homeowners' association or maintenance organization.

4.2.2 Area Coordination

The design of circulation system streets requires coordination with surrounding development areas. These situations include: a) the possible extension of Carmel Creek Road to the east; and b) the construction of Carmel Creek Road to the south to connect with its existing termination point at the Carmel Valley/Sorrento Hills community boundary. Coordination will encompass street alignments, roadway cross-sections including bicycle and pedestrian paths, grades and grading, design treatments, and traffic controls as appropriate.

4.2.3 Sound Attenuation Considerations

Portions of Neighborhood 8C adjacent to the possible extension of Carmel Creek Road may exceed the City's noise criteria of 65 CNEL exterior and 45 CNEL interior for maximum acceptable noise levels for residential uses. Areas that are subject to future exterior noise levels in excess of City standards shall require that mitigation measures, such as increased building setbacks, sound attenuation walls, berms, or a combination thereof, be implemented in these areas to mitigate noise levels to acceptable levels. An acoustical analysis shall be required for all future tentative maps identified in the accompanying EIR as having the potential for exposure

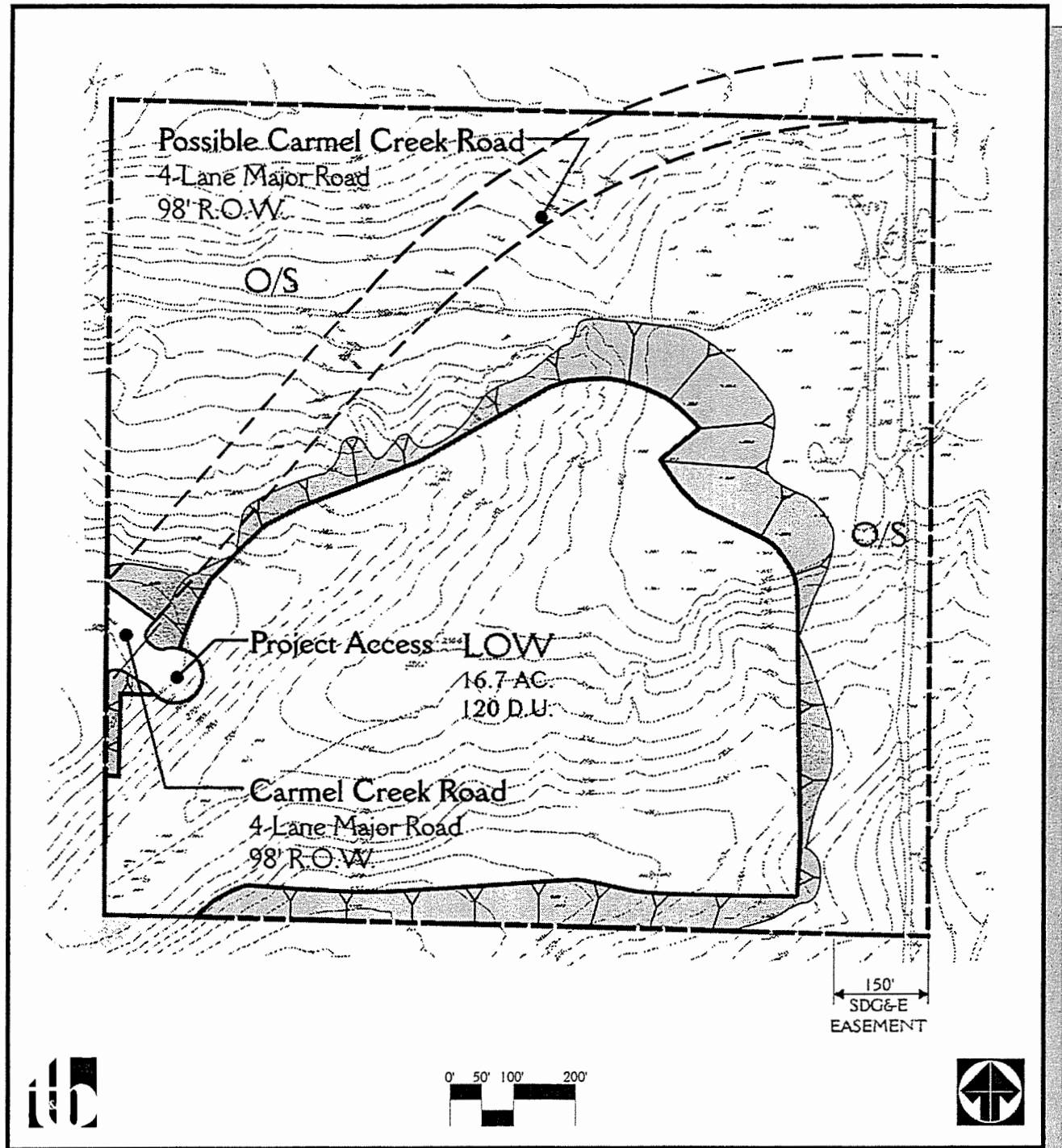
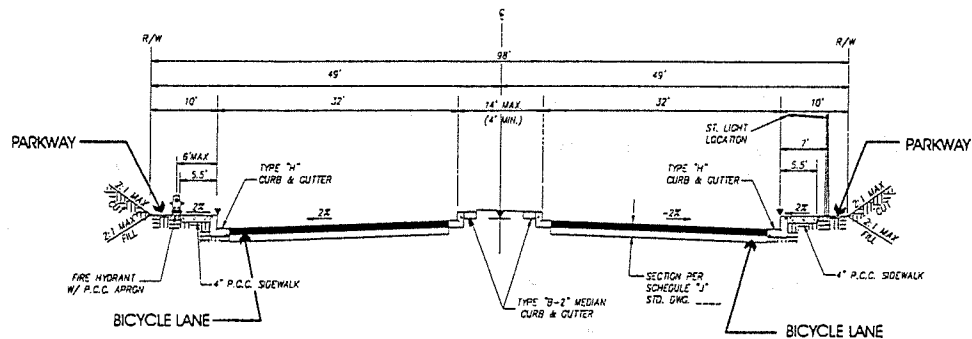


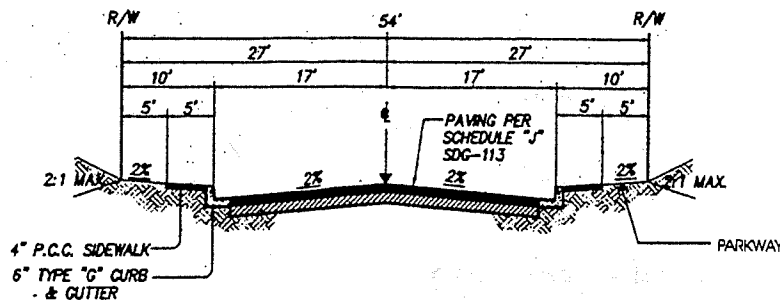
Figure 4-1
Circulation Plan

Circulation Element



CARMEL CREEK ROAD STREET SECTION

N.T.S.



TYPICAL STREET SECTION

MAY BE PUBLIC OR PRIVATE

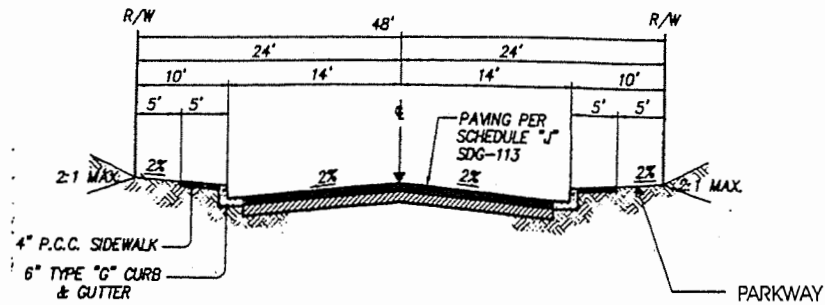
N.T.S.

NOTE: SUBJECT TO CITY APPROVAL, 4' WIDE NONCONTIGUOUS SIDEWALKS WITHIN A 10-FT. CURB TO PROPERTY LINE DISTANCE MAY BE PROVIDED ON STREETS AA THROUGH GG.

 Project Design Consultants

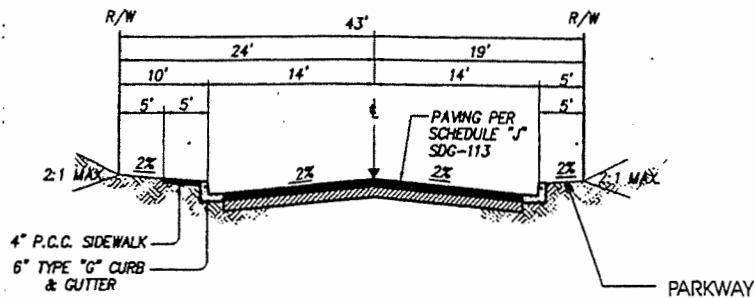
Figure 4-2A
Street Cross Sections

Circulation Element



TYPICAL STREET SECTION

PARKING ONE SIDE ONLY
MAY BE PUBLIC OR PRIVATE
N.T.S.



TYPICAL STREET SECTION

PARKING ONE SIDE ONLY
SIDEWALK ONE SIDE ONLY
MAY BE PUBLIC OR PRIVATE
N.T.S.

NOTE: SUBJECT TO CITY APPROVAL, 4' WIDE NONCONTIGUOUS
SIDEWALKS WITHIN A 10. FT. CURB TO PROPERTY LINE
DISTANCE MAY BE PROVIDED ON STREETS AA THROUGH GG.

 Project Design Consultants

Figure 4-2B
Street Cross Sections

Circulation Element

to adverse noise levels. Any mitigation recommendations contained in the acoustical analysis shall be required as conditions of approval for all tentative maps and planned development permits so affected.

4.3 ALTERNATIVE TRANSPORTATION MODES

The Carmel Valley Community Plan stresses the importance of transportation alternatives to the automobile, including public transit, bicycle travel, and pedestrian movement. Complete transit, bikeway, and pathway systems are proposed in the community of Carmel Valley. The automobile, transit, bicycle, and pedestrian facilities are to be developed in an integrated network, providing a balanced transportation system assuring mobility and access to all parts of the community. Utilization of alternative modes of transportation can conserve energy, lessen air pollution, and reduce auto traffic volumes.

4.3.1 Mass Transit

Transit includes a number of travel alternatives such as local bus or tram service, para-transit, and dial-a-ride. Under the Carmel Valley Community Plan, a regional transportation terminal is proposed in the Carmel Valley Town Center (Neighborhood 9). Park-and-ride facilities to serve car pools and transit riders are sited at the Town Center community park and at the I-5/Carmel Valley Road intersection. In addition, the I-5/Carmel Valley Road park-and-ride is proposed for future expansion. A bus line is proposed to link Carmel Valley and North University City. A bus stop is planned at Del Mar Highlands Town Center, located at the intersection of Del Mar Heights Road and El Camino Real, approximately 2½ miles north of Neighborhood 8C.

Public transit will be provided by the Metropolitan Transit Development Board (MTDB). A loop within Carmel Valley could include El Camino Real and Carmel Mountain Road to the west of the Precise Plan area. Local bus or tram routes could potentially use Carmel Creek Road if it is connected through to the east. MTDB and the North County Transit District (NCTD) will conduct a joint study during 1998 to identify recommendations for implementing transit service.

4.3.2 Bicycle Circulation

Bicycle lanes are proposed along Carmel Creek Road. These bike lanes link the neighborhood to the community bike route network to the southwest and outside activity centers. Bicycle lanes within Carmel Creek Road should be marked and signed according to City standards.

4.3.3 Pedestrian Circulation

A pedestrian circulation system is proposed for Neighborhood 8C. Linkages to the community-wide pedestrian system are possible through a network of sidewalks along Carmel Creek Road, if this road is extended. Local street and subdivision design should reinforce the overall Precise Plan pedestrian network by providing clear and direct access to the established Precise Plan network. Local street and subdivision design will not try to duplicate or recreate alternative circulation routes.

The pedestrian network incorporates the following elements:

- Pedestrian street crossings at delineated crosswalks in conjunction with project entries.
- Sidewalks within Carmel Creek Road and on all local streets, implemented through neighborhood street improvements.
- Ties to the sidewalks on major and collector streets in Sorrento Hills and adjacent neighborhoods of Carmel Valley, if Carmel Creek Road is extended to the east.

5.0 DESIGN ELEMENT

5.1 COMMUNITY-WIDE DESIGN OBJECTIVES

The design elements in this chapter establish design objectives, guidelines, and conceptual design solutions to assist designers, builders, developers, and review agencies in implementing the Neighborhood 8C Precise Plan. The design elements are designated by the Carmel Valley Planned District Ordinance (PDO) as guidelines to assist City staff in reviewing the design of development projects in Neighborhood 8C.

The overall goal of the DESIGN ELEMENT is to create a high-quality neighborhood that will contribute to the community identity of Carmel Valley as a whole. The design objectives and the neighborhood design approaches provided in this chapter articulate the means to achieve this goal. These design guidelines are formulated to give design guidance while also allowing design flexibility. Detailed solutions in site planning, landscaping, and building design should conform to neighborhood-level design concepts, while being responsive to individual conditions and project-level concerns.

The basic premise of this chapter is to outline a series of unifying design considerations that should be addressed in all design solutions. Architectural styles and design motifs are at the discretion of the particular development team and are not a mandatory requirement of these guidelines. All proposals illustrated here, including grading, drainage, landscaping, and conservation, are general or conceptual in nature and are subject to refinement and modification during the Tentative and Final Map stages.

5.1.1 General Objectives

The following general objectives should be considered in the design of Neighborhood 8C site plans, buildings, and landscapes:

- Incorporate conservation practices into the design and maintenance of buildings and landscapes. Conservation practices include such measures as grouping plant materials with similar water requirements, installing efficient irrigation systems, and orienting buildings to take advantage of solar exposure.
- Maximize view opportunities from homes and public rights-of-way while accommodating a maximum of 120 units.
- Apply design solutions to mitigate noise and visual impacts, as necessary, stemming from neighborhood and community facilities, such as the SDG&E utility easement and Carmel Creek Road.

5.1.2 View Enhancement

View enhancement guidelines should be considered in order to encourage public and private view opportunities. Some residential lots in Neighborhood 8C could offer views westward toward the Pacific Ocean.

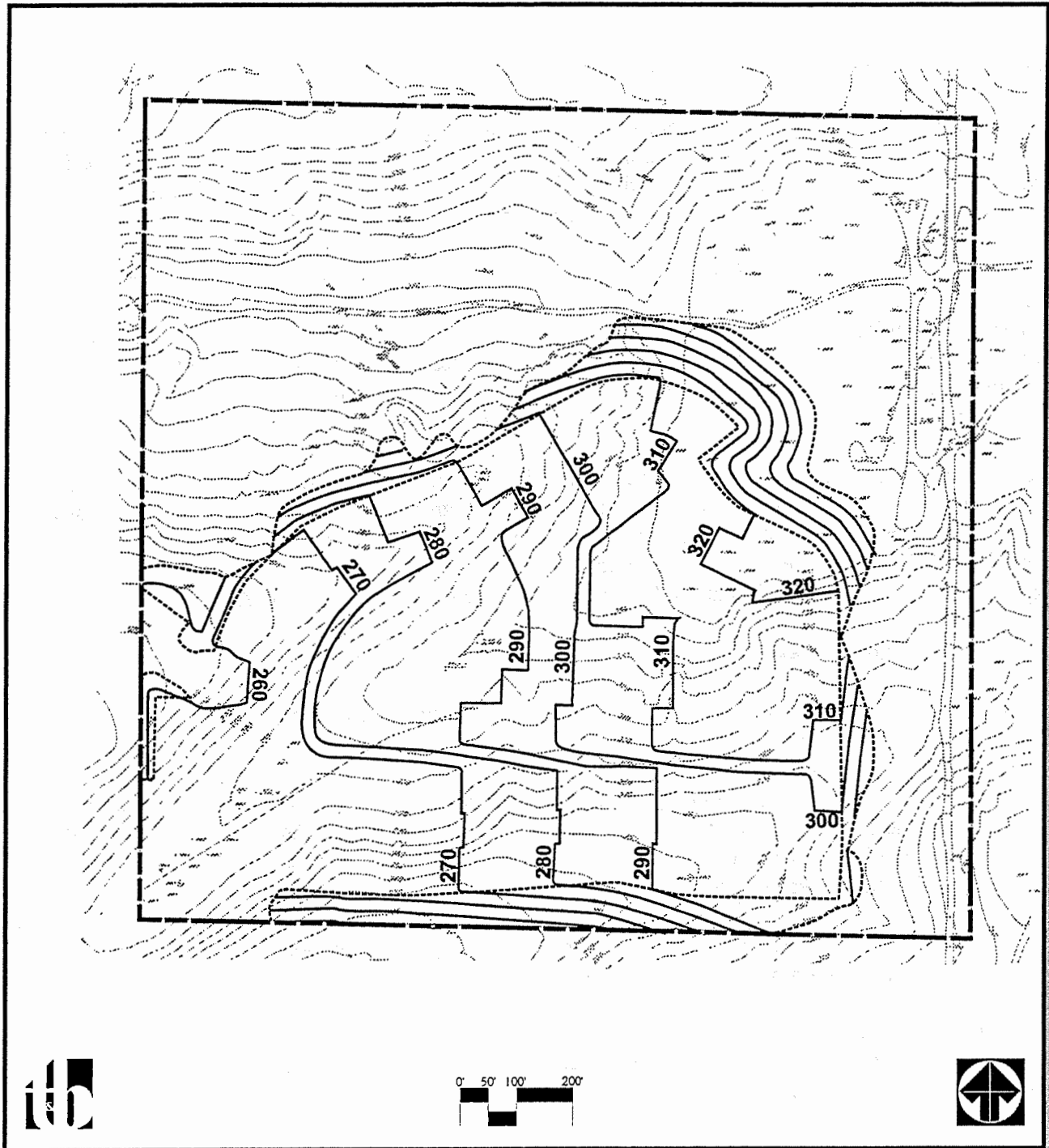


Figure 5-1
Grading Concept Plan

Design Element

The view enhancement design approach for the neighborhood includes:

- Site design to encourage views from the residential areas in Neighborhood 8C.
- Site design to encourage views from the SDG&E open space easement and along portions of Carmel Creek Road, if Carmel Creek Road is extended.
- Preservation of open space within the SDG&E easement and the area north of Carmel Creek Road.

5.1.3 Neighborhood Identity

Guidelines should be considered in order to create a neighborhood identity which contributes to the overall identity of the Carmel Valley community. This design approach includes:

- A coherent streetscape for Carmel Creek Road, if extended, consistent with the Carmel Valley design program.
- Aesthetic, identifiable neighborhood entrances.

5.2 GRADING GUIDELINES

This section outlines the objectives, concepts and guidelines for grading within the Neighborhood 8C Precise Plan.

5.2.1 Grading Objectives

The grading concepts are based on the following objectives:

- For those graded slopes immediately adjacent to the SDG&E easement, produce the graded slopes where possible so that the dwelling units or a road are at the bottom of the graded slope. This will create a topographic difference between the dwelling units and the utilities within the easement.
- Encourage view opportunities, where possible, in the developed portions of the site by providing a tiered or stepped grading concept to create terraced lots.
- Provide gradients for City streets and adequate sight distances at street intersections which meet City of San Diego standards.
- Avoid disruption of the SDG&E easement by retaining existing underground pipes and overhead lines at existing grades.

- Seek to balance cut and fill within the context of a grading plan. If a balanced grading operation is not possible, an appropriate materials import or export site shall be identified.

5.2.2 Grading Concept

Figure 5-1, *Grading Concept Plan*, illustrates the grading concept for Neighborhood 8C. The grading plan is dictated, in part, by the need to grade Carmel Creek Road to connect to adjacent westerly off-site segments of this roadway. Under the grading concept, some terraced lots are created where possible that step development generally from low points in the southwest of the site to high points on the mesa in the northeast portion of the site. This stepping technique attempts to mimic the natural contours of the site. The SDG&E utility easement is retained in its existing condition at existing grades.

The *Grading Concept Plan* shows sheet grading on a macro scale for Neighborhood 8C. The individual Tentative Map(s) will refine the plan to reflect parcel specific development programs.

5.2.3 Grading Standards

The standards discussed below apply to the design and implementation of grading in Neighborhood 8C. Figure 5-2, *Manufactured Slope Treatments*, and Figure 5-3, *Slope Treatment Map*, identify the location and treatment of slopes created for the Neighborhood 8C Precise Plan.

- Conventional straight slope faces should be used where slopes are within the interiors of Neighborhood 8C or are only moderately visible to the community. Such slopes will have a maximum gradient of 2:1, except that interior slopes less than five feet high may be a maximum of 1½:1. Undulation and rounding are encouraged on highly visible manufactured slopes. The location of these conventional and contoured slopes are shown on Figure 5-3. The rounded contour slope treatment is depicted on Figure 5-2.
- Flatten and round slope banks at neighborhood entries to create attractive entries and provide adequate site distances for motorists.

5.3 DRAINAGE GUIDELINES

This section describes the Neighborhood 8C drainage plan through objectives, concepts and guidelines. The drainage proposals set out in this section are based on the Carmel Valley Specific Drainage Plan and subsequent investigation of drainage requirements for Neighborhood 8C. Because the final drainage plan involves engineering analysis and design of detailed elements, a concept design is not appropriate for the Precise Plan. The details of the drainage plan will, however, be a critical part of the approved Tentative Map. For this reason, the objectives, concepts, and guidelines are outlined below.

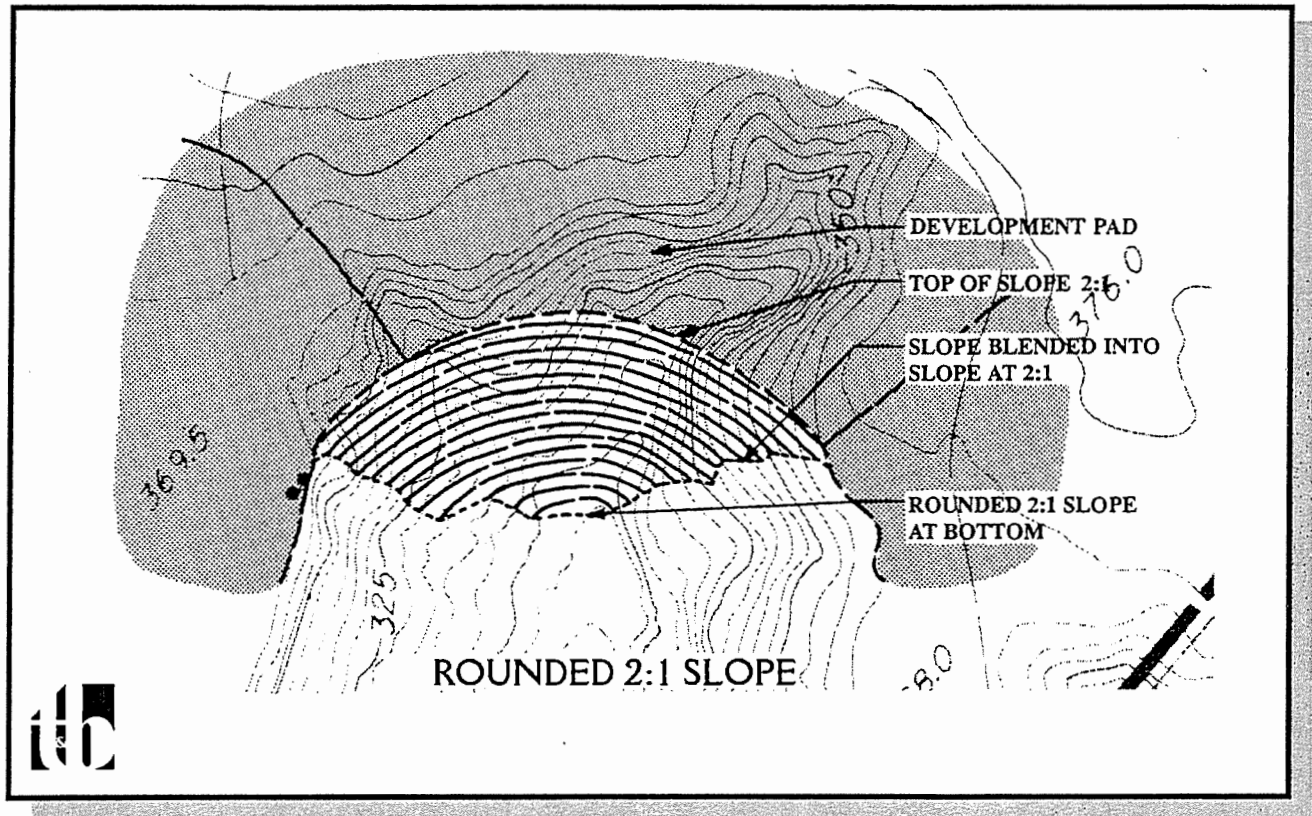


Figure 5-2
Manufactured Slope Treatments

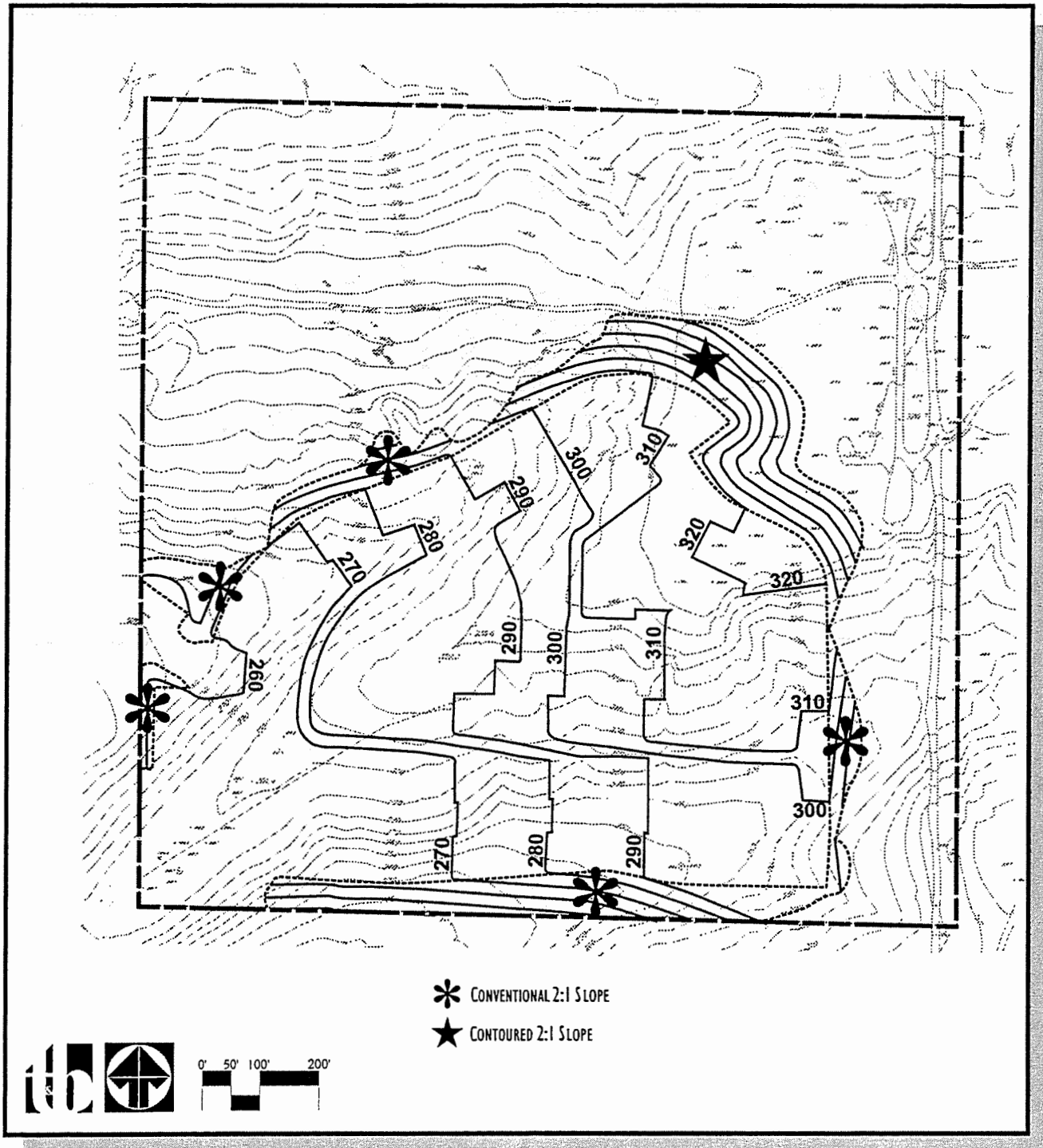


Figure 5-3
Manufactured Slope Treatment Map

Design Element

5.3.1 Drainage Objectives

The following objectives provide the basis for the drainage concept:

- Maintain the basic drainage pattern from the existing to development conditions. Minimize diversion of flows from existing drainage courses.
- Control soils erosion of and sedimentation from steep natural slopes and manufactured slope banks.
- Minimize runoff pollution from developed areas and mitigate pollution impacts on Los Peñasquitos Lagoon.

5.3.2 Drainage Concept

The proposed drainage concept generally conforms to the existing drainage pattern, with no significant diversion. The natural and developed project site drains, and will continue to drain, southwesterly. Storm drains will be installed in local residential streets and Carmel Creek Road to handle runoff. Also, some storm drains installed south of Neighborhood 8C in the Torrey Hills development of Sorrento Hills will be extended into the Precise Plan area to direct runoff southwesterly. Runoff from the SDG&E utility easement in the eastern Precise Plan area will be directed around the development pads by a brow ditch.

According to the Carmel Valley Planned District Ordinance, approval of the Tentative Map in Neighborhood 8C is subject to City approval of a comprehensive drainage plan for the entire area prior to recordation of a Final Map. This plan will show both temporary and permanent drainage facilities which are to be installed to control or mitigate soil erosion, silting of lower slopes, slide damage, and flooding problems. In addition, the drainage and sedimentation plan for Carmel Valley should be considered.

5.3.3 Drainage Guidelines

On the project or subdivision basis, the following guidelines are to be incorporated into the design and implemented during construction to reduce runoff and minimize erosion:

- Comply with current drainage design policies set forth in the City Drainage Design Manual.
- Create temporary desiltation basins where necessary to minimize erosion and prevent sediment transport, until the storm drain system is in place and streets are paved.
- Landscape all exposed, manufactured slopes per City of San Diego erosion control standards.
- Phase grading operations and slope landscaping to reduce the susceptibility of slopes to erosion.

- Control sediment production from graded building pads with hay bales, temporary desilting basins, jute matting, sandbags, bladed ditches, or other appropriate methods.

5.3.4 Detention/Desiltation Basins

Detention basins, temporary desilting basins, and associated drainage facilities such as pipelines are permitted uses in all areas designated as open space in the Neighborhood 8C Precise Plan. However, pump stations shall not be permitted within the SDG&E easement. If required to be constructed, detention basins should be inspected after major storms, then cleaned and maintained as needed by the developer(s) for a one-to two-year period. Maintenance may consist of removing settled material from the basins after major storm events and shall be the responsibility of the developer. Following the developer maintenance period, if the system has a record of satisfactory performance, ownership of any permanent facilities may be accepted by the City of San Diego. At that time, maintenance shall be conducted by the City's streets division or other appropriate City division, with funds collected through a line-item charge on water bills throughout the City. Access for maintenance would typically be via proposed streets.

During construction, the desilting basins generally will be located at drainage confluence points to intercept storm water runoff from graded areas. The Tentative Map applicant shall provide access to all basins to the satisfaction of the City Engineer. Dissipaters may be used as needed at discharge points to control downstream erosion.

5.4 ARCHITECTURAL DESIGN GUIDELINES

As indicated in Figure 2-1, *Land Use Plan*, the Precise Plan is designed to accommodate single family detached residential homes. These homes will be constructed in conventional subdivisions. The following objectives provide the basis for the detached housing design guidelines:

- Encourage view opportunities.
- Create residential project identity while contributing to the overall character of Neighborhood 8C.

The development area of Neighborhood 8C should be developed in conformance with the SF3 Zone according to the provisions of the Carmel Valley Planned District Ordinance (PDO). Zoning district density regulations and development controls are set forth explicitly in Section 6.3 of this document.

In addition to the zoning regulations, the following design guidelines shall be considered in the design, review, and approval of subdivision maps and development plans:

- Neighborhood 8C should be given a distinct identity through similar design treatments, delineation of project boundaries and project entries.
- The perimeter design should reflect friendly interfaces with the community and neighborhood elements (such as collector streets and natural open spaces).

- Site planning shall encourage residential view opportunities, where possible, through designs that consider topographic conditions and open space.
- Street alignments shall be adapted to topographic conditions and the character of each residential development within project site. Attention should be given to the design of intersecting streets, stopping sight distances, and alignment curvatures, not only to meet City standards and policies, but also to maximize visual appeal and safety.
- Access to residential lots may be provided by private, gate guarded streets. Special attention shall be given to the siting of houses on the lots and the placement of driveways to permit adequate distances between driveways in order to accommodate on-street parking.
- The use of a selected landscape palette shall be encouraged to enhance streetscenes, project entries, and slopes visible to the public.
- The design of buildings, fencing and streetscenes shall be coordinated to create an overall project theme or atmosphere, while permitting a variety of floor plans and individuality in unit exteriors and yards. Scale, colors, materials, and architectural style should be compatible, although these elements may vary on a neighborhood-wide scale. Architecture should be harmonious to the neighborhood, while encouraging diversity to create visual interest and charm.
- If Carmel Creek Road is constructed, all housing located adjacent to this right-of-way shall be buffered from noise and traffic.

5.5 LANDSCAPE DESIGN GUIDELINES

5.5.1 Landscape Design Objectives

The design of landscape and streetscape should be based on the following objectives:

- Create an identifiable neighborhood that complements this Precise Plan area as a whole through establishment of a landscape theme.
- Where Neighborhood 8C roadways extend from or are part of streets in adjacent neighborhoods, provide adequate visual transitions and continuity with streetscapes in these areas.
- Provide visual and noise buffers, where required.
- Soften the visual effect of hardscape, slopes, and walls through the provision of landscaping.

- Provide bicycle and pedestrian travel within the rights-of-way by providing safe, efficient pathways with visual attraction. Pedestrian walkways should be separated from vehicular travel lanes and bicycle lanes should be clearly marked.
- Design parkways and sidewalks to be cost-effective to install and practical to maintain.
- Enhance desirable views and screen undesirable views.

In addition, the following objectives should be considered in all public and private landscape design:

- Employ water conservation principles in landscape design by grouping plants with similar water needs and by providing efficient irrigation systems where irrigation is necessary.
- Stabilize and beautify manufactured slopes with landscaping.
- Provide transitional landscaping where revegetation is not required at interfaces between graded and natural open space areas.

The landscape and streetscape of Neighborhood 8C should be aesthetically pleasing. Along residential streets, a parkway effect may be achieved by integrating landscaping, grading, and other design techniques.

5.5.2 General Landscape Design Concepts

Neighborhood 8C should be landscaped with a compatible plant palette of trees, shrubs and ground covers. Once a particular plant or plant combination is used for a particular application, it should be repeated in similar areas of the Precise Plan area to reinforce a sense of neighborhood cohesion. Landscape design should not, however, result in monotony or lack of variety or biological diversity.

Landscape and streetscape elements should be used to create visual continuity throughout Neighborhood 8C, though care should be taken to avoid a monotonous appearance. Long slope faces will be varied through accent plantings and/or setback changes. Similarly, lengthy walls and fences should be broken up visually by pilasters, accent plantings, and/or subtle color or materials changes.

5.5.3 Plant Palette

Neighborhood Entries

ACCENT TREES

<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Gleditsia tricanthos</i>	Honey Locust
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Leptospermum larvigatum</i>	Australian Tea Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Prunus cerasifera</i> "Krauter Vesuvius"	Purpleleaf Plum

Tipuana tipu Tipu Tree

SHRUBS

Abelia grandiflora Glossy Abelia
Agapanthus africanus Lily of the Nile
Bougainvillea spp Bougainvillea
Hemerocallis spp Day Lily
Pittosporum tobira "Wheeler's Dwarf" Pittosporum
Raphiolepis indica "Springtime" Indian Hawthorne

ACCENT VINES

Bignonia cherere Trumpet Vine
Bougainvillea "San Diego Red" Bougainvillea
Calliandra tweedii Trinidad Flame Bush
Jasminum polyanthemum Jasmine

Neighborhood Streetscape

STREET TREES

Alnus rhombifolia White Alder
Koelreuteria paniculata Golden Rain Tree
Platanus acerifolia "Bloodgood" London Plane Tree
Podocarpus gracilior Fern Pine
Pyrus calleryana Ornamental Pear

Interior Slopes

TREES

Agonis flexuosa Peppermint
Arbutus unedo Strawberry Guava
Eucalyptus sideroxylon Pink Ironbark
Melaleuca leucadendron Cajeput Tree
Pinus torreyana Torrey Pine
Tristania conferta Brisbane Box

SHRUBS

Abelia grandiflora Glossy Abelia

<i>Acacia longifolia</i> "Sydney Golden Wattle"	Acacia
<i>Acacia redolens</i>	Acacia
<i>Bougainvillea spp</i>	Bougainvillea
<i>Ceanothus griseus horizontalis</i>	Carmel Creeper
<i>Cistus spp</i>	Rockrose
<i>Lantana montevidensis</i>	Lantana
<i>Leptospermum scoparium</i>	Tea Tree
<i>Myoporum pacifica</i>	Myoporum
<i>Pyracantha</i>	Pyracantha
<i>Raphiolepis indica</i>	Indian Hawthorne

GROUND COVER

<i>Myoporum parvifolium</i>	Prostrate myoporum
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Perimeter Slopes (slopes adjacent to natural open space)

Slopes adjacent to open space shall be hydroseeded with a mix of native and naturalized plant material to blend with either the coastal sage scrub or chaparral plant communities.

COASTAL SAGE SCRUB MIX

<i>Artemesia californica</i>	Coastal Sagebrush
<i>Encelia californica</i>	Bush Sunflower
<i>Enogonum fasciculatum</i>	California Buckwheat
<i>Enogonum parvifolium</i>	Sea Cliff Buckwheat
<i>Enophyllum confertiflorum</i>	Golden Yarrow
<i>Eschscholzia californica</i>	California Poppy
<i>Helianthemum scoparium</i>	Rush Rose
<i>Lotus scopanus</i>	Deerweed
<i>Lupinus bicolor</i>	Pygmy-Leaf Lupine
<i>Lupinus succulentus</i>	Arroyo Lupine
<i>Mimulus puniceus</i>	Bush Monkeyflower
<i>Salvia mellifera</i>	Black Sage
<i>Vulpia microstachys</i>	Small Fescue

CHAPARRAL MIX

<i>Enophyllum confertiflorum</i>	Golden Yarrow
<i>Eschscholzia californica</i>	California Poppy

<i>Helianthemum scoparium</i>	Rockrose
<i>Leymus condensatus</i>	Giant Wild Rye
<i>Lupinus condensatus</i>	Arroyo Lupine
<i>Lotus scoparius</i>	Deerweed
<i>Mimulus puniceus</i>	Bush Monkeyflower
<i>Salvia apiana</i>	White Sage
<i>Salvia mellifera</i>	Black Sage
<i>Sisyrinchium bellum</i>	Blue-Eyed Grass
<i>Vulpia microstachys</i>	Small Fescue

5.5.4 Streetscape Landscaping

By establishing objectives and conceptual plans for unified landscape and streetscape elements, development of the Neighborhood 8C Precise Plan area can more easily achieve the overall design objective of creating an identity for this neighborhood while contributing to the overall character of Carmel Valley. It should be noted, however, that all landscape and streetscape recommendations included in this Precise Plan document are subject to refinement and modification during the development plan/subdivision map stages of project implementation.

For the streetscape, these landscape design guidelines focus on the streetscape of the possible Carmel Creek Road extension through Neighborhood 8C. Engineering design of this roadway and other public streets in Neighborhood 8C is discussed in Section 4.2 of this document. A number of elements make up streetscape design, including alignment, orientation, grading, and drainage (as discussed earlier in this document), and landscaping. A key component of a streetscape's image is its landscaping. Streetscape landscaping should include accent plantings and/or slope plantings as appropriate to the condition.

A parkway effect may be achieved on residential streets through landscaping of non-paved right-of-way areas, and slopes. The area between street curbs and the property line shall be landscaped except for vehicle access ways and sidewalks. Planting and grading shall create a variety of depths. Plant materials along the top edges of slopes shall be used to either frame or mask views, as appropriate. Trees within the public right-of-way must conform to the City's approved street tree list.

The design approach for the possible extension of Carmel Creek Road is based on the following objectives:

- Create an interesting streetscape for those traveling on Carmel Creek Road by providing street trees in the parkway and median.
- Develop identifiable entries to the development area through the possible provision of accent plantings and entry monumentation.
- Provide for efficient and safe automobile, bicycle, and pedestrian travel within the right-of-way. Landscaping should not obstruct views for motorists, bicyclists, or pedestrians.

- Complement adjacent neighborhoods both functionally and aesthetically by providing a complementary landscape theme.

5.5.5 Residential Project Entries

The residential community of Neighborhood 8C should be provided with monument signage to create project identity from Carmel Creek Road. Figure 5-4, *Typical Project Entry*, illustrates the type of entry that will be proposed in Neighborhood 8C. Project entry signage should be complementary to other Carmel Valley neighborhood entrances for color, materials, typeface, and style. Accent plantings at entries should include trees that are distinctive in form, color or some other visual characteristic, and provide a contrast to the adjacent street tree(s). A clustering of accent trees and shrubs should be used to frame views. Ground covers and shrubs should provide transitions from the native plantings.

Property walls at project entries should be set back and entry signage may be mounted on the walls, or alternately on monument walls. Signs should be front lighted using a wash-effect. Accent plantings should frame and accentuate the entrance area and entry sign, while contributing to the parkway landscaping effect. Use of a landscaped median, enhanced paving, and/or a gate at project entries may be provided, but are not required. Sight distances shall be considered in the design of all project entrances. Maintenance of project walls, fences or entry monuments shall be the responsibility of private owners or a homeowners' association.

5.5.6 Landscape Buffer Zones

Landscape buffers shall be provided as visual screening where needed. Tree stands or shrub massings should be non-deciduous, with a growth pattern low to the ground. Alternatively, bi-level plantings of non-deciduous trees with shrubs below may be utilized. Landscaping may be used in combination with elevation changes (slopes or berms) or walls to create effective buffers.

Where manufactured slopes meet existing slope conditions, the following planting types should be used:

- **Transitional Plantings:** To provide a transition between manufactured slopes and natural open space on highly visible slopes adjacent to the SDG&E easement or along the southerly property boundary, transitional plantings should be used. Transitional plantings consist of ornamental interior slope plantings, revegetated exterior slope plantings, or a combination thereof. Species adjacent to natural open space should be non-invasive and fire retarding, with potentially high moisture content and producing a minimum volume of fuel for fires. An informal planting pattern should be employed, visually blending into the natural vegetation.
- **Revegetated Plantings:** Native or naturalized plant materials should be utilized to revegetate disturbed natural areas on exterior slopes adjacent to natural open space. Non-native plant materials are not permitted adjacent to off-site natural open space. Revegetated plantings should be effective in erosion control and require no irrigation once they become established.

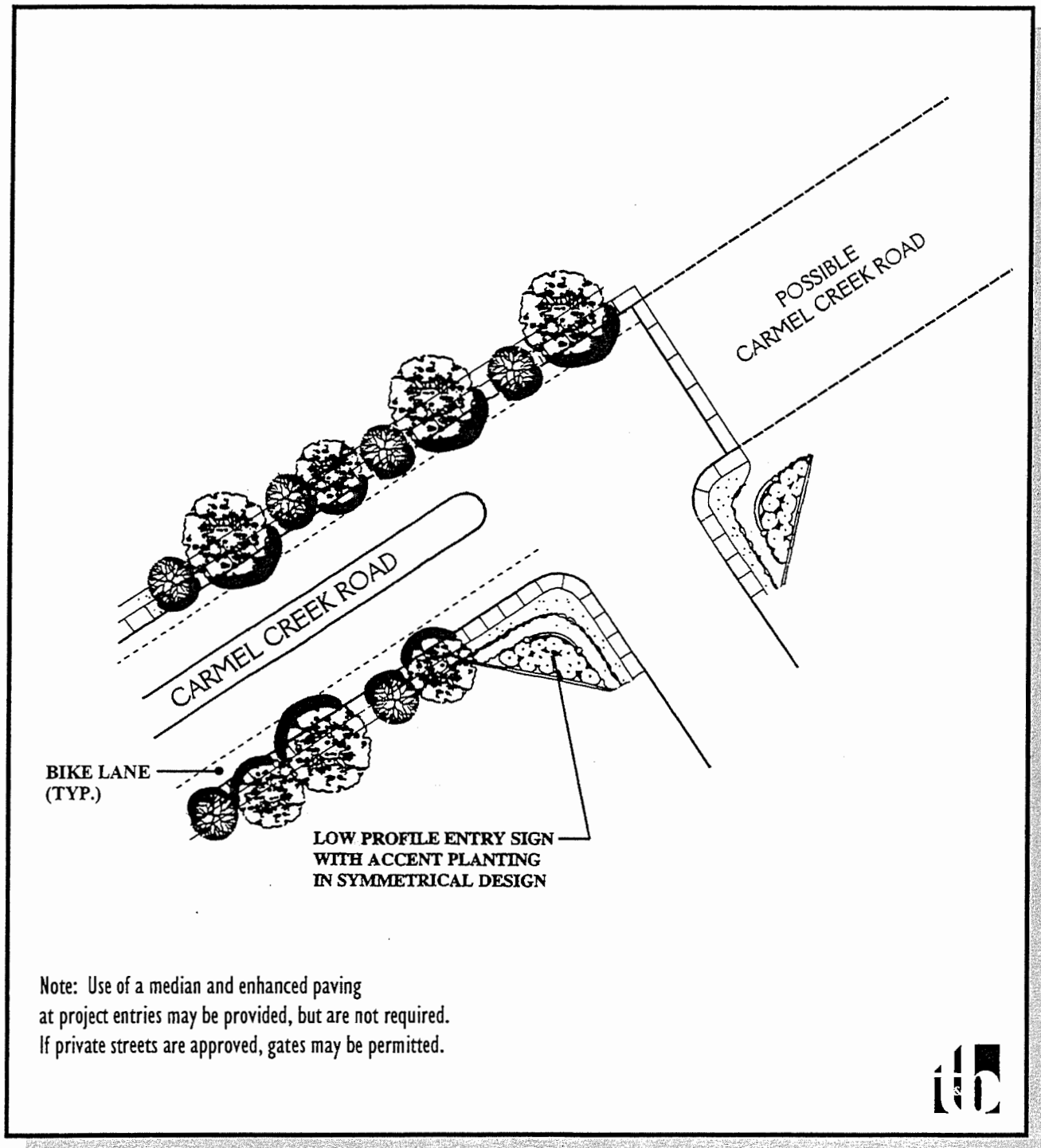


Figure 5-4
Typical Project Entry

5.5.7 Manufactured Slope Treatments

Manufactured slopes should be landscaped with native plant species where they interface with natural open space. Naturalized species may be included on manufactured slopes, but should not occur adjacent to natural open space. Manufactured slopes may be graded as shown in Figure 5-2, *Manufactured Slope Treatment*, and identified in Figure 5-3, *Manufactured Slope Treatment Map*, to create a transitional landform between the graded slopes and the existing natural topography. Plantings on slopes adjacent to open space shall reflect the natural vegetation found in the near vicinity. The plant palette selected for revegetating these slopes should be visually compatible with the surrounding natural landscape and allow for transitional slope coverage, natural ecological succession and, ultimately, a mature plant community that integrates with the undisturbed natural areas.

An artificially-appearing manufactured slope outline should be avoided by using plant species that are similar in appearance to those on adjacent natural slopes. Such plantings will create a sense of undulation and visual relief along the vertical planes consistent with the characteristics of the surrounding hillsides.

The Carmel Valley Planned District Ordinance requires preparation of a landscaping and irrigation plan for all graded slopes to provide for rapid stabilization. Plant material on graded areas should be selected to control erosion, stabilize banks, and provide a visually pleasing background. Plant palettes should incorporate drought-tolerant plant species that require minimal maintenance. Groundcovers and seed mixes should be used to provide consistent cover. In addition, consideration should be given to arranging trees and plant masses to avoid blocking views and vistas.

5.5.8 SDG&E Easement

A 150-foot wide San Diego Gas & Electric Company (SDG&E) easement, containing electrical transmission lines as well as buried gas and fuel lines, is located along the eastern boundary of the Precise Plan area. The cross-section shown on Figure 5-5, *Powerline Easement Cross-Section*, illustrates the landscape treatment that should occur between the easement and portions of the residential development in Neighborhood 8C. Elevation changes and screen plantings are encouraged to provide a transition between the natural open space of the easement and the ornamental plantings in the adjoining residential neighborhood.

5.5.9 Plant Placement and Selection

The following guidelines apply to placement of plantings in the landscape design:

- The spacing of trees, shrubs, and ground covers should be appropriate to the plant material species used and should conform to City standards.
- Plant materials should be spaced to avoid interference with adequate area lighting or restrict access to emergency apparatus, such as fire hydrants or fire alarm boxes. Proper spacing should also ensure unobstructed access for vehicles and pedestrians.

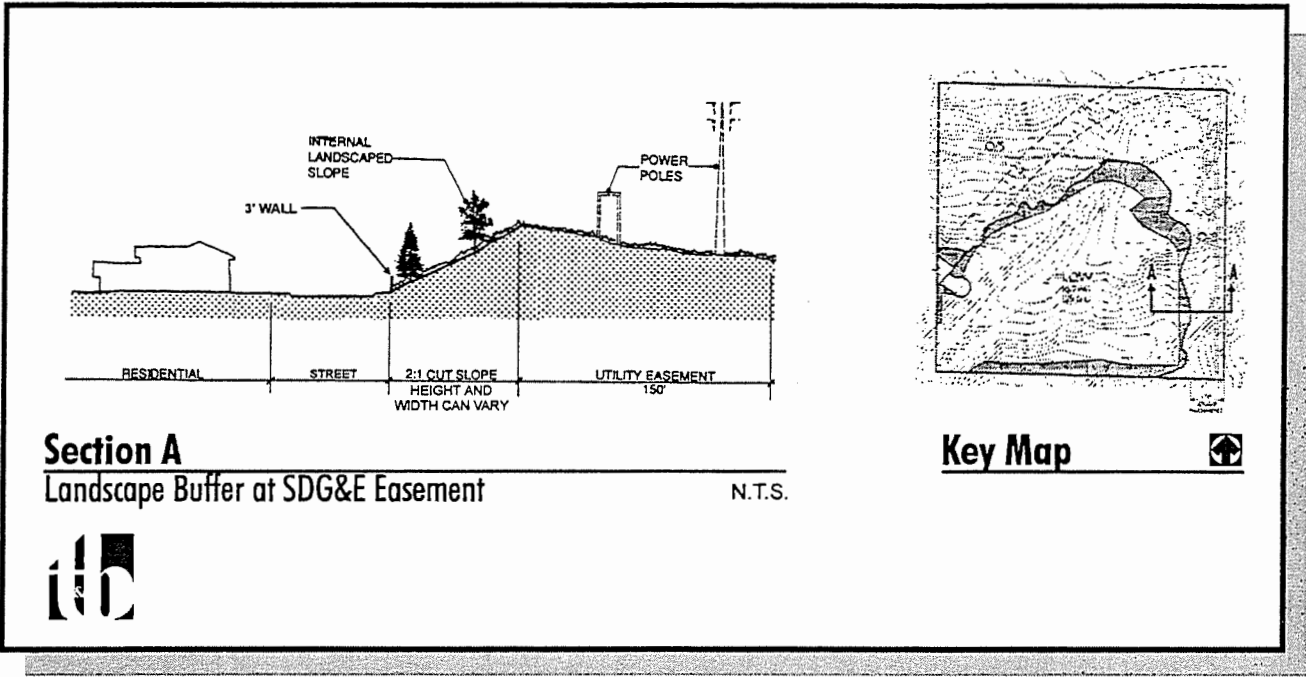


Figure 5-5
Powerline Easement Cross Section

Design Element

- The selection and placement of plants shall take into consideration sight distance criteria for motorists, particularly at project entries.
- The location and spacing of plantings shall consider solar access and energy conservation (see Section 5.8, *Unit-Wide Conservation*).
- The placement of plants along the edges of natural slopes (see also Section 5.6 regarding Brush Management) should be done in an organic pattern, as opposed to a geometric pattern, to provide a gradual transition from revegetated manufactured slopes to existing natural vegetation on-site.

The general criteria to be used in determining appropriate plant selections are listed below. For plantings in street rights-of-way and other public spaces, plant species should be approved by the City's Parks and Recreation Department. Plant materials should be grouped according to their requirements for sun exposure and water requirements. Drought tolerant and native plant species should be used in areas that abut natural open space. In addition, in selecting specific plant materials for a certain location, consideration should be given to ensuring that the plants are aesthetically compatible with each other, relatively maintenance-free, visually pleasing, and appropriate in form, color, and texture. Plants that are adapted to the climatic and soil conditions of the Carmel Valley area should be used.

Plant size should be per the City's adopted Landscape Technical Manual, Vegetation Section. All plants should be adapted to the micro climatic, soils and drainage conditions of the area in which they are planted. Trees should exhibit a trunk caliber adequate to support their foliage crowns, while shrubs should exhibit a balanced and uniform growth pattern. Groundcover rooted cuttings should be healthy, vigorous, and well-rooted. Selection of deciduous and non-deciduous species should consider the tree's landscape function.

All plants should be provided in accordance with the California State Department of Agriculture's regulations for nursery inspections, rules and grading. All plants should have a habit of growth normal to that species and should be sound, healthy, vigorous, and free of insect infestations, plant diseases and objectionable disfigurements. They should have normal well-developed branch systems and vigorous and fibrous root systems which are not root or pot bound.

5.5.10 Landscape Maintenance

All planting areas should be maintained in a weed-free and debris-free condition, and adjacent walkways should be kept clear of debris from maintenance operations, erosion runoff, and windblown debris. The subdivider shall enter into a bonded landscape maintenance agreement, agreeing to maintain all landscaping and appurtenances, within the City right-of-way adjacent and within the Precise Plan area until such time as a landscape maintenance district or other such mechanism is established and assumes maintenance responsibility, satisfactory to the City Engineer. The subdivider shall obtain an Encroachment Removal Agreement for all landscape and appurtenances, within the City right-of-way.

The irrigation system for improved areas should be a permanent, automatic system, programmed to deliver adequate soil moisture as determined by the depth of the root zone. The soil moisture attained should promote vigorous growth of all plant materials. The system should be maintained in good working order,

and the cleaning and adjustments to the system should be part of the regular maintenance activities. Any irrigation system installed for the purpose of revegetating disturbed material should be of a temporary nature and may be removed after revegetation has occurred. All landscape catch basins, swales, channels and other drainage devices should be maintained in a state conducive to conducting water in a free-flowing condition.

5.5.11 Wall and Fence Design Guidelines

All fences and walls should be designed as integral elements of building architecture or complementary to the architecture and landscape character. The following guidelines should be used for all fences and walls:

- Appropriate materials include tubular steel, stone block, wrought iron, masonry, stucco and wood. Transparent materials, such as glass, can also be used where views are desirable.
- The maximum height for fences and walls should be six feet, except as required for retention or sound attenuation.
- Fences which are visible from public rights-of-way or adjacent properties shall not be chain link unless the wire mesh is black vinyl coated.
- Solid fences and walls which are visible from public rights-of-way should include design elements such as pilasters or periodic inserts of approximately 30 feet every 300 feet to reduce monotony.
- The placement of a fence or wall should be such that it minimizes the visual impact of the wall and maximizes its effectiveness as mitigation.
- Landscaping shall be provided to screen walls and fences where necessary to reduce visual impacts.

5.6 BRUSH MANAGEMENT GUIDELINES

The Brush Management Program proposed for Neighborhood 8C may incorporate all or some of the three required zones as specified below, or shall incorporate alternative measures such as intervening streets, to meet City brush management requirements. It is anticipated that maintenance of property situated within Brush Management Zone 1 will be the responsibility of the private lot owners. Brush Management Zones 2 and 3, if provided, will be maintained by a Landscape Maintenance District, homeowners' association, or individual lot owner, as appropriate to the condition. The three typical Brush Management Zones are discussed below and shall be established and maintained per the requirements of the City of San Diego Landscape Technical Manual, Brush Management Program, Section Six (see Figure 5-6, *Brush Management Plan*). Fire severity rating shall be determined by Development Services and appropriate brush management requirements shall be applied to subsequent development plans for Precise Plan area. Such requirements could include all or portions of the following zones.

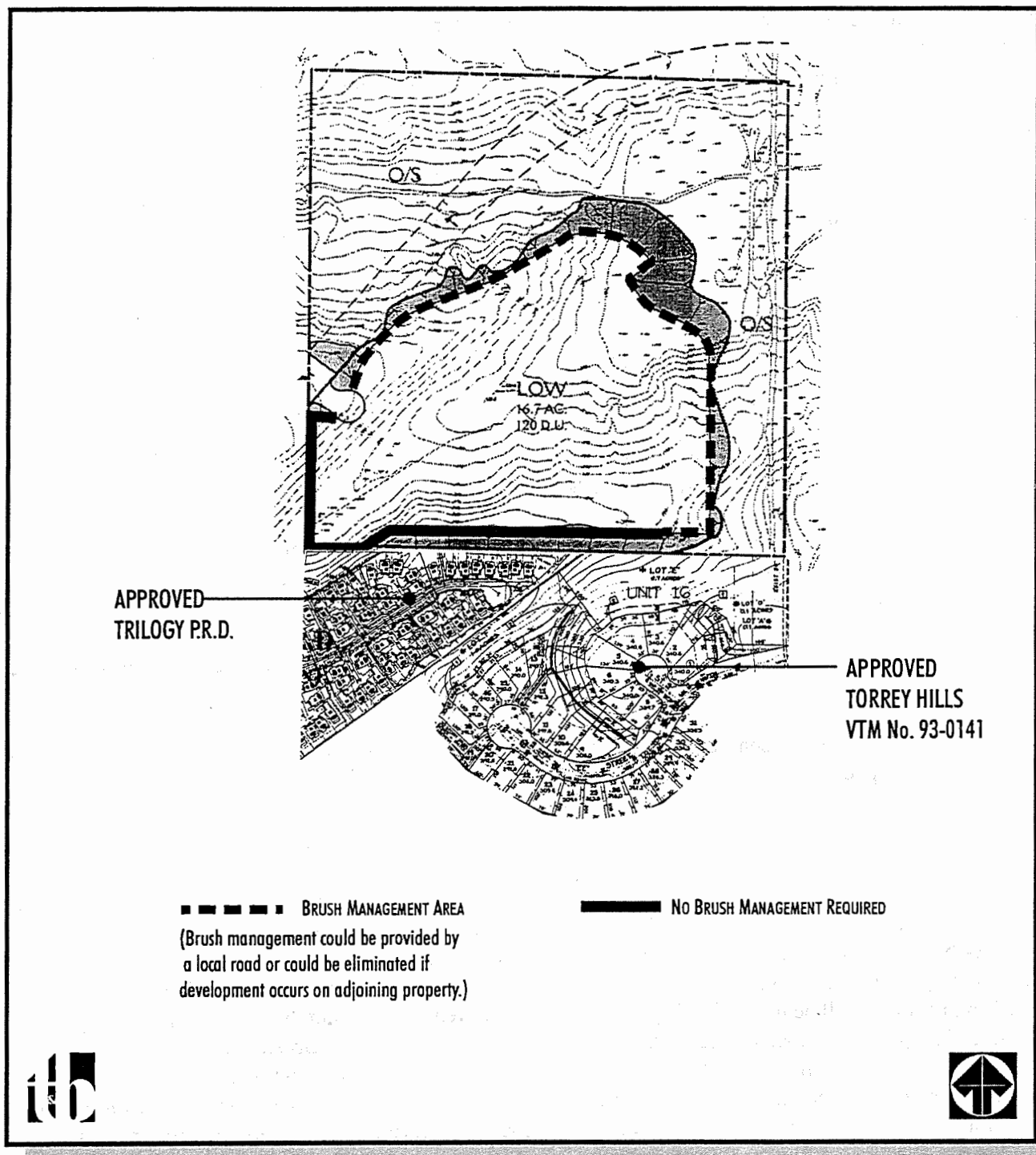


Figure 5-6
Brush Management Plan

5.6.1 Zone 1

Zone 1 consists of plantings adjacent to structures. While these plantings typically consist of irrigated, ornamental non-native species, native plants may also be utilized. When used, native plants should be able to survive with summer water. Typically, Zone 1 is 40 feet to 30 feet wide. However, in cases where Zone 1 is less than 30 feet, additional area must be added to Zones 2 and 3 to compensate for the reduction.

5.6.2 Zone 2

Zone 2 can be implemented in a variety of ways, the simplest being the selective thinning and pruning of the native plants. Long-term ongoing thinning cost may be reduced by the introduction of low growing fire retardant shrubs and ground covers that are visually and horticulturally compatible with the native vegetation. Zone 2 plantings can also be established in disturbed areas that have been cleared of native vegetation by replanting appropriate non-native plant materials. Plantings in Zone 2 may be established by hydroseeding, if desired.

5.6.3 Zone 3

Zone 3 is the first line of defense for fire safety and involves the selective thinning and pruning of native vegetation in a way that preserves the natural appearance of the area while reducing the fuel load.

5.6.4 Exemptions to Required Brush Management Zones

As depicted in Figure 5-6, *Brush Management Plan*, no brush management is required for the southern portion of Neighborhood 8C's western boundary because the area between the structures and Carmel Creek Road is small. Much of the southern boundary requires no brush management because it abuts the currently developed residential area of Sorrento Hills' Torrey Hills development. Also, alternative measures such as intervening local streets may eliminate brush management requirements between residential units and the SDG&E easement.

5.7 STREET LIGHTING

Lighting for local residential street parkways and the possible extension of Carmel Creek Road shall consist of a hierarchy of light quality and intensity. Street lights shall be provided on Carmel Creek Road at the access points into the Neighborhood 8C development area in a fashion consistent with the City's Street Design Manual.

In addition, lighting of development areas should incorporate the following:

- Lighting is to be provided in conformance with the City's Street Design Manual.
- Limit the amount and intensity of lighting to that necessary for safety, security, and to complement architectural character.

- Lighting that is visible from adjacent properties or roads shall be indirect or incorporate full shield cut-offs.

5.8 CONSERVATION MEASURES

Conservation guidelines for Neighborhood 8C are based on the following objectives:

- Consider site and landscape energy conservation measures in neighborhood design and development. Site planning and landscaping shall take advantage of solar access
- Promote water conservation in building design and landscaping. Such measures include installation of low water use appliances such as low-flush toilets in residential units, and grouping of plants with similar water and sun requirements.
- Preserve designated natural open space areas in their native state.

A conservation ethic is proposed whereby conservation concerns are considered in both project design and construction, and also long-term usage and maintenance. This concept should apply to public facilities, private developments, and natural open space preservation.

5.8.1 Energy Conservation

For energy conservation, site planning should consider opportunities to utilize active and passive solar systems. Pertinent site factors include lot sizes (as it influences proximity to other structures which may limit solar access), lot orientation (to maximize solar and breeze access), grading (to encourage proper lot orientation), and landscaping (to encourage seasonal solar shading/access measures).

Building design in Neighborhood 8C should incorporate energy conservation practices to the extent feasible. This includes the design and construction of heating-ventilating and air conditioning systems, water heating, window treatments, insulation and weather-stripping and lighting. Building design and equipment selection should consider life cycle costs rather than short-term capital and installation costs. Where practical, buildings may be sited and landscaped or provided with roof orientations according to passive solar energy concepts.

In addition, the role of landscaping in energy conservation should be recognized in the design of Neighborhood 8C. Plant materials should be utilized to control exterior radiation and to reduce glare. Deciduous trees with dense foliage are recommended on the south and west faces of buildings, to intercept radiation before it strikes or after it is reflected. To lessen the intensity of the heat and light reflected from paving or sidewalks, vines growing on a building wall or a ground cover may be used as buffers against solar radiation. In combination with shrubs, these will aid in the reduction of summer glare and also help to moderate evening and winter cool spells.

It should be noted that the circulation system for the neighborhood contributes to energy conservation. Use of alternatives to the private automobile is encouraged by providing convenient bicycle and pedestrian routes.

5.8.2 Water Conservation

Water conservation should be consistent with all current City standards at the time of approval. Emphasis should be placed on devices and design 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.

5.8.3 Preservation of SDG&E Utility Easement

During design, construction, and maintenance of Neighborhood 8C development areas, the approximate four-acre SDG&E utility easement located in the eastern portion of the Precise Plan area should be preserved in its existing condition. Control measures may include signing, fencing, and close supervision of construction. However, utility improvements may be constructed within the easement, provided appropriate approvals are secured. Brush management also may be required within the easement as described in Section 5.6, BRUSH MANAGEMENT GUIDELINES.

5.8.4 Preservation of the Remaining 14.9-Acre Open Space Area

The remaining 14.9-acre open space area identified on Figure 2-1, *Land Use Plan* in this Precise Plan can be included as part of the City's Multiple Habitat Preserve Area (MHPA). However, the possible extension of Carmel Creek Road would bisect this area and decrease the open space acreage by approximately 3.4 acres, the amount of acres necessary to accommodate the Carmel Creek Road right-of-way.

5.9 SIGNAGE

Signage shall be designed to fulfill identification, directional, information, and temporary marketing needs as required. At the same time, signage shall blend into community and neighborhood streetscapes and project architectural themes. Signs shall be designed to conform with the Carmel Valley Community Signage Guidelines and Criteria.

6.0 IMPLEMENTATION ELEMENT

The Carmel Valley Community Plan presents implementation guidelines for land use, development quality, phasing, and financing. The purpose of this chapter is to provide guidelines for the timely implementation of development in the Neighborhood 8C Precise Plan area.

6.1 IMPLEMENTATION PROCESS

The Neighborhood 8C Precise Plan constitutes one in a series of steps necessary to secure City approval of development within the Precise Plan area. While based on the Carmel Valley Community Plan, the adopted Precise Plan itself becomes the basis for City review of subsequent development plans, subdivisions and other permits.

Companion documents to the Neighborhood 8C Precise Plan include the Planned District Ordinance (PDO) and the Neighborhood 8C Environmental Impact Report (EIR). The PDO prescribes the procedures and standards for City review of development plans and establishes zoning controls. The EIR cites the existing conditions in the Precise Plan area, anticipates impacts to the site assuming the Precise Plan level of development, identifies appropriate mitigation measures and evaluates possible project alternatives. Physical development controls are addressed in detail in Section 6.3 of this document.

The Public Facilities Financing Plan and the School Facilities Master Plan are also applicable to the implementation of the Precise Plan. The Financing Plan provides for phased financing and development of the public infrastructure serving Neighborhood 8C. The Carmel Valley Transportation Phasing Plan limits the issuance of building permits to the funding and availability of transportation improvements. The School Facilities Master Plan deals with the future provision of public schools.

All projects within the Precise Plan area will require approval of a Planned District Development Permit (PDDP) and Tentative Map to ensure compliance with the Precise Plan and PDO.

6.2 PRECISE PLAN AMENDMENTS

All modifications to this Precise Plan shall take place in accordance with the process described in this section. Modifications are divided into two basic categories: Substantial Conformance and Plan Amendments. Proposed modifications should follow the criteria described below in Sections 6.2.1 through 6.2.3.

6.2.1 Substantial Conformance

Some changes and deviations in development from the adopted Precise Plan may be allowed if they are approved by the City Manager and substantially conform to this Precise Plan. Precise Plan modifications, including but not limited to the following examples, shall be considered in substantial conformance with this Precise Plan:

- Realignment or modifications of streets, lot lines, easement locations and grading adjustments if approved by the City Engineer.

- Minor modifications of design features such as fencing, lighting, entry treatments and landscaping.
- Provision of public streets instead of private streets, subject to approval of the City Engineer.
- Addition of retaining walls.
- Any other modifications of a similar magnitude that Development Services declares to be in substantial conformance.

6.2.2 Plan Amendments

All changes other than those determined to be in Substantial Conformance as noted in Section 6.2.1 shall require an Amendment to this Precise Plan. All Amendments shall be reviewed for approval by the Planning Commission and the City Council. This Precise Plan establishes development densities that cannot be exceeded without approval of a plan amendment.

6.2.3 Amendment Criteria

Whether classified as Substantial Conformance or as a Plan Amendment, all changes to the Neighborhood 8C Precise Plan shall reflect the same comprehensive analysis which has been undertaken in the adoption of the Precise Plan. Additional environmental review may also be required by the City. The applicant shall satisfy the following minimum criteria:

- Demonstrate that the proposed amendment meets the general goals and objectives of the Neighborhood 8C Precise Plan and the Carmel Valley Community Plan.
- Ensure that any environmental impacts resulting from the modification, shall be mitigated, unless a statement of overriding considerations is adopted by the City Council.
- Update Precise Plan technical studies (e.g., traffic, biology, archaeology, etc.) and/or provide additional environmental studies upon determination of the City Manager and the City Engineer.
- Provide revised Precise Plan text, maps and exhibits, as necessary.

6.3 PHYSICAL DEVELOPMENT CONTROLS

The Carmel Valley Community Plan calls for the preparation of a precise plan for each of the development units that make up the Carmel Valley Community Plan area. The property owners/developers within each development unit prepare the precise plan which requires City Council approval. Each precise plan is required to specify development proposals within the framework of the concepts and guidelines as outlined in the Community Plan.

6.3.1 Carmel Valley Planned District Ordinance

This Precise Plan provides guidelines for land uses and design treatments to be used in the review of development plans and subdivisions for Neighborhood 8C. Implementation of these guidelines, for the most part, depends on the implementation mechanisms provided in the Planned District Ordinance (PDO) for Carmel Valley. These mechanisms include:

- Zoning to identify permitted uses and accompanying development regulations for designated areas. Zoning in the Carmel Valley PDO has been amended as necessary to identify permitted uses and the accompanying development regulations for each designated zoning district. Table 6-1, *Planned District Ordinance Controls*, assigns land uses delineated in the *Land Use Element* of the Precise Plan to zones specified in the PDO, while Figure 6-1, *Zoning Plan*, depicts the proposed zoning within the Precise Plan area.
- Development Plans, including architectural and landscape plans. Approval of Development Plans by the hearing officer or Planning Commission ensures conformance with the DESIGN ELEMENT (see Chapter 5.0) of this Precise Plan.
- Tentative Subdivision Maps, including street alignments, grading and easements. Tentative Maps are reviewed and approved by the Planning Commission, utilizing street design guidelines, grading concepts and drainage proposals outlined in previous sections of this Precise Plan.

Table 6-1
PLANNED DISTRICT ORDINANCE CONTROLS

PRECISE PLAN LAND USE	P.D.O. ZONING	PROPERTY DEVELOPMENT REGULATIONS	P.D.O. LOT DIMENSIONS	PERMITTED USES
Low Density Residential	SF3	Section 103.0608(B) of the San Diego Municipal Code shall apply.	Min. Lot Area: 3,000 SF	All uses permitted in Section 101.0407 of the City's Municipal Code including: <ul style="list-style-type: none"> • Single family dwellings • Temporary real estate offices • Accessory uses & buildings
Open Space	OS	Section 103.0614 of the San Diego Municipal Code shall apply.	N/A	<ul style="list-style-type: none"> • Natural open space, including utility easements, manufactured slopes, drainage facilities and maintenance roads.

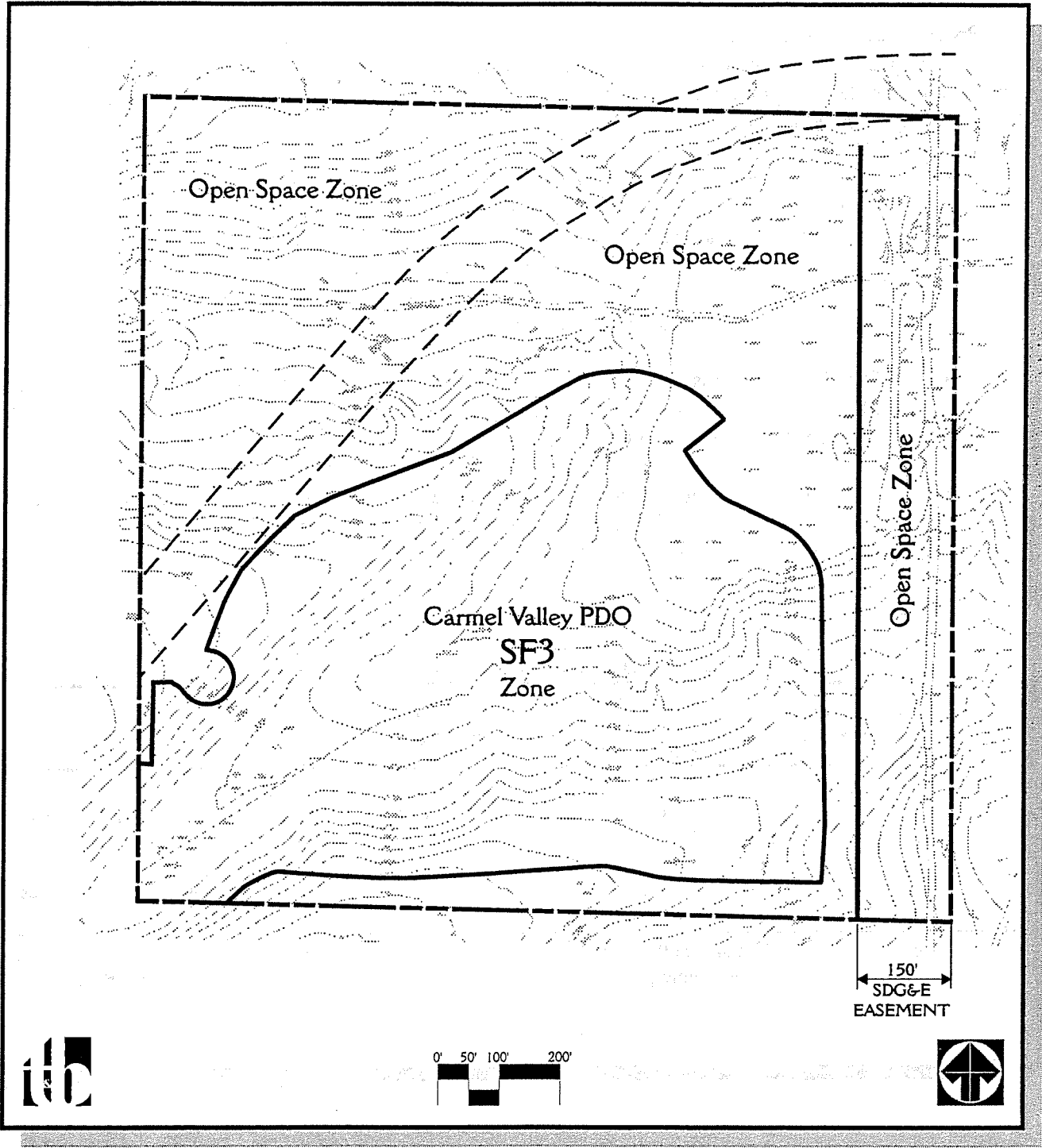


Figure 6-1
Zoning Plan

6.3.2 Complementary Approvals

All subdivisions, rezonings and other discretionary actions required to implement the Precise Plan are subject to environmental review under the provisions of the California Environmental Quality Act (CEQA) and the City Municipal Code. Projects should be reviewed for compliance with the mitigation measures presented in the accompanying Neighborhood 8C Environmental Impact Report (EIR) and the alternative compliance application of the Resource Protection Ordinance (RPO).

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

- Prior to the approval of a Tentative Map or issuance of a Planned District Development Permit, compliance with the terms of the adopted Carmel Valley School Facilities Master Plan and RPO must be demonstrated.
- Consistent with the approval of a Tentative Map, a Development Plan must be approved for the uses within the Tentative Map.
- A comprehensive landscaping plan must accompany each Development Plan and provide for the stabilization of all graded slopes.
- Approval of the Tentative Map for the neighborhood shall be subject to the approval of a comprehensive drainage plan by the City Engineer prior to recordation of a Final Map.

6.4 DEVELOPMENT PHASING

Carmel Valley is designated as a planned urbanizing area by the City of San Diego Progress Guide and General Plan. Under this designation and City Policy 600-28, a development phasing program must be adopted as part of the Precise Plan process for Neighborhood 8C, as shown in Figure 6-2, *Development Phasing Plan*. The purpose of the phasing program is to coordinate the timing and level of public facilities, and the sequence and amount of residential development.

The Neighborhood 8C Phasing Plan is consistent with the generalized phasing plan in the Carmel Valley Community Plan and can be coordinated with the provision of major improvements as set forth in the Public Facilities Financing Plan. While a phasing plan is indicative of the direction and sequence of future development, some modifications may occur because of design, engineering, and economic considerations. A subsequent phase or subphase shall be permitted to commence prior to completion of a preceding phase provided the necessary public facilities and infrastructure are in place. The ultimate issuance of building permits is limited to an approved Transportation Phasing Plan. Permits are allocated in accordance with Council Policy 600-36.

6.4.1 Residential Development Phasing

Residential development in the Precise Plan area will be constructed over a period of two to three years in one phase. At build-out, a maximum of 120 dwelling units may exist in this neighborhood. The actual rate of build out may vary significantly from the projection above, depending upon market conditions at the time the units are constructed.

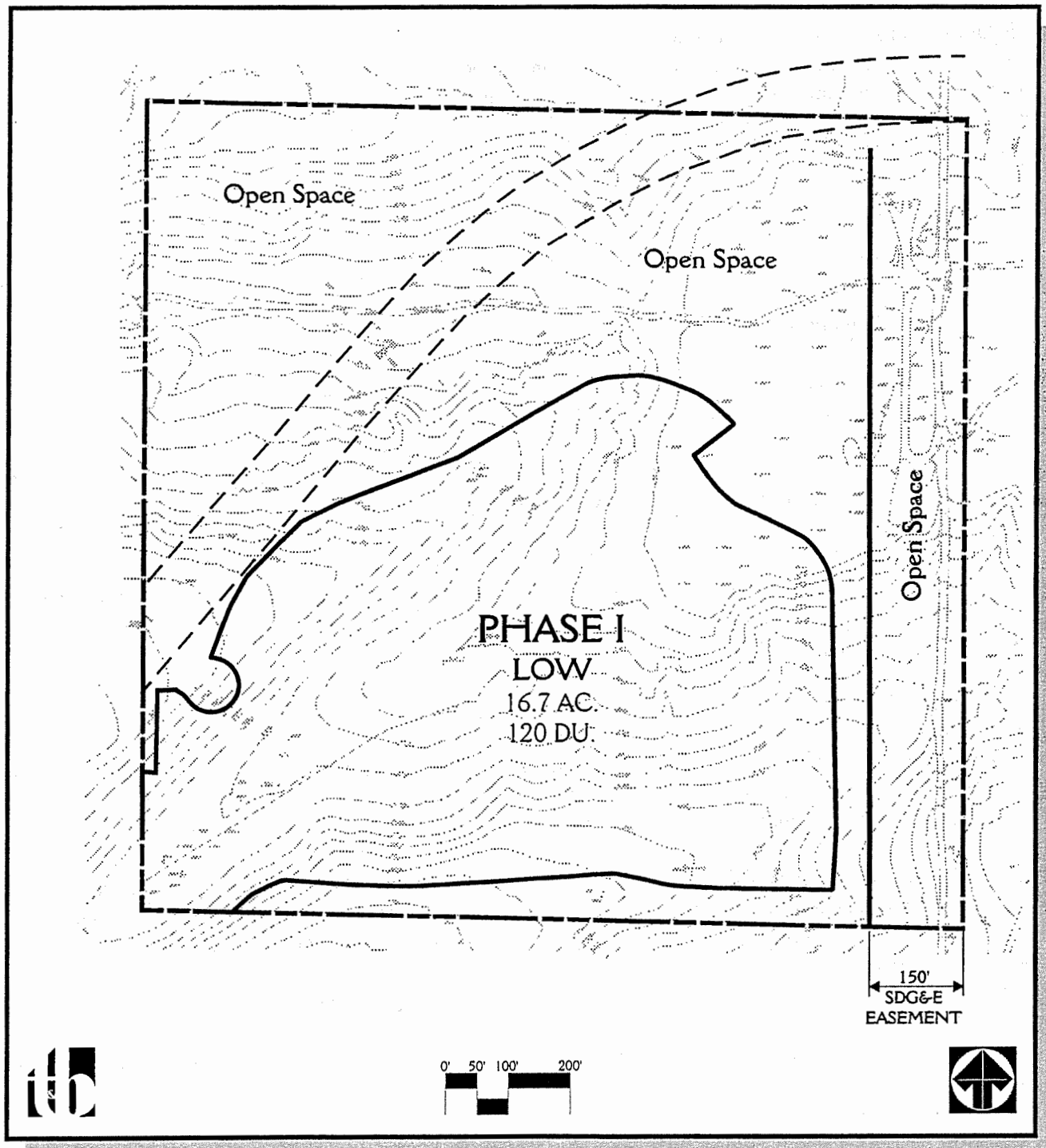


Figure 6-2
Development Phasing Plan

Implementation Element

The phasing program for residential development in Neighborhood 8C consists of the following factors:

- Phasing of grading for the project site.
- Provision of access to and from the Precise Plan area and access from Carmel Creek Road to individual residential projects.
- Marketing visibility and access.
- Phasing of water, sewer, and other infrastructure service.

6.4.2 Public Infrastructure, Facilities and Services Phasing

Public infrastructure, facilities, and services will be provided as needed under the Public Facilities Financing Plan outlined in Section 6.5 below. Provision of facilities will be as follows:

- Grading and construction of Carmel Creek Road surface and underground improvements may be phased, subject to approval by the City Engineer.
- Street, utilities, and drainage facilities will be constructed along with residential development, ensuring sufficient capacity to meet residents' requirements.
- Community-level facilities outside Neighborhood 8C will be built when the service area is sufficient, with fees or assessments collected as residential construction progresses. A community-serving library and fire station have already been constructed in Carmel Valley, north of Carmel Valley Road.

6.4.3 Community Transportation Improvements Phasing

Improvements to the community-wide street system will be constructed in accordance with the adopted Transportation Phasing Plan in effect for Carmel Valley. This encompasses regional transportation improvements for the Carmel Valley/Sorrento Hills area, including freeway improvements. The plan is designed to ensure that adequate community transportation facilities for expected vehicular capacity are available in conjunction with development. Neighborhood street improvements should be phased in conjunction with residential development as described above in Section 6.4.1.

6.5 PUBLIC FACILITIES FINANCING PLAN

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

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

This requirement for a financing plan adopted as part of a Precise Plan is reiterated in Council Policy 600-28.

The financing program for Neighborhood 8C is summarized below and is subject to refinement and adoption during City review of development plans and subdivisions. The program will conform to the Carmel Valley PDO.

- Carmel Valley Public Facilities Financing Plan (PFFP) and Facilities Benefit Assessment (FBA) against dwelling units or the equivalent in the Precise Plan area for public facilities and services. Credits for construction of community-serving facilities, such as the construction of a portion of Carmel Creek Road, are optional.

The current financing for facilities in Carmel Valley, north of Carmel Valley Road, is through the Carmel Valley FBA - Phase I. For development south of Carmel Valley Road, the Carmel Valley FBA - Phase II has been formed.

- Standard subdivision agreements to finance on- and off-site improvements under the conventional subdivision process.
- School financing as available, and paid to Carmel Valley School Facilities Financing Authority per the Mello-Roos Community Finance District (CFD) #1.

The Neighborhood 8C Precise Plan area should be added to the Carmel Valley community street lighting and open space maintenance district. The district should maintain and/or operate the following:

- Selected open space areas.
- Existing landscaping in the SDG&E utility easement.
- Street medians, parkways, and non-vehicular access ways within the right-of-way of Carmel Creek Road.

7.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that a mitigation monitoring and reporting program be adopted upon certification of an environmental impact report (EIR) in order to ensure that the mitigation measures are implemented. The mitigation monitoring and reporting program specifies the type of mitigation, the entity responsible for monitoring the program, and when the mitigating measure are to be implemented. The mitigation monitoring and reporting program for the Neighborhood 8C Precise Plan is provided in the project's Environmental Impact Report which was certified by San Diego City Council on July 28, 1998.

8.0 COMMUNITY PLAN CONFORMANCE

The Neighborhood 8C Precise Plan is based on the goals and proposals set forth in the Carmel Valley Community Plan (formerly referred to as the North City West Community Plan). Throughout this Precise Plan document, references are made to the Community Plan (i.e., how the Precise Plan conforms, where modifications are introduced, and what the Precise Plan specifies in greater detail than the Community Plan). This chapter addresses the conformance of the Neighborhood 8C Precise Plan with the Community Plan.

8.1 CARMEL VALLEY GOALS

The Carmel Valley Community Plan sets forth five broad goals to guide urbanization in the Carmel Valley community. These goals are stated below, along with a brief discussion of compliance by this Precise Plan. The 1975 Community Plan designation for the Neighborhood 8C area is illustrated in Figure 1-2, *Carmel Valley Community Plan*.

- *"To establish a physical, social, and economically balanced community."*

CONFORMANCE: As identified in the Carmel Valley Community Plan, Neighborhood 8C will contain Low Density (5-14 du/ac) single family detached dwelling units. Carmel Creek Road will be constructed as a four-lane major street just west of the project site and will cul-de-sac at the project entry. Residents of Neighborhood 8C will have access to the western portion of Carmel Valley and the Sorrento Hills community to the south. If Carmel Creek Road is constructed to traverse Neighborhood 8C as described in this Precise Plan, it would connect the residential development in the neighborhood to the community-wide street network and ensure mobility and access to all parts of Carmel Valley and surrounding areas. The project will provide for Low density housing opportunities, contributing to the housing mix available in the overall Carmel Valley community.

- *"To establish self-containment and feeling of community identity among the future residents of Carmel Valley."*

CONFORMANCE: Neighborhood 8C functions as one unit of the Carmel Valley community, and contributes to the community-wide circulation network by providing a right-of-way for the possible extension of Carmel Creek Road, a four-lane major street. As described in the Chapter 5, DESIGN ELEMENT, the identity of the project also conforms with the identity of the Carmel Valley community as a whole. The DESIGN ELEMENT of this Precise Plan shall control the development of Neighborhood 8C and guide the visual character of the project to ensure conformance with neighboring Carmel Valley communities.

- *"To preserve the natural environment."*

CONFORMANCE: Development within Neighborhood 8C has been concentrated in the southern portion of the project site. Along the eastern boundary of the site, a 150-foot wide SDG&E easement runs north/south through the property. This easement contains both

electrical and gas transmission lines and will not be affected by development of the Neighborhood 8C Precise Plan. It shall remain as natural open space. Within the easement, southern maritime chaparral habitat and coastal sage scrub habitat will be preserved. Manufactured slopes adjacent to the easement shall be landscaped to blend with the natural vegetation that exists in the easement.

In addition, a 14.9-acre area in Neighborhood 8C is not proposed for development. This area contains southern maritime chaparral, scrub oak chaparral, and coyote brush scrub habitats. The Carmel Creek Road right-of-way would occupy 3.4 acres of this area if constructed with the remaining 11.5 acres designated open space. This area can be included as part the City of San Diego's Multiple Habitat Preserve Area.

- *"To establish a balanced transportation system which is used as a tool for shaping the urban environment."*

CONFORMANCE: Neighborhood 8C will provide a right-of-way for the possible construction of a segment of Carmel Creek Road, as called for in the Community Plan. The construction of this roadway segment would provide an important link in the community-wide circulation network. Carmel Creek Road, a four-lane major road, is designed as a thematically landscaped streetscene that introduces the character of the neighborhood and the individual projects that will be constructed within Neighborhood 8C. Auto, bicycle and pedestrian transportation are all provided for within the Precise Plan.

- *"To establish realistic phasing of development within the community based on maximum utilization of the privately financed public facilities."*

CONFORMANCE: Approval of the Neighborhood 8C Precise Plan in itself represents a step in development phasing. The Precise Plan provides for the installation of public facilities by property owners as required for residential development. Financing of an adequate circulation system and necessary public facilities is described in the Precise Plan, and a phasing program for Neighborhood 8C is outlined in Section 6.4, *Development Phasing*.

8.2 PRECISE PLAN DEVELOPMENT CRITERIA

The Carmel Valley Community Plan provides guidelines for the contents and preparation of Precise Plans for development units. These guidelines are restated below, each followed by a brief discussion of compliance by this Precise Plan for Neighborhood 8C.

- *"The development unit Precise Plan must be in general conformance with the North City West (Carmel Valley) Community Plan objectives and proposals in terms of overall density, neighborhood concept, major open space delineation and major and collector street patterns."*

CONFORMANCE: As indicated in the maps and text, the Precise Plan is in substantial conformance with the objectives and proposals of the Carmel Valley Community Plan.

- The Precise Plan must *“illustrate the complete circulation system, including local streets and transit, and further indicate how the system will relate to the total North City West (Carmel Valley) circulation system.”*

CONFORMANCE: Chapter 4.0, CIRCULATION ELEMENT, describes the circulation network for Neighborhood 8C. Linkages to the total Carmel Valley system are discussed in Section 4.1. Conformance of the street system to the community plan is addressed in Section 4.2.

- The Precise Plan must *“illustrate a system of separate bicycle and pedestrian pathways linking the neighborhood center with the residential areas and open space system and also illustrate how these pathways can link to the town center.”*

CONFORMANCE: Chapter 4.0, CIRCULATION ELEMENT, outlines the bicycle system and pedestrian path network linking the community facilities serving the Precise Plan area and residential development within Neighborhood 8C. The connections to the community-wide bicycle, pedestrian and trail systems are also described.

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

CONFORMANCE: Section 2.3 of the LAND USE ELEMENT addresses residential location, as well as efforts in Neighborhood 8C to contribute to community-wide housing balance.

- The Precise Plan must *“contain a detailed design plan for the layout of the neighborhood center including shopping area and uses, neighborhood school and park; the City and local school district must agree to the sites and design of the facility.”*

CONFORMANCE: The Neighborhood 8C Precise Plan does not propose development of a neighborhood center, neighborhood park or school within the project. None of these facilities are designated for the Precise Plan area by the Carmel Valley Community Plan.

- The Precise Plan must *“illustrate the timing of necessary public facilities through the assessment district and fees approach to serve the development.”*

CONFORMANCE: Chapter 6.0, IMPLEMENTATION ELEMENT, outlines the phasing and financing of public facilities to be provided through the Public Facilities Financing Plan.

- The Precise Plan must *“contain an environmental impact statement.”*

CONFORMANCE: The Environmental Impact Report for Neighborhood 8C accompanies this document.

9.0 RESOURCE PROTECTION ORDINANCE CONFORMANCE

9.1 BACKGROUND

The purpose of this chapter is to evaluate the Neighborhood 8C Precise Plan in accordance with the City of San Diego Resource Protection Ordinance (RPO) which regulates impacts to environmentally sensitive resources. In February 1989, the City Council adopted RPO for the purpose of protecting and preserving environmentally sensitive lands, including wetlands, wetland buffers, floodplains, hillsides, biologically sensitive lands, and significant prehistoric and historic resources. An amendment to the City's RPO was adopted on January 12, 1998 (Ordinance No. 18456) to make the regulations of the Land Development Code which relate to biologically sensitive lands effective as part of the RPO during the interim period before the Land Development Code becomes effective. The Land Development Code was adopted by the City on December 9, 1997, but will not become effective until after May 1, 1998. Because sensitive habitats and hillsides occur on portions of the project site, in accordance with Section 101.0462 of the San Diego Municipal Code, a RPO Permit is required for implementation of the proposed project.

According to the ordinance, "...no building, improvement, or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or demolished, nor shall any lot or premises be excavated or graded nor shall any vegetation be cleared or grubbed nor shall any property be subdivided or re-subdivided until a separate Resource Protection Permit is obtained in accordance with the procedures set forth in the section."

RPO provides that when a RPO Permit is requested concurrently with the processing of a long range plan, a development suitability analysis must be prepared. Long-range Plans are defined as new community plans or community plan updates, plan amendments, precise plans, specific plans, or other mechanisms to be used in the development and approval of long-term land use and facilities planning. Preparation of development suitability analyses is a requirement of Council Policy 600-40, as discussed below.

Eleven months after RPO was adopted, the City Council approved a major amendment to the ordinance, RPO Administrative Guidelines and a City Council Policy Concerning Long-Range Plans (600-40). City Council Policy 600-40 was created to:

- Ensure thorough analysis of site constraints and opportunities in the planning process.
- Aid in the review of permits and maps for projects in the Precise Plan area.
- Protect environmental resources by preserving contiguous open space systems and providing mechanisms to acquire or protect those resources.
- Ensure that adopted land use policies and objectives are considered in the context of the suitability of the Precise Plan area for development.

A RPO Permit is typically not required for long-range planning documents such as precise plans. However, a RPO Permit is required for a subdivision map or discretionary permit. If a subdivision map or other

discretionary permit approval is concurrently processed with a long-range plan, a permit is only required for that portion of any area that is covered by the subdivision map or discretionary permit. According to the ordinance, a consistency determination needs to be prepared in conjunction with Council Policy 600-40. If a future application for a RPO permit is in conformance with the approved Neighborhood 8C Precise Plan, then a RPO Permit shall be issued by the City of San Diego.

9.2 RESOURCE MAPPING - OVERVIEW OF EXISTING SENSITIVE RESOURCES

Figure 9-1, *RPO Resource Composite*, and Figure 9-2, *RPO Plan*, provide a resource inventory for the Precise Plan area. A summary of these exhibits is contained below.

9.2.1 Topography

Neighborhood 8C consists of approximately 39.9 acres of land. Topographically, the Precise Plan area consists of a series of east-west trending ridges and valleys, and a mesa top is located in the northeastern portion of the site. Generally, the mesa is the high point of the site, and the southwest portion of the site slopes downward to the southern and western property boundaries. The elevation differential between the high (370 feet above mean sea level [ASML]) and low (220 feet ASML) points on the site is approximately 150 feet. Additionally, an approximate two-acre area in the southern portion of the site has previously been graded in conjunction with the Torrey View residential development located in the Sorrento Hills community, adjacent to the southern property boundary. Figure 1-4, *Existing Site Topography*, illustrates the existing topographic conditions of the site.

9.2.2 Isolated Seasonal Wetlands / Vernal Pools

Based on 1997 vegetation mapping, no wetlands or vernal pools are located within the Neighborhood 8C Precise Plan area. Previous surveys of the site in 1993 indicated that 0.04-acre of isolated seasonal wetlands were located on the property.

9.2.3 Biological Resources

The vegetation on the Neighborhood 8C site consists primarily of southern maritime chaparral. The site does, however, support a variety of vegetation communities, including Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, southern oak scrub and coyote brush scrub. The remainder of the site has been disturbed as a result of previous grading operations associated with development in Sorrento Hills to the south, and unimproved dirt access roads used by SDG&E to access the utility corridor in the eastern portion of the site. Detailed descriptions of the biological resources found on the project site are discussed in the Precise Plan EIR.

9.2.4 Significant Prehistoric and Historic Resources, Geologic Hazards and Floodplains

RPO also requires the mapping of significant prehistoric and historic resources, as well as potential geologic hazards and floodplains. No significant prehistoric or historic resources are located within the Neighborhood 8C Precise Plan area. A geotechnical study was prepared by Pacific Soils Engineering, Inc. in 1993. The report found no unmanageable geologic constraints associated with the Precise Plan area. Floodplains do not appear on-site and consequently are not mapped.

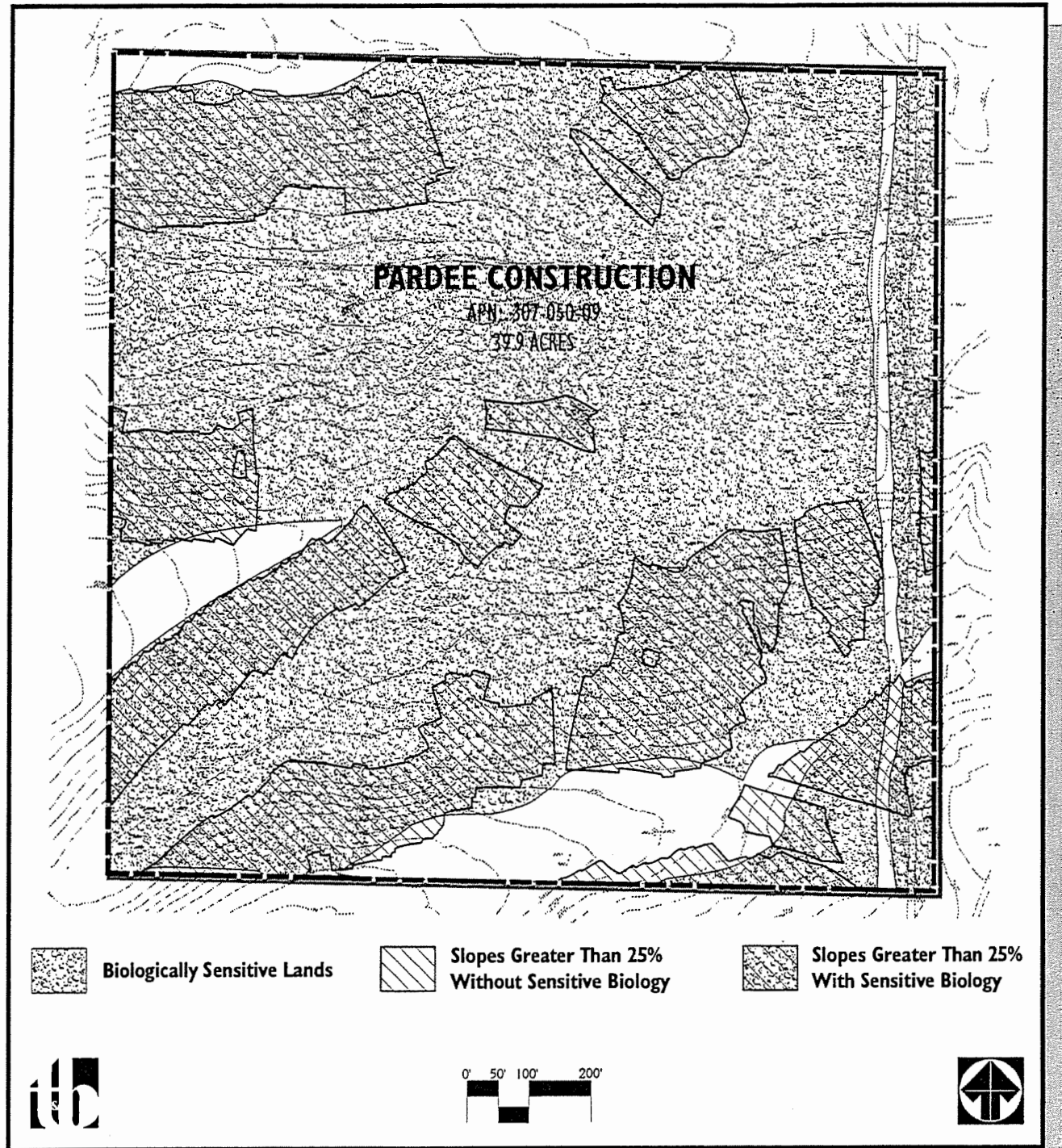


Figure 9-1
R.P.O. Resource Composite

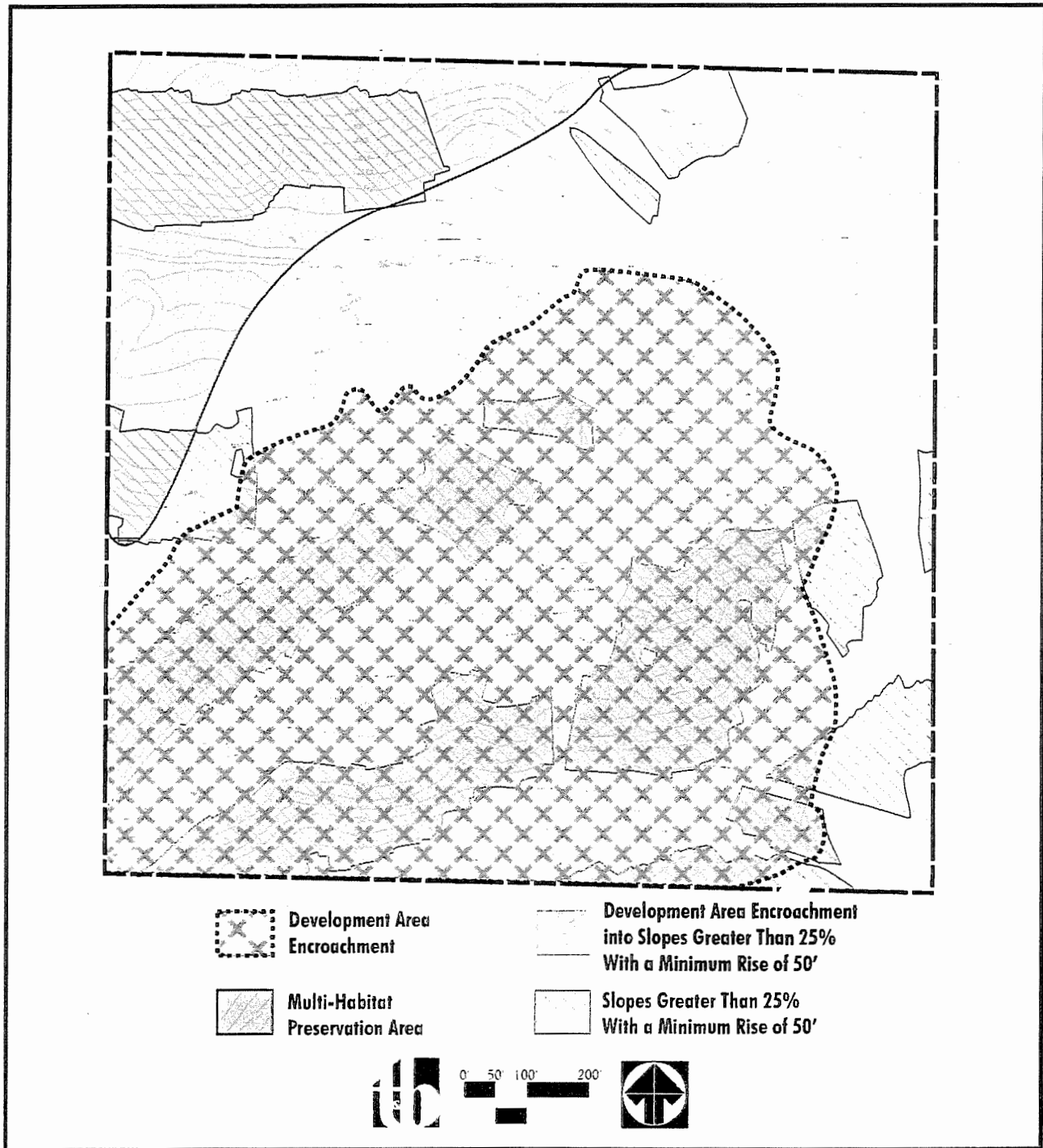


Figure 9-2
R.P.O. Plan

9.3 PARCEL EVALUATION

This Precise Plan is required to analyze RPO conformance on a parcel-by-parcel or ownership basis per Council Policy 600-40. Neighborhood 8C lies within a single ownership. This analysis is intended to provide an overall understanding and description of the effects of RPO as required by Council Policy 600-40.

Where development is proposed on hillsides, the RPO determines an encroachment allowance based on the percentage of the site containing slopes in excess of 25 percent with a minimum 50-foot rise. RPO also delineates “exempt” areas required for construction of public facilities. Where development is proposed on biologically sensitive lands, RPO’s “Development Regulations for Sensitive Biological Resources” applies. This section states that for properties located inside the MHPA, 25 percent of the site may be developed, with a five percent encroachment allowance for essential public facilities. Outside of the MHPA, properties are permitted to develop up to 100 percent. Whether inside or outside the MHPA, disturbance shall not result in adverse impacts to wetlands, wetland buffers, vernal pools, or Listed species that are not covered by the City’s MSCP Subarea Plan. Figure 9-1, *RPO Resource Composite*, represents a composite map of sensitive lands. Figure 9-2, *RPO Plan*, presents the effects of RPO as applied to Neighborhood 8C. Neighborhood 8C has been evaluated with respect to slopes of 25 percent or greater and biologically sensitive lands. This analysis is based on the procedures as outlined in the Resource Protection Ordinance, 1998. On an overall Precise Plan level, Neighborhood 8C proposes to impact 23.4 acres of sensitive lands. The maximum encroachment allowance into biologically sensitive lands is 32.9 acres. The maximum encroachment into steep slopes, as defined by RPO, is 0.78 acres.

9.4 NEIGHBORHOOD-WIDE RPO ANALYSIS

The Neighborhood 8C Precise Plan strikes a balance between the competing demands of the Progress Guide and General Plan and RPO. The Progress Guide states that “[t]he General Plan embodies authoritative City goals and policies relating to the growth and development of San Diego. As such, the plan will function as the master yardstick for evaluating all significant future development proposals, of both government and private enterprise.” One of the primary goals of the Carmel Valley Community Plan, adopted in 1975, is “[t]o establish a physical, social, and economically balanced community.” The Neighborhood 8C Precise Plan more closely implements the Community Plan than a plan which is consistent with RPO. One of the functions of the General Plan and its implementing documents, such as a community plan, is to resolve any potential conflicts between City policies.

The Precise Plan conforms with the purpose of RPO, though not a direct application of the encroachment section of the ordinance. This is accomplished by:

- Preserving priority biological resources within the SDG&E easement..
- Requiring permanent preservation of or not proposing development on approximately 14.9 acres, or approximately 37 percent of the entire Neighborhood 8C Precise Plan area.
- Implementing the mitigation measures contained in the biological and landform alteration sections of the final Neighborhood 8C Environmental Impact Report.

Table 9-1, *Resource Protection Ordinance Resources Analysis*, below, contrasts the amount of development proposed by the Precise Plan with the amount which would be permitted by RPO. Table 9-2, *Impacts to Plant Communities*, describes the projects impacts to existing vegetation communities on site.

Table 9-1
RESOURCE PROTECTION ORDINANCE RESOURCES ANALYSIS

CATEGORY		TOTALS
Gross Site Area		39.9 AC
Areas Containing Slopes Greater than 25% with a Minimum Rise of 50 Feet (Acres/%)		11.2 AC/28.1%
Maximum Encroachments Permitted Into Steep Slopes Per RPO	Development Area + Exempt Area = Total (Acres) (0.22 acres) + (0.56 acres) = 0.78 ACRES	0.78 AC
Proposed Disturbance to Steep Slopes (Acres)		6.55 AC
Meets Encroachment Allowance?		No
Existing Sensitive Biological Resources (Acres/%)		37.13/93%
Maximum Encroachment Permitted into Biologically Sensitive Lands (Acres/%) ¹		32.91 AC/82%
Proposed Disturbance Area (Acres)		
Outside MHPA		16.7AC
Inside MHPA		0.0 AC
Meets Encroachment Allowance?		YES

* Acreage includes local residential streets.

¹ Area Outside of the Multiple Habitat Planning Area

Table 9-2
IMPACTS TO PLANT COMMUNITIES

Plant Community	Existing Acreage	Impacts	Brush Management	Preserved
Southern Maritime Chaparral	21.79	7.97	0.35	13.47
Scrub Oak Chapparal	1.59	0.56	-	1.03
Mixed Coastal Sage Scrub (CA Sgaebrush)	3.47	2.70	.10	0.67
Mixed Coastal Sage Scrub (Disturbed))	1.60	-	-	1.60
Coastal Sage Scrub (Lemonadeberry)	6.51	5.58	.05	0.88
Coastal Sage Scrub (Black Sage)	0.14	0.09	-	0.05
Coyote Brush Scrub	2.03	1.32	-	0.71
Graded	2.77	-	-	2.77
TOTAL	39.90	18.22	0.5	21.18

10.0 COUNCIL POLICY 600-40 CONFORMANCE

10.1 PURPOSE OF COUNCIL POLICY 600-40

The purpose of City Council Policy 600-40 is to provide guidelines for the preparation and approval of long range plans to:

- Ensure thorough analysis of site constraints and opportunities early in the planning process;
- Aid in the review of permits and maps for projects in the planning area;
- Ensure the protection of environmental resources by preserving contiguous open space systems and providing mechanisms to acquire or protect those resources; and
- Ensure that adopted land use policies and objectives are considered in the context of the suitability of the plan area for development.

Council Policy 600-40 requires that a development suitability analysis be conducted for all long range plans as a first step in preparation of a plan. This analysis is intended to ensure that environmental resources and other site constraints and opportunities are fully considered in preparation of the plan. Furthermore, the policy requires that development, including land uses, roads, and other facilities, be distributed to minimize encroachment into hillsides, biologically sensitive lands, significant prehistoric and historic resources, and other resources addressed in the City's Resource Protection Ordinance (RPO).

10.2 DEVELOPMENT SUITABILITY ANALYSIS FOR THE NEIGHBORHOOD 8C PRECISE PLAN

Policy 600-40 requires that the analysis *"consider the resources addressed by the Resource Protection Ordinance, as well as other factors identified by the [Development Services] Department such as visual resources, topography, public facilities needs, public safety issues and adjacent land uses. The constraints and opportunities identified shall be used to determine the portions of the property that are most suitable for development."* This section contains a comprehensive discussion of the various factors that influenced the ultimate design of the Neighborhood 8C land use plan. The key factors are presented below.

10.2.1 Slopes Greater than 25% and View Opportunities

Topographically, the Precise Plan area consists of a series of east-west trending ridges and valleys. A mesa top is located in the northeast portion of the site. Generally the mesa is the high point of the site and the southwest portion of the site slopes downward toward the southern and western property boundaries. The elevation of the mesa top is approximately 370 feet above mean sea level (AMSL). Elevations in the southern portion of the site are at a low point of 220 feet AMSL.

Approximately 28 percent (11.2 acres) of the project site contains slopes with gradients in excess of 25 percent and a height differential of 50 feet or more. These slopes are illustrated on Figure 10-1, *Development Suitability Analysis - Slopes Greater than 25%*.

10.2.2 Sensitive Biological Resources

Four sensitive vegetation types are located within the boundaries of Neighborhood 8C. These include coastal sage scrub, disturbed coastal sage scrub, southern maritime chaparral, and southern oak scrub. Coyote brush scrub also is located on the property. As shown on Figure 1-5, *Biological Resources*, the majority of the site is vegetated with southern maritime chaparral. Diegan coastal sage scrub is the second most abundant vegetation community on-site, and disturbed Diegan coastal sage scrub occurs on a portion of the on-site SDG&E easement. Two small patches of southern oak scrub are located on the site. One patch occurs on a north-facing slope in the northeastern portion of the site, and the second patch occurs on a ridge top in the south-central portion of the site. Earlier studies identified the presence of two isolated seasonal wetlands/vernal pools within the project site.

A portion of Neighborhood 8C is graded and contains no vegetative cover. In conjunction with approved development in the Sorrento Hills community, a small area was graded and a second area was developed on-site near the property's southern boundary. Also, a graded access road is located in the SDG&E easement.

The various sensitive plant species and communities are depicted on Figure 10-2, *Development Suitability Analysis - Sensitive Biology*.

10.2.3 Development Factors

This portion of the Council Policy 600-40 analysis involves the identification and mapping of development factors in and adjacent to Neighborhood 8C. These factors are depicted in Figure 10-3, *Development Suitability Analysis - Development Factors*.

The entire project site encompasses roughly 39.9 acres. The Neighborhood 8C Precise Plan area is surrounded by several distinct communities including Neighborhood 8A to the north, east and west, Neighborhood 10 further east, Neighborhood 8B to the north and west, and Sorrento Hills to the south.

Neighborhood 8B is almost built out and contains Very Low Density Residential (0-5 du/ac) development. There are approximately 35 lots in Neighborhood 8B. The lots range in size from nearly one acre to approximately 12 acres. The Sorrento Hills Community Plan was amended by the City Council in 1997 and abuts Neighborhood 8C to the south. A variety of uses is planned in Sorrento Hills including a mix of residential, office, retail, and industrial uses.

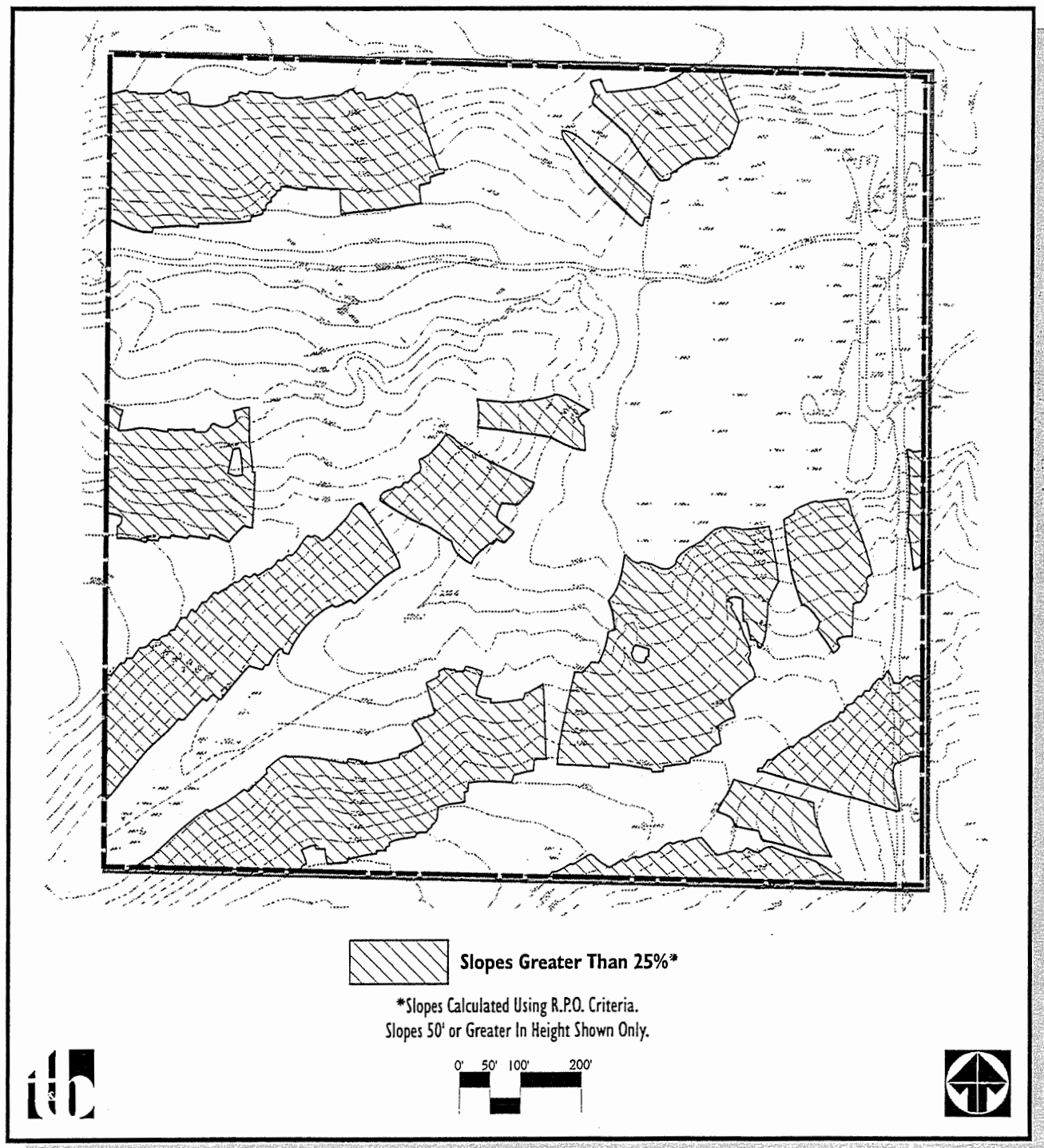


Figure 10-1
Development Suitability Analysis: Slopes Greater Than 25%

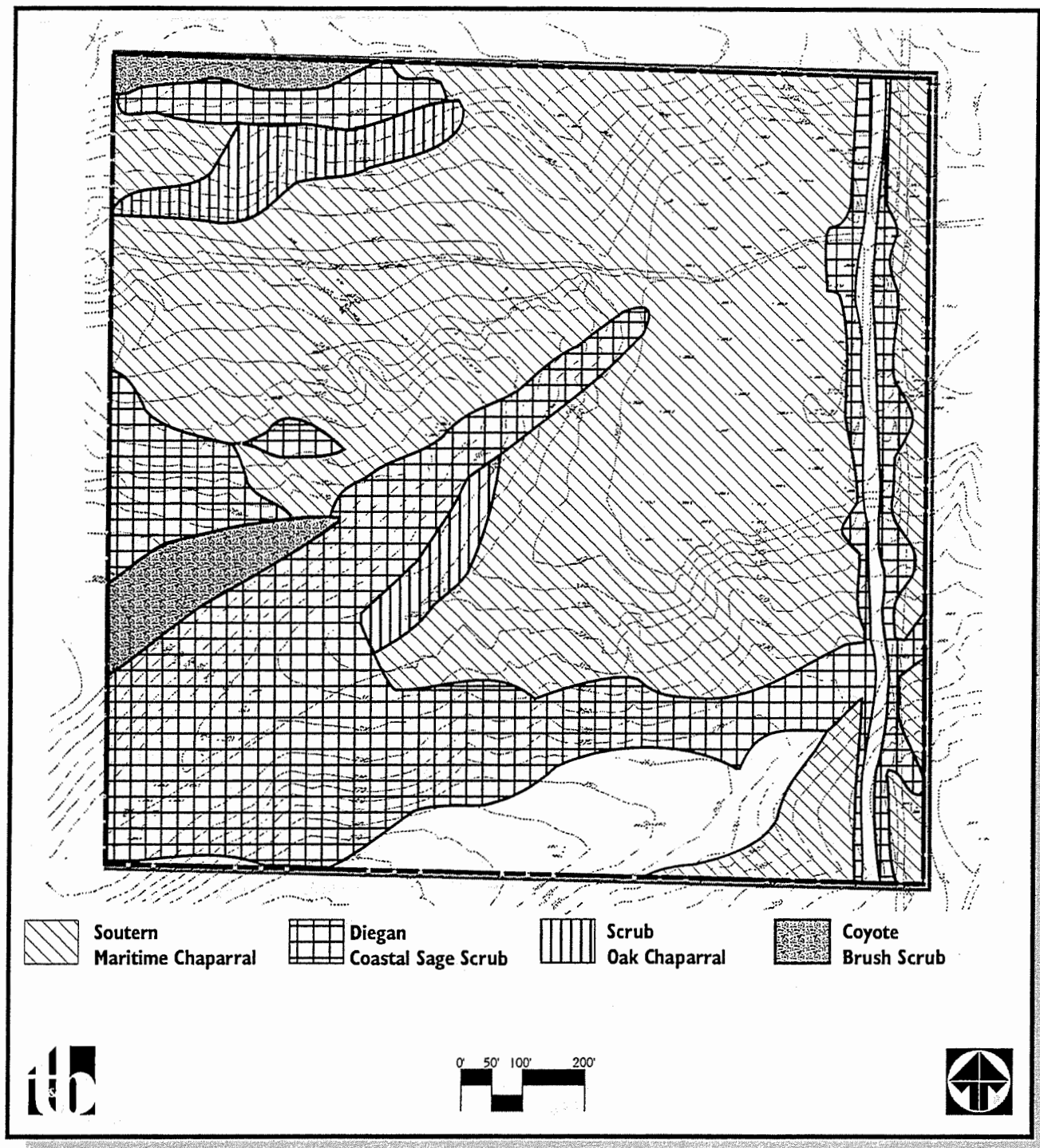


Figure 10-2
Development Suitability Analysis - Sensitive Biology

Council Policy 600-40 Conformance

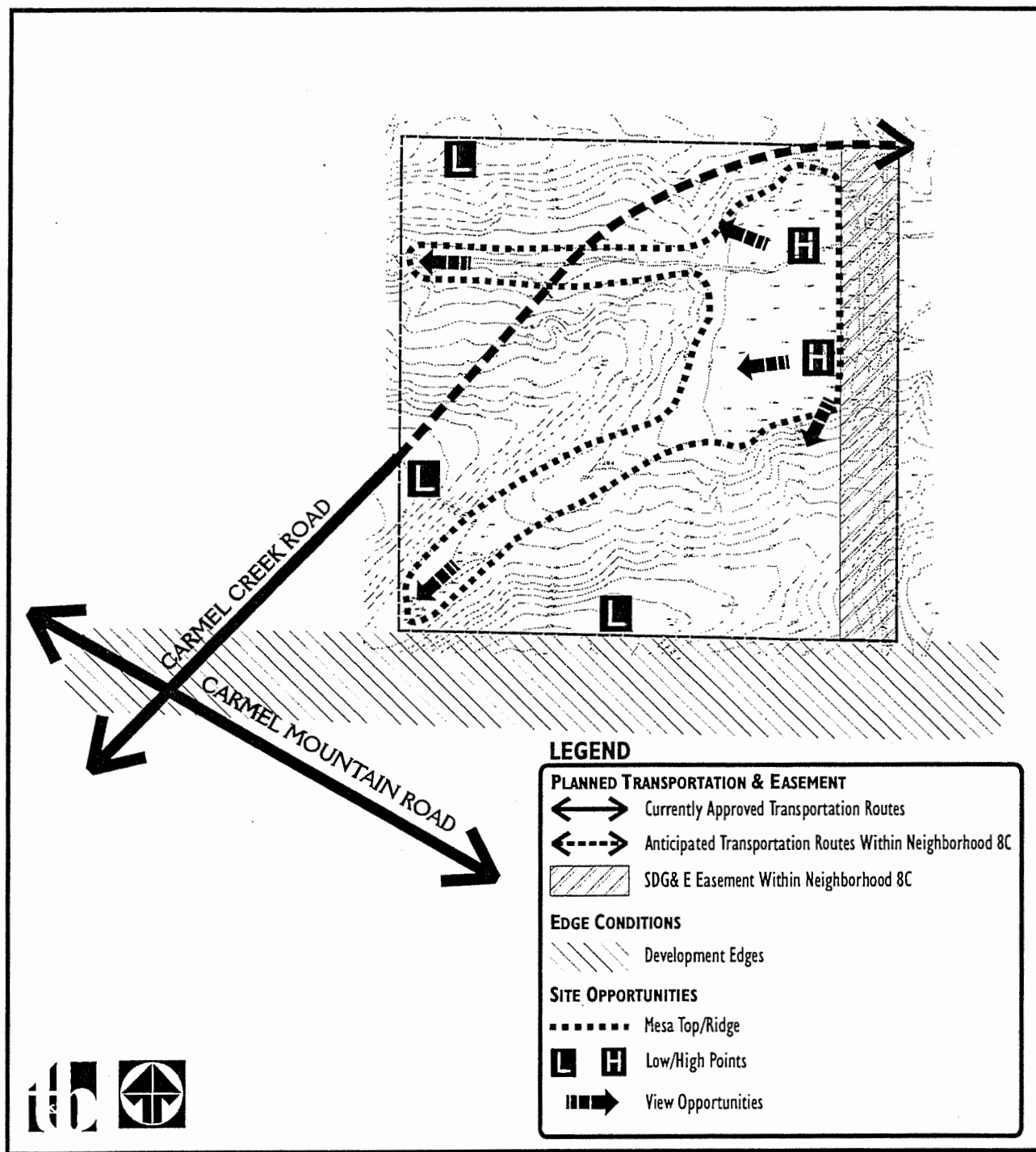


Figure 10-3
Development Suitability Analysis: Development Factors

San Diego Gas and Electric (SDG&E) maintains a 150-foot wide easement that runs north to south and represents the eastern border of Neighborhood 8C. This easement contains two electrical lines: a 230-kV line and a 69-kV line. Also, two large high pressure gas lines exist in the easement.

The Carmel Valley Community Plan designates transportation connections between Neighborhoods 8C, 8, and 10 and Sorrento Hills. A portion of Carmel Creek Road has been built or approved within Sorrento Hills that will connect Neighborhood 8C with Interstate 5.

View opportunities on-site are primarily available from the tops of the Precise Plan area's two main ridges. One primary ridgeline in Neighborhood 8C runs east-west across the northern portion of the site. This ridge offers views of Carmel Valley to the north, west and east, and the Pacific Ocean and Torrey Pines State Park to the west. The other ridgeline in Neighborhood 8C trends northeast-southwest and extends from the mesa top in the northeast portion of the site toward the southwestern corner of the property. This ridgeline offers views primarily to the west, east and south.

10.2.4 Development Suitability Analysis

The development suitability analysis prepared for the Neighborhood 8C Precise Plan categorizes the entire 39.9-acre Precise Plan area into three separate categories based on development potential. These categories are rated as "high", "medium", and "low" and are delineated on Figure 10-4, *Development Suitability Analysis - Development Potential*. The areas designated as "high" have the greatest potential for development in the Precise Plan area. The areas designated "medium" are also suitable for development, but may require implementation of specific measures to mitigate potential impacts to resources. Areas designated as "low" should, in most cases, be preserved as open space and should not be developed.

The category designations were arrived at using the following criteria:

HIGH DEVELOPMENT POTENTIAL:

- No slopes greater than 25%.
- Disturbed land (no native vegetation or sensitive biological resources) with slopes less than 25%.

MEDIUM DEVELOPMENT POTENTIAL:

- Many slope gradients are less than 25%.
- Land is located adjacent to existing or approved development and roadways.
- Development on land would not fragment open space systems.
- Complements planned circulation patterns within the Carmel Valley Community Plan area.

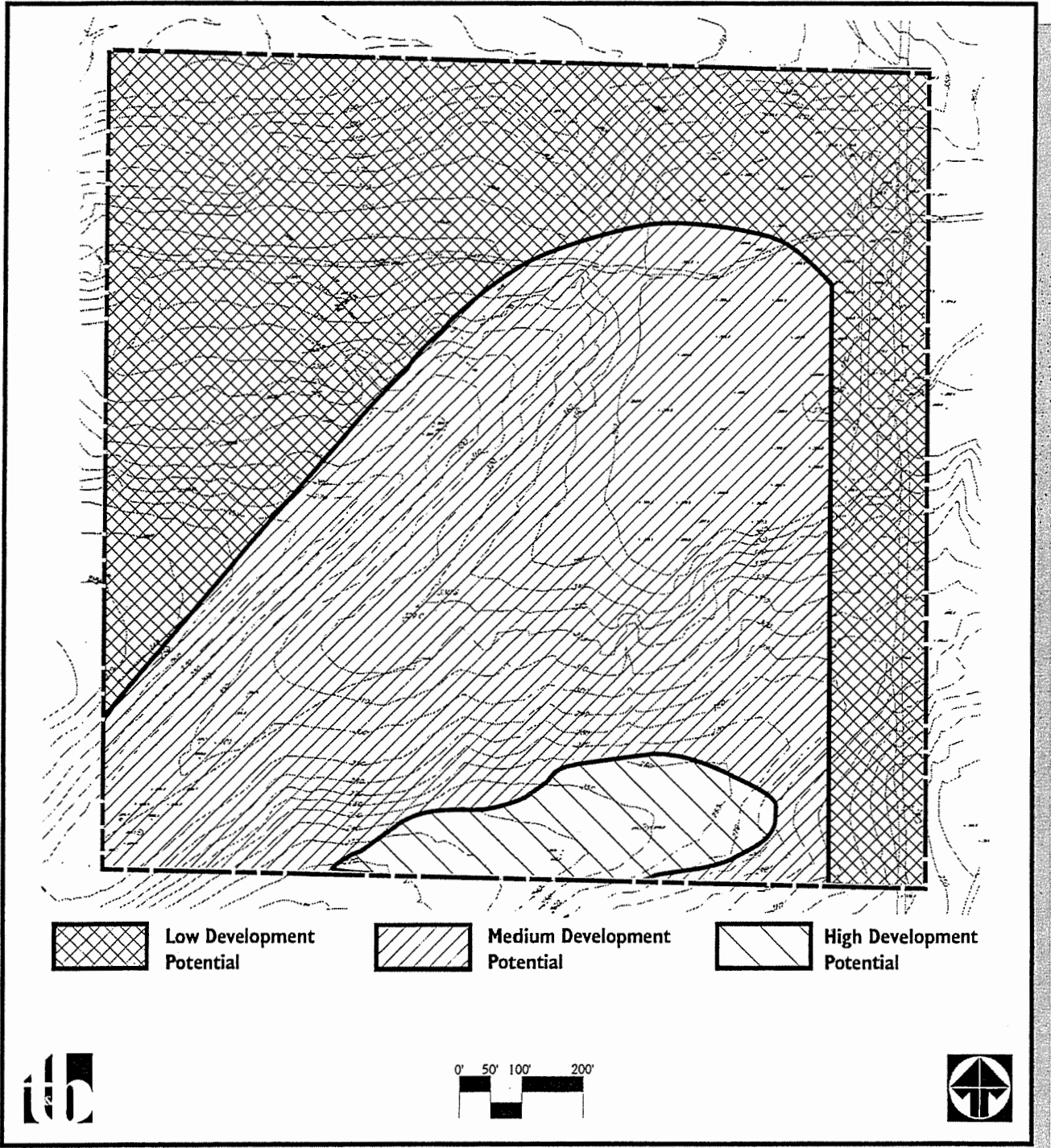


Figure 10-4
Development Suitability Analysis - Development Potential

LOW DEVELOPMENT POTENTIAL:

- Contains major, community-wide utility systems or major street systems.
- Contains open space systems that area contiguous with off-site open space systems.
- Contains sections of regional wildlife corridors.
- Large, continuous portions of natural open space.
- Land is located adjacent to planned open space, thus providing the potential to preserve contiguous segments of regional open space systems.
- Land is constrained by overhead or underground utility transmission lines.
- Land is part of the Multiple Habitat Preserve Area (MHPA) designation.

In defining development suitability in Neighborhood 8C, the Precise Plan has been designed to remain consistent with contiguous open space systems in such a fashion as not to disrupt their function.

Council Policy 600-40 also states that the development suitability analysis must consider factors such as community facilities and public safety. The Carmel Valley Community Plan has defined the need for various public facilities in Neighborhood 8C including Circulation Element roadways. In addition, the Public Facilities Financing Plan (PFFP) for Neighborhood 8C has identified an obligation for Neighborhood 8C to participate in the funding of various off-site public facilities (e.g., water lines, a freeway interchange, freeway right-of-way, a library, a police station, etc.). Development suitability must consider the need to provide various on-site public facilities, as well as the funding of off-site public facilities.

Adjacent land uses have also been considered in the development suitability analysis. The Precise Plan is completely consistent with all adjoining land uses and circulation patterns in adjoining neighborhoods (e.g., Neighborhood 10, Neighborhood 8, Neighborhood 8A, and Sorrento Hills).

Topographically, Neighborhood 8C is a mesa top separated from adjoining neighborhoods by topographic features such as slopes and east to west trending canyons. Much of the development on-site has been located to take advantage of the flat mesa top in the northeastern portion of the Precise Plan area as well as the east to west trending ridges and canyons. Filling of several canyons south of Carmel Creek Road has been permitted to maximize development efficiency. The canyons being filled dead-end into planned development in Sorrento Hills. Because these canyons are isolated and not contiguous with any large adjacent open space systems, they have little value from the perspective of contiguous habitat preservation and biological diversity.